

HOW YOUR RENT IS CALCULATED

LODGING ACCOMMODATION

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

The amount of rent we charge you for your lodging room depends on your income and may be influenced by the market rent.

We charge a rent of between 25% - 30% of your gross income (before tax has been paid) plus 100% of the Commonwealth Rent Assistance (CRA) you receive.

We will never charge you more rent than 75% of the market rent for the room. This is called our maximum rent.

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

The Application Form

The information we collect from you during the application process needs to tell us:

- Your income so that we can calculate your room rent; and
- If the lodging accommodation is suitable for you.

We can only work your eligibility and rent if we have the required information. If we don't have this information you might have to pay the maximum room rent, or we might not be able to allocate you a room at all.

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 sacrificed 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)

The Commonwealth Rent Assistance (CRA) is not considered income. 100% of the CRA is added to the percentage of your income to calculate your total room rent. To help you understand this, here is an example of how we treat your CRA when working out your rent:

25% of 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\% \text{ of } \$458.90 = \114.73

Rounded to \$115 = weekly rent



How we work out your utilities charge

- As well as room rent, we charge you use (depending on the building, this could include gas, water and/or electricity).
- As there are no separate metres at the Lodging Houses, we divide the cost of the utilities between the number of tenants living on the property.
- If you are a tenant in the larger group lodging accommodation (3 or more available rooms) a flat fee of \$35 per fortnight is charged.

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

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