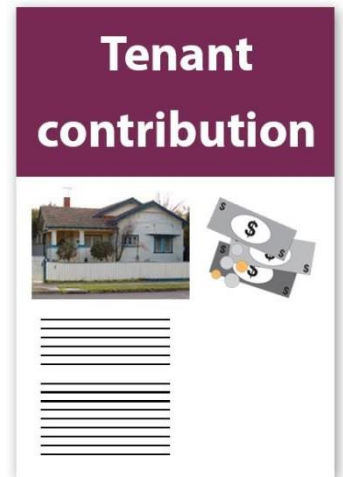


Centacare Evolve Housing Fact Sheet

Paying the Rent

At Centacare Evolve Housing, rent in our social housing program is referred to as the 'rent payable'. This amount is made up of a tenant contribution and commonwealth rent assistance.

The tenant contribution is 25% of the total assessable household income. This means that it is one quarter of what everyone who lives in the household earns. 100% of the Commonwealth rent assistance is added to determine the rent payable, which is what tenants need to pay to live in a Centacare Evolve Housing home. Most tenants pay rent fortnightly. You need to pay the rent two weeks in advance.



What is market rent?

Market rent is the amount that a home would cost to rent in the private rental market. Market rent is higher than the tenant contribution. The difference between the market rent and the tenant contribution is covered by Centacare Evolve Housing.



However, in some cases, the amount of the tenant contribution adds up to more than the amount of the market rent.

In these situations, tenants pay the market rent.

So, you will never pay more than market rent for a Centacare Evolve Housing home.

The market rent is set by using information from the office of the Valuer General. It is reviewed every year.

What is total assessable household income?

Household income is the gross amount of money that everyone living in your home earns. If you have children or dependents who are under 16 years of age living with you, any income they have is not included.

Some Centrelink components are not assessable for rent setting purposes.

Assessable Income includes things like:

- wages
- Centrelink benefits
- Veteran Affairs benefits
- overseas pensions
- child support payments
- superannuation payments for people who have retired
- interest payments
- some lump sum payments.
- Not all of these things are calculated in the same way. There may also be other types of income.

Telling Centacare Evolve Housing about your household income

You must always let us know when there is a change in your household.

People who live in Centacare Evolve Housing homes must complete a Household Income Statement.

This is a form that you need to complete. It explains how much everyone in your household earns.

You will also need to complete a Household Income Statement if your household income changes. For example, you or your partner might have a new baby or an adult sharing the home with you may move out. This kind of change in your circumstances will change the amount of the tenant contribution.

What is Income Confirmation?

If you don't want to complete the Household Income Statement every time your Centrelink benefit changes, you can use Income Confirmation instead. To do this, you give Centacare Evolve Housing permission to receive your income details electronically, direct from Centrelink.

Centrelink can't give us your information without your permission.

You still need to let us know when there is a change when you use Income Confirmation.

When we ask, they will tell us:

- the type of pension or payment you receive
- the amount of your last payment, and the next one
- any other income you have
- the number of dependent children you have
- any money that has been taken out of your payments, such as rent or child support
- assets you have, such as shares, savings or property.

We will use this information to help us calculate the tenant contribution. It's ok to change your mind about using Income Confirmation.

All you need to do is write to us and tell us you don't want us to use Income Confirmation anymore.

What happens if you don't tell us about your income?

If you don't tell us about your household income, we won't be able to provide you with a discount and will need to charge you the market rent value of your home.

More information

If you would like further information about your responsibilities as a Centacare Evolve Housing tenant please refer to your Lease or contact us.