



RENT POLICY

SPO13

Responsible Manager: Executive Manager Housing Services

Heads of power: *Residential Tenancies and Rooming Accommodation Act 2008 (Qld)*
Department of Housing and Public Works'
Community Housing Rent Policy for Indigenous Councils
Social Housing Policy PO12

Authorised by: Council

Authorised on: July 2017

Implemented from: July 2017

Last reviewed: N/A

Review history: N/A

To be reviewed on: June 2019

Corporate Plan: Environment

1. POLICY STATEMENT

- a) As a registered provider under the *Housing Act 2003*, Council shall implement a rent policy and procedures complying with the *Housing Regulation 2003* and its Assistance Agreement with the Department of Housing and Public Works that will:
- explain rent calculations to tenants; and
 - deal with tenant queries or concerns about rent; and
 - give tenants a choice of rent payment methods; and
 - prevent serious rent arrears; and
 - implement the rent policy consistently and fairly; and
 - keep records of rent calculations for each tenancy agreement.
- b) Council's rent procedures state the criteria and processes relating to rent under tenancy agreements including:
- setting the amount of rent;
 - calculating rent payments;
 - collecting rent; and
 - managing rent arrears.
- c) Council is committed to providing a tenancy management system to ensure tenants can sustain their tenancy obligations. Social housing will not be provided to applicants who cannot demonstrate independent income. This is to ensure that applicants are able to meet rent payments once they become tenants.
- d) Rent for all Council properties will be calculated at 25% of the total assessable household income unless this amount exceeds the maximum rent payable, in which case the maximum rent will be charged.
- e) The maximum rent payable is the market rent for the property. Market rent is based on the rent charged for social housing properties with the same number of bedrooms and similar access to services in other remote communities.
- f) Market rent is set by the Department of Housing and Public Works in accordance with the terms of the Assistance Agreement.
- g) Council will, in approved circumstances only, apply a discount to rent upon tenant's application.

- h) Tenants are expected to be at least one week in advance in their rent. Tenants may build up an advance of up to four weeks in their account.
- i) Council will receipt rent payments to the tenant/s only as signatory of the General Tenancy Agreement.
- j) Reimbursement of rent credit above two weeks rent advance will be made to tenants' bank account only.
- k) Council will use rent revenue for housing-related purposes to improve the standard, supply and delivery of community housing in its local Government area.

2. SCOPE

This Policy applies to all Council social housing tenants, including employees, Councillors, contractors, agents and assigns of Council.

3. PROCEDURE

This Policy is to be applied in conjunction with Rent Procedure SPO13-PR1 and Rent Arrears Management Procedure SPO13-PR2.

4. AUTHORISATION

This Policy was duly authorised by Council as Torres Strait Island Regional Council Rent Policy on 19 July 2017 and shall hereby supersede any previous policies of the same intent.



Chris McLaughlin
Acting Chief Executive Officer

Date: 19 / 07 / 2017