



# MAXIMUM RENT

Maximum rent is the highest amount of rent that can be charged for a CEHL property. It is based on the rental price for similar properties in the same area.

All households are given at least 60 days' notice of any increase in maximum rent for the property, as required by the Residential Tenancies Act.

## How is maximum rent set?

The maximum rent amount for every property is set by an independent rent valuer, annually.

The valuation is based on the location, age and features of the property listed in the table below.

PROPERTY FEATURES REVIEWED IN RENTAL VALUATION
Address
Suburb
State
Post code
Construction year
Property type
Construction type
Number of bedrooms
Number of bathrooms
Owners corporation
Quality assessment
Land Size

Some properties in the Program require the maximum rent amount, to be lower than the market rate, depending on the funding requirements, e.g. properties funded through the National Rental Affordability Scheme (NRAS).

## Will I pay maximum rent?

Households will be charged maximum rent if:

- their assessed rent is equal or higher than the maximum rent amount for the property, or
- if required information is not provided for a rent assessment.
- If they are not eligible for an assessed rent.

The HIF details are used to determine the rent charge for a household.

## What if I dispute the maximum rent amount?

If a member disputes the maximum rent amount, contact CEHL for further information [finserv@cehl.com.au](mailto:finserv@cehl.com.au) or 1800 353 669.

Or apply to Consumer Affairs Victoria (CAV) for a free valuation, within 30 days of receiving the notice of rent increase.

Director of Consumer Affairs Victoria  
GPO Box 123, Melbourne 3001  
Fax 03 8684 6310  
[renting@justice.vic.gov.au](mailto:renting@justice.vic.gov.au)