



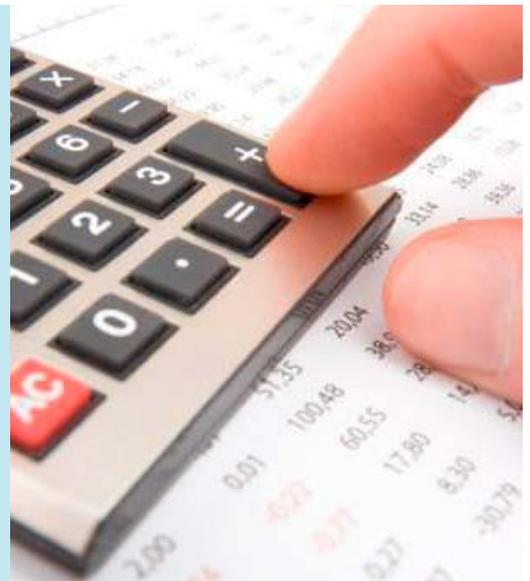
UPDATES TO HOW WE CALCULATE YOUR RENT



Access Housing is committed to ensuring rent charges are fair and equitable for tenants.

We have identified that a number of tenants are currently paying less than 25% or 30% of their assessable household income as rent.

To ensure equity is achieved for all tenants, and to effectively close the gap between tenants who are paying the correct amount of their assessable household income as rent and those who are not, we have made updates to how we calculate rent that will take effect as of Monday 17 February 2020.



WHAT WE HAVE UPDATED



We are now calculating rent based on net income rather than gross income

When calculating rent, we will assess your income *after* tax (net) rather than your income before tax (gross). Net income better reflects the income you receive.



We have reviewed and updated our non-assessable household income list

This list is shown on the back page of this brochure. The list details income sources that are not included when we calculate your rent.



We have updated how we source market rent

Market rent is used to calculate the Maximum Rent* for your home. We have moved from using only REIWA data to using current market rent figures from any recognised external source such as the Australian Tax Office, REIWA or Landgate.

**Market rent is the price you would pay in the private rental market for a property similar in size, type and location to your home. We will ensure the rent you are charged is less than 75% of market rent for your property. This is called Maximum Rent.*



WHO WILL BE AFFECTED BY THESE UPDATES?

Only tenants who are paying less than 25% (Very Low Income Households) or 30% (Low Income Households) of their net assessable household income will see a change in their rent at their next Rent Review.

HOW WILL I KNOW IF MY RENT WILL CHANGE?

When your rent is due for review, we will ask you to complete and return an Eligibility and Rent Review form to confirm you are still eligible for accommodation and that you are paying the correct amount of rent.

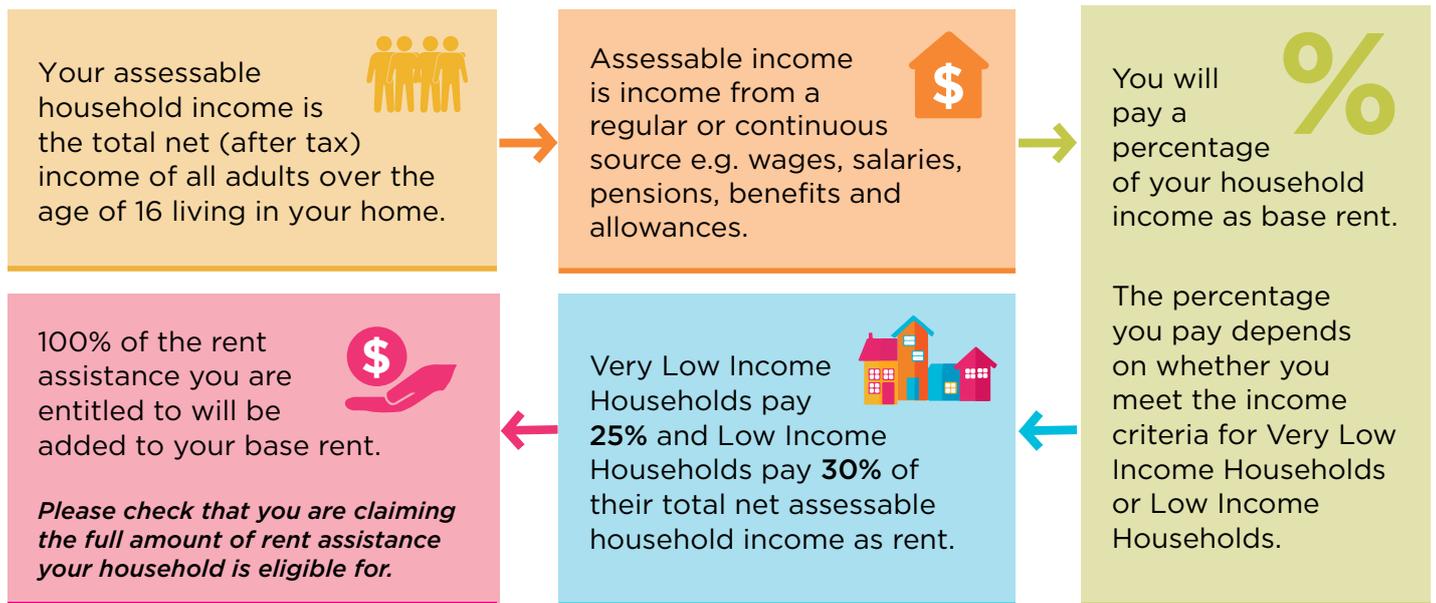
Once we have reviewed your rent, you will be given notice in writing of any changes to your rent before they take effect.

REMEMBER:

Your rent will be reviewed annually or when your household income changes

HOW WE CALCULATE YOUR RENT

For rent reviews that are due after Monday 17 February 2020, Access Housing will calculate your rent based on the **net** assessable income and assets of your household.



RENT CALCULATION FORMULA



DO YOU HAVE ANY QUESTIONS?

If you have any questions about how we calculate your rent, please speak with your Tenancy Officer or visit the *Your Rent* section on the Access Housing website www.accesshousing.org.au/current-tenants/your-rent for more information.

RENT SETTING INFORMATION SESSIONS

We will be holding Rent Setting information sessions across the Perth metropolitan, Peel and South West regions. If you are interested in attending one of these sessions, please contact Alex Kepes on 9430 0900 or via alex.kepes@accesshousing.org.au.

If you can't attend a Rent Setting information session, but would like more information, please let us know and we will make sure you receive the information that is discussed.



We are working with the Access Housing Advisory Committee of Tenants on how we can best communicate with tenants regarding these updates.

ACCESS HOUSING'S NON-ASSESSABLE HOUSEHOLD INCOME LIST (as at 17 February 2020)

Access Housing does not include the following income sources when calculating rent:

Abstudy Fares Allowance
Abstudy Incidentals Allowance
Abstudy Pensioner Education Supplement
Abstudy School Fees Allowance
Assistance for Isolated Children Scheme (AIC)
Bereavement Payment
Carer Adjustment Payment
Carer Supplement
Child Disability Allowance
Crisis Payment
Dad and Partner Pay
DVA Attendant Allowance
DVA Clothing Allowance
DVA Decoration Allowance
DVA Disability Pension - Extreme Disability Adjustment*
DVA Disability Pension - General Rate*
DVA Disability Pension - Intermediate Rate*
DVA Disability Pension - Special Rate (AKA Totally & Permanently Incapacitated Pension)*
DVA Permanent Impairment Compensation Payment
DVA Prisoner of War Recognition Supplement
DVA Recreation Transport Allowance
DVA Veterans Supplement
Education Entry Payment
Employment Entry Payment
Energy Supplement
Essential Medical Equipment Payment
Fares Allowance
Income Support Bonus - Centrelink
Isolated Children's Allowance
Mobility Allowance
Newborn Supplement
Newborn Upfront Payment
Pension Supplement
Pensioner Education Supplement
Pharmaceutical Allowance
Reimbursements
Single Income Family Supplement
Stillborn Baby Payment
Student Start-up Loan
Telephone Allowance
Utilities Allowance

***DVA Disability Pensions** – Where a tenant's sole source of income is a non-assessable DVA Disability Pension, or the DVA Disability Pension is paid in conjunction with a part Centrelink benefit or payment, the rent will be assessed using the full rate of the Centrelink benefit they would otherwise be entitled to receive at the appropriate single or partnered rate.

Head / Metro Office

Level 7, 25 Rowe Avenue
Rivervale WA 6103
PO Box 105
Burswood WA 6100
P (08) 9430 0900
E info@accesshousing.org.au
Office Hours (Mon-Fri): 8.30am-4pm

Peel Office

4 Stevenson Street
PO Box 1200
Mandurah WA 6210
P (08) 9534 0400
E mandurah@accesshousing.org.au
Office Hours (Mon-Fri): 8.30am-4pm

South West Office

1st Floor, 25 Victoria Street
PO Box 1539
Bunbury WA 6230
P (08) 9722 7200
E bunbury@accesshousing.org.au
Office Hours (Mon-Fri): 8.30am-4pm