

HOW YOUR RENT IS CALCULATED

MAINSTREAM HOUSING

This information sheet explains how your rent is calculated.
Please refer also to Department of Communities (Housing) Guidelines.

Band A & Band B

Our tenants fall into two groups:

- Band A (Social Housing);
- Band B (Affordable Housing)

If you are eligible for public housing you will belong in Band A (Social housing). If you are not eligible for public housing, but you are eligible for Community Housing, you will belong in Band B (Affordable Housing). If your eligibility changes during the tenancy and you are no longer eligible under either Band A or Band B the rent will become the market rent for the property in the open market which may be more than 25% or 30% of the household income for the duration of the lease period.

Should you wish to view the current income limits and how they apply to your household please refer to the *Community Housing and Assets Limits Policy* on the Department of Communities Housing website, www.housing.wa.gov.au.

Generally, the amount of rent we charge you depends on your household income and may be influenced by the market rent. If you are a Band A household you will usually pay rent of up to 25% of the gross income (before tax has been paid) of you and everyone who lives with you on the property, plus 100% of any Commonwealth Rent Assistance (CRA) you may be entitled to receive. If you are a Band B household you will usually pay rent of up to 30% of the gross income (before tax has been paid) of you and everyone that lives with you on the property, plus 100% of any Commonwealth Rent Assistance (CRA) you may be entitled to receive. Occasionally you may be asked to pay rent based on our minimum rent policy (e.g. if you are a single person living in a large property).

We will never charge you more rent than the market rent for the property. This is called our maximum rent. The market rent is the amount your property could cost to rent in the open market.

How we work out your rent

The Application Form

This is an important document that we use to work out your rent. It should tell us:

- Who lives with you and who may be contributing to your household income; and
- The information we need to make sure the property is the right size for everyone who lives with you.

We can only work out your rent if we have all of your details. If we don't have this information you may end up having to pay the maximum rent, or not be able to secure housing at all, as we cannot determine eligibility and/or rent amount without all the information.

The income that is used to determine your rent

We follow Department of Communities (Housing) guidelines to calculate all income that is assessable. This information can be found in the *Housing Authority Rental Policy Manual* on the Department of Communities Housing website, www.housing.wa.gov.au.

Assessable income includes (though is not limited to);

- General income (e.g. wages, salaries, superannuation, salary scarified amounts, child maintenance and interest from financial assets, including savings); and
- "Statutory Income" (e.g. government supplied income, pensions, benefits and allowances).

Non-assessable income includes;

- Any government benefit that is paid in conjunction with the existing Centrelink payment (e.g. pension supplements, telephone allowances, pharmaceutical allowances, GST components).

Commonwealth Rent Assistance (CRA)

100% of CRA is added to the percentage of your income to form your rent. To help you understand how rent is calculated, here is an example of how we treat your CRA when working out your rent:

Band A income = \$394.20 a week

CRA = \$64.70 a week

Correct

25% of \$394.20 = \$98.55 \$98.55 + \$64.70 = \$163.25

Rounded to \$163 = weekly rent



Incorrect

\$394.20 + \$64.70 = \$458.90 25% of \$458.90 = \$114.73

Rounded to \$115 = weekly rent



Reviews of the rent

We periodically request a new income statement from each household, ensuring that each tenant is paying the correct rent and receiving their correct rent assistance entitlements through Centrelink.

If there is a change in your income or the people who live with you, tell your support worker or the Tenancy Officer immediately so that we can adjust your rent. If your rent is reduced or increased, it will apply from the very next rent charge.



A: 26-28 Forrest Avenue
South Bunbury,
WA 6230.

P: 08 9729 9000
P: 1800 115 799
E: info@accordwest.com.au

PO Box 6498
South Bunbury, WA 6230.

Office hours
9am-5pm Monday to Friday

If you are deaf, or have difficulty speaking or hearing English,
we are committed to helping you to access our services.

Accordwest acknowledges the Australian Aboriginal and Torres
Strait Islander peoples as the first inhabitants of the nation and
traditional custodians of the land we live, learn and work.



Agencies for South West Accommodation (ASWA) Inc. trading as Accordwest
ABN: 29 138 143 911

accordwest.com.au

