
Policy context: This policy relates to *NSW Affordable Housing Guidelines* and Division 2 of the *Residential Tenancies Act 2010*

POLICY STATEMENT

I. Purpose

The purpose of this policy is to outline the process for calculation of rent payable by tenants of SCH Affordable Housing properties.

II. Definitions

- Affordable Housing is housing that is managed under the NSW Government Affordable Housing guidelines.
- Market Rent is rent paid for similar properties within the local rental market.
- Rebated Rent is the amount a tenant must pay when we calculate rent as a percentage of the tenant's assessable household income.

III. Coverage

This policy applies to all SCH Affordable Housing properties.

IV. Principles

The maximum amount payable for an Affordable Housing property by any tenant will be 80 per cent of Market Rent, as varied by annual rent reviews. However, tenants may be eligible to pay a lower rent, based on their household income. For detailed information refer to the NSW Affordable Housing guidelines.

Rent payable by tenants for Affordable Housing will be reviewed annually and continuing eligibility for housing is dependent on the gross household income remaining within Affordable Housing income limits.

Income limits for Affordable Housing are published on the Commonwealth Department of Social Services website.

Tenants will be informed of any changes to their rent in a letter.

V. Responsibilities

The Access and Demand Team are responsible for reviewing Market Rent and Rebated Rent and notifying tenants of any changes.

DOCUMENTATION

Documents related to this policy	
Related policies	N/a
Other related documents	Proof of Income Form

REFERENCES

Housing NSW *Tenancy Charges and Account Management Policy Supplement*