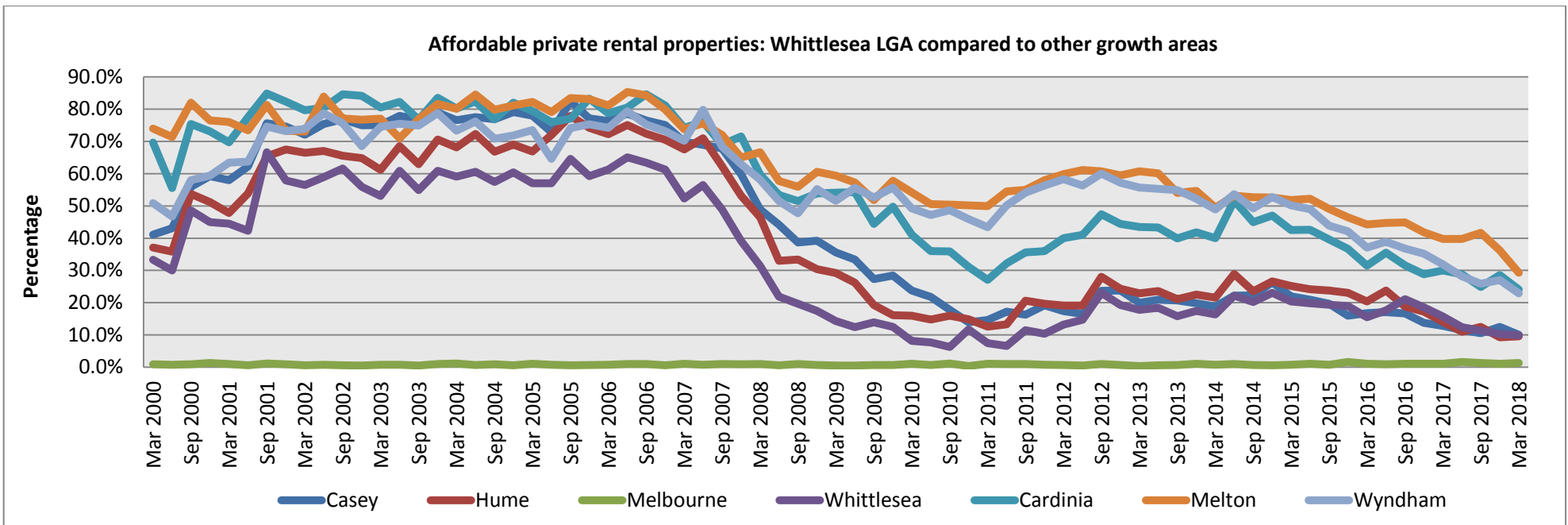
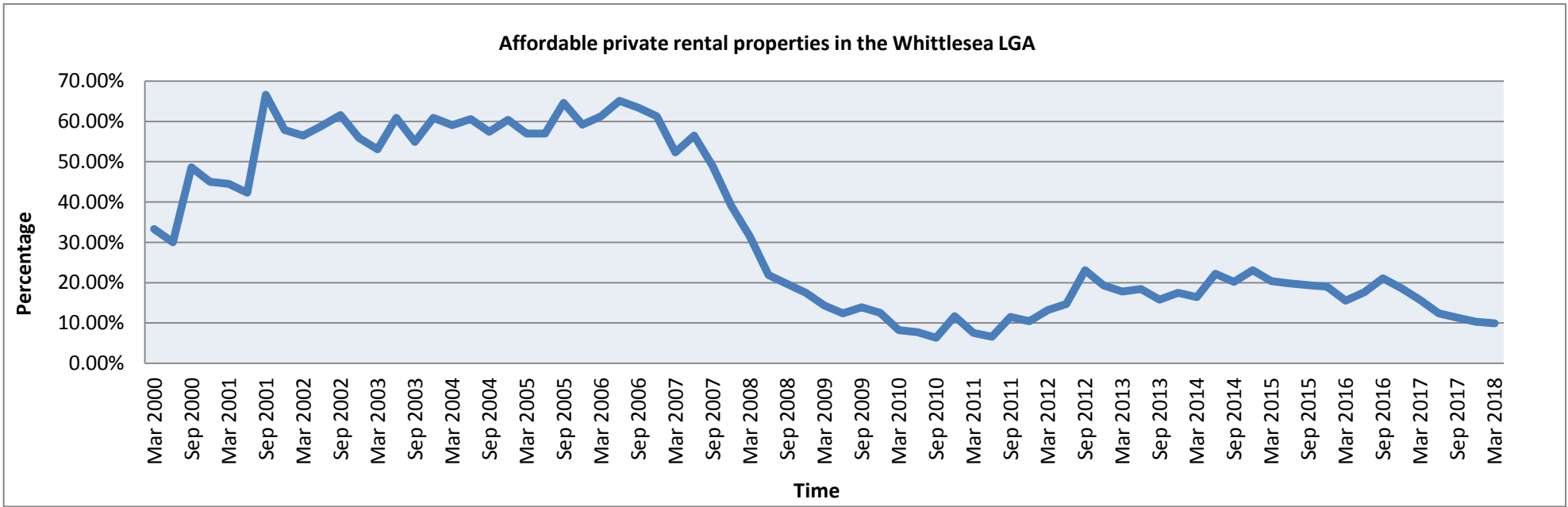
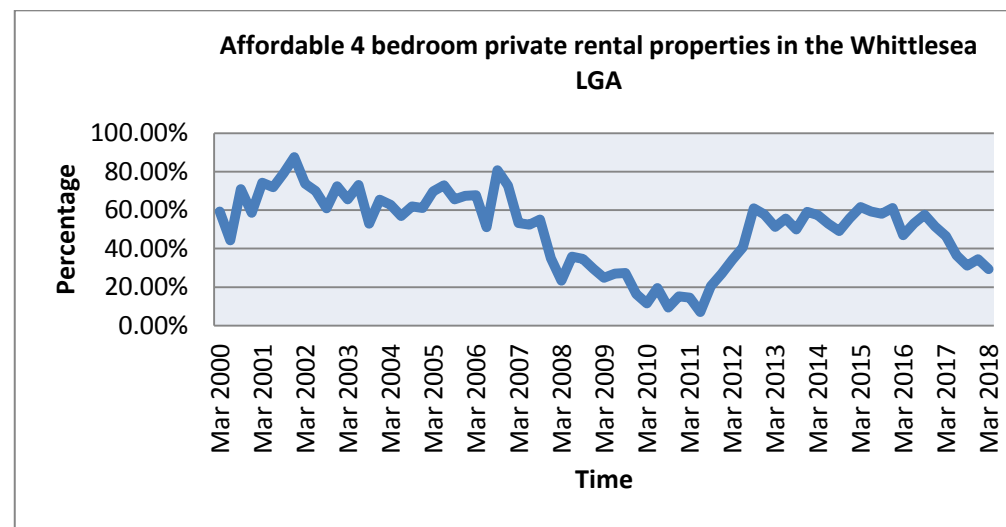
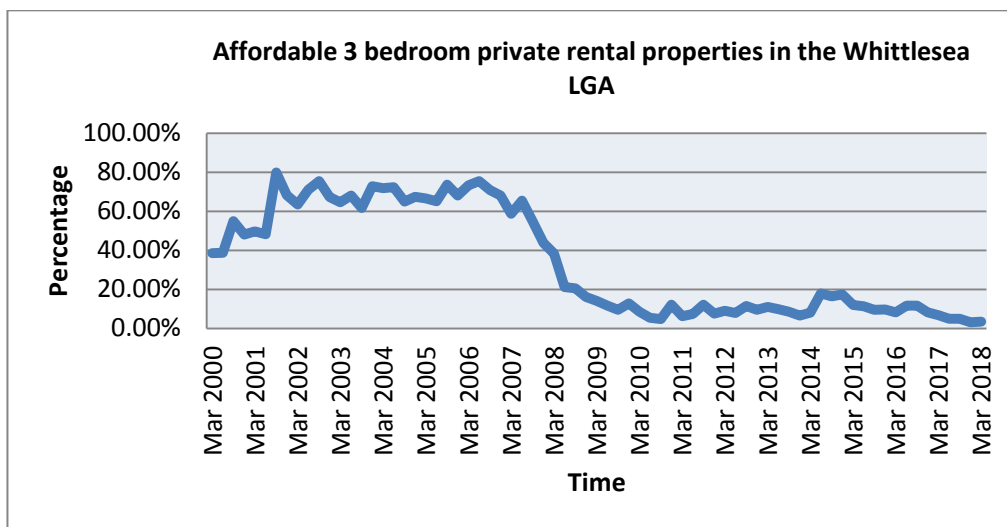
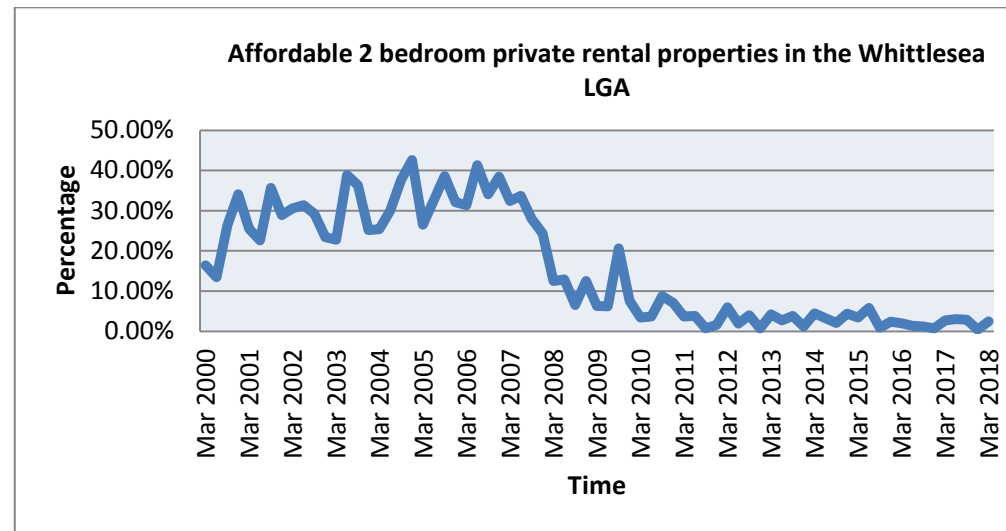
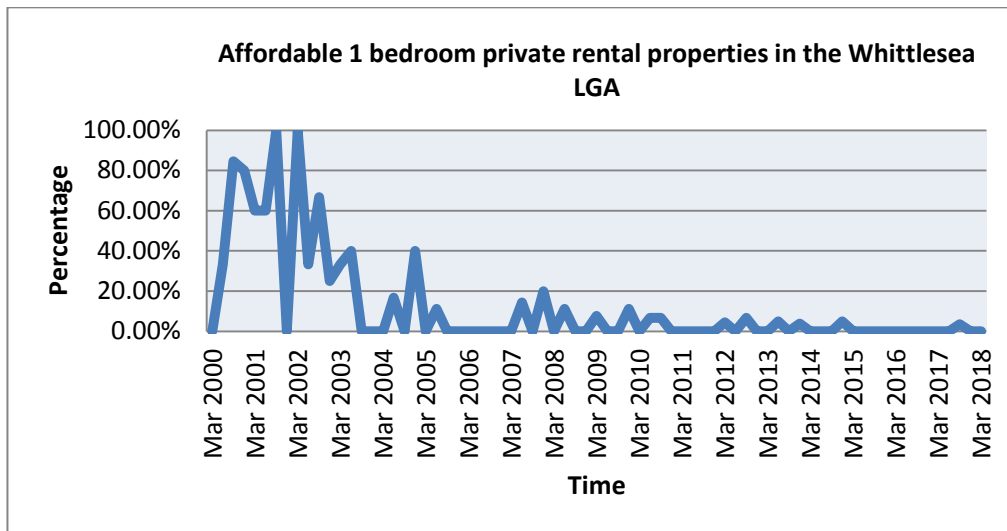


AFFORDABLE PRIVATE RENTAL PROPERTIES IN THE CITY OF WHITTLESEA TRENDS OVER TIME (2000-2018)





DHHS Method for Calculating Affordability – ‘Net Rent Method’:

The assessment of affordable supply is based on the number of suitably-sized properties that are within 30 per cent of gross income for low-income households. The rental thresholds are taken from the household incomes for whom that number of bedrooms is a minimum and may have been rounded up to the nearest \$5 increment. For one-bedroom properties, we have taken the income of singles on Newstart allowance; for two-bedroom properties, we have taken a single parent pensioner with one child aged under 5; for three-bedroom properties we have taken a couple on Newstart with two children; and for four-bedroom properties, we have taken a couple on Newstart with four children. The method used in these calculations assumes rent assistance is fully offset against the weekly rent by subtracting rent assistance from the rent and then calculating the resulting rent as a proportion of the Centrelink income. This is the net-rent method which treats rent assistance as a housing payment, not an income supplement.