Head-leased dwelling (private)

Identifying and Definitional Attributes

Data Dictionary: NHADD

Knowledgebase ID: 000876   Version number: 1

Metadata type: DATA ELEMENT CONCEPT

Admin status: SUPERSEDED   Effective date: 01-MAR-05

Definition: Dwellings owned by private individuals or private corporations that are leased to Commonwealth State Housing Agreement (CSHA) housing providers via head-leasing arrangements. The CSHA housing provider is usually responsible for tenant selection and tenancy management functions.

Context: Headleasing involves at least two leases: one between the dwelling owner and the lessee, and one between the provider and the tenant. The Residential Tenancies Act applies to both leases. Head leasing is commonly undertaken in the community housing sector, where non-Government organisations head lease housing stock from the private sector and state and territory Governments, and sub lease it directly to the tenants. It is important to identify those dwellings that are head leased from the private sector, as maintenance and other management costs are generally incurred by the owner, and therefore may not be captured in the annual CSHA data collections.

Relational and Representational Attributes

Datatype:

Guide For Use: Dwellings owned by State Housing Authorities and other government entities that are leased to community housing providers are excluded from the Community Housing data collection.
In the Community Housing data collection, only dwellings inside the scope of the collection are included. This includes dwellings where:
- funding (capital and/or recurrent) is provided fully or partly through the CSHA;
- the tenancy management functions are undertaken by a community housing provider or local government; and
- a principle of the community housing provider is to provide

medium to long term housing tenure to tenants. Dwellings
funded under the Crisis Accommodation Program are specifically
excluded.

Related metadata: relates to the data element Dwelling version 1
relates to the data element concept CSHA community housing
provider version 1

Administrative Attributes

Source Document: Department of Housing - Policy EST0012A: Headleasing
Community housing data manual 2001-02
Source Organisation: NSW Department of Housing
Australian Institute of Health and Welfare

Data Element Links

Information Model Entities linked to this Data Element

Data Agreements which include this Data Element