



The National Rental Affordability Scheme Tenant Consent Form

The National Rental Affordability Scheme ('NRAS' or 'the Scheme') seeks to address the shortage of affordable rental accommodation by offering a National Rental Incentive (the 'Incentive') to providers of new rental dwellings. The Incentive is offered on the condition that dwellings are rented to eligible low and moderate income households at a rate at least 20 per cent below market rates. By requiring a reduction on market rent of at least 20 per cent, the Scheme substantially improves dwelling affordability for tenants.

Tenant Consent Information

You are required to provide this document to prospective tenants. Each prospective tenant who is an adult must sign the Tenant Consent Form prior to entering into any lease or rental agreement for an NRAS property.

Why information is collected?

The Australian Government as represented by the Department gives your housing provider funding to offer affordable rental accommodation to eligible tenants.

Information about you and your household is collected by your housing provider for the Department to ensure your eligibility to rent a property under the National Rental Affordability Scheme and to assist the Australian Government to find out who is accessing its services.

The more the Department can learn about who your housing provider rents their accommodation to will better assist the Australian Government to direct resources to areas of need and improve its services.

What information is collected?

The information listed below is collected from you by your housing provider. By signing this form you are giving permission for your housing provider to give the following information to the Department:

- the length of your lease;
- the number of occupants in your dwelling;
- the ages of occupants;
- the composition of the household;
- sources and details of income earned; and
- occupation details.

The following questions are optional and will not affect your tenancy. If you do answer, the

information will help us to continue to improve Australian Government services.

- whether you or anyone in the household identifies as being of Aboriginal or Torres Strait Islander descent; and
- whether you or anyone in the household identifies as a person with a disability.

You can ask your housing provider to give you a copy of the information that they have provided to the Department.

Protection of information

Your housing provider and the Department are required, to observe strict privacy rules which are contained in the Privacy Act 1988 (Cth). This means that they must:

- tell you why they need to collect your information (i.e. to enable the Department to assess your eligibility to lease an NRAS property and to provide additional information for assessing the rental program);
- tell you what will happen to your information and who it will be given to (e.g. the Department and any other parties the Department determines appropriate to achieve the objectives listed above);
- store the information securely;
- only use the information for the purpose it was obtained; and



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- only pass your information to other parties when the law allows or we are directed to do so.

The information that is provided to the Department is stored in a secure manner.

The Department sometimes provides information about people who are accessing Australian Government funded services to other Government departments and researchers. When this happens, only limited information is made available and the Department removes all details that could identify you, e.g. your name. This is so no one will be able to identify the information as belonging to you.

The other Government departments and researchers who are given access to the information must also observe the Information Privacy Principles when handling the information. The Australian Privacy Commissioner can investigate allegations of improper collection, use and disclosure of personal information by government departments.

Obligations of your housing provider

Your housing provider must verify that the gross annual income (income from all sources before tax is applied) of all occupants that reside in an NRAS property are within the household eligibility thresholds for your household type. The initial verification must be conducted at the time of entering into the lease or rental agreement, and should be reviewed annually.

Please note that you will cease to be an eligible tenant if the household's combined gross annual income exceeds the income threshold for your household by 25% or more in two consecutive eligibility years.

Your housing provider must ensure that they comply at all times with the landlord, tenancy, building and health and safety laws of the State or Territory and local government area in which the dwelling is located.

Your housing provider must provide an NRAS approved rental property at a rate of at least 20% below the assessed market rent of the property.

Your housing provider may only review the market rent for your property upon entering a new lease or at intervals no more than 12 months

for an existing lease. Reviews of market rent must:

- be supported by publicly available data where possible on comparative rental rates in the locale of the dwelling (except in years one, four, and seven where a formal independent written valuation must be obtained); and
- not exceed the percentage change in the NRAS market index of the capital city in the State or Territory in which the dwelling is located.

Your housing provider must keep and maintain all records used to verify your eligibility to lease an NRAS dwelling, methodology for determining market rent and information and details specifically requested by the Department for five years.



Dwelling Id:

Tenant Consent Form

Tenant Consent

The personal information you are asked to provide by your housing provider is collected to enable them to determine your eligibility to lease a property under the National Rental Affordability Scheme and to assist the Australian Government to find out more information as to who is accessing its services. Your housing provider will be required to provide your personal information to the department and they may be required, from time to time, to pass some or all of your personal information to other Government departments and researchers.

I (name of tenant)

Of (address)

hereby give consent for my housing provider to disclose on my behalf to the Australian Government, or to other government departments and researchers as directed by the Australian Government, some or all of my personal information. I acknowledge that the disclosure of some or all of my personal information to the Australian Government and its use will occur for the purpose of assisting the Australian Government to conduct research and report its performance under the National Rental Affordability Scheme.

Tenant's signature

Your consent form will be retained by your tenancy manager and may be sighted by the Australian Government to verify eligibility to lease a property under the National Rental Affordability Scheme.



Housing Provider

Compliance with Information Privacy Principle 2

I (name of
Authorising officer)

Of (housing provider)

have explained to the tenant, and I believe the tenant to understand that:

- personal information the tenant has been asked to provide is collected for the purpose of determining access to and delivery of affordable rental accommodation under the National Rental Affordability Scheme; and
- as the housing provider I will be required, from time to time, to pass some or all of the tenant's personal information to the Australian Government, and may also be required to provide some or all of that information to other government departments and researchers as directed by the Australian Government.

Authorising Officer Signature



FORM: NRAS TENANT DEMOGRAPHIC ASSESSMENT (TDA)

1. FOFMS Id of the dwelling	
2. Start and End Date of current lease.	From to
3. Were the current household residents residing in the dwelling at 30 April in the previous NRAS Year?	Yes ☐ No ☐
4. Gross annual household income of all residents at point of entry into the NRAS Dwelling.	\$
5. Current gross annual household income of all residents in the NRAS dwelling (if different to Q4. Above).	\$
6. Number of household residents earning an income from the following sources (please circle).	<<--Number of household residents-->>
a) Wages/Salaries (Private Sector)	1 2 3 4 5 6 7 8 9 10+
b) Wages/Salaries (Public Sector)	1 2 3 4 5 6 7 8 9 10+
c) Wages/Salaries (Community Sector)	1 2 3 4 5 6 7 8 9 10+
d) Government pensions and allowances	1 2 3 4 5 6 7 8 9 10+
e) Self employed	1 2 3 4 5 6 7 8 9 10+
f) Superannuation or annuity	1 2 3 4 5 6 7 8 9 10+
g) Other sources	1 2 3 4 5 6 7 8 9 10+
7. Number of household residents undertaking study or training.	<<--Number of household residents-->>
a) primary and secondary students	1 2 3 4 5 6 7 8 9 10+
b) tertiary students (university or technical college)	1 2 3 4 5 6 7 8 9 10+
c) apprentices or trainees	1 2 3 4 5 6 7 8 9 10+
8. Number of household residents that receive Commonwealth rental assistance.	<<--Number of household residents-->>
	1 2 3 4 5 6 7 8 9 10+



9. Number of household residents employed in the following occupations (please circle).

a) Managers

<<--Number of household residents-->>

Chief Executives, General Managers & Legislators	1	2	3	4	5	6	7	8	9	10+
Farmers, Farm Managers	1	2	3	4	5	6	7	8	9	10+
Specialist Managers	1	2	3	4	5	6	7	8	9	10+
Hospitality, Retail and Service Managers	1	2	3	4	5	6	7	8	9	10+

b) Professionals

Arts and Media	1	2	3	4	5	6	7	8	9	10+
Business, Human Resources & Marketing Professionals	1	2	3	4	5	6	7	8	9	10+
Design, Engineering, Science & Transport Professionals	1	2	3	4	5	6	7	8	9	10+
Education Professionals	1	2	3	4	5	6	7	8	9	10+
Health Professionals	1	2	3	4	5	6	7	8	9	10+
ICT Professionals	1	2	3	4	5	6	7	8	9	10+
Legal, social & Welfare Professionals	1	2	3	4	5	6	7	8	9	10+
Nurse	1	2	3	4	5	6	7	8	9	10+
Teacher	1	2	3	4	5	6	7	8	9	10+
Childcare Worker	1	2	3	4	5	6	7	8	9	10+

c) Technicians and Trades Workers

Engineering, ICT & Science Technicians	1	2	3	4	5	6	7	8	9	10+
Automotive and Engineering Trades Workers	1	2	3	4	5	6	7	8	9	10+
Construction Trades Workers	1	2	3	4	5	6	7	8	9	10+
Electrotechnology & Telecommunications Trades Workers	1	2	3	4	5	6	7	8	9	10+
Food Trades Workers	1	2	3	4	5	6	7	8	9	10+
Skilled Animal & Horticultural Workers	1	2	3	4	5	6	7	8	9	10+
Other Technicians and Trades workers	1	2	3	4	5	6	7	8	9	10+

d) Community and Personal Service Workers

Health & Welfare Support Workers	1	2	3	4	5	6	7	8	9	10+
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Carers & Aides	1	2	3	4	5	6	7	8	9	10+
Hospitality Workers	1	2	3	4	5	6	7	8	9	10+
Protective Service Workers	1	2	3	4	5	6	7	8	9	10+
Sports & Personal Service Workers	1	2	3	4	5	6	7	8	9	10+
Paramedic	1	2	3	4	5	6	7	8	9	10+
Police Officer	1	2	3	4	5	6	7	8	9	10+
Firefighter	1	2	3	4	5	6	7	8	9	10+
e) Clerical and Administrative Workers										
Office Managers & Program Administrators	1	2	3	4	5	6	7	8	9	10+
Personal Assistants & Secretaries	1	2	3	4	5	6	7	8	9	10+
General Clerical Workers	1	2	3	4	5	6	7	8	9	10+
Inquiry Clerks & Receptionists	1	2	3	4	5	6	7	8	9	10+
Numerical Clerks	1	2	3	4	5	6	7	8	9	10+
Clerical & Office Support Workers	1	2	3	4	5	6	7	8	9	10+
Other Clerical & Administrative Workers	1	2	3	4	5	6	7	8	9	10+
f) Sales Workers										
Sales Representatives & Agents	1	2	3	4	5	6	7	8	9	10+
Sales Assistants & Salespersons	1	2	3	4	5	6	7	8	9	10+
Sales Support Workers	1	2	3	4	5	6	7	8	9	10+
g) Machinery Operators and Drivers										
Machinery & Stationary Plant Operators	1	2	3	4	5	6	7	8	9	10+
Mobile Plant Operators	1	2	3	4	5	6	7	8	9	10+
Road and Rail Drivers	1	2	3	4	5	6	7	8	9	10+
Storepersons	1	2	3	4	5	6	7	8	9	10+
h) Labourers										
Cleaners & Laundry Workers	1	2	3	4	5	6	7	8	9	10+
Construction & Mining Labourers	1	2	3	4	5	6	7	8	9	10+
Factory Process Workers	1	2	3	4	5	6	7	8	9	10+
Farm, Forestry & Garden Workers	1	2	3	4	5	6	7	8	9	10+
Food Preparation Assistants	1	2	3	4	5	6	7	8	9	10+
Other Labourers	1	2	3	4	5	6	7	8	9	10+
i) Other										
Unemployed	1	2	3	4	5	6	7	8	9	10+
Retired	1	2	3	4	5	6	7	8	9	10+
Other	1	2	3	4	5	6	7	8	9	10+



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10. Number of household residents aged between the following age brackets (please circle).										
<<--Number of household residents-->>										
a) 0 - 4	1	2	3	4	5	6	7	8	9	10+
b) 5 - 17	1	2	3	4	5	6	7	8	9	10+
c) 18 – 54	1	2	3	4	5	6	7	8	9	10+
d) 55 & over	1	2	3	4	5	6	7	8	9	10+
11. Number of couples in the household.										
1		2		3		4 or more				
12. Number of sole parent(s) in the household.										
1		2		3		4 or more				
13. Accommodation arrangements of household residents prior to current lease (please circle).										
<<--Number of household residents-->>										
a) Home fully owned	1	2	3	4	5	6	7	8	9	10+
b) Home being purchased	1	2	3	4	5	6	7	8	9	10+
c) Rented – State & Territory Housing Authority	1	2	3	4	5	6	7	8	9	10+
d) Rented – Real Estate Agent	1	2	3	4	5	6	7	8	9	10+
e) Supported accommodation	1	2	3	4	5	6	7	8	9	10+
f) Living with family or friends	1	2	3	4	5	6	7	8	9	10+
g) Homeless	1	2	3	4	5	6	7	8	9	10+
h) Other	1	2	3	4	5	6	7	8	9	10+
14. Number of household residents that identify as of Aboriginal or Torres Strait Islander descent.										
<<--Number of household residents-->>										
1	2	3	4	5	6	7	8	9	10+	
15. Number of household residents that are a person with a disability.										
<<--Number of household residents-->>										
1	2	3	4	5	6	7	8	9	10+	



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16. Previous Rent Charged.

If the dwelling has been previously tenanted please provide the rent that was charged otherwise leave blank.

\$

17. Current Rent Charged

Please provide the current weekly rent charged.

\$

18. Market Rent

Current market rent (please provide a response to Q18)

\$

19. Method of Valuation

	Independent Valuation
	Desktop Valuation
	NRAS Index