



April 2020

# National Rental Affordability Scheme

## Information for Tenants

### What is National Rental Affordability Scheme?

The National Rental Affordability Scheme (NRAS, the Scheme) 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.

Properties approved to be in the Scheme ('rental dwellings') can range from studio apartments through to large family homes.

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

Tenants of NRAS rental dwellings have the same rights given to all tenants under the relevant residential tenancy laws in the State or Territory where the dwelling is located.

### Who is eligible to rent an NRAS rental dwelling?

Please refer to the information sheet on [Eligible Tenants](#).

### 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 NRAS rental dwellings. You can apply to rent an NRAS rental dwelling through an NRAS approved participant or their tenancy manager in your state or territory. A list of NRAS approved participants and their tenancy managers in your state or territory is available on the [Department of Social Services website](#).

Potential tenants living in Queensland need to register with the Queensland Government before they can apply to rent an NRAS rental dwelling. To register, complete the [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 before they can apply to rent an NRAS rental dwelling. To register, please visit the [Northern Territory Government website](#).

## Who manages the NRAS tenancy?

An NRAS tenancy manager may be a real estate agent or a housing organisation, an NRAS approved participant may also manage the tenancy of an NRAS rental dwelling themselves rather than engaging a third party to do so.

Under the NRAS Regulations, a tenancy manager responsible for managing an approved rental dwelling is required to perform specific functions such as:

- assessing initial and ongoing tenant eligibility through collecting appropriate written evidence of income (such as payslips, employer contact details etc.) and determining the gross household income for the 12 month period prior to the day on which the household would start leasing the dwelling;
- maintaining waiting lists of eligible tenants wishing to rent NRAS rental dwellings;
- ensuring the rents for NRAS rental dwellings are charged at least 20 per cent below market value rents; and
- providing appropriate property management and maintenance functions according to the landlord-tenant, building, and health and safety laws of the State or Territory and local government area in which the dwelling is located.

Note: The Australian Government is not involved in selecting or assessing the eligibility of tenants nor does it engage in any ongoing tenancy management issues.

## Further information

Further queries on tenant eligibility, or associated enquiries, can be sent to [nras@dss.gov.au](mailto:nras@dss.gov.au).