

Sharemilkers and their workers

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If you have a sharemilker who is employing a worker and providing accommodation the sharemilker is responsible for the tenancy agreement on the other house and is responsible for collecting bonds etc. and they are also responsible for making sure all the tenancy conditions are met, which includes making sure its cleaned.

You in turn have in your agreement with the sharemilker a list of conditions such as no flatmates, dogs etc and he has to ensure his worker abides by it. As for the rent, your sharemilker as an employer providing a house has by law got to charge rent, he just adds the value of the house, say \$100 to the agreed gross wage of his worker, they then pay the PAYE on that amount and then its taken off again so in theory the worker is only paying a few dollars in rent and that is going to the government!!

We have just spent quite a bit of money on doing up the 2nd workers cottage with new curtains, carpet etc and tomorrow I am going to take photos of it before they move in on the weekend; I suggest you do the same as you may need them for future reference although I hope not.