

# Build and Grow Rent Policy



## The Build and Grow Aboriginal Community Housing Strategy

### Aboriginal Housing Office

Free call: 1800 727 555  
E: [ahoenquiries@aho.nsw.gov.au](mailto:ahoenquiries@aho.nsw.gov.au)  
[www.aho.nsw.gov.au](http://www.aho.nsw.gov.au)

#### Head Office

4 Parramatta Square,  
12 Darcy St,  
(PO Box W5 Westfield)  
PARRAMATTA NSW 2150  
T: 02 8836 9444  
F: 02 9635 7695

#### Sydney/South Eastern Region

4 Parramatta Square,  
12 Darcy St,  
(PO Box W5 Westfield)  
PARRAMATTA NSW 2150  
T: 02 8836 9419  
F: 02 9635 7695  
E: [SSE@aho.nsw.gov.au](mailto:SSE@aho.nsw.gov.au)

#### Northern Region

Level 1  
51 Moonee Street  
(PO Box 522)  
COFFS HARBOUR NSW 2450  
T: 02 6659 2630  
F: 02 6659 2649  
E: [northern@aho.nsw.gov.au](mailto:northern@aho.nsw.gov.au)

#### Western Region

37-39 Carrington Ave  
(PO Box 790)  
DUBBO NSW 2830  
T: 02 6885 7100  
F: 02 6841 9199  
E: [western@aho.nsw.gov.au](mailto:western@aho.nsw.gov.au)

### The *Build and Grow* Rent Policy

The *Build and Grow* Rent Policy requires Aboriginal community housing providers to charge household rent or property rent, whichever is lower.

The *Build and Grow* rent policy was implemented following:

- Registration as an Approved Provider with the AHO
- Head leasing of dwellings to the AHO
- Completion of the backlog repairs and refurbishment program.

### How will rents be charged under the *Build and Grow* Rent Policy?

- Tenants will pay rent to the Aboriginal community housing provider who manages their property.
- Tenants will pay the Household Rent or the Property Rent whichever is lower. Property rent will be set by the Provider or the AHO depending on location.
- Household Rent has been aligned to the upper threshold of Commonwealth Rent Assistance (CRA).

Tenants will pay household rent which is determined by family type (see below).

### Household Rent - calculations by family type

Family Type	Weekly Household Rent*
Single	\$162.30
Single 1-2 children	\$199.81
Single 3+ children	\$214.55
Couple	\$197.00
Couple 1-2 children	\$240.69
Couple 3+ children	\$255.43
Single (Job Seeker)	\$129.90
Single (Share)	\$162.85

\*\* Valid from 21<sup>st</sup> September 2022 – 20<sup>th</sup> March 2023





### CRA for eligible tenants

- Tenants who live in Aboriginal Community Housing properties and receive Centrelink payments can apply for Commonwealth Rent Assistance (CRA).
- Tenants will pay household rent or property rent, whichever is lower, and then receive CRA as determined by Centrelink.

The table below details the weekly household rent and estimates the amount of CRA and then shows the amount a tenant would be paying out of their own pocket.

Family Type	Weekly Household Rent*	Estimated weekly CR	Estimated out of pocket amount*
Single	\$162.30	\$72.90	\$89.40
Single 1-2 children	\$199.81	\$85.75	\$114.06
Single 3+ children	\$214.55	\$96.81	\$117.74
Couple	\$197.00	\$68.70	\$128.30
Couple 1-2 children	\$240.69	\$85.75	\$154.94
Couple 3+ children	\$255.43	\$96.81	\$158.62
Single (Job Seeker)	\$129.90	\$48.60	\$81.30
Single (Share)	\$162.85	\$73.36	\$89.49

\*Valid from 21<sup>st</sup> March 2022 until 20<sup>th</sup> September 2022

### Capped rent for existing tenants

- While a tenant is transitioning to household rent or property rent, the rent charged is called “capped rent”. The capped rent will be a minimum of \$80 per week and for those tenants who receive CRA the rent will go up by an amount of \$10 per rent review.

### Build and Grow rent calculator

- The AHO has developed a rent calculator to assist providers to calculate the household (or property) rent. The calculator will also estimate the CRA for eligible tenants and, if tenants are on a capped rent, it will calculate the out of pocket increase. A *Build and Grow* rent calculator is on the AHO website. It can be used to estimate rent under the *Build and Grow* Rent Policy.

The AHO can provide training and more detailed information on the *Build and Grow* Rent Policy to Aboriginal community housing providers. Please contact your local AHO office for more details.

For more information please visit the AHO website [www.aho.nsw.gov.au](http://www.aho.nsw.gov.au)

