

National Rental Affordability Scheme

Information for prospective tenants in Queensland

The National Rental Affordability Scheme is an Australian Government initiative financially supported by the Queensland Government. In return for a commitment to rent dwellings at a minimum of 20% below market rent, the National Rental Affordability Scheme offers property developers financial incentives to increase the supply of affordable rental dwellings across Australia by up to 50,000 by 2012, and a further 50,000 after July 2012, subject to demand.

In Queensland, the Department of Communities (Housing and Homelessness Services) role in the scheme is to refer eligible applicants from the housing register managed by the department to approved tenancy managers of National Rental Affordability Scheme properties. People who have not applied or do not wish to apply for social housing with the Department of Communities may still make an application for rental accommodation under the scheme, provided they meet **all** the eligibility criteria below.

Eligibility criteria for the National Rental Affordability Scheme

To rent a property under the scheme in Queensland, you must meet each of the following eligibility criteria:

1. You must be an Australian citizen, have permanent residency or have been issued with a temporary protection or bridging visa.
2. You must be a Queensland resident or provide evidence of a definite need to move to Queensland.
3. You or your household members must not own or part-own property within Australia or overseas. This includes residential or commercial property, land, mobile home or caravan (permanently connected to utilities).
4. Your household's combined liquid assets, meaning money in the bank, shares, investments and superannuation payouts, must not exceed \$71,937 for a single person or \$89,375 for two or more household members.
5. You must have an independent income of at least \$174 per week.
6. Your proposed household's combined annual gross income must not exceed the following limits:

2009-2010 NRAS Year household income limits – indexed as at 1 May 2009

Household type	Initial income limit*	Upper income limit*
1 adult	\$41,514	\$51,893
2 adults	\$57,392	\$71,740
3 adults	\$73,270	\$91,588
4 adults	\$89,148	\$111,435
Sole parent with 1 child	\$57,432	\$71,790
Sole parent with 2 children	\$71,200	\$89,000
Sole parent with 3 children	\$84,968	\$106,210
Couple with 1 child	\$71,160	\$88,950
Couple with 2 children	\$84,928	\$106,160
Couple with 3 children	\$98,696	\$123,370

* Refer to the notes below regarding the initial and upper income limits.

To calculate eligibility for household types not identified in the table above, please use the formula below.

Person type	Income level
First single adult	\$41,514
Each additional adult	\$15,878
Each child	\$13,768
First sole parent	\$43,664

For further information on eligibility, please contact the department on 1300 880 882 or email nras@housing.qld.gov.au.

Please note:

- Household income cannot exceed initial income limit at the point of application.
- If the household income reaches or exceeds the upper income limit then the tenant will cease to become eligible for a tenancy under the scheme.
- Income eligibility limits for the National Rental Affordability Scheme are higher than those for social housing.
- Income levels below are assessed on the total income for a household, not individuals within the household.
- Yearly rent increases for scheme properties are capped at the rental component of the Consumer Price Index (CPI).
- Tenants renting a property through the scheme may be eligible for rent assistance, subject to the normal Centrelink eligibility criteria.
- The appointed tenancy managers of scheme properties will select which eligible applicants will be housed through the scheme.
- The department has no involvement in the management of these tenancies.

How to apply for the National Rental Affordability Scheme

Before applying for rental accommodation through the scheme, you should first check that you meet the eligibility criteria as outlined above. You then need to identify the property that you wish to apply for (you may apply for more than one). Details of scheme properties and their locations are listed on the department's website at www.housing.qld.gov.au/nras.

If you are an existing social housing applicant

If you have already applied for social housing with the department, you do not need to complete a National Rental Affordability Scheme application form. Should scheme properties become available in your nominated areas for social housing, the department will contact you and provide details of the properties that are available. You can then decide if this accommodation is suitable for your needs and register your interest with the department. If you are interested in renting a scheme property in a different location to where you have listed for social housing, you should notify the department on 1300 880 882 between 6am and 6pm, Monday to Friday.

If you have not applied for social housing

Before completing a National Rental Affordability Scheme application form, first check that you meet the eligibility criteria above, and then find out where the available accommodation is located. Once you have identified a property (or more than one) that you are interested in, you should complete an application form, which you can download from www.housing.qld.gov.au/nras or obtain by calling the department's call centre on 1300 880 882 between 6am and 6pm, Monday to Friday.

The department will assess your eligibility for the scheme and will write to you about the outcome of your application. If you are not eligible for accommodation under the scheme, we will let you know the reasons why, and you may appeal this decision. If you are eligible, your application will be forwarded to the tenancy manager of the National Rental Affordability Scheme property/ies for which you have applied.

Future vacancies

If you are not initially selected as a tenant by the tenancy manager, the department will keep you listed for future vacancies in the property and will continue to refer your details to the tenancy manager each time a vacancy arises.

More information

For more information on the National Rental Affordability Scheme, visit the Australian Government Department of Families, Housing, Community Services and Indigenous Affairs website at www.fachsia.gov.au.

Locations and detailed information on scheme properties in Queensland are available from www.housing.qld.gov.au/nras. For more information, call the Department of Communities (Housing and Homelessness Services) call centre on 1300 880 882 between 6am and 6pm, Monday to Friday.