



Rent Payment and Calculation

Rent Payment

When you rent a property through Housing Plus you are required to pay the rent in accordance with the agreement set out in the Residential Tenancy Act. You may also have other charges to pay in relation your tenancy, e.g. a Rental Bond and water usage.

When you commence your tenancy, information will be provided to you as to how much you should pay and where and how you can make payments. You are required to pay your rent two weeks in advance when your tenancy starts.

You then need to pay at least one week's rent on the same day that your lease commenced of every week. You must ensure that you pay your rent weekly/fortnightly in advance at all times.

How is my rent calculated?

Housing Plus must follow the NSW Government Rent Policy and the set of guidelines developed by the Community Housing Division to calculate how much rent a Client must pay.

Your rent will be assessed at a rate of:

- + 25% of income for all leaseholders
- + 25% for other household members over 21 years, 15% for household members aged 18-21 years inclusive
- + 15% of Family Tax Benefit part A & B
- + 100% Commonwealth Rent Assistance
- + Nil for Assets under \$5000 for singles and \$10,000 for couples
- + 25% of interest rate set by Centrelink for Assets over \$5000 for singles or \$10,000 for couples

Rents are reviewed every six months for clients receiving only Centrelink benefits. Clients who receive wages will be reviewed every three months if their rent is below market rent. Clients paying full market rent will be reviewed annually. All clients may request a rent review if their income changes.

Clients are required to inform Housing Plus if their income increases above the amount used for their last rent review unless it is the normal Centrelink increase.

What is Commonwealth Rent Assistance (CRA)?

If you are paying rent and are receiving

a pension, allowance, or benefit from Centrelink, you may be entitled to receive Commonwealth Rent Assistance.

If you are entitled to Rent Assistance you must claim the full entitlement as this amount will be included in the rent calculation that you pay to Housing Plus. If you have dependent children, you will usually receive Rent Assistance with your Family Tax Benefit payment.

Market Rent

All Residential Tenancy Agreements will show the market rent for the property. However your rent assessment may mean that you are asked to pay a rebated rent not the full market rent. For any Housing Plus property, the amount payable by a client will not exceed the market rent. The rent



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shown is the maximum rent the client will be expected to pay during the term of the agreement.

The Market Rent may increase during your tenancy however sufficient notice will always be given. If you are assessed to pay a rebated rent, it will be lower than the market rent.

Market Rent Reviews

Once per year Housing Plus will conduct a market analysis of the rental value of properties on the private rental market. Housing Plus will use the median rent as published by the Renting Services as a base for this assessment.

When market rents need to be increased clients will be provided with 60 days' notice of an increase of the market rent.

What if my rent is late?

If you fail to pay rent, it is a breach of your Tenancy Agreement. If your rent is late, Housing Plus has a policy to solve the problem. For example, if your rent is seven days late, Housing Plus will send you a Notice to Remedy Breach for rent arrears. The notice gives you at least seven days to bring the rent payments up to date. If you fail to pay the rent by the date shown on the notice, you may be issued with a Notice of Termination which will provide you with a date that you must vacate by.

Repeated breaches and late rent payments will result in Housing Plus applying to the Tribunal to end your tenancy. The Tribunal may order you to leave the property or set out a plan for you to pay off your rent arrears within an appropriate timeframe.

All staff members of Housing Plus are very professional and approachable. If you experience any issues or payment difficulties during your tenancy, the best course of action is to talk with a staff member at your local office.



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