



CORPORATE POLICY MANUAL

Section:	Land Administration	8
Sub-Section:	Municipal - Rentals and Licences to Occupy	3170
Title:	RENT INCREASES FOR MUNICIPALLY OWNED HOUSES	6

POLICY

The Manager- Regulatory Services may increase or decrease rents for municipally owned residential premises on monthly tenancies, without reference to Council, annually on or about the anniversary of the previous rental increase *PROVIDED THAT* such increases or decreases in monthly rental will not exceed 15% of the rent formerly charged in any twelve month period, and any proposed increases or decreases beyond these limits shall be referred to Council for authorisation.

REASON FOR POLICY

To ensure that rental charges are readily achieved where the increase is below 15% and the District receives fair rental value for its municipality owned residential premises.

AUTHORITY TO ACT

Delegated to Staff

PROCEDURE

1. Approximately four months prior to the rental increase anniversary date for each property, the Manager-Regulatory Services will instruct the Property Valuator/Negotiators to ascertain the fair market value for such property and recommend an appropriate rental increase.
2. Three months prior to the rental increase anniversary date, the Manager- Regulatory Services will deliver to the Tenant in the prescribed form a Notice of Rent Increase advising them that the rent will be increased and the amount.

Approval Date:	July 9, 1984	Approved by:	Policy & Planning Committee
1. Amendment Date:	December 11, 1995	Approved by:	Regular Council
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	