

Income review – Frequently asked questions

Why is my rent reviewed every year?

Unison reviews your income every twelve months to make sure you are paying the correct amount of rent.

What do I need to provide so Unison can review my income?

- a completed and signed **Household Members Details Form** which lists all the people who live in your home. You must list everyone who lives in the home, including children and others who are not receiving an income.
- information on the income every person who lives in the property receives. This includes wage payslips, a Centrelink Income statement, and information on any other income such as interest on savings, child and family maintenance payments and overseas pensions.
- If you are on Centrelink income, the **Centrelink Multiple Consent Form** allows Unison to access your details directly with Centrelink so that you don't need to provide a Centrelink Income Statement

What happens if I don't provide my income details?

Unison will not be able to calculate your rental subsidy and your rent will increase to the Maximum Chargeable Rent which is 74.99% of market rent (in other words, your rent will increase to 74.99% of what you would pay if the property was private rental).

What do these terms mean?

Market rent - The market rent is the amount that a renter in the private rental market would be expected to pay. Unison uses the market rent that is determined by the Victorian Government through the Department of Fairness, Families and Housing (DFFH) and applies a cap at 74.99% of this market rent in order to calculate the Maximum Chargeable Rent. This cap ensures that rent is affordable for people on low or moderate incomes.

Income Assessed rent - Assessed rent is:

- Up to 30% of gross Assessable income (types of assessable and non-assessable income is included as an appendix to the Unison rent policy)
- 15% of Family Tax payments (Family Tax A and Family Tax B)
- 100% of Commonwealth Rent Assistance

Rental subsidy - Unison applies a rental subsidy to ensure that your rent is affordable. The subsidy is the difference between the market rent and your income assessed rent.

Will my rent increase?

If your income has changed since your last rent review or if someone has moved into or moved out of your home, your rent may change – it might increase or decrease.

How will I know what my new weekly amount payable is?

Your Place Manager will write to you with the new amount.

What if I am over 18 and not earning an income?

You will be assessed as earning JobSeeker and your Place Manager will work with you so you can access this entitlement.

What if my income decreases?

Unison can do an income review based on your new income at your request. Please contact your Place Manager to discuss.

What if I have more questions?

Please call your Place Manager on 9349 0250 to make an appointment for a sit-down chat or email us at info@unison.org.au

