



# Vacant Property Rental Incentive Scheme

## Guidelines

### About the scheme

The Vacant Property Rental Incentive Scheme provides a \$5,000 grant to owners of long-term vacant residential properties to encourage them to make their properties available as long-term rentals.

The property the subject of the application (“the property”) must have been vacant for the entire period between 8 November 2023 and 7 May 2024. For the purposes of the scheme, the period of 8 November 2023 to 7 May 2024 inclusive shall be referred to as the ‘vacancy period’.

The purpose of the scheme is to provide more properties on the long-term market to support people seeking a rental home.

Applications will be open until 6 November 2024 unless grant funds are otherwise exhausted.

### Eligibility criteria

#### **To be eligible, applicants must meet all the below requirements:**

- You own a single, self-contained property. This does not include ancillary dwellings (e.g. An ancillary dwelling is a small, self-contained additional dwelling unit located on the same lot as a single house, commonly referred to as a “granny flat”).
- The property must have been vacant for the entire vacancy period.
- You enter into a residential tenancy agreement for at least 12 months, with the tenancy commencing on or before 6 November 2024.
- You have an Australian bank account that payments can be made into.

#### **You would not be eligible if any of the below are applicable to you:**

- You are not the owner of the property.
- You are not renting out the entire property i.e. only renting out one room.
- Your property was subject to a tenancy agreement anytime during the vacancy period.
- Your property was advertised or booked as short-term rental accommodation anytime during the vacancy period (i.e. there was a financial gain for you).
- You or any co-owners have received a payment under the Short-Term Rental Accommodation Incentive Scheme for the property.
- The property was used as the owner or co-owners’ principal place of residence anytime during the vacancy period.



**Please read the Terms and Conditions carefully as by submitting its application, and again by accepting any grant, the applicant agrees to comply with the Terms and Conditions.**

## Scheme conditions

The applicant and any co-owners must comply with the following requirements:

- The property is located in Western Australia.
- The applicant is an owner of the property, and where it is jointly owned, they are authorised by any other owner/s to make the application on their behalf.
- The applicant and any co-owners do not live in the property.
- The applicant and any co-owners are not related to any of any of the tenants. (This is defined as immediate family including blood- or step- parents/grandparents/children/siblings).
- The property must be leased to a person or persons and not a business, corporation, trustee, or organisation.
- The residential tenancy agreement does not allow for the tenant/s to sublet or part with possession of the property.
- Only one application can be made per property.
- The residential tenancy complies with all laws including the *Residential Tenancies Act 1987 (WA)* and *Residential Tenancies Regulations 1989 (WA)*.
- The applicant has all necessary approvals to rent the property such as strata company approvals if required.
- The property is leased for the full term of the tenancy agreement. If the tenancy is terminated, to ensure there is no recoup of monies required, the property must be re-let, on the long-term market with a gap of no more than six weeks.

## Nature of a vacant property

The property must not have been a permanent residence for a person or persons. In addition It must not have been subject to short term rental accommodation for a financial gain or subject to a residential tenancy anytime during the vacancy period.

If your property was used as a holiday home during this period, it may still be considered vacant for the purpose of the scheme.

## Changes in tenancy during the 12-month period

If the tenancy is terminated, to ensure there is no recoup of monies required, the property must be re-let on the long-term market with a gap of no more than six weeks between tenancies. Any subsequent tenancies are not subject to a minimum tenancy length however, the property must have been leased on the long term rental market for at least 12 months from the property initially being leased. Applicants will need to provide supporting documentation to show that they meet the Vacant Property Rental Incentive Scheme criteria.



## Preparing your application

A copy of the residential tenancy agreement must be included with your application to show that the property will be rented on the long-term rental market for at least 12 months and that the tenancy started after the announcement of the scheme on 7 May 2024.

A copy of the rates notice for the owner's primary residence and the applicable property must be provided with your application. If the primary residence is a rental, then you can provide a copy of the residential tenancy agreement. Where the applicable property is co-owned, a copy of the rates notice or rental agreement for each co-owners' primary residence is required.

Supporting documentation must also be included with your application to show that the property was vacant between 8 November 2023 and the announcement of the Scheme on 7 May 2024.

This must include evidence of utility usage during the vacancy period such as a copy of utility bills (electricity, gas and water, where applicable).

Applicants are encouraged to [submit their application](#) online.

To apply online you must have established a digital identity such as [myGovID](#). A digital identity is a safe, secure, and convenient way to prove who you are online to access government online services.

If you cannot apply online, a manual application form is available by contacting Consumer Protection on 1300 30 40 54.

## FAQs

Read the Frequently Asked Questions [www.wa.gov.au/VacantPropertyRentalIncentiveScheme](http://www.wa.gov.au/VacantPropertyRentalIncentiveScheme) to assist with your application.

## Contact

If you have questions about the Vacant Property Rental Incentive Scheme, contact Consumer Protection on 1300 30 40 54 or email at [cpgrants@dmirs.wa.gov.au](mailto:cpgrants@dmirs.wa.gov.au)

### Department of Energy, Mines, Industry Regulation and Safety

[www.demirs.wa.gov.au](http://www.demirs.wa.gov.au)

### Consumer Protection Division

Gordon Stephenson House  
Level 2/140 William Street Perth Western Australia 6000  
Locked Bag 100, East Perth WA 6892

Call: 1300 30 40 54 Email: [consumer@dmirs.wa.gov.au](mailto:consumer@dmirs.wa.gov.au)

[www.consumerprotection.wa.gov.au](http://www.consumerprotection.wa.gov.au)



### Disclaimer:

The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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