

Fact Sheet

START WORK BONUS

The Start Work Bonus helps tenants starting work for the first time, or re-entering the workforce after a break. The Start Work Bonus means your rent payments don't change for the first 26 weeks after you start a new job.

We know that starting work can sometimes mean extra costs such as new clothes and travel. If you start work and are approved for the Start Work Bonus, the extra pay from your new job is not counted for 26 weeks.

AM I ELIGIBLE?

To be eligible applicants must:

- be living in a social housing property that is owned or managed by Homes North Community Housing
- be starting work for the first time since commencing as a tenant with Homes North Community Housing

- submit an application for the Start Work Bonus within 28 days of starting work
- commence employment that is casual, part-time, full-time, seasonal or self-employment based.

You are not eligible if you are:

- already paying market rent
- are changing jobs
- moving from casual to permanent or from part-time to full-time work and are already in existing employment
- you have failed to notify Homes North within 28 days of starting work.

HOW DO I APPLY?

1. Tell Homes North if you or a household member are starting work as soon as possible.



THE START WORK BONUS HELPS TENANTS STARTING WORK FOR THE FIRST TIME, OR RE-ENTERING THE WORKFORCE AFTER A BREAK.

THE START WORK BONUS MEANS YOUR RENT PAYMENTS DON'T CHANGE FOR THE FIRST 26 WEEKS AFTER YOU START A NEW JOB.

TO FIND OUT MORE CONTACT HOMES NORTH ON (02) 6772 5133.



2. Fill out either a Rent Subsidy Application Form with the date you are starting work and your new household income details.
3. Get your employer to complete a Declaration of Wages form including your employment start date.

Once approved, you will receive written confirmation including how much rent you need to pay and the date you need to pay that amount from.

HOW MUCH EXTRA MONEY WOULD I HAVE IN MY POCKET?

During the Start Work Bonus period you will have no increase in your rent so you will have extra money.

WHAT HAPPENS WHEN THE START WORK BONUS ENDS?

After 26 weeks, your rent will increase based on your new household income. After getting a job, most tenants find they still only have to pay 25% of their income in rent and they continue to receive a rent subsidy. That means you are still better off than you would be in the private rental market. If you or a household member stop working during the 26 week period, please tell us as soon as possible. This allows us to reassess

your rental subsidy correctly and ensure that you pay the correct rent.

WILL MY LEASE END IF I START WORK?

No matter how much you earn, your lease will continue until its end date.

IMPORTANT LINKS

- Rent Subsidy Application Form
<https://homesnorth.org/wp-content/uploads/2022/09/Application-for-Rental-Subsidy-Form.pdf>
- Declaration of Wages form
<https://homesnorth.org/wp-content/uploads/2022/09/Declaration-of-Wages-Form.pdf>

NEED TO CONTACT HOMES NORTH?

Armidale (02) 6772 5133	Glen Innes (02) 6732 3652
Gunnedah (02) 6742 0363	Inverell (02) 6722 5137
Moree (02) 6752 4440	Tamworth (02) 6766 6897
Coledale (02) 6765 8879	www.homesnorth.org