

Indigo Junction sets rents that are affordable and comply with the requirements of our registered housing provider status and the Residential Tenancies Act 1987

**All Indigo Junction Policies are to be read in conjunction with the organisations overarching policy commitment statement and the Specialist Homelessness Services (SHS) service standards
Housing policies are compliant with and refer to the Department of Communities National Regulatory Code**

1.0 PURPOSE

To ensure a consistent and compliant approach to rent setting.

2.0 STATEMENT

Indigo Junction is a registered community housing provider. As such, the organisation head leases properties through the Housing Authority under the Crisis Accommodation Program (CAP) or through Local Lease arrangements with the Midland Housing Authority office.

Indigo Junction sets rent for its community housing in compliance with the Community Housing Rent Setting Policy 2016 available at <http://www.housing.wa.gov.au/investorsandpartners/communityhousingorganisations/Pages/default.aspx>

3.0 PRACTICE

Indigo Junction will:

- Appoint the Property and Tenancy Coordinator or a member of senior management as the responsible persons for the assessment and setting of all rent calculations.
- Comply with all community housing rent setting requirements as per the Residential Tenancies Act 1987 (RTA).
- Inform all tenants of rent requirements upon intake and through the Tenant's Handbook.
- Use the Community Housing Rent Setting Calculator to calculate rent.
- Ensure rent does not exceed 75% of the property market rent as determined by the Australian Tax Office.
- Assess all household income for all tenants of the property aged 16 years and over.
- Ensure tenants rent is affordable and they do not pay an amount that is higher than 25%, for families, and 30%, for youth, of their total assessable income plus 100% of Commonwealth Rent Assistance.
- Support clients to access their Commonwealth Rent Assistance entitlements through Centrelink.

Associated Indigo Junction policies to this policy:

- Housing Policy and Procedure Manual (HP4000)
- Financial Management (GO0004)
- Service Delivery (SD3000)


Associated Indigo Junction procedures to this policy:

- Rent Setting (HP4013)

Policy Context: this policy relates to

Applicable Standards or other external obligations	NRSCH 1b – Tenant and Housing Services Community Housing Industry Association (CHIA)
Applicable legislation	Australian Tax Office – Market Rent Figures Centrelink Online – Payment Rates Department of Commerce – Consumer Protection Residential Tenancy Agreement
Applicable contractual obligations	Community Housing Rent Setting Policy

Policy Contact Person: CEO

Approval Signature	
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