

How the REST Professional Calculator Works

Overview

REST Professional has a built in calculator that will assist you in converting the tenants rent amount into a Daily, Weekly, Monthly and Yearly amount. It will assist you to calculate the daily rate for a selected period of days i.e. to calculate a tenant's vacate date.

How REST calculates the amounts

REST calculator uses the following calculation to break down rents

- Weekly rate $\div 7$ = daily amount
- Weekly rate $\div 7 \times 365 \div 12$ = monthly amount
- Weekly rate $\div 7 \times 365$ = yearly amount

- Daily rate $\times 7$ = weekly amount
- Daily rate $\times 365$ = yearly amount
- Daily rate $\times 365 \div 12$ = monthly amount

- Monthly rate $\times 12 \div 365$ = daily amount
- Monthly rate $\times 12 \div 365 \times 7$ = weekly amount
- Monthly rate $\times 12$ = yearly amount

The method for calculation of rent adopted by VCAT (Victorian Civil & Administrative Tribunal) is as follows:

Weekly: Rent $\div 7$ = daily rate (e.g. \$180pw $\div 7$ = \$25.71);

Fortnightly: Rent $\div 14$ (e.g. \$320pfn $\div 14$ = \$22.86);

Monthly: Rent $\times 12 \div 365$ (e.g. \$800pcm $\times 12 \div 365$ = \$26.30);

Vacating Tenants Calculations for Monthly Rent Amount

If you have a vacating tenant that pays monthly and owes more than a months' period of rent, REST will not use the daily rate for the whole period. It will use the monthly amount and then the balance at the daily rate.

Example:

Rent amount \$2824.40 Rent Paid to Date: 31/10 Vacate Date: 10/12

REST will calculate rent from one calendar month (i.e. 01/11 - 30/11) \$ 2824.40

Then calculate rent from 01/12 to 10/12 \times the daily rate (92.86×10 days) = \$ 928.57

Rent to vacate date \$ 3752.97

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