

Who is Junction?

Junction is an independent, South Australian community organisation providing a range of housing and community services. We have been helping South Australians for over 40 years and now manage more than 2000 properties mostly in the southern metropolitan area.

What is happening?

Oaklands Green, the Oaklands Park Urban Renewal Project, is an eight-year initiative to redevelop and rebuild social housing as well as create new private housing and improve the area. This includes more open space, larger reserves, roads and laneways.

Most Housing SA homes in the area will be replaced with new housing. Additionally, another 400 new homes will be built and sold. There is no reduction of social housing* in the area.

Who is involved in the project?

Junction is partnering with Housing Renewal Australia (HRA) as part of the project and will take over the management of all social housing properties within the project area.

As a tenant, what does this mean for me?

The housing redevelopment means most social housing within the project area will be demolished and rebuilt. While this happens, tenants will not be able to stay in their existing home and will be supported by Junction to relocate at some point over the course of the project. Junction will be working with you on the type of housing that will best suit your needs and where you want to live.

Will my tenancy conditions change?

No. The tenancy terms and conditions of your current Housing SA lease agreement will not change with the tenancy and property management transfer. You will continue to have the same security of tenancy and conditions as you do now.

Will I have to move house?

Yes. As outlined above, the redevelopment means most social housing will be demolished and rebuilt. Tenants will not be able to stay in their existing home and will be supported by Junction to relocate at some point over the course of the project.

When will this happen?

The first stage of the project is due to start in early 2021 following consultation with the broader community. If your home is among those to be redeveloped in the first stage, Junction will contact you shortly.

Who pays for my relocation?

When the time comes, Junction will pay for the cost of all reasonable relocation expenses including a removalist.

Who will help me relocate?

Junction has a team dedicated to guide you through each step of the process. We will be able to assist you with as much or as little help as you need. We can also refer you to support services.

What if I don't want to move?

While we understand the opportunity to move to another home will be a welcome change for some, it can be a stressful and anxious time for others.

Junction will do everything we can to support you to move and settle comfortably into your new home, as well as link you to other services and supports you want or need. If you are worried or upset, please talk with us about additional support.

Do I have to sign any contracts?

You will be asked to sign a relocation agreement which outlines details of the new property, key days, costs Junction will pay for and other agreed details for the move. You will be required to sign a new lease for the home to which you are relocating.

When I relocate will I have another landlord?

Junction will be your new landlord. We will work with you to relocate to a property within our housing portfolio – of which many are close to Oaklands Park. If suitable housing cannot be identified within Junction's portfolio, we will work with you and other social housing providers to find a suitable property.

*Social housing is secure and affordable rental housing, including public, community and Aboriginal housing.

What if I don't want to stay in Oaklands Park?

Relocation is a chance to think about any changes you would like to make including other areas in which you might like to live. We can work with you to identify a new home in an area that might better suit you. For example, you might want to move closer to family or friends.

Can I return after the new housing has been constructed in Oaklands Park?

There will be opportunities for tenants who want to move back into the new homes to do so following redevelopment.

Can I take my pet/s with me?

Yes. Junction will allow transferring tenants to keep their pets provided they are permitted by the relevant local authority.

My home isn't that old/it's recently been updated. Why is it being knocked down?

Upgrades as part of this redevelopment include improving infrastructure and underground services such as stormwater management and new roads. It is impossible to keep most of the existing housing as part of the redevelopment.

I want a smaller, more manageable home with lower maintenance. Can I get this in my new home?

Relocation is an opportunity to think about any changes you might want to make to your lifestyle including having a home that is lower maintenance. We will complete a needs assessment with you to talk about your household needs and preferences.

I am involved in local community groups. Will these continue?

As part of the project the developers and Junction have committed to continue to support many existing activities. We look forward to talking to the community more about existing community spaces and initiatives and what they would like to see in the future.

What if I physically can't pack up my things/undertake a move?

In most cases, tenants are expected to do their own packing and unpacking. Junction can arrange help and packing for tenants who are not able to pack themselves. For example, tenants who are frail or who have debilitating health problems or those without family or other support.

I have a daily home assist. Will I still get that after I transfer to another home?

Yes. We can work with the agency that provides your home assist support to ensure a seamless transition to your new home.

Will my rent change?

Provided your household details are up to date your rent costs will **not** increase.

I have a disability/am mobility impaired. My current home is modified to accommodate this. Will the home I transfer to also be modified?

Tenants who have special requirements will still be able to request modifications for the property to which they are relocating. These requests will be assessed in a similar way to how they are considered by Housing SA.

I have more questions. Who can I talk to?

We are available to answer any questions. You can contact us on [1800 266 760](tel:1800266760) or email tenants@oaklandsgreen.com.au. You can also visit our website www.junctionaustralia.org.au/housing/oaklandsgreen.

Who else can I talk with about this process?

In the first instance, please speak with us. You can also seek further information about your rights and responsibilities from the South Australian Tenants' Information and Advisory Service (TIAS) phone [1800 060 462](tel:1800060462).

TIAS is a free, independent service, helping people maintain their tenancies.

English is not my first language. Can you provide a translator?

Yes. You are welcome to invite a family member, friend, relative or support person to any meetings to assist as a translator. If this is not possible, Junction will arrange a translator.

What happens next?

In coming weeks, you will be sent some important information about the transfer of your tenancy to Junction. If you have any questions, we encourage you to call us on [1800 266 760](tel:1800266760).

We will also be holding Community Conversations (information sessions) in the neighbourhood. Dates and locations will be provided soon.