



RENT ASSESSMENT POLICY

2018 - 2019



Responsibilities

Finance Services Team is responsible for complying with these procedures.

Finance Manager is responsible for ensuring these procedures are complied with accordingly.

Introduction

This Rent Policy Manual applies to any new tenancy commencing after 19 February 2018 and for all existing tenancies from 2 July 2017. Its purpose is to support you in assessing household rent for the following:

Common Equity Rental Housing Co-op (CERC) households

Rent for CERC households considers the work that members undertake in managing the CERC and its tenancies.

Community Managed Co-op (CMC) households

Rent for CMC households considers the cost of tenancy, administration, finance and maintenance costs that CEHL incurs.

Direct tenants of CEHL

Direct tenants of CEHL have rent assessed in accordance with either the CERC or CMC rent model. CEHL's Program Director determines which model applies at the commencement of the tenancy.

January 2018



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3. KEY PRINCIPLES

CEHL Rent Policies are underpinned by four Principles:

Affordability

Viability

Simplicity

Fairness

In line with these principles:

Compliance with Performance Standards for Registered Housing Agencies

The *Performance Standards for Registered Housing Agencies* requires that CEHL Rent Policies meet the following guidelines to ensure rents remain affordable to tenants and the program remains viable.

- (1) The agency has policies and strategies to deliver housing services at affordable rents to low income tenants. The Housing Registrar monitors the rents charged.
- (2) Policies developed by the agency under number (1) above detail the method of assessing affordability, the treatment of Commonwealth Rent Assistance in the assessment and any additional service charges.
- (3) The agency regularly reviews its rent modelling and the impact the rent policies have on its tenant population and on its financial viability. Where appropriate, adjustments to rent policies are made.
- (4) The agency has policies and strategies to deal with tenants with rent arrears.
- (5) The agency has policies and strategies to ensure that service and other charges do not exceed fair market or actual charges.



4. DEFINITIONS

Adult	A person 16 years of age or older receiving more than 50% of their income as wages or Centrelink benefits other than youth allowance.
Child	A person under the age of 16.
Dependent	A person aged 16 to 24 years of age whose primary source of income is youth allowance at the dependent rate.
CCA	Co-op/CEHL Agreement.
CMC	Community Managed Co-operative.
CRA	Commonwealth Rent Assistance.
DVA	Department of Veterans Affairs.
Company Rent	Rent payable by the Co-op to CEHL.
Net Income	Gross income less tax and allowances.
NRAS	National Rental Affordability Scheme.
Gross Income	Income before tax has been deducted.

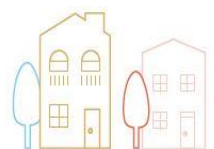
Household Rent

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Maximum Rent Rental amount determined by property size and zone.

Minimum Rent Minimum rent is the lowest rent that will be charged unless specific exemption is granted. Minimum rent is based on 25% of typical Centrelink income and 100% of anticipated Commonwealth Rent Assistance (CRA) for the relevant household composition.

Assessed Rent Rental amount determined by actual household income.



5. HOW RENT IS DETERMINED

5.1 Minimum Rent

Minimum rent is the lowest rent that will be charged unless specific exemption is granted. See [Appendix 1](#) for minimum rents. Minimum rent is calculated on 25% of typical Centrelink income and 100% of anticipated Commonwealth Rent Assistance (CRA) for the relevant household composition.

5.2 Assessed Rent

In a household where minimum or maximum rent does not apply, then an assessed rent will be determined as follows:

CERC Household Calculation

- 25% of the household's net assessable income (excluding Family Tax Payments and dependant income); plus
- 10% of any Family Tax Benefit; plus
- 10% of any income received by a dependant (see definition on page 4); plus
- 100% of CRA received.

5.3 CMC Household Calculation

- 25% of the household's gross assessable income (excluding Family Tax Payments and dependant income); plus
- 13% of any Family Tax Benefit; plus
- 13% of any income received by a dependant (see definition on page 4); plus
- 100% of CRA received.

5.4 Maximum Rent

- Maximum Rent is determined by the zone and number of bedrooms of the property.
- Households who do not provide all required evidence of income will be charged Maximum Rent.
- If Assessed Rent is higher than Maximum Rent then the rent charged will be the Maximum Rent
- If Maximum Rent is less than Minimum Rent for the household, then the rent charged will be the Maximum Rent.
- If market rents in your Co-op's area/s are lower than the maximum rent, the Co-op may request a review of maximum rents being charged. CEHL will consider an exemption to the minimum rent where, due to circumstances beyond a member's control, minimum rent would result in significant financial hardship.



Table A: CERC Properties Maximum rents effective from 1 July 2018

	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
1 bed	\$138	\$140	\$152	\$183	\$198	\$224
2 bed	\$145	\$178	\$205	\$225	\$244	\$271
3 bed	\$171	\$198	\$225	\$249	\$270	\$301
4 bed	\$198	\$219	\$237	\$270	\$296	\$328

Table B: CMC Properties Maximum rents effective from 1 July 2018

	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
1 bed	\$176	\$200	\$221	\$245	\$263	\$297
2 bed	\$190	\$237	\$274	\$298	\$325	\$360
3 bed	\$235	\$263	\$298	\$333	\$359	\$401
4 bed	\$263	\$289	\$316	\$359	\$393	\$438

5.5 Annual Rent Review Assessment

Every household must lodge a new *“Household Information Form”* annually.

Information collected through the Household Information Form is used to:

- Calculate the rent to be charged to every household in the Program;
- For CERC’s, determine Company Rent payable to CEHL monthly during the financial year;
- Provide reporting to the Housing Registrar and government regulators and;
- Enable CEHL to plan and manage the Program.

5.6 Service Charges

If a landlord pays for services for the household that would normally be the households responsibility under the Residential Tenancies Act (e.g. gardening or the payment of utility charges), the landlord should only pass on to the household the actual costs incurred.



5.7 Calculating Rent - CERCs

CERCs are responsible for calculating household rents throughout the year, except for the Annual Rent Review (undertaken March to June) and for new tenancies where CEHL will calculate the rent.

A list of assessable and non-assessable income classifications are on page 10. An Excel based rent calculator can be downloaded from the CEHL website www.cehl.com.au to assist in calculating rent.

Step 1: Assess the Income

Section A	Primary Household Income - including net wages, pensions, maintenance, bank interest, etc, for all household members aged 16 years or over	Sub Total A \$ _____
Section B	Family Tax (including Family Tax A & B) for all household members	Sub Total B \$ _____
Section C	Commonwealth Rent Assistance	Sub Total C \$ _____
Section D	All income received by dependant/s	Sub Total D \$ _____
		Total \$ _____

Step 2: Calculate the Assessed Rent

If the total household income is above Centrelink and CRA income for the household composition, calculate the rent as follows:

CERC HOUSEHOLDS

Subtotal A \$	x	25%	= \$	_____
Subtotal B \$	x	10%	= \$	_____
Subtotal C \$	x	100%	= \$	_____
Subtotal D \$	x	10%	= \$	_____
Assessed Rent:			Total \$	_____
				Rent per week

Step 3: Check the Minimum Rent Table

1. Refer to the Minimum Rent Table (Appendix 1). If the Assessed Rent is below the Minimum Rent – then Minimum Rent applies.

2. If the Assessed Rent is above the Minimum rent – then the Assessed Rent applies unless it is above the Maximum Rent.

Step 4: Check the Maximum Rent

1. Refer to the Maximum Rent Table on page 6.

2. If the Assessed Rent is higher than the Maximum Rent then Maximum Rent applies.



5.8 Calculating Rent - CMCs

Rent assessments for CMCs are undertaken by CEHL.

A list of assessable and non-assessable income classifications are on page 10.

The following information relating to CMC rents below is provided for information only.

Step 1: Assess the Income

Section A	Primary Household Income - including gross income, pensions, maintenance, bank interest, etc., for all household members aged 16 years or over	Sub Total A \$ _____
Section B	Family Tax (including Family Tax A & B) for all household members	Sub Total B \$ _____
Section C	All Commonwealth Rent Assistance	Sub Total C \$ _____
Section D	All income received by dependant/s	Sub Total D \$ _____
		Total \$ <u> </u>

Step 2: Calculate the Assessed Rent

If the total household income is above Centrelink and CRA income for the household composition, calculate the rent as follows:

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CMC HOUSEHOLDS

Subtotal A \$	x	25%	= \$	_____
Subtotal B \$	x	13%	= \$	_____
Subtotal C \$	x	100%	= \$	_____
Subtotal D \$	x	13%	= \$	_____
Assessed Rent:			Total \$	<u> </u> Rent per week

Step 3: Check the Minimum Rent Table

1. Check the minimum rent table page 27.
2. If the assessed rent is below the minimum rent – then minimum rent applies.
3. If the assessed rent is above the minimum rent – then the assessed rent applies.

Step 4: Check the Maximum Rent

1. Check the maximum rent table page 7.
2. If the assessed rent or the minimum rent is above the maximum rent then maximum rent applies.



5.9 Assessable & Non-Assessable Income

Consideration of any income not described in this document as “Assessable Income” or “Non-Assessable Income” will occur in accordance with the current Rent Policy of DHHS.

<p><u>Assessable Income</u> Includes the following:</p>	<p><u>Non-Assessable Income</u> If a form of income is not specifically classified as non-assessable it should be considered as assessable unless otherwise advised by CEHL</p>
<ul style="list-style-type: none"> • CERC Households - Net wages for all household members aged 16 years or older (i.e. gross wages less tax). Salary packaging is included as assessable income. • CMC Households - Gross wages for all household members aged 16 years or older. Salary packaging is included as assessable income • All Centrelink pensions/benefits and Department of Veteran Affairs pensions except where they are specifically excluded, (e.g. <i>Adequate Means of Support Pension</i> paid by Department of Veterans Affairs) • All Child Support payments through the Child Support Agency (CSA) or directly from non-resident parents • All Family Tax Benefits • Commonwealth Rent Assistance • Foreign Pensions • Income from Household members’ businesses • Interest received • Superannuation payments (Lump sums, pensions or annuities) • Workcover payments • Any income not specifically categorised as “Non-assessable income” 	<ul style="list-style-type: none"> • Adequate Means of Support Pension (paid by DVA) • Allowances: <ul style="list-style-type: none"> ○ Bereavement Allowance from Centrelink ○ Carer's Allowance ○ Double Orphan Allowance ○ Education or Training Allowances ○ Foster Allowance ○ Laundry Allowance ○ Mobile Phone Allowance ○ Mobility Allowance ○ Multiple Birth Allowance ○ Pharmaceutical Allowance ○ Remedial Tuition Allowance ○ Telephone Allowance ○ Travel, Meals and Accommodation ○ Uniform • Centrelink one-off payment • Child Care Rebate • Clean Energy Supplement • Fares Assistance • Income of household members under the age of 16 • Large Family Supplement • Lump sum compensation payments (but not the loss of wages component) • Payments made by other countries to victims of war that don't affect Centrelink entitlements • Pension Supplement • Pensioner Educational Supplement • TAC Impairment Annuity Benefit • Youth Disability Supplement



6. EVIDENCE OF INCOME

6.1 Age of Evidence of Income

Documentary evidence of income older than one month at the time of lodgement to the Co-op or CEHL will not be accepted as evidence of income, with the exception of:

- Any Australian Government ATO Notice of Assessment not older than 13 months.
- Tenants on fluctuating incomes who need to submit 13 weeks of payslips.

6.2 Non-Taxable Benefits (including packaged salaries & salary sacrifice)

For CERCs, when calculating assessable net income (where applicable), the following calculation should apply:

- **Gross Income**, excluding any non-assessable allowances (e.g. uniform or laundry allowance, mileage);
- **Minus** tax;
- **Equals** Assessable Net Income.

Deductions made by an employer to limit tax paid by the employee (i.e. salary sacrificing or packaging like the payment of personal bills, additional contributions to superannuation or non-taxed payments to a credit card) are assessable for rent assessment purposes.

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6.3 Dependant's receiving Youth Allowance and other income

Any other income received up to the amount of Youth Allowance will be assessed for rent purposes at the same rate that Youth Allowance is assessed at, unless the other income is greater than the Youth Allowance in which case, both the Youth Allowance and other income will be assessed at 25%.



6.4 Acceptable forms of evidence of income

Income source	Evidence Required
CENTRELINK BENEFITS	Centrelink Income Statement
PERMANENT WAGES	A letter from the employer on company letterhead (providing relevant contact details) detailing gross wages and tax deducted – including payee details, or Two consecutive payslips showing annual income or year-to-date figures.
FLUCTUATING INCOMES	[Including permanent employees receiving shift allowances, overtime, etc.] A letter from all employers on company letterhead (providing relevant contact details) detailing pay dates, gross wages and tax deducted for the past month or 13 weeks (see information re minimum periods below); or Payslips from all employers showing pay dates, gross wages and tax deducted for the past or 13 weeks (see information regarding minimum periods below).
SELF EMPLOYMENT	A profit & loss statement completed by an accountant (not more than three months old), or The most recent BAS return; or The most recent Income Tax Return.
CHILD SUPPORT PAYMENTS	Centrelink Income Statement; or A letter from the Child Support Agency, stipulating maintenance details; or Bank Statements for the past six months showing all household income and expenditure AND a statutory declaration stating that no cash or other contributions are received as child support payments.
MULTIPLE SOURCES OF INCOME	Where a tenant receives income from more than one source at the same time, all documents must cover the same period for an assessment to be made.



6.5 Evidence of Income – Frequently Asked Questions

What happens when a household is receiving different types of Centrelink income?

Where households are receiving different types of Centrelink income, rent will be assessed on total household income and minimum rent may not be applicable.

What happens when Household member/s report very low or no income

Where any adult household member declares no income or income (from wages or Centrelink) that is below the current rate of the Adult Newstart Benefit, the Adult Newstart Benefit will be assumed as the household member's income for rent assessment purposes.

How much evidence do I need to provide?

A household is may request a reduction in rent from the Maximum rent. The onus is on the household to provide evidence to support a reduction from Maximum rent. If the tenant does not provide the evidence requested Maximum rent will apply.

Leaving paid employment (resignation or redundancy)

If an adult household member leaves paid employment, current rent will remain unchanged unless evidence from Centrelink confirms entitlement or non-entitlement to a benefit.

Adults 16 to 24 with no income

Where a household member aged 16–24 declares they have no income, the relevant Centrelink benefit will be assumed for rent assessment purposes; e.g. Newstart (if unemployed), Youth Allowance (if studying), and CRA if applicable.

Households entitled to claim CRA who are not claiming CRA

When assessing rent for a household that is entitled to claim CRA that has not yet claimed CRA, the applicable estimated CRA rate at Appendix 3 for CERCs and Appendix 4 for CMCs is assumed as income.

Households with fluctuating income

Rent is assessed on either the prior month or quarters' income and applied for the next month or quarter.

Department of Veteran's Affairs Pensions

Some DVA pensions already include CRA.



7. RENT RE-ASSESSMENTS

7.1 Variation in Household Income and Re-Assessment of Rents

Where a household is paying an Assessed Rent and household income has increased by \$50 or more per week, the household is required to complete and lodge a new “*Household Information Form*” with attached evidence of income so that rent can be reassessed. Lodgement is as follows:

- CERC households - Lodge to their CERC Rents Officer who will process the calculation and provide a Rent Assessment Notice.
- CMC households - Lodge to their CEHL Financial Services, Finance Officer who will process the calculation and provide a Rent Assessment Notice.

If a household’s income decreases and the household is not currently paying minimum rent, then a new rent assessment can be undertaken at any time.

Households with fluctuating incomes cannot have a new rent assessment undertaken more than once per month.

7.2 Rent Re-Assessment for Households with Fluctuating Incomes

- | | |
|--------------------------------|------------------------------------------------------------------------|
| • Monthly/4 weeks | Remains valid for the following month/4 weeks; |
| • Quarterly/12 – 14 weeks | Remains valid for the following quarter (13 weeks), or 12 or 14 weeks; |
| • Annually (one full tax-year) | Remains valid for one year. |

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A minimum of 4 weeks income evidence is required before a re-assessment will be undertaken. Income evidence provided must have continuity from income evidence previously provided.

7.3 Backdating of Rent Re-assessments

A rent re-assessment (increase or decrease) can only be backdated with authority of the Co-op Board of Directors who are to consider the impact on the household and the Co-op.

Note: A backdated rent assessment will not have CRA backdated.



8. REVIEWS & EXEMPTIONS

8.1 Minimum Rent Exemption

CEHL will consider an exemption to the minimum rent where, due to circumstances beyond their control, a household member is:

- Deemed ineligible for a minimum Centrelink Benefit.
- Temporarily required to pay additional accommodation costs to meet legal or health-related requirements.

Households wishing to apply for an exemption should make a written request to CEHL's Program Director, detailing the grounds for exemption.

8.2 Review of Rent Assessment

A household who believes their rent has not been correctly assessed may apply for a review.

If the rent calculation was undertaken by the CERC:

The household in the first instance should contact the CERC Rents Officer. The Rents Officer is required to first re-check the rent calculation taking into account the households' concerns. If the matter is not satisfactorily resolved, the household or the CERC can refer it to CEHL for further review.

If the rent calculation was performed by CEHL:

The household should send a written request for a review of the assessment by mail or email (finserv@cehl.com.au)

If after any review, the household remains unsatisfied with the rent assessment, then they may refer to CEHL's Complaints Process.

8.3 Loss of Co-operative Membership

Rents for households who have lost membership of their co-operative through cancellation or expulsion is currently under review and therefore rent assessments for these households are to be referred to the CEHL Program Director for determination.



9. CEHL “COMPANY” RENT

CEHL Rent only applies to CERCs and is determined by the Annual Rent Review process and is calculated for each Rental Year and is payable monthly (for the 15th of each month) as follows:

$$\text{CEHL Rent} = \text{TR} \times \text{P}$$

Where:

TR = The total amount of Tenant Rent payable by Tenants to the CERC in a Rental Year.

P = 55%, being the proportion or percentage of Tenant Rent payable as CEHL Rent.

Rental Year: The period commencing on the first Sunday of July each year until the day before the first Sunday of July for the following year, or such other period determined by CEHL to apply to the Program

The Co-operative must pay the CEHL Rent into CEHL’s bank account as notified by CEHL to the Co-operative in writing.

Re-assessment of CEHL Rent

Re-assessment of CEHL Rent, and the issuance of a new First Schedule, can occur as a result of:

- The addition of a new property to the First Schedule.
- The handback of a property by a CERC to CEHL (although the rent may continue until the house is disposed of, depending on the circumstances of the handback).
- When a CERC believes their share of Tenant Rent per property has fallen below a threshold of \$3,959 per annum (CEHL Rent / Number of properties = < \$3,959)
- Where the CERC believes there has been a significant decrease to the household incomes across a number of properties they manage. *Note: This requires all households in the CERC to submit new Household Information Forms.*
- Where the CERC believes that the Maximum Rent determined for their properties exceeds market rent.

Vacant Properties and New Properties

- Where properties are vacant at the time of the Annual rent Review or there is an addition of a new property to the First Schedule where a *Household Information Form* has not been provided, CEHL will determine rent for the purpose of setting CEHL Rent as follows:

Property Vacant	Household Composition
1 bedroom property	Minimum rent for household type One Adult
2 bedroom property	Minimum rent for household type One Adult + one Child
3 bedroom property	Minimum rent for household type One Adult + two Children
4 bedroom property	Minimum rent for household type One Adult + three Children



APPENDIX 1 - Minimum Rent – CERC Properties

Table A: Used for CERC households receiving Centrelink and Commonwealth Rent Assistance (CRA) only. The minimum rent required to be paid is as per this table.

Table A: effective from 1 July 2018

Household Composition	Minimum Rent per week
1 Adult Newstart ¹	\$95.00
1 Adult Newstart + 1 Youth Allowance ³	\$118.00
1 Adult Newstart + 2 Youth Allowance	\$132.00
1 Adult Newstart + 3 Youth Allowance	\$147.00
1 Adult Newstart + 4 or more Youth Allowance	\$163.00
1 Adult Newstart + 1 Child ²	\$123.00
1 Adult Newstart + 2 Children	\$158.00
1 Adult Newstart + 3 Children	\$195.00
1 Adult Newstart + 4 or more Children	\$206.00
1 Adult	\$171.00
1 Adult + 1 Child	\$187.00
1 Adult + 2 Children	\$196.00
1 Adult + 3 Children	\$217.00
1 Adult + 4 or more children	\$226.00
2 Adult Newstart ¹	\$187.00
2 Adult Newstart + 1 Youth Allowance ³	\$200.00
2 Adult Newstart + 2 Youth Allowance	\$212.00
2 Adult Newstart + 3 Youth Allowance	\$225.00
2 Adult Newstart + 4 or more Youth Allowance	\$238.00
2 Adult Newstart + 1 Child ²	\$205.00
2 Adult Newstart + 2 Children	\$228.00
2 Adult Newstart + 3 Children	\$247.00
2 Adult Newstart + 4 or more Children	\$256.00
2 Adults	\$220.00
2 Adults + 1 Child	\$205.00
2 Adults + 2 Children	\$228.00
2 Adults + 3 Children	\$247.00
2 Adults + 4 or more children	\$256.00
3 Adults	\$287.00



Notes to Tables A & B

Newstart:

1. Adults on Newstart: Newstart minimum rent applies to adult/s who are eligible to receive a Newstart benefit or equivalent (including Centrelink Widow's allowance, Sickness Benefits, Austudy etc). In all other circumstances, the adult minimum rent prevails.
2. Adults on Newstart with one or more Children: Where there is one or more children in the household, for whom Family Tax Benefit is paid, then the household is classified as "Adult Newstart + child/children" for determining minimum rent.
3. Adults on Newstart with dependants: 1 & 2 Adult Newstart + Youth Allowance applies to households where the "tenant and/or partner "receive Newstart and the youngest person in the household receives Youth Allowance at the living at home rate.



APPENDIX 2 - Minimum Rent – CMC Properties

Table B: Used for CMC households receiving Centrelink and Commonwealth Rent Assistance (CRA) only. The minimum rent required to be paid is as per this table.

Table B: effective from 1 July 2018

Household Composition	Minimum Rent per week
1 Adult Newstart ¹	\$95.00
1 Adult Newstart + 1 Youth Allowance ³	\$122.00
1 Adult Newstart + 2 Youth Allowance	\$140.00
1Adult Newstart + 3 Youth Allowance	\$159.00
1 Adult Newstart + 4 Youth Allowance +	\$178.00
1 Adult Newstart + 1 Child ²	\$138.00
1 Adult Newstart + 2 Children	\$185.00
1 Adult Newstart + 3 Children	\$208.00
1 Adult Newstart + 4 Children	\$220.00
1 Adult	\$171.00
1 Adult + 1 Child	\$191.00
1 Adult + 2 Children	\$203.00
1 Adult + 3 Children	\$227.00
1 Adult + 4 or more children	\$239.00
2 Adults Newstart ¹	\$187.00
2 Adult Newstart + 1 Youth Allowance ³	\$203.00
2 Adult Newstart + 2 Youth Allowance	\$220.00
2 Adult Newstart + 3 Youth Allowance	\$236.00
2 Adult Newstart + 4 Youth Allowance +	\$253.00
2 Adult Newstart + 1 Child ²	\$217.00
2 Adult Newstart + 2 Children	\$235.00
2 Adult Newstart + 3 Children	\$257.00
2 Adult Newstart + 4 Children	\$268.00
2 Adults	\$220.00
2 Adults + 1 Child	\$223.00
2 Adults + 2 Children	\$236.00
2 Adults + 3 Children	\$257.00
2 Adults + 4 or more children	\$270.00
3 Adults	\$287.00



APPENDIX 3 - CERC Commonwealth Rent Assistance Estimates

Minimum Rents 2018

HOUSEHOLD	RENT Per week	Estimated CRA Per Week
1 Adult Newstart ¹	\$95.00	\$26.78
1 Adult Newstart + 1 Youth Allowance ³	\$118.00	\$44.03
1 Adult Newstart + 2 Youth Allowance	\$132.00	\$54.53
1 Adult Newstart + 3 Youth Allowance	\$147.00	\$65.78
1 Adult Newstart + 4 Youth Allowance +	\$163.00	\$66.50
1 Adult Newstart + 1 Child ²	\$123.00	\$33.82
1 Adult Newstart + 2 Children	\$158.00	\$60.07
1 Adult Newstart + 3 Children	\$195.00	\$87.82
1 Adult Newstart + 4 Children	\$206.00	\$88.27
1 Adult	\$171.00	\$66.50
1 Adult + 1 Child	\$187.00	\$78.12
1 Adult + 2 Children	\$196.00	\$78.12
1 Adult + 3 Children	\$217.00	\$88.27
1 Adult + 4 or more children	\$226.00	\$88.27
2 Adults Newstart ¹	\$187.00	\$62.70
2 Adult Newstart + 1 Youth Allowance ³	\$200.00	\$62.70
2 Adult Newstart + 2 Youth Allowance	\$212.00	\$62.70
2 Adult Newstart + 3 Youth Allowance	\$225.00	\$62.70
2 Adult Newstart + 4 Youth Allowance +	\$238.00	\$62.70
2 Adult Newstart + 1 Child ²	\$205.00	\$67.28
2 Adult Newstart + 2 Children	\$228.00	\$78.12
2 Adult Newstart + 3 Children	\$247.00	\$88.27
2 Adult Newstart + 4 Children	\$256.00	\$88.27
2 Adults	\$220.00	\$62.70
2 Adults + 1 Child	\$205.00	\$67.28
2 Adults + 2 Children	\$228.00	\$78.12
2 Adults + 3 Children	\$247.00	\$88.27
2 Adults + 4 or more children	\$256.00	\$88.27
3 Adults	\$287.00	\$62.70

The CRA amounts listed are estimates only as of July 2018 – the exact amounts may vary.



APPENDIX 4 - CMC Commonwealth Rent Assistance Estimates

Minimum Rents 2018

HOUSEHOLD	RENT per week	Estimated CRA per week
1 Adult Newstart ¹	\$95.00	\$26.78
1 Adult Newstart + 1 Youth Allowance ³	\$122.00	\$47.03
1 Adult Newstart + 2 Youth Allowance	\$140.00	\$60.53
1Adult Newstart + 3 Youth Allowance	\$159.00	\$66.50
1 Adult Newstart + 4 Youth Allowance +	\$178.00	\$66.50
1 Adult Newstart + 1 Child ²	\$138.00	\$45.07
1 Adult Newstart + 2 Children	\$185.00	\$78.12
1 Adult Newstart + 3 Children	\$208.00	\$88.27
1 Adult Newstart + 4 Children	\$220.00	\$88.27
1 Adult	\$171.00	\$66.50
1 Adult + 1 Child	\$191.00	\$78.12
1 Adult + 2 Children	\$203.00	\$78.12
1 Adult + 3 Children	\$227.00	\$88.27
1 Adult + 4 or more children	\$239.00	\$88.27
2 Adults Newstart ¹	\$187.00	\$62.70
2 Adult Newstart + 1 Youth Allowance ³	\$203.00	\$62.70
2 Adult Newstart + 2 Youth Allowance	\$220.00	\$62.70
2 Adult Newstart + 3 Youth Allowance	\$236.00	\$62.70
2 Adult Newstart + 4 Youth Allowance +	\$253.00	\$62.70
2 Adult Newstart + 1 Child ²	\$217.00	\$76.28
2 Adult Newstart + 2 Children	\$235.00	\$78.12
2 Adult Newstart + 3 Children	\$257.00	\$88.27
2 Adult Newstart + 4 Children	\$268.00	\$88.27
2 Adults	\$220.00	\$62.70
2 Adults + 1 Child	\$223.00	\$78.12
2 Adults + 2 Children	\$236.00	\$78.12
2 Adults + 3 Children	\$257.00	\$88.27
2 Adults + 4 or more children	\$270.00	\$88.27
3 Adults	\$287.00	\$62.70

The CRA amounts listed are estimates only as of July 2018 – the exact amounts may vary.

