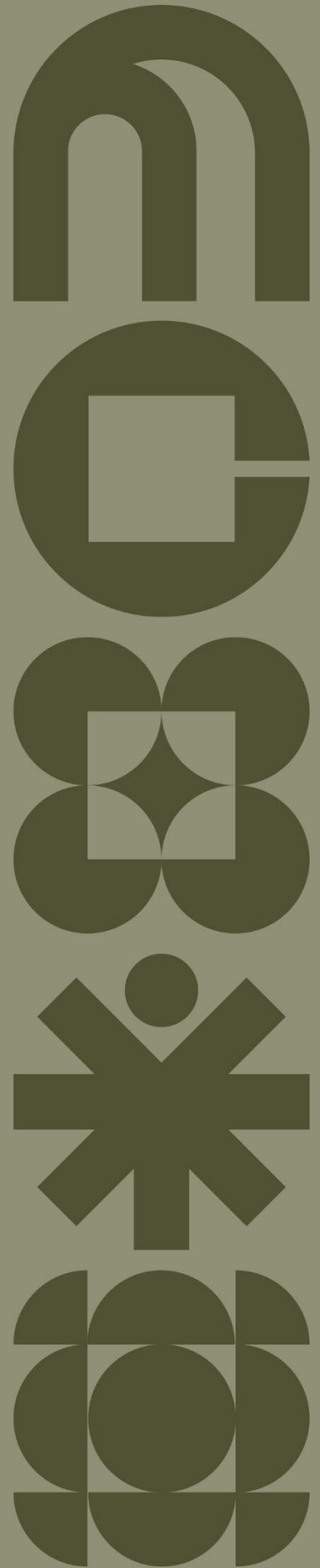


archhousing.com.au

Rent Policy

Arch



It is the responsibility of the user of this document to ensure that only the current version is being used. Arch may amend this document at any time.

Document and amendment history

DATE	VERSION NUMBER	SUMMARY OF CHANGES
December 2025	1.0	Policy Published

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1. Purpose

The Rent Policy sets out how and when Arch (an entity of City West Housing) calculates the rent that Arch tenants need to pay. This policy covers Arch only.

2. Background

Arch is an affordable housing operator that lets properties at a discount to market rent.

Arch calculates and charges rent in line with the NSW Ministerial Guidelines for Affordable Housing.

Eligibility for affordable housing with Arch is set out in the Arch Eligibility and Allocations Policy found on Arch's website.

3. Definitions

Market Rent	This is what the cost would be to rent the property in the private rental market. The rent charged by Arch will never be higher than the Market Rent. A valuer contracted by the Landlord or information provided by the NSW Government (which is updated quarterly) will be used to assess the market rent on an annual basis or at the end of your fixed term lease.
Discounted Market Rent (DMR)	The DMR is 80% of the Market Rent
Rent Subsidy	The different between the rent paid by the tenant and the market rent.
Tenant	The person who signs the Residential Tenancy Agreement with Arch

4. How do we set rents?

The rent to be charged per apartment is negotiated by Arch with the Landlord. For most Arch apartments this will be 80% of Market Rent.

5. Changes to Rent

When a tenant's Tenancy Agreement is coming up to expiry Arch will initiate a Lease Renewal process. As part of this process Arch will advise the Tenant of the updated Discounted Market Rent

As part of the Lease Renewal process a property inspection will be completed along with a review of household income to ensure ongoing eligibility for affordable housing.

The tenant will be notified in advance of the lease expiration date of the new rental amount in line with the Residential Tenancies Act requirements.