

# Government Employee Housing



## What will be in my house?

Government Employee Housing (GEH) manages over 1700 government-owned houses across the State. Its facilities vary in range and style, reflecting the diversity in age and origins of the current housing stock.

Government Employee Housing has been progressively disposing of its older and lower quality housing stock, and is currently undertaking a major new build and upgrade program to meet targeted housing standards for government employee housing. All houses do however provide the following essential features:

### Safety and Security

- Security screen doors
- Residual current devices for both lighting and power
- Smoke alarms
- Safe drinking water sourced from either the SA Water supply and / or a rainwater tank.

### External

- Concrete driveway and perimeter paving
- Suitable landscaping to front and rear areas
- Fencing to provide an enclosed rear yard
- Rainwater tank and house connection to laundry (except in certain areas for health risk or planning reasons)
- TV antenna for local reception
- Rubbish bin where local collection occurs
- Clothesline
- Letterbox where local delivery occurs
- Hot water service
- Gas Cylinders. Two full gas cylinders will be provided if a new gas heater (where one has not previously existed) is installed. The tenant is then responsible for refilling the cylinders, which remain the property of the supplier and must remain on the property.

### Internal

- Suitable floor coverings, with carpet in at least the bedrooms and lounge (except remote areas)
- Tiled bathroom, toilet and laundry areas
- Holland and / or vertical interior blinds (not curtains)
- Automatic washing machine taps
- Exhaust fans in kitchen and bathroom
- Heating to lounge and / or living areas
- Ceiling fans in bedrooms where evaporative air conditioning has not been provided (conditions apply)
- ceiling insulation (where practical)
- Telephone connection (telephone and line rental is a tenant cost).

Government Employee Housing has been progressively upgrading its existing housing by providing the following items where funding permits:

- Front security lighting - at the rear where there is separate rear access (eg laneway), street corner houses and where evidence of risk to tenants can be proven
- Fire blankets
- Deadlocks
- An exterior weatherproof power point
- Awnings (conditions apply)
- Dust seals to external doors
- Built in wardrobes where a sufficient alcove exists in the bedroom
- Undercover parking for 2 cars, either as a carport, a garage or both
- Rear verandah.

### **What will not be provided?**

Some specific features, including those listed below, are not provided in government employee housing by Government Employee Housing.

- Dishwashers
- Security alarms
- Pergolas
- Combustion heaters
- Swimming pools and spas
- Structural modifications.

### **Additional features provided by the tenant**

You may wish to install additional features or make changes at your own expense. These features and changes can range from minor works such as hanging pictures and curtains to more substantial alterations such as installation of TV antenna masts, additional carports, verandahs and awnings, and also may include installation of the items listed above that are not otherwise provided by GEH.

GEH will try to accommodate your proposal where possible but you must get permission first as this is a requirement of your Tenancy Agreement. It is also important to determine the construction type of your house. You will be required to reinstate the house to its original condition when you vacate, otherwise GEH will do the work itself and charge you for it. In some cases GEH may agree to purchase the features or changes if they are likely to be of benefit to future tenants and are consistent with the housing standards. In all cases, please discuss and get agreement of your proposals with your Housing Officer in writing before undertaking any work.

