

Rent Policy

Responsible Manager	Manager, Housing
Head of power	<i>Local Government Act 2009 Local Government Regulation 2012 Residential Tenancies and Rooming Accommodation Act 2008 Department of Housing and Public Works' Community Housing Rent Policy for Indigenous Councils Social Housing Policy</i>
Authorised by	Council
Authorised on	30 June 2021
Implemented from	July 2021
Last reviewed	2021
Review history	2017
To be reviewed on	June 2023
Corporate Plan	People, Sustainability and Prosperity

1. Purpose

Council is strongly committed to ensuring that the local government principles are reflected in the Rent Policy.

1.1. Overview

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:

- a) Explain rent calculations to tenants;
- b) Deal with tenant queries or concerns about rent;
- c) Give tenants a choice of rent payment methods;
- d) Prevent serious rent arrears;
- e) Implement the rent policy consistently and fairly; and
- f) Keep record of rent calculations for each tenancy agreement.

2. Application

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

3. Legislation/Policies

This policy is established with reference to obligations specified in the relevant legislation of *Residential Tenancies and Rooming Accommodation Act 2008* and *Community Housing Rent Policy for Indigenous Councils*. This policy works in conjunction with Council's Rent Procedure and Rent Arrears Management Procedure.

4. Provisions

Council's rent procedures state the criteria and processes relating to rent under tenancy agreements including:

- a) Setting the amount of rent;
- b) Calculating rent payments;
- c) Collecting rent; and
- d) Managing rent arrears.

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.

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.

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.

Market rent is set by the Department of Housing and Public Works in accordance with the terms of the Assistance Agreement.

Council will, in approved circumstances only, apply a discount to rent upon tenant's application.

Tenants are expected to be at least two weeks in advance in their rent.

Council will receipt rent payments to the tenant/s only as signatory of the General Tenancy Agreement (GTA).

Reimbursement of rent credit above two weeks rent advance will be transferred to tenant's past account if in arrears. Otherwise, to tenant's nominated bank account if no debt exists on Council's record.

Council will use rent revenue for housing-related purposes to improve the standard, supply, and delivery of community housing in its local Government area.

Manager Responsible for Review:

Manager, Housing



Adoption: 30 June 2021

Due for Revision: 30 June 2023

Hollie Faithfull

A/Chief Executive Officer