

Social housing (band A) income and asset eligibility limits

Rise provides social housing to eligible tenants whose income and assets meet the limits set by the Department of Communities.

To be eligible for social housing Band A the combined weekly Gross* assessable income of either the applicant, partner or, if applicable a co-applicant must be below the limits as set in the below table.

If you have other household members living with you, these are not assessed for eligibility.

The household gross income will be assessed when Rise completes a rent assessment. Rise offers no rental properties in the Northwest or remote locations.

Table 1. Band A Income Limits – Metro area only

Metro/Southwest – As of Sept 2024								
Number of People in the household	Income Limit				Disability Income Limit			
	Single Income		Dual Income		Single Income		Dual Income	
	Weekly	Annual	Weekly	Annual	Weekly	Annual	Weekly	Annual
1	\$524.00	\$27,336.00			\$655.00	\$34,170.00		
2	\$674.00	\$35,161.00	\$790.00	\$41,212.00	\$843.00	\$43,977.00	\$988.00	\$51,541.00
3	\$789.00	\$41,160.00	\$910.00	\$47,472.00	\$987.00	\$51,489.00	\$1,138.00	\$59,366.00
4	\$909.00	\$47,420.00	\$1,050.00	\$54,775.00	\$1,137.00	\$59,314.00	\$1,313.00	\$68,495.00
Additional Limits per person								
Additional household member	Income Limit				Disability Income Limit			
	Weekly		Annual		Weekly		Annual	
	\$115		\$6,000		\$145		\$7,565	

As per the table above Rise adds \$145.00 for each additional person for households over 4 people.

*Gross income is the total income before and tax.

Rise also assesses the asset limits for its tenants as per the below table.

Table 2. Social Housing (Band A) Asset Eligibility Limits.

Household Type	Cash Asset Limit
Single	\$38,400.00
Couples	\$63,800.00
Seniors 60 yrs Plus (Single or couple)	\$80,000.00
People with disability Band A	\$100,000.00*
People with disability Band B	\$332,000.00**

*Note, income limits will be assessed as Band A.

**Due to the Department of Communities eligibility assessments, Rise Community Housing will use Band B cash asset limits for all persons residing in a CDHP property.

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Definition of a cash asset:

Any monies held in a Bank, credit union, building society, as savings or in a cheque account, term deposits and shares.

Managed investments such as loans, debentures, bonds, property trusts and unlisted equity.

Assets excluded from assessment:

- Car, caravans, and trailers
- Antique furniture
- Stamp collection
- Life insurance policies

Superannuation:

Superannuation and annuities that are not accessible are not assessed, but any annual incomes, returns and or dividends received are assessed as part of the income assessment process.

- Superannuation funds for applicants under the age of 55 years: Superannuation funds that cannot be realized, (e.g. superannuation roll-over fund) are not assessed as an asset.
- Superannuation funds for applicants 55 years of age and over: Where a lump sum superannuation payment is taken, it will be treated as a cash asset and any income derived will be assessed for eligibility and rent assessment purposes.

Co Resident Carer:


Where an applicant requires a live-in carer and this is the principal place of residence of the carer, the carer's income shall not be assessed for the purposes of eligibility but will be for rent assessment.

A co-resident carer is defined as someone who lives with a person with a disability to provide ongoing care and uses that property as their principal place of residence who would otherwise live elsewhere if they were not the carer for that person.


The following relationships are ineligible for the co-resident care assessment.

- A carer who is a tenant or co-tenant in the property,
- A carer in a marital or de facto relationship with the person they are providing care for, or
- A parent or legal guardian providing care to a child with a disability who is under 18 years of age.

If you have any questions with regards to your eligibility or assets, please contact your Property Officer.

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