

# Rent policy

Policy

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5.02	24/06/2024	Executive Leadership Board	Updated market rents, clarification regarding Safety Net and inclusion of CRA for CHPs.
5.01	23/02/2023	Executive Leadership Board	Minor changes
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2.02	06/03/2017	Director Policy	Appendix – Editorial Amendments
2.01	23/11/2016	Director Policy	All – Editorial Amendments
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1.00	02/09/2013	Executive Director Housing Operational Client Support	All – New

Acronyms	Full form
CEO (Housing)	Chief Executive Officer, Housing, Local Government and Community Development
CHP	Community Housing Provider
CRA	Commonwealth Rent Assistance

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## 1. Purpose

This policy outlines how the Chief Executive Officer (Housing) or a Community Housing Provider (CHP) determines rent specified in a social housing tenancy agreement.

## 2. Scope

The policy applies to premises owned or leased by the Chief Executive Officer (Housing) for the purpose of social housing, including those leased to community organisations.

## 3. Policy

### 3.1. Rent collected

The total rent to be collected from a tenant is full rent, unless the tenant is eligible for a rebate or located in a remote community, or Tennant Creek community living area.

The maximum rent is determined by the Minister under Section 23 of the *Housing Act 1982*.

For social housing delivered by a CHP, rent is to be calculated in accordance with this policy and the Rental Rebate policy, plus 100% of Commonwealth Rent Assistance (CRA). CHPs must only charge rent in accordance with this Policy, the Rental Rebate Policy and as published in the NT Government Gazette from time to time.

#### 3.1.1. Full rent

Full rent, also known as market rent, is determined by the Minister under Section 23 of the *Housing Act 1982* and is reviewed periodically and published in the Government Gazette. It is based on figures calculated from average rent for a type of premises in each suburb or community where public housing is located.

A tenant will only pay full rent if they are not eligible for social housing.

Full rents are attached as an Appendix to this policy.

#### 3.1.2. Urban Rebated rent

A rental rebate is a subsidy given to eligible urban tenants and tenants from Alice Springs Town Camps. If the tenant is eligible for a rebate, the rent to be collected is calculated on a percentage of assessable household income and provided with a subsidy off the full rent of the premises.

Under Section 23 of the *Housing Act* the amount of rent can rise or fall during the tenancy on the decision of the Minister. Under Section 41(5) of the *Residential Tenancies Act 1999*, the CEO (Housing) does not have to provide a warning 30 days in advance of a rent increase. Tenants are informed in writing when the amount of rent to be collected changes.

For tenants who are located in remote communities and Tennant Creek community living areas, rent rebates are calculated differently.

Refer to the Rental Rebate policy.

### 3.1.3. Remote Rebated rent

The rent to be collected from tenants located in remote communities, and Tennant Creek community living areas is calculated on a fixed rate of \$70 per bedroom / per week with a maximum rental rate of \$280 for a four bedrooms premises / per week and above.

Remote rent is subject to a specific rent rebate scheme titled the 'Safety Net.'

The Safety Net equals 25% of the household income which may be applied to tenants on a case-by-case basis to ensure that rent does not place the tenancy under rent stress.

If a renovation, replacement or demolition program changes the bedroom composition of the premises, the rent to be collected will be adjusted accordingly.

Remote rent is determined by the Minister under Section 23 of the *Housing Act 1982* and is reviewed periodically and published in the Government Gazette.

Remote rents are attached as an Appendix to this policy.

## 3.2. Payment details

Housing rents must be paid at least one week in advance. Normally rent is charged each week on Monday, however tenants may pay rent on any schedule (e.g., weekly, fortnightly, or monthly), provided rent is always one week in advance.

Tenants who receive Centrelink payments must have their rent deducted automatically from their payment. For tenants who do not receive a Centrelink payment, rent should be deducted automatically from their bank account.

## 3.3. Employee Incentive Scheme

Tenants who are participating in the Employment Incentive Scheme will have their rent gradually increased to reduce the employment disincentive of a sudden increase in rent.

## 3.4. Rent pause for declared emergencies or disasters

In the event of a declared emergency or disaster, the CEO (Housing) may initiate a rent pause for public housing tenants, utilising Regulation 5 of the Housing Regulations, whereby the CEO (Housing) expressly grants a rent rebate, until a dwelling is available for occupation.

Local recruits are ineligible for a rent pause if their rent is paid for by a government agency.

During a declared emergency or disaster, the CEO (Housing) may apply a rent pause for a period of time if:

- a tenant is evacuated from their dwelling; and/or
- the dwelling is not available to occupy, due to damage associated with a declared emergency or disaster.

### 3.4.1. Declared emergencies

The Chief Minister may declare that a state of emergency exists in an area if an emergency has occurred.

Section 19 of the *Emergency Management Act 2013* states that the Minister may declare that a state of emergency exists in an area if an emergency has occurred, and the Minister is satisfied that the special powers under section 24 'Special powers during state of emergency or disaster' are necessary in the area for effective emergency and recovery operations in response to the emergency.

### 3.4.2. Declared disasters

The Administrator may declare that a state of disaster exists in an area if a disaster has occurred.

Section 21 of the *Emergency Management Act 2013* states that the Administrator may declare a disaster exists when an event that requires a significant coordinated response using the combined resources of the Territory, non-government entities within the Territory and resources from outside the Territory occurs. To declare a disaster, the Administrator must also be satisfied that the special powers under section 24 'Special powers during state of emergency or disaster' are necessary in the area for effective emergency and recovery operations in response to the emergency. If the Administrator is unable to exercise the power to declare a state of disaster, a state of disaster may be declared by 2 Ministers acting jointly.

## 4. Discretionary decision making

Discretion can be applied to this policy using the Discretionary Decision-Making policy.

## 5. Complaints and/or appeals

If a client is not satisfied with either a decision or action of the CEO (Housing), they can access the Department's complaints and/or appeals processes. For further information, please refer to the Complaints and/or Appeals policies.

If a client is not satisfied with either a decision or action of their Community Housing Provider, they can access the Provider's complaints and/or appeals processes. For further information, please refer to the Provider's Complaints and/or Appeals policies.

## 6. Review of the policy

If at any time the legislative, operating or funding environment is so altered that the policy is no longer appropriate in its current form, the policy shall be reviewed and amended accordingly.

## 7. References

### 7.1. Legislation

Housing Act 1982

Residential Tenancies Act 1999

Emergency Management Act 2013

### 7.2. Policies

Complaints policy

Discretionary Decision Making policy

Employment Incentive Scheme policy

Rental Rebate policy

Remote Rent Safety Net policy

## 8. APPENDIX

### 8.1. Full Rent - Greater Darwin Region

As Gazetted on 7 May 2024, the following weekly full rents (\$) are applicable from 24 June 2024.

CASUARINA												
	Bedsitter	1 Bedroom Flat	1 Bedroom Unit/Duplex	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House	6 Bedroom House
Location	Rent per week (\$)											
Alawa									475			
Anula									465	500		
Karama			280	330		365		415	465	500		
Leanyer			280	330			425		475	520		
Lyons				330								
Malak			280	330	385	365			465	500	525	
Marrara				330								
Nakara									465	500		
Tiwi			280	330					475	520	550	575
Wagaman	250	280	280	330					475	520		
Wanguri		280				370			475	520		
Wulagi									475	520		

DARWIN														
	1 Bedroom Flat	1 Bedroom Unit	1 Bedroom Duplex	2 Bedroom Flat	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom House	2 Bedroom Townhouse	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House	8 Bedroom House
Location	Rent per week (\$)													
Berrimah		250	275		375	375	300		500	500	440	500		
C/Grove	250	280		330	330			365				525		
Darwin City	300			340										
Fannie Bay		300			340									
Jingili											475	520		
Larrakeyah		300			340									
Ludmilla					330			380			475	520		
Millner		280			330	385					475	600		
Moil			280		330						475	520		
Nightcliff	260				340			375			500	550		
Parap	300	300		340				375			500	550		
Rapid Creek		280		350	330		450		425		475	520	550	600
Stuart Park	295	300			340	395		375		450	500			
The Gardens		300			330			365						
The Narrows	280	280		340	330						475			

PALMERSTON											
Location	1 Bedroom Flat/Unit	1 Bedroom Duplex	2 Bedroom Unit	2 Bedroom House	2 Bedroom Duplex	2 Bedroom Townhouse	3 Bedroom Unit/Duplex	3 bedroom Townhouse	3 Bedroom House	4 Bedroom House	5 Bedroom House
	Rent per week (\$)										
Adelaide River			300	300					305		
Bakewell	250		300			350					
Batchelor	180		215	300					305	330	
Bellamack	250		300		385		395				
Coolalinga											
Driver	250		300				395		425	450	
Farrar	250						395	395			
Gray	250		300	415		350			425	450	
Howard Springs									400		425
Humpty Doo					385						
Jabiru											
Johnston			300		385		395				
Moulden	250		300	415			395		425	450	
Rosebery	250	275	300		385						
Woodroffe	250	275	300	415	385	350			425	450	
Zuccoli		275			385						

## 8.2. Full Rent – Alice Springs

As Gazetted on 7 May 2024, the following weekly full rents (\$) are applicable from 24 June 2024.

ALICE SPRINGS															
Location	Hall/Cabin Community centre	1 Bedroom Flat/Unit	1 Bedroom Duplex	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	2 Bedroom House	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom Townhouse	3 Bedroom House	4 Bedroom Unit	4 Bedroom House	5 Bedroom House	6 Bedroom House
	Rent per week (\$)														
Alice Springs		250													
Araluen		250	300		350		415				430		450		
Braitling		250		300		325					430		450		
Eastside		250					415				430		450		470
Gillen	100	250		300		325				350	430		450		
Larapinta		250	300	300	350			375			430		450		
Sadadeen		250				325					430		450		470
The Gap	100	250		300		325	415				430		450	460	
Ti-Tree											300				
Kilgariff		250		300				375				385	450		
Ilpara	100														

## 8.3. Full Rent - Katherine

As Gazetted on 7 May 2024, the following weekly full rents (\$) are applicable from 24 June 2024.

KATHERINE									
Location	1 Bedroom Flat/Unit	1 Bedroom Duplex	1 Bedroom Townhouse	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	2 Bedroom House	3 Bedroom House	4 Bedroom House
	Rent per week (\$)								
Borroloola		250		300				375	450
Katherine East	250			300		325	350	375	450
Katherine North	250			300				375	450
Katherine South	250			300	325	325	350	375	450
Mataranka				260					
Pine Creek	215			260	260			325	

## 8.4. Full Rent - Tennant Creek

As Gazetted on 7 May 2024, the following weekly full rents (\$) are applicable from 24 June 2024.

TENNANT CREEK													
Location	Hall/Cabin Community centre	1 Bedroom Unit	1 Bedroom Duplex	1 Bedroom House	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	2 Bedroom House	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House
	Rent per week (\$)												
Tennant Creek	100	300			320		400				450	500	
Elliott						260					350	400	

## 8.5. Full Rent – Nhulunbuy

As Gazetted on 7 May 2024, the following weekly full rents (\$) are applicable from 24 June 2024.

NHULUNBUY							
Location	1 Bedroom Flat	1 Bedroom Duplex	2 Bedroom Flat	2 Bedroom Duplex	3 Bedroom House	3 Bedroom Duplex	4 Bedroom House
	Rent per week (\$)						
Nhulunbuy	300	325	400	450	550	525	650

## 8.6. Remote rent

As Gazetted on 1 February 2023, the following rents are applicable from 6 February 2023.

REMOTE RENT				
Location	Rent per week (\$)			
	#of bedrooms			
	1	2	3	4 <sup>1</sup>
Remote Communities, and Tennant Creek Community Living Areas	70	140	210	280 <sup>1</sup>

<sup>1</sup> Remote rent is capped at \$280 for a 4 bedrooms premises or above.

## 8.7. Alice Springs Town Camps (excluding Ilpeye Ilpeye)

As Gazetted on 7 May 2024, the following rents are applicable from 8 July 2024.

ALICE SPRINGS TOWN CAMPS (Excluding Ilpeye Ilpeye)									
Location	Maximum dwelling rent per week (\$)								
	1 Bedroom Duplex	2 Bedroom Duplex	2 Bedroom House	3 Bedroom Duplex	3 Bedroom House	4 Bedroom Duplex	4 Bedroom House	5 Bedroom House	6 Bedroom House
Alice Springs town camps (other than Ilpeye Ilpeye)	210	245	290	265	300	275	315	325	330