


TENANT HOUSING SERVICES

RENT POLICY

DOCUMENT DETAILS	
DOCUMENT NAME	RENT POLICY
DOCUMENT CODE	THSX018
NRS LINE	TENANT HOUSING SERVICES
DEPARTMENT	HOUSING SERVICES
VERSION	1.0
STATUS	APPROVED
FIRST ISSUED	8/10/2019
APPROVAL DATE	8/10/2019
NEXT REVIEW	8/10/2022

APPROVAL	
NAME:	Graham Ross
POSITION:	CEO
SIGNED:	
DATE:	8/10/2019

Cornerstone Housing Ltd does not accept any liability for misinformation, injury, loss, or damage incurred by use of or reliance upon the information provided in any outdated or printed policy document.

Queries regarding the content of this document may be directed to:

Cornerstone Housing Ltd.
PO Box 100 Marden SA, 5070
ABN 53 168 938 118
RLA 268473
manager@cornerstonehousing.com.au
cornerstonehousing.com.au

1. PURPOSE

This policy outlines the way in which Cornerstone sets and reviews rents for its housing types.

2. DEFINITIONS

'Relevant Funding Body'	means the South Australian government authority for housing
'NDIS'	means the National Disability Insurance Scheme
'SDA'	means NDIS Specialist Disability Accommodation
'Master Agreement'	means the Master Community Housing Agreement (as defined in the Community Housing Rent Policy)
'NRAS'	means the National Rental Affordability Scheme

3. LEGISLATION AND OTHER POLICIES

3.1. Cornerstone will comply with the following legislation (as amended):

- Residential Tenancies Act 1995
- National Rental Affordability Scheme Act 2008
- National Rental Affordability Scheme Regulations 2008

3.2. Cornerstone will comply with the following policies (as amended):

- Community Housing Rent Policy
- NDIS Terms of Business for Registered Providers
- NDIS Reasonable Rent Contribution (RRC) Document
- Community Housing Policy – Eligibility
- Community Housing Procedure – Eligibility
- Addendum 1: Community Housing Rent Procedure for General Tenancies
- Addendum 2: Community Housing Rent Procedure for Supported Tenancies
- Addendum 3: Community Housing Rent Procedure for Affordable Tenancies
- Addendum 4: Community Housing Rent Procedure for NDIS-SDA Tenancies

4. RENT SETTING AND REVIEW

4.1. **Master Agreement Properties**

4.1.1 Cornerstone will set and review the rent for General, Supported, and Affordable Tenancy Housing Types in accordance with the Community Housing Rent Policy as set by the Relevant Funding Body.

4.2. **NDIS – SDA Properties**

4.2.1 Cornerstone will adhere to the terms and conditions of the NDIS RRC Document, and the NDS Terms of Business for Registered Providers.

- 4.2.2 Cornerstone will determine the Market Rent for SDA properties by way of an independent valuation, or as set by the Valuer General.
 - 4.2.3 Where an SDA property falls under the Master Agreement, Cornerstone will set and review the rent in accordance with the Community Housing Rent Policy as set by the Relevant Funding Body.
 - 4.2.4 Cornerstone will make available to the general public and tenants the location of the Relevant Funding Body's Rent Policy (where applicable) and the NDIS RRC Document.
- 4.3. **NRAS Housing**
- 4.3.1 **Cornerstone-Owned**
Cornerstone will set and review the rent for a Cornerstone-owned NRAS premises in accordance with the NRAS Act 2008, the NRAS Regulations 2008, and the Residential Tenancies Act 1995, however being no more than 74.9% of the market rent as determined under the NRAS.
 - 4.3.2 **Cornerstone-managed**
Cornerstone will set and review the rent for any Cornerstone-managed NRAS premises in accordance with the NRAS Act 2008, the NRAS Regulations 2008, the Property Management Agreement as authorised by the relevant Landlord, and the Residential Tenancies Act 1995.
- 4.4. **Other Housing Types**
- 4.4.1 Cornerstone will set and review the rent for all other housing types according to the Property Management Agreement as authorised by the relevant Landlord, and the Residential Tenancies Act 1995.

5. VERSION CONTROL

<i>Revision</i>	<i>Comment</i>
1.0	New Policy

<i>Date</i>
8/10/2019