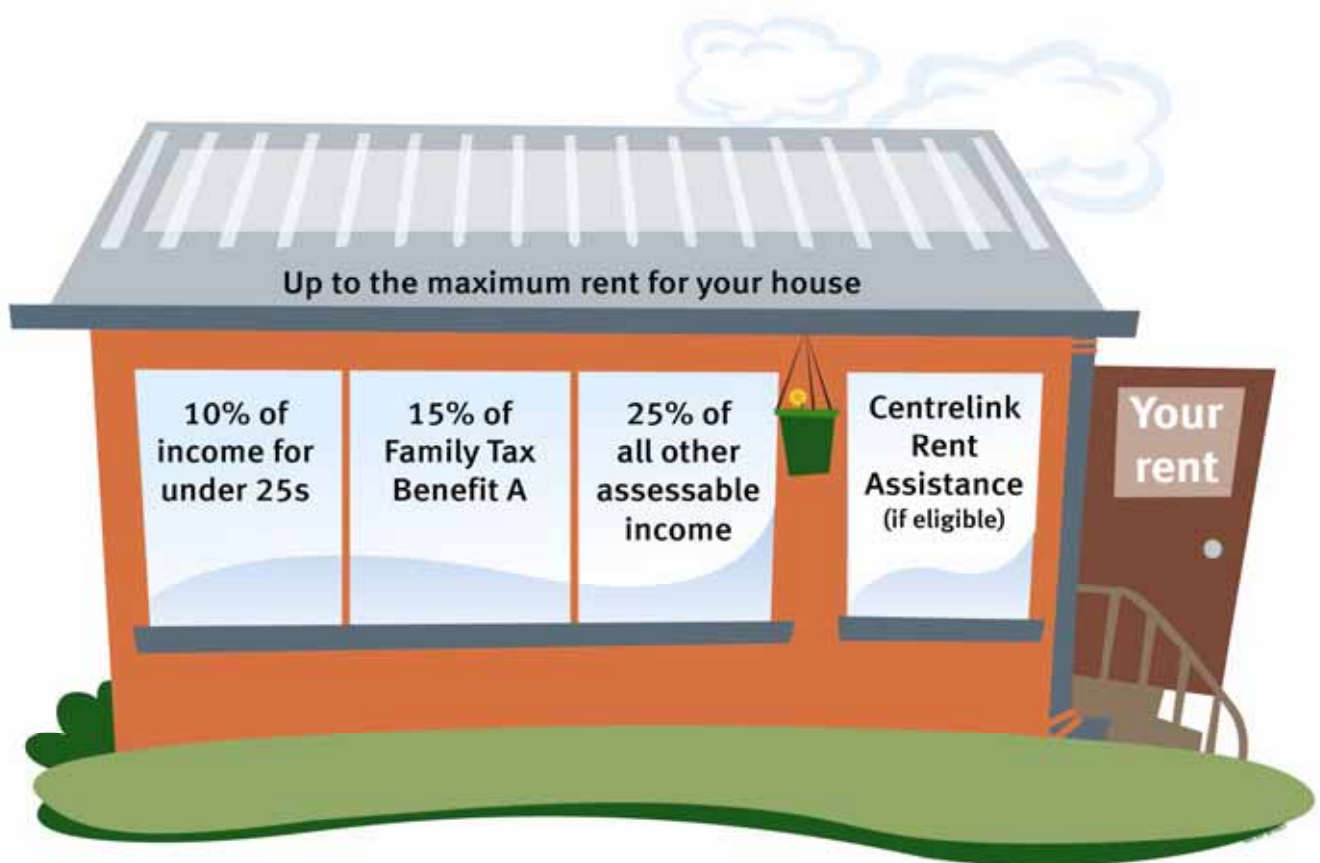


How will my rent be calculated?

Under the Community Housing Rent Policy for Indigenous Councils from 1 July 2009, all households will pay up to 25% of their total assessable household income in rent, but not more than the maximum rent set for the dwelling. This means that households will no longer pay a flat rate of rent.

The following diagram and examples show how household rent will be calculated.



Example 1 – Two-bedroom home with income including Disability Support pension and Rent Assistance

A maximum rent of \$140 per week has been set for most two-bedroom homes. Households with one person are assessed on that person’s income only.

Household member	Age	Weekly income	Type of income
Tenant	39	\$271.40	Disability Support pension
Total weekly household assessable income		\$271.40	
25% of household assessable income		\$67.85	

Rent Assistance as at 1 March 2009*	\$49.50
Subtotal (25% of income + Rent Assistance)	\$117.35
Weekly rent	\$117.35

Example 2 – Four-bedroom home with income including Parenting Payment, Newstart Allowance, Family Tax Benefit Part A and Rent Assistance

A maximum rent of \$170 per week has been set for most four-bedroom homes.

Household member	Age	Weekly income	Type of income
Tenant	46	\$281.05	Parenting Payment Single
		\$249.76	Family Tax Benefit Part A for four eldest children under 16
Tenant's adult son	24	\$224.65	Newstart Allowance
Children x 6	5-20	Nil	-
Total weekly household assessable income		\$755.46	
10% of young adult under 25 assessable income (son's Newstart Allowance)		\$22.46	
15% of Family Tax Benefit Part A		\$37.46	
25% of household assessable income (tenant's Parenting Payment Single)		\$70.26	
Rent Assistance as at 1 March 2009*		\$73.15	
Subtotal (25% of income + 15% of Family Tax Benefit Part A + Rent Assistance)		\$203.33	
Weekly rent (capped at the maximum rent)		\$170.00	

Example 3 – Five-bedroom home with income including wages, CDEP and Newstart Allowance

A maximum rent of \$175 per week has been set for most five-bedroom homes. The household is not eligible for Rent Assistance from Centrelink.

Household member	Age	Weekly income	Type of income
Tenant	43	\$400.00	Wages
Spouse	43	\$300.00	Wages
Resident	58	\$248.29	CDEP
Resident	54	\$202.70	Newstart Allowance
Resident	64	\$202.70	Newstart Allowance
Total weekly household assessable income		\$1,353.69	
25% of household assessable income		\$338.42	
Weekly rent (capped at the maximum rent)		\$175.00	

*Centrelink updates Rent Assistance amounts four times a year on 20 March, 20 June, 20 September and 20 December.