

The State Government needs to look into the latest rental increases for public housing. My social housing provider is [REDACTED] and my Subsidised rent recently increased again.

I believe this is because we have received some increases in our pensions and benefits. This has been standard for many years now, that any increase in pensions and benefits see an increase in the rent to be paid (I.e., a reduction in subsidy) and this is despite the fact that these increases are supposed to be to help with all the increases in cost of living, not just rent

The formula for working out rebated rent, as I understand it, is that rent is not more than 25% of total household income plus 100% of the commonwealth Rent Assistance you are expected to receive. When you have adult children in the household, their income is included too, and this causes difficulties because it is hard to ask your children for money. Maybe each adult person in the household could be expected to pay their own rent, instead of it being all lumped into the head tenant's bill. It is not always possible to get either older adolescents or someone like my disabled son to understand why he has rent to pay. It is also pretty sad that a housing commission kid is paying rent from age 16, while I am quite sure none of his classmates do. (This also leads to kids leaving home, and school early, something which could also be investigated)

I consider using, as the basic measure of the rental amount for government housing the market price being charged for similar houses on the private market, is wrong. Charging market rent seems to mean my four bedroom house is classed as equivalent to a batch of local private rental four bedroom houses and therefore, my rent is based on what the market is charging for those places. This does not seem to allow for a number of significant differences, which include:

- Age of property
- Quality of the building
- No garage
- No built in wardrobes
- Shower over bath
- Unrenovated beyond basic maintenance upgrades
- No curtains or windows fixings (attachments for blinds, pelmets etc)
- No light covers
- Basic carpet and tiles
- Not energy efficient
- Hopper windows which neither open fully nor seal properly
- Location in the housing commission area alongside other struggling people – low status area of poor repute.

If they want to charge market rent, perhaps the houses should be marketable standard and a closer equivalent to the private houses. (I am happy with my house, I just don't think it equivalent to new builds and modernised homes)

Government should also examine how the use of market rent leads to a ratcheting up of private rental prices. A private landlord, seeing what is being paid in rent on old Housing Commission properties, cannot be faulted for demanding a higher rent than the Government gets for its houses – then this leads to our rents going up, so he puts his rents up ... Also private rentals reflect the cost of mortgages and interest rates, which are not being paid by the government on its older housing stock.