

How we set your rent

This information sheet explains how we decide how much rent to charge residents in our lodging rooms.

How we work out your rent

The amount of rent we charge you depends on your net income (your income after you have paid tax) and the type of room you live in.

We usually charge a rent of between 28% and 34% of your net income, plus any Commonwealth Rent Assistance (CRA) you may be entitled to receive.

Your rent will not be more than 74.9% of the market rent for the room. This is called our maximum rent.

The market rent is the amount your room would cost to rent in the open market.

How we work out your utilities charge

As well as rent, we charge for utilities you use at the property. (Depending on the lodge, utilities may include gas, water or electricity.)

Because there is no separate meter in the properties, we work out these costs based on the total cost of utilities used at the property over the last 12 months divided by the number of rooms in the property divided by 365. This gives the daily charge for each resident.

We review the utilities charge every 12 months and give you 14 days' notice of any change. The charge is set each year, based on your use of utilities at the property over the previous 12 months.

The income we use to set your rent

We do not necessarily use all of the income that appears on your Centrelink and Veterans' Affairs statements when working out your rent. However, we do use income such as the following (this is not a full list).

- Age Pension, Carer Payment, Disability Support Pension, Newstart Allowance, Parenting Payment, Special Benefit, Widow Allowance, Youth Allowance, Abstudy, and Austudy.
- Family Tax A and B, child support payments, business income, income from investments, and foreign pensions.
- Wages.
- Any other earned or unearned income.

If you receive a pension from Veterans' Affairs, we need a full statement of income and assets. It is important to explain this when asking for paperwork because the staff are used to providing a different document for Housing Authority tenants. You can give us permission to contact the Department of Veterans' Affairs on your behalf and ask them to send you the correct paperwork.

Commonwealth Rent Assistance (CRA)

It is important to note that CRA is not considered income – 100% of it is added to the percentage of your income to form your rent.

To help you understand this, here is an example of how we treat your CRA when working out your rent.

Net income = \$394.20 a week

CRA = \$64.70 a week

Correct 30% of \$394.20 = \$118.26
\$118.26 + \$64.70 = \$182.96
Rounded to \$183 = weekly rent



Incorrect \$394.20 + \$64.70 = \$458.90
30% of \$458.90 = \$137.67
Rounded to \$138 = weekly rent



Changes to your rent

We review the rents in our lodges twice a year (currently in September and March). There will be at least 6 months between rent reviews.

We will give you 28 days' notice of any increase to your rent.

Sometimes, such as when there is a change in your income, we may assess your rent earlier than the six-monthly review.

If your circumstances have changed, tell your Lodging Coordinator immediately so that we can adjust your rent. If your rent is reduced, it will apply from the very next rent charge.

If you need to know more, please contact your Lodging Coordinator, who will be happy to help you.



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