

Your rent

Your rent assessment and calculation

Your rent is calculated in line with the Community Housing Rent Setting policy set by the Department of Communities. Your rent is calculated at 25% of total gross assessable household income (except some transitional properties who are charged 30%) plus any entitlement to Commonwealth Rent Assistance (CRA). Total gross income is your income before tax.

Household income

Household income is the total gross income of all adults (over 16 years old) who are living in your home. Your rent is 'income related', so it will change if the people living in your home or the income of any household member changes.

If your household circumstances change, please get in touch with us. You can ask for a rent review at any time.

25% of assessable household income



100% of CRA entitlement



**Rent paid by tenant(s)
(capped at 74.99% of market rent)**

Co-Resident Carers

A co-resident carer looking after a person with a disability living in social housing will have their rent capped at 25 per cent of the Centrelink Carer Payment, regardless of their total assessable income.

Parents who are not social housing tenants, caring for children with disability over 18, will be eligible for the cap. However, a co-resident carer who is married to or in a de-facto relationship with the person with disability will be ineligible.

Commonwealth Rent Assistance

Depending on your circumstances, you might be eligible to claim Commonwealth Rent Assistance (CRA) from Centrelink to help pay your rent. It's an income supplement that's based on the type of accommodation you live in and the amount of rent you pay.

The amount you're entitled to is factored into your rent assessment and calculation.

Please be aware that you'll need to submit a copy of your Tenancy Agreement when applying for CRA.

Market rent

We never charge more than 74.99% of the current market rent, which is the rent you would pay for a property of the same size, type and location if you were renting privately (this figure is set by the Australian Tax Office).

The rent you pay will either be 25% of total gross assessable household income plus any entitlement to CRA, or 74.99% of the current Market Rent — whichever is the lower amount.