



TENANCY AGREEMENT

BACKGROUND

The Housing Authority (“Authority”) and _____ (“Organisation”) made an agreement called a Housing Management Agreement or “HMA”. This agreement allows the Authority to control and manage the letting and leasing of rental houses in the community.

(Insert Community Name)

Under the HMA the Authority talks about things related to your tenancy agreement with the Organisation’s Community Council, like any Special Conditions which might form part of this Agreement. To do this properly, the Authority may need to give your personal information to the Organisation’s Community Council, and the Organisation’s Community Council may only use that information for issues relating to your tenancy.

The Authority acts as the ‘lessor’ of the rental premises for the purposes of this Tenancy Agreement and has all the rights and obligations of an owner under the Residential Tenancies Act 1987 (“Act”) as modified by the Residential Tenancies Regulations 1987 (“the Regulations”), but the HMA does not give the Authority ownership of or any legal interest in the land where the rental premises are located.

This Tenancy Agreement (“Agreement”) sets out the rights and responsibilities of the tenant and the Authority with respect to the rental premises.

This is a binding legal document enforceable in the Magistrates Court by both the tenant and the Authority. Some important matters affecting tenants and the Authority are set out in the Act and Regulations, which defines a ‘tenancy’ and contains statements regarding the legal rights of lessors and tenants of residential premises in Western Australia.

THIS AGREEMENT IS MADE BETWEEN:

The Housing Authority of 99 Plain Street, East Perth, Western Australia (*acting through their agent named in Item 6 of the Schedule*) (lessor)

[*Note: Delete the words in italics if this Agreement is to be signed by an authorised office of the Housing Authority*]

- and -

The person(s) named in Item 7 of the Schedule (tenant[s]).

THIS AGREEMENT is in 2 parts: **Part 1** Schedule and Operative Part
(setting out the terms and conditions of this Agreement.)

Part 2 Property Condition Report (Ingoing)

IMPORTANT Information for Tenants

1. The lessor or the lessor's agent must give the tenant a copy of Form 1AC "Information for tenant – what you must know about your tenancy" at the time when this Agreement is signed.
2. The lessor must (within 14 days, or where that is not practicable, within such longer period as is so practicable) give the tenant a copy of this tenancy Agreement for the tenant to keep after the Agreement is signed by both parties.

SCHEDULE

- ITEM 1. COMMENCEMENT DATE OF TENANCY _____/_____/20____.
Day Month Year
- ITEM 2. COMMUNITY LOCATION _____
- ITEM 3. ADDRESS OF RENTAL PREMISES No. _____, (Lot _____), _____
(enter number) (enter Lot No) (enter street name if applicable)
- ITEM 4. TERM OF TENANCY *This Agreement creates a periodic tenancy in accordance with the *Residential Tenancies Act 1987* commencing on the date referred to in Item 1.
*This Agreement creates a fixed term tenancy in accordance with the *Residential Tenancies Act 1987* commencing on the date referred to in Item 1 and ending on ____/____/____.
(*delete as appropriate)
- ITEM 5. NAME & ADDRESS OF LESSOR The Housing Authority of 99 Plain Street, East Perth WA 6004.
- ITEM 6. NAME, ADDRESS & CONTACT NUMBER OF LESSOR'S AGENT _____
- ITEM 7. NAME OF TENANT[S] _____
(Enter name of Tenant 1)

(Enter name of Tenant 2 – if applicable)
- ITEM 8. AMOUNT OF RENT PAYABLE Rent Period = weekly fortnightly
The rent payable by the Tenant[s] is \$ _____
(enter amount)
- ITEM 9. METHOD OF PAYMENT The rent must be paid into the following account:
_____: _____: _____
(name of institution) (bsb number) (account number)
- ITEM 10. SECURITY BOND The bond is \$ _____ payable upon signing of this
(enter amount)
Agreement and before taking possession of the premises.
(strike out if bond is not payable)
- ITEM 11. NUMBER OF PERSONS TO OCCUPY THE PREMISES A minimum of ____ and a maximum of ____ may occupy premises.
(insert number) (insert number)
- ITEM 12. SPECIAL CONDITIONS As set out in Annexure "A" of this Agreement.
- ITEM 13. TENANT'S AGENT The name of the person who can represent the tenant when the tenant is away from the premises is _____
(insert name)

OPERATIVE PART

The following provisions set out the terms and conditions of this Agreement.

1. GRANT OF TENANCY

Premises	1.1	The lessor leases to the tenant[s] and the tenant[s] accepts the lease of premises situated at the address referred to in Item 3 of the Schedule.
	1.2	The premises must only be used for residential purposes. The lessor may, in the lessor's sole and absolute discretion, permit the tenant[s] to use the premises (or part thereof) for non-residential purposes.
Period of Possession	1.3	The term of this Agreement is the period referred to in Item 4 of the Schedule.
Amount of Rent payable by Tenant[s]	1.4	The tenant[s] must pay the RENT amount referred to in Item 8 of the Schedule.
	1.5	The rent must be paid one period in advance from the commencement date and thereafter in the manner set out in Item 9 of the Schedule.
Rent Provisions	1.6	The rent is the amount identified at Item 8 of the Schedule (as subsequently varied or reviewed pursuant to the provisions of this Agreement).
- rent increase -	1.7	The lessor may increase or decrease the rent at any time including without limitation as a result of the lessor's annual review or upon the tenant[s] notifying the lessor of a change in the tenant[s] income or family circumstances in accordance with clause 3.3.
	1.8	The tenant[s] acknowledges and agrees that the new rent which is to apply following a review under clause 1.7 is to be determined and calculated in accordance with Annexure B, "Rent Policy".
	1.9	Annexure B, "Rent Policy" is deemed to be incorporated into this Agreement and to apply to and form part of this Agreement as if it had been fully set out in this Agreement.
- notice of rent increase -	1.10	The lessor may change or amend the method for calculating the rent which is set out in Annexure B, "Rent Policy" by giving the tenant[s] no less than 60 days written notice of such amendment or change, provided that the amended or changed method will not take effect any earlier than 6 months after the commencement of this Agreement or within 6 months of the last amendment or change to the method.
	1.11	The tenant[s] acknowledges and agrees the lessor is not required to give the tenant[s] any notice before the lessor increases or decreases rent in accordance with clause 1.7. Notwithstanding this, the lessor shall take reasonable steps to notify the tenant[s] of any change in rent.
Use of Premises	1.12	The tenant[s] agrees to comply with the terms of this Agreement and with all the rules and by-laws governing the use of the premises and common areas.
Lessor's access to the Premises	1.13	The lessor or the lessor's agent may enter the premises: (a) with the consent of the tenant[s] given at or immediately before the time of entry; (b) in the case of an emergency; (c) to inspect and secure the premises if there are reasonable grounds to believe that premises have been abandoned and the tenant[s] has not responded to a notice from the lessor; (d) for the purposes of collecting rent; (e) to conduct up to 4 routine inspections in a 12 month period after giving between 7 and 14 days written notice;

(f) at any reasonable time after giving the tenant[s] not less than 72 hours notice in writing before the proposed entry.

For the purpose of this clause 1.13, reasonable time shall mean between 8am and 6pm on a weekday; between 9am and 5pm on a Saturday and any other time agreed to by the parties.

- Appointment of Agent 1.14 The tenant[s] may appoint a person referred to in Item 13 of the Schedule to represent them while the tenant[s] is away, for example attending to cultural considerations set out in Annexure A of this Agreement, if the lessor needs to attend the premises pursuant to clause 1.13.
- Special Conditions 1.15 The lessor and the tenant[s] agree that the Special Conditions referred to in Item 12 of the Schedule as contained in Annexure A form part of this Agreement.
- Community By-Laws 1.16 The Parties agree that Community By-laws may affect this Agreement.

2. THE LESSOR

- Supply of the Premises 2.1 The lessor must give the tenant[s] vacant possession of the premises on the commencement date specified in Item 1 of the Schedule and must provide the premises to the tenant[s] in a reasonable state of cleanliness and state of repair having regard to its age and character.
- 2.2 The lessor must comply with all laws affecting the Premises, including building, health and safety laws.
- Repairs- 2.3 The lessor must maintain the premises in a reasonable state of repair having regard to its age and character.
- 2.4 The lessor must arrange for any repairs which are the lessor's responsibility under clause 2.3 to be carried out within a reasonable period of time after the need for the repairs arises, save and except that if the tenant[s] gives the lessor notice of the need for urgent repairs (as defined in s.43(1) of the Act) the lessor must ensure that the repairs are carried out by a suitably qualified repairer as soon as possible after receiving the notification.
- 2.5 The tenant[s] may only arrange for the urgent repairs to be carried out if:
- 2.5.1. the tenant[s] is unable to contact the lessor or the lessor's agent;
- (i) within 24 hours in relation to urgent repairs required to essential services (as specified in the Regulations); or
- (ii) within 48 hours (or such longer period prescribed in the Regulations) in relation to other urgent repairs; or
- 2.5.2. having notified the lessor or the lessor's agent:
- (i) if the Premises are located within metropolitan region (as defined in s.4(1) of the *Planning & Development Act 2005*), the lessor or the lessor's agent has failed to ensure that the repairs are carried out in accordance with clause 2.4 as soon as practicable after the notification; or
- (ii) if the Premises are located outside the metropolitan region (as defined by the *Planning & Development Act 2005*), the lessor or the lessor's agent fails to keep the tenant[s] informed of the efforts being made to carry out those repairs; and
- 2.5.3. the repairs are carried out by a suitably qualified repairer to the minimum extent necessary to effect those repairs.
- 2.6 If the tenant[s] carries out the urgent repairs in accordance with clause 2.5, the lessor shall reimburse the tenant[s] for the reasonable expenses incurred by the tenant[s] in arranging for those repairs and the reasonable cost of those repairs.

Tenant[s] right of peace, comfort and privacy	2.7	The lessor shall not cause or permit any interference with the reasonable peace, comfort or privacy of the tenant[s] in the use of the premises and shall take all reasonable steps to enforce this obligation upon any other tenant[s] in occupation of adjacent premises.
Locks and security devices	2.8	The lessor must provide and maintain all locks and other devices that are necessary to ensure premises are reasonably secure, and neither the lessor nor the tenant[s] shall alter, remove or add any locks or other devices without the consent of the other given at or immediately before the time of alteration, removal or addition of any lock or device.
Rates	2.9	The tenant is not responsible for paying any local government rates (including water rates).
Exemptions & Exclusions from the Act	2.10	The lessor is exempt from the following provisions of the Act: (a) Section 33 which requires the issuing of receipts for the payment of rent; (b) Section 27A which requires use of a prescribed form of residential tenancy agreement; and (c) Section 30(1) which governs rent increases.
	2.11	The following provisions of the Act apply in a modified form to the lessor: s.27C(4), 43(3), 45, 47(1)(b) and 93(1)(b).

3. THE TENANT[S]

Tenant Responsibility	3.1	The tenant[s], upon signing of this Agreement, agrees to be responsible for tenant obligations set out in this Agreement.
	3.2	Where the tenancy comprises of more than one (1) person, the obligations to be performed under this Agreement are binding on each of the persons jointly and severally.
Payment of Rent	3.3	The tenant[s] agrees to: 3.3.1 pay rent on time, failing which the lessor may issue a notice of termination and, if the rent is still not paid in full, the lessor may take action through the courts to evict the tenant; 3.3.2 immediately notify the lessor of a change[s] in the tenant[s]’s income or family circumstances as specified in Annexure B, “Rent Policy”.
Use of Premises	3.4	The tenant[s] must: 3.4.1 use the premises as a place of residence; 3.4.2 not use or allow the premises to be used for any illegal purpose; 3.4.3 not cause or permit a nuisance; 3.4.4 not cause, or permit to be caused, an interference with the reasonable peace, comfort or privacy of a person residing in the immediate vicinity of the premises; 3.4.5 not intentionally or negligently cause or permit damage to the residential premises; 3.4.6 advise the lessor or the lessor’s agent as soon as practicable if any damage occurs; 3.4.7 keep the premises in a reasonable state of cleanliness; 3.4.8 not cause or allow to be caused injury to the lessor, the lessor’s agent or

		any person lawfully on adjacent premises; and
	3.4.9	not allow anyone who is lawfully at the premises to breach the terms of this Agreement.
	3.5	The tenant[s] is responsible for the conduct or omission of any person lawfully on the premises that results in a breach of the Agreement.
	3.6	The tenant[s] must not keep any unlicensed or un-roadworthy vehicle on the premises without the prior written consent of the lessor. Such consent is not to be unreasonably withheld.
	3.7	In this section 'vehicle(s)' includes car, truck, bus, trailer, caravan, boat, motorcycle or any other vehicle whether capable of being licensed or not and whether or not in working order.
Subletting or Assignment	3.8	The tenant[s] must not sublet or assign the tenant[s] interest in the premises or this Agreement without the prior written consent of the lessor (consent will not be unreasonably withheld).
Occupation of Premises	3.9	The tenant[s] must not at any time, without the written consent of the lessor, allow the premises to remain unoccupied for a continuous period in excess of two months and must not in any continuous period of 12 months during the tenancy, allow the premises to remain unoccupied for any period or periods which alone or together exceed three months. If the tenant[s] intends to leave the premises unoccupied for a continuous period in excess of two months, the tenant[s] must give the lessor one month's notice in writing of this intention. The lessor shall not withhold the lessor's consent if the lessor is satisfied, in the lessor's absolute discretion, that the tenant[s] has good reason to temporarily vacate the premises and that such vacation will not prejudice the condition of the premises.
	3.10	If a tenant[s] is required to vacate the premises:
	3.10.1	due to cultural circumstances, the lessor may apply clause 2 of the Special Conditions; or
	3.10.2	where provisions under the Community By-laws are exercised by the Organisation and impact on the tenant[s] ability to comply with clause 3.9, the lessor may apply clause 1 of the Special Conditions (determined on a case by case basis and before any further action is taken).
Tenant to maintain standard of premises	3.11	The tenant[s] must keep the premises in a condition that does not (and shall ensure that the tenant[s]'s activities on the premises do not) attract rodents, vermin, insects (excluding white ants, termites, Singapore ants and bees), birds, animals or other pests and if the tenant fails to comply with this obligation, then the tenant[s] shall be responsible for the eradication of any infestations, including without limitation, the employment of a pest exterminator, approved by the lessor, to carry out the necessary work. Without limiting the effect of clause 3.4.7, the tenant[s] must: <ul style="list-style-type: none"> (a) maintain the garden to comply with community standards; (b) water the lawn, trees and shrubs; (c) mow the lawn and/or slash long grass; and (d) remove and dispose of all rubbish from premises. <p>In this section 'rubbish' includes domestic refuse, lawn clippings or other garden refuse.</p>
Property Damage and Personal Injury	3.12	The tenant[s] must not intentionally or negligently cause or allow any other person (whether other householders, visitors or relatives) to cause damage to the premises or adjoining premises.

Fixtures, Alterations and Improvements	<p>3.13 The tenant[s] must not affix any fixture or make any renovation, alteration or addition to the premises or common areas without the prior written permission of the lessor; which is not to be unreasonably withheld. The tenant[s] must also obtain the prior written permission from the lessor before removing any fixture attached by the tenant[s], and must notify the lessor of any damage caused by such removal and, at the option of the lessor, the tenant[s] must repair the damage or compensate the lessor for any reasonable expenses incurred by the lessor in repairing the damage.</p> <p>3.14 If the lessor wants to make any renovation, alteration or addition to the premises or affix a fixture to the premises, then:</p> <p style="padding-left: 40px;">3.14.1 the lessor must obtain the tenant[s]'s permission prior to affixing any fixture or making any renovation, alteration or addition to the premises; and</p> <p style="padding-left: 40px;">3.14.2 the tenant[s] must not unreasonably refuse permission for the lessor to affix any fixture or make any renovation, alteration or addition to the premises.</p>
Pets	<p>3.15 The tenant[s] must not keep a dog which is a "dangerous dog (restricted breed)" for the purposes of the <i>Dog Act 1976 (WA)</i> which includes dogo Argentino, fila Brasileiro, Japanese tosa, American pit bull terrier or pit bull terrier.</p>
Utility Services	<p>3.16 The tenant[s] is responsible for the payment of all water consumption, electricity, gas, telephone and connection charges in respect of the premises.</p>
Insurance	<p>3.17 The tenant[s] is responsible for insuring the tenant[s]' personal property.</p>

4. GENERAL PROVISIONS

End of Agreement	<p>4.1 The tenant[s] agrees, when this Agreement ends, to give vacant possession of the premises to the lessor. Before giving vacant possession to the lessor the tenant[s] must:</p> <p style="padding-left: 40px;">4.1.1 remove all the tenant[s]'s property from the premises; and</p> <p style="padding-left: 40px;">4.1.2 leave the premises as nearly as possible in the same condition, fair wear and tear excepted, as at the commencement of this tenancy agreement.</p>
Vacating the Premises	<p>4.2 If this Agreement is a periodic agreement, it may be ended:</p> <p style="padding-left: 40px;">4.2.1 by agreement in writing between the lessor and the tenant[s]; or</p> <p style="padding-left: 40px;">4.2.2 by either the lessor or the tenant[s] by giving written notice of termination to the other party. The notice does not need to specify any grounds for the termination of this agreement. The notice may be given at any time. The lessor must give at least 60 days' notice and the tenant[s] must give at least 21 days' notice.</p> <p>4.3 If this Agreement is a fixed term agreement, it may be ended:</p> <p style="padding-left: 40px;">4.3.1 by agreement in writing between the lessor and the tenant[s]; or</p> <p style="padding-left: 40px;">4.3.2 if either the lessor or tenant does not want to renew the Agreement, by giving written notice of termination to the other party at least 30 days prior to the date on which vacant possession of the premises is to be delivered to the lessor. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends.</p> <p>4.4 The tenant[s] must upon vacating the premises return to the lessor all keys (including any duplicate copies).</p>

- Termination Provisions
- other than non-payment of rent -
- 4.5 If the tenant[s] breaches an obligation arising under this Agreement (other than the non-payment of rent) the lessor may give notice, requesting the tenant[s] to rectify the breach.
- 4.6 If the tenant[s] does not rectify the breach, then not less than 14 days after the first notice was given, the lessor may give a termination notice to the tenant[s] to end the tenancy on a day that is not less than 7 days after the second notice is given.
- non-payment of rent -
- 4.7 If the tenant[s] does not pay rent due under the Agreement, the lessor may give a notice to the tenant[s] requiring payment of the outstanding rent.
- (a) If the rent is not paid, the lessor may give a termination notice to the tenant[s] not less than 14 days after the first notice was given, to end the tenancy on a day that is not less than 7 days after the second notice is given.
- (b) If the tenant[s] pays the rent due under this Agreement together with the amount of any court application fee at least one day before the scheduled court hearing, any application to a competent court to end the tenancy shall be discontinued.
- endorsement of Community Council -
- 4.8 Prior to taking any breach or termination action referred to in clause 4.5 to clause 4.7 inclusive, the lessor must ensure that the lessor complies with the requirements of the Housing Management Agreement between the lessor and the Organisation's Community Council.
- inspection of premises -
- 4.9 The lessor must, as soon as practicable, and in any event :
- 4.9.1 if the premises are located more than 100kms from the nearest office of the lessor, within 28 days after the termination of this Agreement;
- 4.9.2 in all other cases, within 14 days after the termination of this Agreement, conduct an inspection of the premises, prepare a final report describing the condition of the premises and provide a copy of the report to the tenant[s].
- 4.10 The lessor is not required to comply with clause 4.9 within the period specified in clause 4.9 if, in that period, the lessor is unable to inspect the premises because of weather conditions, road closure or a person of Aboriginal descent (as defined by s.4 of the *Aboriginal Affairs Planning Authority Act 1972*) who is part of the community who lives on the land in which the premises are located refuses to give the lessor access to the land.
- 4.11 The tenant[s] shall be given a reasonable opportunity to be present at the inspection.

ANNEXURE “A” SPECIAL CONDITIONS

The following provisions form the Special Conditions referred to in Item 12 of the Schedule in this Agreement.

1: Treatment of Abandonment of Premises

The lessor will not consider premises to be abandoned or take action to terminate the tenancy for a period of not less than two (2) months and not exceeding _____ [enter timeframe agreed to under HMA – to be written as follows e.g. six (6) months] where provisions under the Community By-laws are exercised by the Organisation that impact on the tenant[s] ability to comply with their obligations under this Agreement (to be determined on a case by case basis).

2: Cultural Circumstances

The following events are considered a ‘cultural circumstance’ for the purposes of this Agreement:

Event	Period of Absence	Rent Payment
Sorry Business	_____ (enter timeframe – to be written as follows – two (2) months)	_____ (enter will not apply OR will continue to apply)
Law Business	_____ (enter timeframe – to be written as follows – two (2) months)	_____ (enter will not apply OR will continue to apply)

3: Community By-Laws

The tenant must obey any Community By-Laws which exist or are passed from time-to-time by the Community Council.

ANNEXURE “B” RENT POLICY

Tenants are charged rent according to either of the 2 options outlined below.

(Bolded terms are defined under '[Meaning of Terms Used](#)' on the last page)

RENT OPTION 1

Tenants who keep the Housing Authority or its agent¹ up to date with their household income details; including from the annual income review; will pay 25% (or less) of the total **assessable income** of all members of the household in rent.

- For premises where the Housing Authority does not pay LGA rates, the rent amount paid by the tenant is further reduced by an amount equivalent to the LGA rates.
- If 25% of the household **assessable income** is greater than the [maximum rent](#) (see below) then the rent payable is the maximum rent.
- - This means no household, who pays rent under Option 1, will pay more than 25% of their household assessable income in rent.
- All **household members'** incomes are included.
- Some payments from the Australian government are non assessable. **Non assessable income** amounts are not included in the rent calculation.
- Some payments from the Australian government are partially included. This means that less than 25% of these incomes are paid in rent.
- Any incomes not paid by the Australian government such as wages, salary, annuities, foreign pensions are fully assessable. This means 25% of these incomes are paid in rent.
- Gross income is used, which is the income before tax is taken out.
- If income changes, so too will the rent.

¹ Agent includes a Regional Service Provider who manages the tenancy.

The table below lists the income type or householder and the proportion of the income that is paid in rent.

Income/householder category	Proportion paid in rent
Income of tenants (including statutory incomes, wages/salary, interest and income from financial and property assets)	25%
Basic Family Tax Benefit Part A (minimum payment)	15%
Additional Family Tax Benefit A	15%
Family Tax Benefit Part B	15%
Income of household members \geq 21 years	25%
Income of household members <21 years	10%
Income of household members, students <25 years	10%
Child support payments received (child maintenance)	20%
Salary sacrificed amounts	25%
Any income of householders who are 100 years of age and over	0%

- Self-employed tenants will be required to pay 25% of their taxable income or an equivalent award wage in rent, whichever is the greater.

RENT OPTION 2

- Tenants who do not provide up to date household income details to the Housing Authority or its agent, including from the annual income review; may be required to pay the [maximum rent](#).
- Tenants under option 2 may pay a market rent which is more than 25% of their household assessable income.

MAXIMUM RENT

Aboriginal Town Based Communities

For tenants living in **Aboriginal Town Based Communities** the maximum rent will be determined by the average public housing market rents in the same town.

- For premises where the Housing Authority does not pay LGA rates, the rent amount paid by the tenant is further reduced by an amount equivalent to the LGA rates.

Remote Aboriginal Communities

For tenants living in Remote Aboriginal Communities, the weekly maximum rent payable is calculated based on the estimated replacement cost of the dwelling over a 25 year period divided by 52 weeks.

- For premises where the Housing Authority does not pay LGA rates, the rent amount paid by the tenant is reduced by an amount equivalent to the average regional LGA rates.

TENANTS MUST NOTIFY THE HOUSING AUTHORITY OF A CHANGE OF INCOME

Tenants must immediately let the Housing Authority or its agent know if:

- anyone moves in or out of the premises; and
- when household income increases or decreases by \$10 per week or more

Households must provide income details to the Housing Authority or its agent as part of the **annual income review** and when requested by the Housing Authority or its agent.

Meaning of Terms Used:

Tenants: The persons who sign the tenancy agreement.

Household members: Persons who live in the dwelling for more than 8 weeks that have not signed the tenancy agreement - includes dependants, non family members and boarders.

Assessable income: Income that is used in calculating how much rent is payable.

Non assessable income: Income that is not used in calculating the rent payable. They are allowances or benefits which:

- are not included by Centrelink when assessing entitlements; and
- are required in their entirety for a specific purpose.

Aboriginal Town Based Communities: Aboriginal communities within a town gazettal boundary as defined by the Department of Planning or within a 5km radius of the town centre.

Annual income review: The procedure where the Housing Authority contacts tenants (usually by mail) each year and asks for details about their household income. Rent will be adjusted if the income has changed from the income last recorded by the Housing Authority.

Note: The above is a summary of Housing Authority Aboriginal Housing policies relating to rent, including the 'Rent to Income' and 'Maximum Rent' policies. For further details contact your local Housing Authority branch or your Regional Service Provider.

