

## Rent Calculation Factsheet

### Rent Subsidy Calculations

#### *Social Housing Programs*

In calculating the rent subsidy, Ecclesia Housing applies the appropriate rent assessment rate to the assessable income details provided by the customer for the household.

The following table shows the percentage of income payable by different members of a household:

**Table 1: Social Housing - Percentage of Income Payable as Rent by household members**

INCOME	RATE
All Leaseholders	25%
Other Household Members 21yrs and over	25%
People living in the household aged 18 – 20 years inclusive who are not the customer, their spouse or live-in partner	15%
Family Tax Benefit Part A & B	15%
Other Household Members <18yrs	Nil
Commonwealth Rent Assistance	100%

#### *Assessing Income Where A Tenant Or A Household Member Receives And Amount That Is Less Than A Statutory Rate.*

Ecclesia Housing will assess people who receive an income that is less than the Newstart Allowance (or other benefit to which they would otherwise be entitled), as though they receive the appropriate statutory benefit for their age and household composition. This includes people who receive wages or salaries, or who are self employed.

#### *Assessing Income Where A Tenant or Household Member Does Not Receive A Statutory Income, Or Receives A Reduced Statutory Income.*

In some instances, a tenant or household member receives no statutory income, or a reduced statutory income, because they;

1. Choose not to apply for an income to which they are entitled
2. Are not eligible to receive a statutory income because they have gone overseas
3. Receive a Newstart Allowance, have not sought work and have become ineligible for further payments for a specified period, received a compensation or other lump sum payment, or Centrelink deems them to have sufficient resources, and Centrelink expects them to use those resources for living expenses.
4. Have breached Centrelink requirements or are repaying a Centrelink debt
5. Are New Zealand citizens who are in Australia on a non-protected Special Category Visa



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In these situations, Ecclesia Housing will assume that a tenant or household member receives a statutory income and will base the rent calculation on the statutory payment to which that person would otherwise be entitled.

### **NRAS Tenancies**

#### *Rent Calculation*

The rent is calculated at no more than 80% of market rent for a property owned by a private owner. The market rent is established by CPI or independent valuation.

The rent for property owned by Ecclesia Housing Limited is calculated at 74.9% of market rent. The market rent is established by CPI or independent valuation.

