

Policy context: This policy relates to Part 2 of *Housing Regulation 2009* and Division 2 of the *Residential Tenancies Act 2010* and the Housing NSW Charging Rent Policy

POLICY STATEMENT

I. Purpose

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

II. Definitions

- 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 plus any Commonwealth Rent Assistance.
- The Rent Subsidy is the difference between rebated rent and the market rent for a property.

III. Coverage

This policy applies to all SCH managed Social Housing properties.

IV. Principles

The maximum amount payable for a Social Housing property by any tenant will be Market Rent. This is the amount shown on Residential Tenancy Agreements and is the maximum rent the tenant will be expected to pay, as varied by 6 monthly rent reviews.

However, social housing tenants may be eligible to pay Rebated Rent, based on their household income. Rebated Rent for social housing will also be reviewed six monthly.

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](#)

Housing NSW [Charging Rent Policy](#)