

## FACT SHEET

# Public Housing Rent Calculation Changes

## *For urban public housing households*

Please contact your local Housing office if you require an interpreter.

The Northern Territory Government is changing the way it calculates urban public housing rent.

Changes includes the percentage of assessable income to be paid as rent and the types of income used as part of the assessment process to calculate rent payable.

From 1 October 2018, new urban public housing households will pay 25 per cent of their assessable household income as rent.

Existing urban public housing households will transition incrementally each year over five years to a rate of 23 per cent of assessable household income to calculate rent payable.

### How the changes will affect your rent

For public housing households already paying 23 per cent, their percentage rate will remain the same.

However their rent may change as a result of changes to the types of income included as part of the department's assessment. There will be a change if there are additional adults in their home or if they receive Family Tax Benefit Part A and/or child maintenance payments.

To find out exactly how your rent may be affected, please contact your local Housing office.

### Why is the rent calculation changing?

Public housing households currently pay varying amounts, between 10 – 23 per cent of their assessable income as rent.

The change provides a clearer and more consistent way of calculating rent for urban households. It adjusts rates that have not changed since 1999 and takes into consideration significant increases to delivering public housing, such as rates and maintenance costs.

### How can I find out exactly how my rent will be affected?

Your rent will automatically change from 1 October 2018. The department will send out information to households who are receiving rebated rent.

To find out how you might be affected sooner, please contact your local Housing office.

### What if I can't afford the increase in rent?

The department will work with you to help you understand the changes to your rent and will offer referral to free financial counselling services if further support is required.

### What will happen with the increased revenue?

The increase in rent collected will be invested back into public housing and used to repair and maintain public housing.

## What are the changes to income types used for calculating rent?

New income types to be included from 1 October 2018:

- Family Tax Benefit Part A Lump Sum
- Multiple Birth Allowance
- Double Orphan Pension
- Youth Disability Supplement
- Defence Forces Reserve Pay
- Fringe Benefits
- Salary Sacrifice

Income types to be excluded from 1 October 2018:

- Bereavement Payment
- CDP Participant Supplement and Supplementary Benefits
- Fares Allowance
- Telephone Allowance

The following income types will continue to be exempt from assessment:

- Carer Allowance
- Family Tax Benefit Part B
- Family Tax Benefit Part A and Part B Supplements
- Pension Supplement

## What do I need to do?

Your rent payments will be adjusted if you pay rent through the Rent Deduction Scheme or through an arranged department Direct Debit Request from your bank.

Department staff can help you change your rent payment method or clarify how you are paying rent.

Any other rent payment methods will need to be adjusted before your next rent payment following the changes on 1 October 2018.

## Information and assistance

If you have any concerns or queries about the new rent calculation and how they might affect you, please contact your local Housing office.

Greater Darwin	(08) 8999 8814
Nhulunbuy	(08) 8987 0533
Tennant Creek	(08) 8962 4497
Katherine	(08) 8973 8513
Alice Springs	(08) 8951 5344
Palmerston	(08) 8999 4767

Visit [dhcd.nt.gov.au](http://dhcd.nt.gov.au) for more information.

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