



NRAS Information Sheet – Information for Tenants

What is NRAS?

The National Rental Affordability Scheme ('NRAS' or 'the Scheme') is a long term commitment by the Australian Government to invest in affordable rental housing. NRAS provides people on low to moderate incomes with an opportunity to rent homes at a rate that is at least 20 per cent below the market value rent.

NRAS homes are **not** social housing — they are affordable private rental homes.

Homes can range from studio apartments through to family homes and are located where affordable rental accommodation is most needed, especially in areas where employment, schools and other services are available nearby.

NRAS homes may remain in the Scheme for up to 10 years provided they continue to meet eligibility requirements.

NRAS tenants have the same rights given to all tenants under the relevant residential tenancy law in the state or territory where the property is located.

Who is eligible to rent an NRAS property?

NRAS rental homes are available to low and moderate income Australians – people who may find it hard to pay market rental rates.

Under NRAS, household income for eligible tenants must be below the NRAS income limits for the household composition.

More information on NRAS income limits can be found below.

To be eligible to rent an NRAS property, potential tenants:

- will need to provide the tenancy manager with evidence of their gross income for the previous 12 months before the day they enter the dwelling, both with their initial application and every year after that; and
- must not exceed the income limits for their household composition by 25 per cent or more over two consecutive years.

How can I apply to rent an NRAS property?

The Australian Government **does not** select or manage NRAS tenants or maintain a waiting list for homes supported by NRAS. You can apply to rent an NRAS property through an NRAS approved participant or their tenancy manager in your state or territory. The list is available on the [NRAS website](#).

Potential tenants living in Queensland need to register with the Queensland Government. To register, complete the [National Rental Affordability Scheme \(NRAS\) tenant application form](#) or contact 13 QGOV (13 74 68).

Potential tenants living in the Northern Territory need to register with the Northern Territory Government. To register, please visit the [Northern Territory Government website](#).

Who manages the NRAS tenancy?

An NRAS tenancy manager may be a real estate agent, a housing organisation, or another approved manager. An NRAS approved participant may also manage tenancies itself rather than engaging a third party to do so.

The NRAS tenancy manager is required to perform functions such as:

- assessing initial and on-going tenant eligibility through collecting appropriate written evidence, such as payslips, employer contact details etc., and determining the gross household income for the 12 months prior to the day on which the household would become eligible tenants
- maintaining waiting lists for NRAS homes
- ensuring the rents charged are at least 20 per cent below market value rents
- providing appropriate property management and maintenance functions
- managing the on-going tenancy.

What are the income limits for NRAS tenants?

The gross income limits for eligibility to rent homes supported by NRAS are specified in the *National Rental Affordability Scheme Regulations 2008* (NRAS Regulations).

Please Note gross income limits are subject to indexation, meaning current gross income limits are different to the figures that were initially specified in the NRAS Regulations. For NRAS purposes, gross household limits are determined based on all tenants of the dwelling.

The current NRAS household income limits can be found at: [NRAS household income limits](#)

After you have commenced tenancy in an NRAS dwelling, if your annual gross household income exceeds the applicable household income limit by 25 per cent or more in two consecutive years, you will cease to be eligible tenants. This does not necessarily mean that you will be evicted; it just means that the approved participant will no longer be entitled to receive incentives under the Scheme in relation to your rental dwelling. It will be at the discretion of the approved participant whether to commence eviction proceedings, noting you will still have rights under your lease and the residential tenancy laws of your state or territory.

There is no asset test used to determine tenant eligibility, except in Queensland. For more information contact the Queensland Government on 13 QGOV (13 74 68).

Where a tenant receives a one-off lump sum payment (for example, a lottery win or inheritance), only the income earned from investing the lump sum would be assessed as income, that is, income from interest or dividends.

Your continuing eligibility needs to be assessed each year by the approved participant. The approved participant will request evidence of your annual income; they may also request other information, including the number and ages of people living in the dwelling. They require this information to satisfy the Australian Government that they continue to meet all requirements of the Scheme in relation to your rental dwelling.

What rights do I have as a tenant?

All NRAS approved participants must comply with the landlord, tenancy, building and, health and safety laws in the state or territory in which the property is located.

As with any rental property, you should sign a rental agreement or lease, which will be subject to the laws of the state or territory in which the property is located.

If you have any problems with your tenancy, you should first speak with your tenancy manager. If you are unable to resolve an issue:

- you are encouraged to contact the relevant state or territory agency which is responsible for administering residential tenancy laws
- you can also find tenant advisory services in your state or territory.

Any eviction must also be in accordance with state or territory residential tenancy laws and the terms of your lease.

Note: The Australian Government is not involved in placing tenants or in any on-going tenancy management issues.

Further information

Further queries on tenant eligibility, or associated enquiries, can be sent to nras@dss.gov.au