**AHO REGISTRATION OF ABORIGINAL COMMUNITY HOUSING ORGANISATION**

**RENT OPTIMISATION PLAN**

**PARTIES:** …………………………………………………………………………………………….. (Owning Provider)

 ……………………………………………………………………………………………… (Managing Provider)

**SCOPE:** This Rent Optimisation Plan applies to tenancies in the properties owned by

*[Name of Owning Provider]*

which are managed by

*[Name of Managing Provider]*

under the management agreement dated *[Date of management agreement]*.

A list of the properties is provided at Annexure 1.

**RENT SETTING POLICY:**

*Please select the agreed rent setting policy to be utilised for the management of your properties*

* AHO Aboriginal Community Housing Rent Policy and calculator
* Owning Provider Rent Policy – *Attach copy to application*
* Managing Provider Rent Policy – *Attach copy to application*
* *Other rent policy (e.g. Build & Grow Rent Policy adjusted in line with current benefit levels)* – *Attach copy to application*

This option will remain in place until the end date of the Management Agreement or until 31 December 2025, whichever comes first, unless the Parties agree to make a change before that time.

**RENT INCREASE PLAN**

The parties agree to increase rent per the agreed rent setting policy, and in line with Residential Tenancy Act 2010 (RTA) guidelines.

The parties agree to submit a copy of their rent increase plan and provide 6 monthly reporting to AHO against progress.

*Two examples of possible rent increase templates are provided at Annexure 2*

**SIGNATURES:**

[This Plan must be signed by person/s identified as duly delegated in your organisation’s Constitution, or holding a position that is identified as being authorised to commit your organisation to the conditions contained herein.]

We, the undersigned:

1. Agree to this Rent Optimisation Plan
2. Understand that compliance with this plan a requirement of the Owning Provider’s continued registration as an Aboriginal Community Housing Organisation on the Aboriginal Housing Office register.

Director/Chairperson/Authorised Person (Owning Provider)

Signature: …………………………………………………………….. Date: ………………….

Name: ………………………………………………………………..…………...

 (Please Print)

Position/Title: ………………………………………………………………….

(Please Print)

Director/Chairperson/Authorised Person (Managing Provider)

Signature: …………………………………………………………….. Date: ………………….

Name: ………………………………………………………………..…………...

 (Please Print)

Position/Title: ………………………………………………………………….

(Please Print)

|  |  |
| --- | --- |
|  |  |

**ANNEXURE 1**

At the date of signing this Rent Optimisation Plan, the properties to which it applies are:

If the list of properties to which the management agreement applies is amended, this list is taken to be amended in the same way.

**ANNEXURE 2**

EXAMPLES OF RENT OPTIMISATION PLAN TEMPLATES

Example 1:

Rent to be increased incrementally over 3 year period. This would cease once **New Weekly Rent** is met, with rent to be reviewed yearly in line with the policy.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Property  | Current Weekly Rent | New Weekly Rent | 2023Rent Increase | 2024Rent Increase | 2025Rent Increase |
| *Example 1* |  *$ 100.00*  |  *$ 160.00*  |  *$ 20.00*  |  *$ 20.00*  |  *$ 20.00*  |
| *Example 2* |  *$ 130.00*  |  *$ 160.00*  |  *$ 20.00*  |  *$ 10.00*  |  *Nil*  |
|   |   |   |   |   |   |
|   |   |   |   |   |   |
|   |   |   |   |   |   |

Example 2:

Rent to be increased incrementally over 3 year period. This would cease once **Target Portfolio Average** is met, with rent reviewed yearly under the policy.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Current Average | Target Average | 2023Rent Increase | 2024Rent Increase | 2025Rent Increase |
| Average weekly rent as % of ‘household’ rent formula  |  *$ 70% 100.00*  |  *$ 100% 160.00*  |  *$ 10% 20.00*  |  *$ 10% 20.00*  |  *$ 10% 20.00*  |