



Keeping the Territory affordable
for people like you and me.



www.venturehousing.org.au

Frequently Asked Questions for Key Workers

What is Rent Choice?

Rent Choice is a form of private rental assistance that supports Key Worker households to access suitable affordable housing in the private rental market.

It aims to relieve rental stress by providing a subsidy towards the rent and address barriers preventing Key Workers from joining the NT workforce, or having an affordable place to live and settle to access or retain a job.

How much can I earn to be eligible?

Rent Choice has been specifically designed to meet the affordable housing requirements of Key Workers essential to the growth and development of the Northern Territory's economy; eligibility for assistance under this initiative is based on criteria associated with employment status and income as follows:

Single: income less than \$100,000 per annum

Couple: income less than \$122,100 per annum

Families: income less than \$144,300 per annum

Key Workers will be eligible if they meet the following criteria:

- They are in the NT or moving to the NT and are working in a priority industry occupation including not for profit organisations, private enterprises and Government
- They are an Australian citizen, permanent resident or have a current Australian work visa.

Priority industries include:

- Transport and Logistics,
- Construction,
- Automotive,
- Health and Human Services
- Hospitality

A detailed list of eligible occupations can be found on our website.

Can more than one person in my household obtain Rent Choice?

There is one subsidy per household, even if there is more than one eligible key worker.

Which regions and towns will participate in this scheme?

The program is targeted to eligible Key Workers in the following locations:

- Greater Darwin
- Palmerston
- Katherine
- Tennant Creek
- Alice Springs

How do I check if I am eligible?

Venture has developed an online eligibility calculator which you can access on our website. This should only be used as a guide, we have a comprehensive online application process which includes a thorough assessment of household income and proof of eligibility documentation to determine actual eligibility and subsidy allocation.

Who does the subsidy get paid to?

The subsidy will be paid directly to the licensed Real Estate Agency. Venture will confirm the payment schedule with the agency once the lease has been provided to us by the participant.

Do I need to be on the housing register to be eligible?

No, the scheme is open to everyone as long as they meet the eligibility criteria.

Can I access the rent subsidy for a property with a private landlord?

No, the subsidy can only be paid to licensed Real Estate Agents. This is to ensure that participants renting under this scheme are protected under the Residential Tenancies Act 1999.

I'm renting an NRAS property. Am I eligible?

No, if you are already living in a subsidised rental, you will not be eligible; you must be seeking to rent a property, or extend an existing lease in the private market to be eligible.

I receive salary packaging through my employer, will this impact my eligibility or the subsidy amount I receive?

No, eligibility is determined based on your gross annual income, your salary packaging will not impact your eligibility assessment.

Is there a limit on the weekly rent for the property I choose?

No, there is no limit on the weekly rent. The subsidy is calculated based on the median market rent in the area, your household composition and income, not the weekly rent of the property you wish to lease.

How do I apply?

We have an online application process and applicants are required to submit evidence of their eligibility and household income. Detailed information about how to apply and the evidence required can be found on our website.

What subsidy amount can I expect to receive?

The amount provided is calculated based on the median market rent in that location, the Key Worker household income and household composition.

Rent Choice provides up to a maximum of \$12,000 pro rata, per annum, distributed over a six to twelve month period depending on continued eligibility.

An online eligibility calculator is available on our website which you can use to obtain an estimate of the amount of subsidy you may be eligible for by entering in your details.

How long is the subsidy paid for?

The Rent Choice subsidy is provided for a maximum duration of 12 months.

Successful applicants will be issued with a voucher guaranteeing rent subsidy payments for six months. Prior to the end of the first six months, a review of the Participants eligibility will take place which will determine if the subsidy payments will continue.

What if I am no longer eligible after I commence my lease?

The payments are guaranteed for six months. If you are no longer eligible, then the payments will cease at the end of the six months.

What if I am earning less at the time of my review, will my subsidy increase?

We hold 12 months subsidy in trust for each Participant based on the initial assessment. If your eligibility changes, your subsidy will either remain the same or reduce. It will not increase.

What happens if I break my lease?

If you break your lease agreement to vacate the private rental property prior to the end of the fixed lease term, the standard Residential Tenancies Act 1999 obligations apply. The subsidy payments will continue for the property until your rent obligations cease.

You can reapply for Rent Choice for another property if you still meet the eligibility criteria.

What happens when the subsidy stops?

We will advise you when the subsidy is due to expire, including the date this will occur and when the last payment will be made. The subsidy may be six months or up to one year.

Once the subsidy ceases, you will then be responsible for the total rent.

How can I find out more about Rent Choice?

You can find more information on our website
<https://www.venturehousing.org.au> or scan the QR Code



2021 Northern Territory skilled occupation priority list

High priority occupations

These occupations have been identified by industry and economic modelling as a high priority

ANZSCO Code	Occupation	ANZSCO Skill Level
121111	Aquaculture Farmer	1
141111	Cafe or Restaurant Manager	2
141311	Hotel or Motel Manager	2
231211	Master Fisher	2
232212	Surveyor	1
241111	Early Childhood (Pre-primary School) Teacher	1
242211	Vocational Education Teacher (Aus) \ Polytechnic Teacher (NZ)	1
252411	Occupational Therapist	1
253111	General Practitioner	1
253112	Resident Medical Officer	1
254499	Registered Nurses nec	1
261111	ICT Business Analyst	1
263111	Computer Network and Systems Engineer	1
321211	Motor Mechanic (General)	3
341111	Electrician (General)	3
351311	Chef	2
391111	Hairdresser	3
411511	Aboriginal and Torres Strait Islander Health Worker	2
411711	Community Worker	2
421111	Child Care Worker	4
423111	Aged or Disabled Carer	4
431411	Hotel Service Manager	3
442217	Security Officer	4

Priority occupations

These occupations have been identified by industry and economic modelling as a priority

ANZSCO Code	Occupation	ANZSCO Skill Level
131112	Sales and Marketing Manager	1
133111	Construction Project Manager	1
134111	Child Care Centre Manager	1

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135112	ICT Project Manager	1
141999	Accommodation and Hospitality Managers nec	2
149311	Conference and Event Organiser	2
212314	Film and Video Editor	1
223111	Human Resource Adviser	1
223113	Workplace Relations Adviser	1
225113	Marketing Specialist	1
225311	Public Relations Professional	1
231111	Aeroplane Pilot	1
231212	Ship's Engineer	2
231213	Ship's Master	2
233111	Chemical Engineer	1
233211	Civil Engineer	1
233311	Electrical Engineer	1
234313	Environmental Research Scientist	1
234314	Park Ranger	1
234411	Geologist	1
234611	Medical Laboratory Scientist	1
242111	University Lecturer	1
251111	Dietitian	1
251211	Medical Diagnostic Radiographer	1
251214	Sonographer	1
251311	Environmental Health Officer	1
251312	Occupational Health and Safety Adviser	1
251511	Hospital Pharmacist	1
251513	Retail Pharmacist	1
251911	Health Promotion Officer	1
251912	Orthotist or Prosthetist	1
252111	Chiropractor	1
252312	Dentist	1
252511	Physiotherapist	1
252611	Podiatrist	1
252711	Audiologist	1
252712	Speech Pathologist (Aus) \ Speech Language Therapist (NZ)	1
253311	Specialist Physician (General Medicine)	1
253321	Paediatrician	1
253399	Specialist Physicians nec	1
253912	Emergency Medicine Specialist	1
253913	Obstetrician and Gynaecologist	1
254111	Midwife	1
254211	Nurse Educator	1
254411	Nurse Practitioner	1
254412	Registered Nurse (Aged Care)	1
254415	Registered Nurse (Critical Care and Emergency)	1

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254417	Registered Nurse (Disability and Rehabilitation)	1
254418	Registered Nurse (Medical)	1
254421	Registered Nurse (Medical Practice)	1
254422	Registered Nurse (Mental Health)	1
254423	Registered Nurse (Perioperative)	1
254424	Registered Nurse (Surgical)	1
254425	Registered Nurse (Paediatrics)	1
261312	Developer Programmer	1
271311	Solicitor	1
272112	Drug and Alcohol Counsellor	1
272114	Rehabilitation Counsellor	1
272199	Counsellors nec	1
272311	Clinical Psychologist	1
272312	Educational Psychologist	1
272412	Interpreter	1
272499	Social Professionals nec	1
272511	Social Worker	1
311413	Life Science Technician	2
312199	Architectural, Building and Surveying Technicians nec	2
312412	Electronic Engineering Technician	2
331212	Carpenter	3
334111	Plumber (General)	3
342111	Air-conditioning and Refrigeration Mechanic	3
351111	Baker	3
351411	Cook	3
362211	Gardener (General)	3
411112	Intensive Care Ambulance Paramedic (Aus) \ Ambulance Paramedic (NZ)	2
411214	Dental Therapist	2
411611	Massage Therapist	2
411712	Disabilities Services Officer	2
411713	Family Support Worker	2
411715	Residential Care Officer	2
411716	Youth Worker	2
423313	Personal Care Assistant	4
431111	Bar Attendant	4
431511	Waiter	4
512211	Health Practice Manager	2
541211	Information Officer	4
612112	Property Manager	3
621511	Retail Supervisor	4
731211	Bus Driver	4
733111	Truck Driver (General)	4

Industry Priority occupations

These occupations have been identified by industry as a priority for their particular industry

ANZSCO Code	Occupation	ANZSCO Skill Level
142111	Retail Manager	2
234915	Exercise Physiologist	1
251112	Nutritionist	1
253513	Neurosurgeon	1
253517	Plastic and Reconstructive Surgeon	1
254416	Registered Nurse (Developmental Disability)	1
263212	ICT Support Engineer	1
311211	Anaesthetic Technician	2
311214	Operating Theatre Technician	3
311215	Pharmacy Technician	2
312611	Safety Inspector	2
321111	Automotive Electrician	3
321212	Diesel Motor Mechanic	3
322313	Welder (First Class) (Aus) \ Welder (NZ)	3
323111	Aircraft Maintenance Engineers	3
324311	Vehicle Painter	3
331111	Bricklayer	3
342211	Electrical Linesworker (Aus) \ Electrical Line Mechanic (NZ)	3
342315	Electronic Instrument Trades Worker (Special Class)	3
362212	Arborist	3
362411	Nurseryperson	3
399911	Diver	3
421114	Out of School Hours Care Worker	4
423211	Dental Assistant	4
423314	Therapy Aide	4
431112	Barista	4
451111	Beauty Therapist	4
451211	Driving Instructor	3
452315	Swimming Coach or Instructor	4
452321	Sports Development Officer	2
452414	Lifeguard	3
542113	Hotel or Motel Receptionist	4
552111	Bank Worker	4
599599	Inspectors and Regulatory Officers nec	4
599915	Clinical Coder	3
621311	Motor Vehicle or Caravan Salesperson	4
621312	Motor Vehicle Parts Interpreter(Aus)\Automotive Parts Salesperson(NZ)	4
711211	Industrial Spraypainter	4
711914	Sterilisation Technician	4

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712213	Shot Firer	4
721111	Agricultural and Horticultural Mobile Plant Operator	4
721211	Earthmoving Plant Operator (General)	4
721311	Forklift Driver	4
811411	Commercial Housekeeper	5
821712	Scaffolder	4
841111	Aquaculture Worker	5
841211	Fruit or Nut Farm Worker	5
841212	Fruit or Nut Picker	5
841511	Beef Cattle Farm Worker	5
851311	Kitchenhand	5
899211	Deck Hand	4
899415	Tyre Fitter	4

DEFINITIONS

ANZSCO - Australian and New Zealand Standard Classification of Occupation is a skill-based occupation classification standard used by the Australian Bureau of Statistics

nec - not elsewhere classified is a term to describe occupation that has not been classified anywhere else under the ANZSCO classification system

ANZSCO Skill Level - Skill level refers to the level of skill required to competently perform the tasks associated with an occupation. ANZSCO skill levels are generally commensurate with the following qualification levels:

Skill Level 1 - Bachelor degree or higher qualification

Skill Level 2 - Associate degree, Advanced diploma or Diploma

Skill Level 3 - Certificate III or Certificate IV

Skill Level 4 - Certificate II or Certificate III

Skill Level 5 - Certificate I or compulsory secondary education

An information paper detailing the methodology and outlining the consultation process can be found at <https://nt.gov.au/employ/for-employers-in-nt/hard-to-fill-jobs-in-the-nt>