



## AFFORDABLE RENTAL OFFICE: RENT SETTING MODEL

### How is my rent calculated?

The Affordable Rental Office (ARO) calculates rent based on a banding system that charges a percentage of market rent. This means tenants pay an affordable rate that reflects their capacity to pay.

The amount of rent you pay is therefore determined through a combination of the market rent and what rent band you are eligible for based on your income. The ARO will advise you of your weekly rent once your income assessment form has been received. The current rent bands as at 7 April 2014 are below:

| Rent Band | Annual Income Band* | Weekly Income Band | Market rent payable |
|-----------|---------------------|--------------------|---------------------|
|           | \$                  | \$                 | %                   |
| A         | 24779-29000         | 475 – 557          | 33.33%              |
| B         | 29001-34500         | 558 – 663          | 40.00%              |
| C         | 34501-41211         | 664-792            | 50.00%              |
| D         | 41212-49557         | 793-953            | 55.00%              |
| E         | 49558-52166         | 954-1003           | 66.67%              |
| F         | 52167-63536         | 1004-1222          | 74.90%              |

\* Commonwealth rent assistance imputed

### How is my rent band assessed?

Your rent band is determined by your household income.

In order for the ARO to assess what rent band you are eligible for, please complete the [Affordable Rental Office Income Assessment](#) form.



The ARO will use this form to assess your gross household income. Gross household income means all forms of income before tax, including all Centrelink payments (e.g. aged pension, Commonwealth Rent Assistance), wages, superannuation payments, interest from bank accounts and investments, and foreign pensions.

The ARO will use this assessment to determine which rent band you are eligible for.

You will be advised of your rent band and the weekly rent payable within seven (7) days of receipt of your income assessment form and associated documentation.

## What do I need to provide?

In addition to the Income Assessment Form, please provide the following proof of income as applicable:

- Centrelink statement (Centrelink clients can authorise Housing ACT to obtain the information directly by completing an authority form)
- Employer's statement showing current gross and previous 26 weeks income
- Bank statements for all accounts
- Statement showing interest/dividends (e.g. dividend statement)

## How often will my income be assessed?

Your income will be assessed annually.

As well, you can request to have your income and rent band eligibility reassessed at any time. If your circumstances change (for example, if you retire), the ARO recommends submitting a new income assessment form.

## What is the market rent on my property?

The market rent is determined through an annual independent valuation of the property.

## Where do I return my Income Assessment Form?

Please return your completed Income Assessment Form to any of the following locations:



**Postal Address**

Affordable Rental Office  
Locked Bag 3000  
BELCONNEN ACT 2616

**Belconnen (Shopfront)**

Gateway Services Centre  
Nature Conservation House  
Cnr Benjamin Way & Emu Bank  
BELCONNEN ACT 2617

**Drop off points***City*

City Health Centre  
1 Moore Street  
Canberra City

*Tuggeranong*

Canberra Connect  
Shop 17-21 Homeworld Shopping Centre  
Reed Street, Tuggeranong

**Further information**

If you would like further information, or would like assistance to complete the Income Assessment Form, please contact the Affordable Rental Office on 6207 4577 or Housing ACT on 133 427.

**Accessibility**

**The ACT Government is committed to making its information, services, events and venues, accessible to as many people as possible.**

If you have difficulty reading a standard printed document and would like to receive this publication in an **alternative format** – such as large print or audio – please telephone **(02) 6205 0619**.

If English is not your first language and you require the **translating and interpreting services** – please telephone **131 450**.

If you are deaf or hearing impaired and require the **TTY typewriter service** – please telephone **(02) 6205 0888**.