

INCOME, ASSET AND BEDROOM ALLOCATION ELIGIBILITY

Income Eligibility

The below Income and Asset limits are accurate at March 2012.

LOWER INCOME CATEGORY:

Eligibility is based on the limits for the Office of Housing's General Housing List (also called Wait-Turn or Segment 4). Figures are currently as follows:

| | |
|---|--|
| Single person | No more than \$483 gross weekly income |
| Couple | No more than \$838 gross weekly income |
| Family (1 or 2 parents with 1 dependent child) | No more than \$872 gross weekly income |

Plus \$89 for each extra child under 13 years.

Plus \$120 for each extra child aged 13-17 years.

If you are earning below these limits you will improve your chances of housing with us if you register with the Office of Housing and advise us of your *Public Housing Application Number*.

HIGHER INCOME CATEGORY:

Up to half of new members may be earning considerably more, that is:

| | |
|-------------------------------------|-----------------------------------|
| Single Person Household | Up to \$789 weekly gross income |
| Two Person Household | Up to \$1,317 weekly gross income |
| Three or more persons per household | Up to \$1,742 weekly gross income |

For the purpose of assessing eligibility, income means gross income, i.e. the amount you receive before tax and other deductions are made. Income includes wages and Centrelink and Veterans' Affairs payments.

Certain types of income, including Family Tax Benefit A & B, are *not* counted as part of your income for this purpose but may be taken into account when rent is assessed. Regular allowances such as shift payments do count as part of your wages.

Asset Eligibility

Limits

The asset limit for both the Lower and Higher Income brackets is the same that is, \$30,000 for a single person, \$60,000 for a couple. Assets include money in the bank, shares, mobile homes and recreational vehicles, businesses and so on. Personal belongings, car and furniture do not usually count. Superannuation funds may count if you are able to access them.

If you are a single person and likely to need major disability modifications to the house, the asset limit can go up to \$60,000.

As a general rule, ownership or part-ownership of a house, flat or unit makes you ineligible for housing. However, special conditions may apply if you can neither live in nor sell the property (there are a range of reasons why this may be the case, please check with CEHL if this situation applies to you).

Please Note: If you obtain membership through fraudulent means, you become immediately ineligible and could lose your membership and tenancy of any Co-operative property you are occupying.

Proof of Income and Assets

A Statutory Declaration declaring your household's income and who will be living with you plus supporting evidence will need to be provided if you are offered a co-op house.

Please Note: If you obtain membership through fraudulent means, you become immediately ineligible and could lose your membership and tenancy of any Co-operative property you are occupying.

We do not ask for proof of income and assets at this point, but it is important to note that income limits do apply and are not negotiable.

Bedroom Allocation Size Eligibility

The bedroom size of a property is dependent on which of the two co-operative models the vacancy occurs. This can only be determined at the time you are referred to a co-operative for housing. The below tables indicate the bedroom size property you would be eligible for.

CO-OPERATIVE MODEL 1

| Household composition | Maximum number of bedrooms |
|--|----------------------------|
| 1 adult | 2 |
| 2 adults | 2 |
| 1 adult and 1 child | 2 |
| 2 parents and 1 child | 3 |
| 1 or 2 parents with 2 children or 3 adults | 3 |
| 1 or 2 parents with 3 children or 4 adults | 4 |
| 1 or 2 parents with 4 or more children | 4 |

CO-OPERATIVE MODEL 2

| Household composition | Maximum number of bedrooms |
|--|--|
| 1 adult | 1 |
| 2 adults | 1 or 2 |
| 1 adult and 1 child | 2 |
| 2 parents and 1 child | 2 |
| 1 or 2 parents with 2 children or 3 adults | 2 or 3 depending on children's gender/age |
| 1 or 2 parents with 3 children or 4 adults | 3 |
| 1 or 2 parents with 4 or more children | 3 or 4 depending on children's gender/age |

Where separated parents share custody of children, a child must spend at least 21% of their time with a parent to be entitled to a bedroom under both CEHL & Office of Housing guidelines (21% is usually taken as every second weekend and half school holidays).

You may be required to provide Family Court or equivalent documentation as proof of custody at the time of your interview.