HOW IS MY RENT CALCULATED?

Pacific Link Housing, working with you to provide a positive outcome to tenanting a property

Your rent is calculated using a standard formula set up by the HNSW Community and Private Market Housing Directorate (Previously known as Community Housing Division). This takes into account 25% of your total assessable household income and all of the Commonwealth Rent Assistance that you receive from Centrelink. How this is actually calculated may vary depending on the type of program you are housed under.

WORKING WITH YOU OUR TENANTS

GET IN TOUCH

Office Address:
Suite G02, 280 Mann Street Gosford

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Pacific Link HOUSING

Pacific Link HOUSING

HOW DO WE CALCULATE YOUR RENT?

TENANCY INFORMATION

WHEN IS MY RENT CALCULATED?

1. Rent Reviews
Pacific Link Housing ensure tenants are paying the correct amount of rent by conducting a rent review assessment twice a year, taking place in May and November.

2. Change in household income
When your income changes you must notify Pacific Link Housing within 14 days and provide all the required information we need to calculate your rent rebate.

3. Tenant Sign-up and transfers
Rents for all new tenants and those who are changing address due to a transfer, will be calculated during your sign-up.

RENT CALCULATION EXAMPLE	
Household assessable income p/w	$360.00
25% of household assessable income	$90.00
+	+
100% of Commonwealth Rent Assistance	$61.00
Total rent charged per week	$151.00

WHAT DO I NEED TO PROVIDE?

What information do I provide with my tenant declaration form?

CENTRELINK PAYMENTS

- If you have not provided a signed 'Pacific Link Housing -Centrelink Multiple Consent and Authority' form, which allows us to access your Centrelink income details through the internet, you must provide a current Centrelink income statement.
- If you have provided a signed 'Pacific Link Housing - Centrelink Multiple Consent and Authority' form, to access your Centrelink income details through the internet, you do not need to provide a Centrelink statement.
- If you or any household m ember receives Family Tax Allowance and/or Maintenance payments, please ensure you provide details of this income, if it is not included in your Centrelink income statement.

SAVING AND INVESTMENTS

- If you or any household member has $5000 or more in savings and/or investments, please provide a statement from your financial institution showing the balance for all types of savings and/or investments you hold. This also applies to any property you may own and/or lease.

SELF EMPLOYED

Please provide your completed Australian Tax Office return which you lodged for the most recent financial year.

Or a certified profit and loss statement from a registered accountant for the financial year AND at least three months of bank statements from all business accounts.

WAGES

- If you or a member of the household work fixed hours per week, please provide the last 4 weeks of pay slips showing your gross wage.
- If you or members of the household work casual hours (they change week to week) and/or work overtime please provide the last 12 weeks of pay slips showing your gross wage.
- If your pay slips are not available, please ask your employer to complete our "Certificate of Wages" form.

CHANGES IN HOUSEHOLD INCOME

You need to notify Pacific Link Housing of any changes in your household income?

You will need to complete a tenant declaration form and return it to Pacific Link Housing.

THE FORM REQUESTS:

- Your contact details,
- Details of all household members currently living in the property, and
- Income details for each household member aged 18 years and above.

Guidelines on how to complete the Tenant Declaration Rent Review can be found on the back of the form.