

How We Calculate Your Rent?

Market rent and rental subsidies

Link Housing tenants who are living in social housing can apply for a rental subsidy. A rental subsidy means that you only pay a percentage of your household's income in rent. The percentage is between 25 and 30 percent.

You need to apply for a rental subsidy. If you are approved for a rental subsidy, you will pay less than the market rent for your home. If you are not approved, you will pay the market rent for your home.

The market rent for your home is on your lease with Link Housing (the Residential Tenancy Agreement) where it says the rent due. Link Housing reviews the market rent of each property every year. Link Housing will give at least 60 days' notice in writing if your market rent changes.

How to apply for a rental subsidy

To apply for a rental subsidy, you need to complete an 'Income Review – Tenant Declaration' form and give the following information:-

- Your current income – you need to include information on every type of income you receive as well as evidence of that income. If you receive a Centrelink Benefit you can always give Link Housing a signed consent so that Link Housing can get this information directly from Centrelink.
- Information on each of the household members currently living at your home
- Information on all the income of each household member who is over 18 years of age as well as evidence of that income.

What types of income do I have to report

You must give Link Housing information on every type of income you or members of your household receive. For example, you need to let Link Housing know about any wages you receive, any interest you've earned from your bank accounts or investments, any dividends you've earned from having shares, any superannuation income you receive, rental income, pensions, and Family Tax Benefits.

You must also provide evidence of the income such as pay slips, tax returns, bank statements, etc.

How we calculate your rental subsidy

Once we have your information Link Housing will calculate what is your 'assessable income' for each member of your household. The percentage of examples of types of income that is calculated as rent is in the table below in the third column.

Type of income	Examples of types of income	Percentage of income as rent
Earnings of the tenant, their spouse or live in partner. This is regardless of age	Basic Centrelink Benefit, wages, Real Estate Income (e.g. rent received from a property), child support etc.	From 25%
Earnings of all other people living in the house aged over 21 years and over	Basic Centrelink Benefit, wages, Real Estate Income (e.g. rent	From 25%

Type of income	Examples of types of income	Percentage of income as rent
	received from a property), child support etc.	
Earnings of household members aged 18-20 years of age, who are not the tenant, spouse or live in partner	Basic Centrelink Benefit, wages, Real Estate Income (e.g. rent received from a property), child support etc.	15%
Earnings of persons living in the household aged less than 18 years who are not the tenant, their spouse or live in partner.	Basic Centrelink Benefit, wages, Real Estate Income (e.g. rent received from a property), etc.	Nil
Investments, savings	The first \$5000 From > \$5000	Not assessed Interest earnings deemed at current Centrelink rates*
Family Tax Benefit A and B	Centrelink benefit	15%
Energy Supplement	Centrelink benefit	25%
Commonwealth Rent Assistance Entitlement for all household members	Centrelink benefit	100%

Reviews of your income and rental subsidy

Link Housing reviews household incomes twice a year. We will let you know in writing what you must do at these times and the outcome of the income review.

Tenants who do not respond to our Income Review letters and requirements will have their rental subsidy cancelled and they will have to pay market rent.

If you are no longer approved for a rental subsidy after an 'Income Review', you will have to pay market for your home.

What to do if your income or household circumstances change

If your income or household circumstances change, you should let Housing Manager know asap and definitely within 28 days. You must also tell Centrelink of any changes to your rent so that the amount you receive for Commonwealth Rent Assistance can be re-assessed. You can also sign a form which gives Link Housing permission to let Centrelink know for you.