

SETTING INITIAL RENTS POLICY AND PROCEDURE

1.1 PURPOSE

Woomera Aboriginal Corporation (WAC) is a community housing provider and as such will provide affordable housing to the Aboriginal community.

1.2 SCOPE

This policy applies to all Woomera Aboriginal Corporation housing employees.

1.3 POLICY

In accordance with the vision of Woomera Aboriginal Corporation (WAC) the Corporation will continue to provide affordable rental housing to Aboriginal people in the region.

As the Corporation's housing stock is made up of WAC owned properties and AHO owned properties initial rental levies will be set as follows:

- WAC owned properties will be set in accordance with the NSW National Rental Affordability Scheme (NRAS) guidelines and tenants must continue to meet the income limits set down in those guidelines to be eligible for continued housing.
- AHO owned properties will be set in accordance with Build and Grow CPI supplement for the rent policy, and tenants must continue to meet the income limits set down in the Family and Community Services Social Housing Eligibility and Allocations Policy Supplement

Rents will be reviewed annually in September and rental increases will be in accordance with the requirements of the *NSW Residential Tenancies Act 2010*.

1.4 PROCEDURE

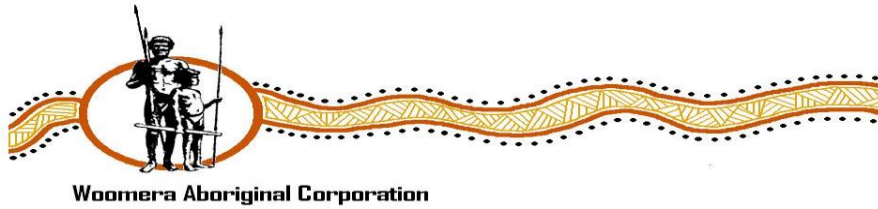
The Housing Officer is expected to apply this policy when setting initial rental levies.

WAC owned properties rental levy will be set in accordance with the NSW National Rental Affordability Scheme (NRAS) guidelines.

AHO owned properties will be set in accordance with Build and Grow CPI Supplement for the Rent Policy.

The Housing Officer must inform the tenant in writing of the amount of rent that is applicable and provide a copy of the relevant guidelines to the tenant.

The tenant should also be advised in writing that rent will be reviewed annually.



1.5 RELEVANT GUIDELINES

NSW National Rental Affordability Scheme (NRAS) guidelines
 Family and Community Services Social Housing Eligibility and Allocations Policy Supplement guidelines

1.6 RELATED POLICIES AND PROCEDURES

Housing Policy
 Reviewing Rents Policy and Procedures
 Procedures – Allocation of Housing

Forms:

Rent Increase Notice

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