Australian Capital Territory

Housing Assistance Public Rental Housing Assistance Program (Exempt Income and Assets) Determination 2026 (No 1)

Notifiable instrument NI2026–485

made under the

Housing Assistance Act 2007, section 20 (Approved housing assistance programs—determinations)

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1 Name of instrument

This instrument is the *Housing Assistance Public Rental Housing Assistance Program (Exempt Income and Assets) Determination 2026 (No 1)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Determination

I determine the classes and items of income and assets in Schedule 1 are to be exempted for the purposes of the *Housing Assistance Public Rental Housing Assistance Program 2023 (No 1)* (the Program).

4 Revocation

This instrument revokes the *Housing Assistance Public Rental Housing Assistance Program (Exempt Income and Assets) Determination 2020 (No 1)* NI2020-113.

Kareena Arthy
Commissioner for Social Housing

06 October 2026

Schedule 1

Exempt income and assets

Part 1–Exempt income

1.1 Pensions, benefits and allowances payments

The following are exempt:

- ABSTUDY (under arrangements broadly equivalent to Youth Allowance)
- Carer Allowance (including associated supplements)
- Child maintenance payments made by a non-custodial parent (for the payer only, not the recipient)
- Commonwealth Rent Assistance (CRA)

  Note

  - This item applies to CRA forming part of a person's income in relation to accommodation other than public housing.
  - It also applies to CRA received by a person before becoming a tenant in public housing.
  - However, CRA may be taken into account in working out a rental rebate under the Program.

- Disability pensions, payments and allowances under the *Veterans' Entitlements Act 1986* (Cth)
- Double Orphan Pension
- Energy Supplement
- Foster care allowance, including kinship care payments and associated contingency payments
- Mobility Allowance
- Multiple Birth Allowance
- Pension Supplement
- Pensioner Education Supplement
- Pharmaceutical Allowance
- Telephone Allowance
- Veterans' Supplement (including any components equivalent to pharmaceutical or telephone allowances)
- Youth Allowance payable to a person (other than an applicant, tenant or their partner) who has no other income.

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1.2 Commonwealth family assistance payments

The following are exempt:

- Carer bonuses and similar lump sum payments payable to recipients of Carer Payment or Carer Allowance
- Child Care Subsidy and Additional Child Care Subsidy
- Family Tax Benefit Part A supplement (including reconciliation payments)
- Family Tax Benefit Part A one-off lump sum payments per child payable to eligible families
- Family Tax Benefit Part B
- One-off lump sum or supplementary family assistance payments made under a Commonwealth law.

1.3 Work-related reimbursement payments

The following are exempt:

- Reimbursements for work-related expenses (including travel, tools, clothing and similar costs) and payments made under a Commonwealth 'work for the dole' program.

1.4 Compensation, lump sums and similar payments

The following are exempt:

- Bereavement payments paid as lump sums following the death of a person's partner, child or person being cared for
- Ex gratia or compensation payments made by the Commonwealth, a State or a Territory government
- Insurance payments for loss or damage to property or for personal injury (other than to the extent the payment compensates for lost income)
- National Redress Scheme payments under the *Institutional Child Sexual Abuse Act 2018* (Cth)
- Territories Stolen Generations Redress Scheme payments
- Victorian Stolen Generations Reparations Package payment
- Victims of crime and victims of terrorism payments
- WA Stolen Generations Redress Scheme payment.

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1.5 Health and support payments

The following are exempt:

- Hospital, medical, dental or pharmaceutical benefits
- National Disability Insurance Scheme (NDIS) supports and any amounts derived from those supports.

1.6 Other exempt payments

The following are exempt:

- Capital gains
- Emergency relief or similar assistance provided by a government
- Government concessions (for example, transport or utilities concessions).
- Income of a household member during a period in which the member undertakes residential treatment or respite care under a program funded, accredited or recognised by a government authority

  Note

  - This item applies only if the requirements of the relevant treatment or respite arrangement are met, including any applicable limits on duration under such a program.

- Income of a household member (other than the tenant) who is receiving full-time care from the tenant and who receives a disability support pension or equivalent payment

  Note

  - Where the person also receives CRA, this item applies only to the extent necessary to avoid double counting in assessing rent under the Program.

- Irregular or short-term assistance from charitable organisations
- Rent or board paid by a household member to a tenant in public housing
- Scholarships or grants that must be used solely for education-related expenses

  Note

  - This item does not apply to payments that may be used for general living expenses.

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Part 2–Exempt assets

2.1 General assets

The following are exempt:

- Clothing
- Personal effects
- Ordinary household goods
- Tools of trade, equipment and reference materials necessary to earn income
- One motor vehicle per applicant or applicant group
- Assets that cannot be readily realised (including certain superannuation interests and annuities).

2.2 Lump sum amounts held as assets

The following are exempt to the extent they are retained as a cash asset:

- Lump sum payments that include a component for income lost or foregone, where that component has been assessed as income
- Insurance payments for loss or damage to property or for personal injury
- Pension Bonus Scheme payments
- National Redress Scheme payments (Cth)
- Stolen Generations redress payments (Cth & State)
- Victims of crime payments
- Victims of terrorism payments
- Ex gratia lump sum payments made by a government.

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