



AnglicareNT

COMMUNITY HOUSING FACTSHEET

RENT AND BOND

Community Housing is for people on low to moderate incomes. Rent is calculated in a similar way to public housing rent, using a Rent Rebate model. Households pay rent based on the amount of money they earn.

To apply for Community Housing, your household must meet the eligibility criteria set out in the **Eligibility and Allocation Factsheet**. Please check your household meets these criteria, including income and asset requirements before applying.

Calculating your Rent Rebate

Some households are eligible for a Rent Rebate. This means they pay less than the market rent for their property.

A Rent Rebate is the gap between the cost of market rent (currently \$300) and **25% of your household's assessable income plus 100% of the Commonwealth Rent Assistance**.

Assessable income includes wages and most continuous government support payments. It is the same assessment for [NT Public Housing](#).

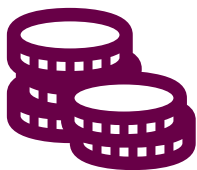
Commonwealth Rent Assistance (CRA) is a Centrelink payment that you may qualify for when you apply for Community Housing. Our staff can assist you to apply.

Those not eligible for a Rent Rebate will pay market rent for the property which is currently \$300 per week. Market rent is determined by the NT Government's [Gazetted rent](#) and is reviewed from time to time.



Example – single

Joe earns \$1,500 per fortnight
25% of his income = \$375
CRA = \$139.60
 $\$375 + \$139.60 = \$514.60$ per fortnight or \$255.40 per week
Joe's Rent Rebate is $\$300 - \$255.40 = \$44.60$ per week
Joe's Rebated Rent Amount "rent" is \$255.40 per week



Example – couple

Pam earns \$1200 and Bill earns \$800 per fortnight.
Their household income is \$2000
25% of their income = \$500
CRA = \$131.60
 $\$500 + \$131.60 = \$631.60$ per fortnight or \$315.80 per week

Pam and Bill are not eligible for a Rent Rebate. They pay Market Rent, \$300 per week.

Rent review

Changes to household income can affect your Rent Rebate and the amount of rent you pay. Please tell us within 28 days if your income has gone up or down.



Anglicare NT conduct rent reviews every six months. We will give you at least 30 days notice in writing before a rent increase is implemented.

Bond

The bond is four weeks rent. Bond plus two weeks rent in advance must be paid prior to moving into a property. Anglicare NT can assist eligible applicants to apply for [NT Bond Assistance](#). Bond Assistance is an interest free loan from the NT Government that you pay back over time.

The bond will be returned at the end of your stay, so long as there are no claims against it for things such as rent arrears or damage to the property.

Complaints and appeals

If you believe your rent has been incorrectly calculated, please let us know. If you disagree with a decision about your rent calculations, you can appeal this decision. Please see our **Complaints and Appeals Factsheet** for more information.
