



# Notice to tenants that NRAS allocation is due to expire

## When to send these notices

Under Regulation 70 of the National Rental Affordability (NRAS) Regulations 2020 (the Regulations), approved participants are required to notify tenants of an NRAS dwelling when the NRAS allocation covering the dwelling they reside in is due to expire.

This notice **must** be sent **at least 90 days** prior to the NRAS allocation expiring. The notice can be sent more than 90 days before the allocation expires.

A failure to send a notice in relation to an expiring NRAS allocation within the timeframe specified within this form would constitute a breach of the approved participants code of conduct.

Approved participants are encouraged to send this notice to all existing tenants where the dwelling is ceasing within the next 12 months or advise any new tenant at the commencement of the lease.

## Who must sign the notice

A manager or representative of the approved participant must sign the notice.

## Instructions

This pack includes a version of the required notice with the relevant details for each state and territory. Send the notice appropriate for the state or territory in which the allocation is located. Notices for other jurisdictions and this cover page do not need to be sent to the tenant. Tenant details and the date of expiry of the allocation and approved participant details must be included in the notice.

The notice must be posted to the NRAS dwelling address.

Approved participants are not required to provide a copy of the notice to the Department. However, approved participants should retain a copy of all notices that are sent, with a record of the date of dispatch.

Approved participants may include additional information in the notice, so long as all of the required text is also included.

## FOR TENANTS LIVING IN NEW SOUTH WALES

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and New South Wales (NSW) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Family and Community Services ([feedback@facs.nsw.gov.au](mailto:feedback@facs.nsw.gov.au)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
**[Approved participant]**  
//Date//

## FOR TENANTS LIVING IN VICTORIA

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Victorian (VIC) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on xx xxxx xx (date). This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Health and Human Services ([www.housing.vic.gov.au/contact-housingvic](http://www.housing.vic.gov.au/contact-housingvic)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//

## FOR TENANTS LIVING IN QUEENSLAND

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Queensland (QLD) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Communities, Housing and Digital Economy (the department). Information about the range of housing assistance is available at [www.qld.gov.au/housing](http://www.qld.gov.au/housing). Your local Housing Service Centre can be found on the department's website at [www.qld.gov.au/housing/public-community-housing/housing-service-centre](http://www.qld.gov.au/housing/public-community-housing/housing-service-centre). Please advise the Housing Service Centre or RentConnect officer that you are an NRAS tenant and provide the expiry date for your current rental property.
6. The department can work with you to explore housing products and services that are best suited to your household, including assessing your circumstances, and if you are intending to remain in your current rental property, we may be able to assist with private market products, for example a Bond Loan. The department can also advise on your housing options and housing assistance products where you are an NRAS tenant with a "need to move" out of your existing NRAS tenancy once your current lease expires.
7. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//

## FOR TENANTS LIVING IN WESTERN AUSTRALIA

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and West Australian (WA) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Housing ([generalenquiries@housing.wa.gov.au](mailto:generalenquiries@housing.wa.gov.au)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of

[Approved participant]

//Date//

## FOR TENANTS LIVING IN SOUTH AUSTRALIA

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and South Australia (SA) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the South Australian Housing Authority ([housingcustomers@sa.gov.au](mailto:housingcustomers@sa.gov.au)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//

## FOR TENANTS LIVING IN TASMANIA

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Tasmanian (TAS) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Health and Human Services ([www.dhhs.tas.gov.au/contact](http://www.dhhs.tas.gov.au/contact)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//

## FOR TENANTS LIVING IN THE NORTHERN TERRITORY

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Northern Territory (NT) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department Housing and Community Development ([www.dlghcd.nt.gov.au/contacts](http://www.dlghcd.nt.gov.au/contacts)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//



## FOR TENANTS LIVING IN THE ACT

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Australian Capital Territory (ACT) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact Housing and Community Services ACT ([housing.customerservice@act.gov.au](mailto:housing.customerservice@act.gov.au)).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//