



Rental Rebate



What is a Rental Rebate?

Territory Housing operates a rental rebate scheme so that eligible tenants pay less than the market rent for their dwelling. Rental rebate is a subsidy of the market rent and is based on a percentage of the household income.

Who is eligible for a Rental Rebate?

Only people who meet the household eligibility criteria for public housing are eligible for a rental rebate. This is based on income, assets and whether or not you own or partially own a habitable dwelling anywhere in Australia. If you own vacant land, then the value of this would be assessed under the assets test.

For more information on public housing eligibility contact Territory Housing for an eligibility fact sheet or visit www.nt.gov.au/territoryhousing.

Why do you need to apply for a Rental Rebate?

You need to apply for a rental rebate so that Territory Housing can determine if you are paying the correct rent according to your household's income.

How often do I renew my Rental Rebate?

Rental rebates are assessed when you sign up as a tenant. After which you are required to re-apply for rental rebate at regular intervals. This time period is dependent on the type of income received.

The periods for renewal are as follows:

Aged, Widow, Veterans Affairs, Disability Pension or Mature Age Allowance	52 weeks
All other Centrelink income or fixed salary recipients	26 weeks
Variable income, ie. seasonal wages or casual hours of employment	13 weeks

Important things to remember

Return of application

A reminder letter will be sent to you four weeks before your current rebate expires.

You will need to return the rebate application form before the expiry date. Income must be given for all household members over the age of 18.

If you are having difficulty returning the application please contact your Tenancy Manager as they may be able to help.

Notification of income changes

Outside of normal renewal periods you need to inform Territory Housing within 28 days if any household member:

1. Starts or stops work or has a wage increase.
2. Has a change in pension either increased or decreased.

Or, if you have people move in or out of your dwelling. Even if you have advised Centrelink you still need to advise Territory Housing.

Backdating Rental Rebates

If you do not return your rental rebate application form before the due date it may not be

back dated and you could incur a debt if the rent increases. This applies even if your income is sent electronically to Territory Housing by Centrelink, you still need to sign and return the form.

Tenants occupying a dwelling above their entitlement

Changes in a household size can result in a tenant living in a dwelling that is above their entitlement. (ie. one person in a three bedroom house). Tenants will then be encouraged to apply to transfer to a dwelling of their correct entitlement. If a tenant chooses to remain in the dwelling they may be required to pay a higher rent than their rebated rent. This is referred to as superior rent.

How is a rebate calculated?

Not all income of the household is assessed, first it has to be established what income is taken into account.

Then the applicable percentage is applied to determine the rent payable by the household.

Different percentages of income are calculated for the tenant and spouse as opposed to other household members:

- for aged pensioners, 18 per cent of current assessable income, excluding Family Tax Benefit Part A and Child Maintenance Payments which are 10 per cent.
- for tenants other than aged pensioners, 23 per cent of current assessable income, excluding Family Tax.

Other household members are calculated as follows:

- for additional household members aged 18-24 (not tenant or spouse) are calculated at 10 per cent of assessable income
- for additional household members aged 25 and over (not tenant or spouse) are calculated at 20 per cent of assessable income.

Prior to the 25 January 1999, Territory Housing

calculated rental rebates differently. If your tenancy started prior to this date, contact a Territory Housing office for information on how your rental rebate calculation is done.

What paperwork do I need for my Rental Rebate to be processed?

To apply for a Rental Rebate you need to provide satisfactory proof of income of all household members aged 18 and over. See to Table below:

Type of income	Proof of income required
Centrelink Benefits	A recent Centrelink income statement (not more than a fortnight old) or you can complete a form to be put on the Income Confirmation Scheme (ICS) allowing Territory Housing to confirm your payments directly with Centrelink. If you are working as well as receiving benefits you should get a payment history from Centrelink, this will detail the changes in your fortnightly payments.
Salary / Wage earner	Either, 13 weekly pay slips, a letter from your employer or a completed wage earners statement (blank statement form can be collected from Territory Housing office) detailing your income.
Self employed	The previous financial years tax notice of assessment from the Australian Tax Office.
Overseas Pension	Written evidence of your pension source and the amount in Australian dollars – if you are on Centrelink benefits also, it may show on that statement.
Maintenance Payments	Documentary proof of payment eg. evidence on your Centrelink statement, confirmation from Child Support Agency or a Statutory Declaration from both parties.

If you refuse to provide the required proof of income, your application for rental rebate cannot be processed and market rent will apply. You may be considered ineligible for housing and asked to vacate.

www.nt.gov.au/territoryhousing

Casuarina - Ethos House, 270 Trower Rd Casuarina NT

p: 08 8922 5526

Darwin - Construction House, Cnr Mitchell and Briggs Sts Darwin NT

p: 08 8999 8814

Palmerston - Highway House, Cnr Broadland St and Palmerston Cct NT

p: 08 8999 4767

Alice Springs - Cnr Leichhardt and Gregory Tce, Alice Springs NT

p: 08 8951 5344

Tennant Creek - Government Building, Peko Rd Tennant Creek NT

p: 08 8962 4497

Katherine - NT Government Centre, First St Katherine NT

p: 08 8973 8536

Nhulunbuy - Shop 2 Arnhem House, Endeavour Square, Nhulunbuy NT

p: 08 8987 0533

Client Relations Officer

p: 1300 301 167