

VOTE 1 Victor P Taffa INDEPENDENT for Sydney Building For The Future

Saturday 28 March 2015 New South Wales State Election



Automatic 5 Yearly Rotation Of All Public Housing Tenants Across New South Wales

The most contentious issue in the State Electorate of Sydney is the sale of Public Housing properties in The Rocks and Millers Point. The auction sales of properties are being conducted in secrecy and it has been alleged that one public housing tenant committed suicide as a consequence of receiving the notice to move.

As an Independent Candidate for Sydney, Victor has publicly opposed the policy of the sale of Public Housing properties at The Rocks and Millers Point.

Positive Plan Of Action For The Rocks & Millers Point Public Housing Issue

- Audit all existing Public Housing stock across New South Wales
- Automatic 5 yearly rotation of all Public Housing Tenants
- Credits given to residents who look after their properties
- Ensure that empty Public Housing is tenanted out
- Ensure that maintenance is carried out in all Public Housing stock

Public Housing Tenants across New South Wales would have as a clause in their housing contracts that after 5 years they be moved to another Public Housing property. Within 6 months of the end of the 5 year period the Tenant(s) would be notified as to where they would be going to.

Contract Option

The Tenant would have an option of only one 5 year extension to stay in that current property. This policy ensures that there is a reduction in the waiting list for Public Housing as existing tenants could end up purchasing their own property. This policy ensures that maintenance is conducted on the vacated property.

Maintenance

While campaigning throughout the Sydney Electorate, several Public Housing Tenants have told Victor that there has been **NO** maintenance done on their property by the Department of Housing in 20 years.

When the 5 year tenancy period ends, maintenance would have to be conducted in the vacated property. Public Housing should be maintained as Public Housing and looked after by the Department of Housing as if it were their own house.

Credit System

While Public Housing Tenants pay subsidised rental, the issue that concerns many public housing tenants is that as they look after their property, the Department of Housing has a repair bill that runs into the millions of dollars each year as Public Housing is vandalised.

A Credit System that does not necessarily have to do with rental payments should be introduced for Public Housing Tenants who do the right thing and look after the property that they are in.

Personal Experience

This rotation policy is something that Victor (and no doubt many other people) has done throughout his life. Over the course of his life from birth at St. Margaret's Hospital, Darlinghurst Victor has lived in a variety of locations. These include the following residences:

- 14 Curzon Street, Ryde (Until age of 2)
- 24 Florence Avenue, Eastwood
- 8/18 Bank Street, Meadowbank
- Villa A, 7 Darwin Street, West Ryde
- 18/10 Park Avenue, Burwood
- 5/927 Victoria Road, West Ryde
- 4/69a Darvall Road, West Ryde

The idea of a 5 year automatic rotation of all public housing tenants across New South Wales is something that should be implemented as soon as possible.

As the State Member for Sydney, Victor will live in or as near as possible to the Sydney electorate.

To join the campaign call Victor on 0416 134 650

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