

## How your rent is calculated

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#### Affordable Housing

- Rents for Affordable Housing properties are generally less than 80% of the market rent for the specific property.

For more information you can check out the NSW Community Housing Rent Policy.

#### Social Housing

- Rents for Social Housing properties are 25%-30% of the gross assessable income of the household plus 100% of Commonwealth Rent Assistance.
- Assessable income includes most types of Centrelink payments, as well as wages and earnings
- Your subsidised rent is based on your household income and calculated according to the NSW State Government's Community Housing Rent Policy.
- Your subsidised rent may change during your tenancy. We will inform you of any changes and give you adequate notice of any rent increases.
- Rents are calculated using the CHIA NSW calculator.
- You will receive a copy of your rent assessment when you sign your lease.

#### Proof of income

Proof of income is vital for the correct calculation of rent.

- Tenants who receive Centrelink Benefits are encouraged to sign the "Centrelink Deductions and Conformation Services" form to allow NCCH to access the Centrelink Confirmation eServices on their behalf.
- Tenants who have paid employment will need to provide 12 weeks of consecutive and current payslips.
- Self-employed tenants will need to provide Profit and Loss Statement signed by a qualified accountant and bank statements as proof of savings/financial assets.

#### Commonwealth Rent Assistance

- Most tenants who receive a Centrelink benefit are eligible to receive Commonwealth Rent Assistance.
- The Rent Assistance will be based on the subsidised rent you pay to NCCH.
- Centrelink calculate your Rent Assistance and NCCH will charge 100% of this entitlement.
- To receive Rent Assistance, you must supply Centrelink a copy of your Tenancy Agreement, a Tenant Statement or other evidence of your rent amount that they request from you.

### When will your rent change?

- As rents are based on your income, we conduct an income review at least twice a year.
- You will need to supply us with up-to-date information on your income as requested by us.
- The Application for Rental Subsidy form must be returned by the date specified by us.
- If you fail to provide your income details by the requested date, your rent subsidy will be cancelled, and you will be required to pay Market Rent for the property.

### Changes in Your Household Income

If you or any household members income changes you are required to let us know within 14 days of the change. Examples of changes are when you or a member of your household:

- Commence or cease working (start or stop working)
- Change of working hours
- Receive a pay rise
- Change jobs and increases or decreases income
- Change of Centrelink payment
- Any household member has a baby
- Commence or cease to receive maintenance payments