

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2010-11 Additional Estimates Hearings

Outcome Number: 7

Question No: 230

Topic: Indigenous Housing Rent Return

Hansard Page: 25/2/2011 - CA29

Senator Payne asked:

In terms of rental return, how does the rent differ between the five-bedroom, the four-bedroom, the three, the two and the one (representing families on different incomes).

Answer:

In the Northern Territory, under the Remote Rent Framework, rent for remote public houses is administered by the NT Government. We are advised that rent is calculated as a percentage of assessable individual and household income consistent with urban public housing, and depends on the type of income, standard and size (number of bedrooms) of the house. Rent for houses in the Tennant Creek and Alice Springs town camps is determined under the NT urban public housing arrangements.

To ensure that people living in overcrowded houses are not disadvantaged due to higher total household income, maximum dwelling rents have been set.

Housing Category		1 B/R	2 B/R	3 B/R	4 B/R
NEW OR REBUILT HOUSES	Year 1* Transition rent % of income	18%	18%	18%	18%
	Year 2 Full rent % of income	23%	23%	23%	23%
	Year 1 Transition rent % income - Aged Pensioner	14%	14%	14%	14%
	Year 2 Full rent % income - Aged Pensioner	18%	18%	18%	18%
	Maximum Dwelling Rent (\$ / week)	\$150	\$175	\$230	\$250
REFURBISHED OR REPAIRED HOUSES	Rent % of income	18%	18%	18%	18%
	Rent % income - Aged Pensioner	14%	14%	14%	14%
	Maximum Dwelling Rent (\$ / week)	\$120	\$140	\$184	\$200
EXISTING HOUSES**	Maximum Dwelling Rent From 1 July 2010 (\$/week)	\$90	\$105	\$138	\$150

*The Remote Rent Framework commenced on 1 July 2010.

**Houses that have not received refurbishments or been rebuilt.