



Fact sheet

Rent reviews & rent setting

SEARMS manages properties for different organisations, including ourselves. Each property has its own rules for who can live there and how much rent they pay.

Summary

Your property might fall into one of these categories:

- **Market Rent:** This is the rent you'd pay for a similar home in the area.
- **Affordable Housing:** Rent is lower than market rent, based on your income.
- **AHO Aboriginal Community Housing Rent Policy:** Rent is based on your income.

To figure out which category you fall into, we need to collect some information from you.

Categories of rent setting

Market Rent

This is what you'd pay for a similar home in the area. For example, in May 2024, the median market rent in Eurobodalla area is \$335 for a 1-bedroom home, on a scale up to \$600 for a 4-bedroom home.

Affordable Housing

Rent is set at 75-80% of market rent or 25-30% of your household income. To qualify, your income must be within certain limits set by the NSW and/or Commonwealth Governments.

AHO Aboriginal Community Housing Rent Policy

Rent is based on your income and set by the AHO. You'll pay the lower amount between the AHO rent and the market rent.

Commonwealth Rent Assistance (CRA) is an extra payment from the government if you're on Centrelink. It helps with rent costs.

To set and review your rent correctly, we need accurate information from you. If you can't provide this, you might have to pay the full market rent. We'll ask you to fill out forms and provide evidence, and we can help if you have trouble with this.



We acknowledge the Traditional Custodians of the Land and pay our respects to Elders past, present and emerging.



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If you would like more information

Aboriginal Community Housing rent policy, see the AHO website [Rent Policy | Aboriginal Housing Office \(nsw.gov.au\)](#)

Rent Assistance, see the Services Australia website [How much Rent Assistance you can get - Rent Assistance - Services Australia](#)

Affordable Housing, see the Family & Community Services website [Renting affordable housing | Family & Community Services \(nsw.gov.au\)](#)