

H22. DURING A TENANCY - CHARGING RENT

Content: Illawarra Aboriginal Corporation Policies and Procedures
Version: 2.0
Section: Housing
Applies To: Board, Management and Staff of all IAC Services
Date: October 2015 (Review October 2018)

Background and Purpose

The IAC's Housing policies articulate our aims, goals and philosophies in providing housing services for Aboriginal tenants and their families. They explain how the Illawarra Aboriginal Corporation works with its staff and other agencies to ensure that our tenants are afforded the best and most appropriate services and that we meet all of the requirements of the Aboriginal Housing Office and the Office of Community Housing.

Build and Grow Rent Policy

Tenants will pay Household Rent by family type. Household rent has been aligned to the upper threshold of Commonwealth Rent Assistance (CRA). The Aboriginal Housing Office updates Household Rent calculations every six months. The IAC is able to charge rent in accordance with the provisions of the Residential Tenancies Act 2010.

Family Type

Single

Single 1-2 children

Single 3+ children

Couple

Couple 1-2 children

Couple 3+ children

Single (Newstart)

Single (Share)

Where the IAC is already charging a level of rent for an existing property and existing tenancy that meets or exceeds the proposed Household Rent we will not reduce that rent.

COMPLIANCE

This policy complies with:

- NSW Housing Act 2001
- NSW Residential Tenancies Act 2010

Build and Grow Rent Policy (cont)

Commonwealth Rental Assistance

Tenants who live in IAC housing properties and receive Centrelink payments can apply for Commonwealth Rent Assistance (CRA). Tenants will pay the Household Rent and then receive CRA as determined by Centrelink.

Capped Rent

Existing tenants will be on a 'capped rent' over the period it takes to reach Household Rent. While a tenant is transitioning to Household Rent, the rent charged is called 'capped rent'. The capped rent will be a minimum of \$80 per week and for those tenants who receive CRA, the rent will go up by an amount of \$10 per rent review.

Rent Increases

Rental increases occur each six months based on new calculations provided by the Aboriginal Housing Office. The IAC may only vary the rent in accordance with the Residential Tenancies Act 2010. Tenants will be notified in writing of all rental increases.

REFERENCES

This policy should be read with:

- **Housing NSW** "Charging Rent Policy"
- **National Regulatory Code** - 1. Tenant and housing services (b) determining and managing rents
- **Aboriginal Housing Office** - "The Build and Grow Rent Policy"