

## Rent Fact Sheet

This sheet explains how Unity Housing calculates rent for tenants on income based rent.

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### How is your rent calculated?

The rent you pay will either be:

the home's market rental rate

or

up to 30% of your weekly household income **plus** any Commonwealth Rent Assistance (CRA) you are eligible for, and may also include a Tenant Services Levy\* (TSL)



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### What is Market Rent?

Market rent is the most rent you will pay for a Unity home. The market rent is how much the property would rent for in the private rental market. The market rent is set by the Valuer General, not Unity.

### What is Income Based Rent?\*

This is up to 30% of the assessable income everyone living in your household receives. It may also include any CRA you are eligible for from Centrelink. Not all income sources are assessable.

\*\* Does not include tenants living in Specialist Disability Accommodation (SDA).

### Commonwealth Rent Assistance (CRA)

Please see over page for information about CRA and how it forms part of your rent.

### Tenant Services Levy (TSL)

TSL provides basic floor coverings and blinds for some properties. These get installed as and when necessary.

\* TSL does not apply to all properties and is not charged on all tenancies.

### Rent Reviews

Unity will review your rent twice a year, usually in January and July.

If your household circumstances change, including the number of people who live in your home, you must ask your Housing Officer for a review and your rent may change.

If you pay rent by Centrepay, you will need to let Centrelink know your new rent amount unless you have given Unity signed permission to do so on your behalf.

# Commonwealth Rent Assistance (CRA)

## What is Commonwealth Rent Assistance?

Commonwealth Rent Assistance (CRA) is a non-taxable payment from the Australian Government to people who receive an eligible Department of Human Services payment who are paying rent in the private market (including non-government organisations such as community housing providers).

Public housing tenants are not eligible to receive CRA because they pay rent to a government housing authority.

## Will I need to reapply for CRA if my rent changes?

No, you do not need to reapply for CRA if your rent changes. You will need to let Centrelink know that your rent has changed, unless you have given Unity signed permission to do so on your behalf.

If your income or the make-up of your household changes, you will need to advise both Centrelink and Unity, as changes to your circumstances may affect both your rent and CRA payments.

You must tell Centrelink of any change to your circumstances within 14 days of the change happening.

## What if I am eligible for CRA but choose not to apply for it?

The amount of rent you will be charged will be based on the amount of CRA your household is entitled to receive, even if an application for CRA is not made.

Unity encourages you to make an application as it will be to your benefit.

To find out more about making an application, please contact Centrelink.

## Questions:

Please call our Customer Care Centre on **1800 551 814** if you would like help to understand how your rent is worked out.

