

# Rent Optimisation Plan

**Parties:** ..... (Owning Provider)  
..... (Managing Provider)

## Scope

This Rent Optimisation Plan applies to tenancies in the properties owned by  
[Name of Owning Provider]  
which are managed by  
[Name of Managing Provider]  
under the management agreement dated [Date of management agreement].

A list of the properties is provided at Annexure 1.

## Rent-setting policy

*Select the agreed rent-setting policy to be utilised for the management of your properties*

- ☐ AHO Aboriginal Community Housing Rent Policy and calculator
- ☐ Owning Provider Rent Policy\*
- ☐ Managing Provider Rent Policy\*
- ☐ Other rent policy (e.g. Build & Grow Rent Policy adjusted in line with current benefit levels)\*

\*attach a copy of this document to your application

This option will remain in place until the end date of the Management Agreement or until 31 December 2025, whichever comes first, unless the Parties agree to make a change before that time.

## Rent increase plan

The parties agree to increase rent per the agreed rent setting policy, and in line with Residential Tenancy Act 2010 (RTA) guidelines.

The parties agree to submit a copy of their rent increase plan and provide 6-monthly reporting to AHO against progress. Two examples of possible rent increase templates are provided at Annexure 2.

## Signatures

[This Plan must be signed by person/s identified as duly delegated in your organisation's Constitution, or holding a position that is identified as being authorised to commit your organisation to the conditions contained herein.]

We, the undersigned:

1. Agree to this Rent Optimisation Plan
2. Understand that compliance with this plan a requirement of the Owning Provider's continued registration as an Aboriginal Community Housing Organisation on the Aboriginal Housing Office register.

Director/Chairperson/Authorised person      of the Owning Provider

Signature: .....

Date: .....

Name: .....

*(Please print)*

Position/title: .....

*(Please print)*

Director/Chairperson/Authorised Person      of the Managing Provider

Signature: .....

Date: .....

Name: .....

*(Please print)*

Position/Title: .....

*(Please print)*

## ANNEXURE 1: Properties in Rent Optimisation Plan

At the date of signing this Rent Optimisation Plan, the properties to which it applies are:

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- 
- 
- 

If the list of properties to which the management agreement applies is amended, this list is taken to be amended in the same way.

## ANNEXURE 2: Examples of Rent Optimisation Plan templates

### Example 1

Rent to be increased incrementally over 3-year period. This would cease once **New Weekly Rent** is met, with rent to be reviewed yearly in line with the policy.

| Property         | Current weekly rent | New weekly rent | 2023 rent increase | 2024 rent increase | 2025 rent increase |
|------------------|---------------------|-----------------|--------------------|--------------------|--------------------|
| <i>Example 1</i> | \$ 100.00           | \$ 160.00       | \$ 20.00           | \$ 20.00           | \$ 20.00           |
| <i>Example 2</i> | \$ 130.00           | \$ 160.00       | \$ 20.00           | \$ 10.00           | <i>Nil</i>         |
|                  |                     |                 |                    |                    |                    |

### Example 2

Rent to be increased incrementally over 3-year period. This would cease once **Target Portfolio Average** is met, with rent reviewed yearly under the policy.

|                                                      | Current average  | Target average    | 2023 rent increase | 2024 rent increase | 2025 rent increase |
|------------------------------------------------------|------------------|-------------------|--------------------|--------------------|--------------------|
| Average weekly rent as % of 'household' rent formula | \$ 70%<br>100.00 | \$ 100%<br>160.00 | \$ 10%<br>20.00    | \$ 10%<br>20.00    | \$ 10%<br>20.00    |

