

National Rental Affordability Scheme

Information for prospective tenants in Queensland

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative financially supported by the Queensland Government to increase the supply of affordable rental housing across the state.

Eligibility criteria for the National Rental Affordability Scheme

To rent a property under the National Rental Affordability 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 \$80,437.50 for a single person or \$100,000.00 for two or more household members.
5. Your proposed household's combined annual gross income must not exceed the following limits:

2010-2011 NRAS Year household income limits – indexed as at 1 May 2011		
Household type	At commencement of NRAS tenancy initial income limit must not exceed*	During NRAS tenancy upper income limit must not exceed*
One adult	\$44,128	\$55,160
2 adults	\$61,006	\$76,257
3 adults	\$77,884	\$97,355
Sole parent with 1 child	\$61,049	\$76,312
Sole parent with 2 children	\$75,685	\$94,606
Sole parent with 3 children	\$90,320	\$112,899
Couple with 1 child	\$75,641	\$94,552
Couple with 2 children	\$90,277	\$112,847
Couple with 3 children	\$104,913	\$131,142

* Refer to the notes on page 2 regarding the initial and upper income limits.

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

Person type	Income level
First single adult	\$44,128
Each additional adult	\$16,878
Each child	\$14,635
First sole parent	\$46,414

For further information on eligibility please contact the department's Housing Services Call Centre on 1300 880 882 or email nras@communities.qld.gov.au.

Please note:

- Household income cannot exceed initial income limit at the point of application.
- Tenants whose income exceeds the relevant upper income limit for their household type for two consecutive eligibility years cease to be eligible tenants.
- Income eligibility limits for the National Rental Affordability Scheme are higher than those for social housing.
- Income levels above 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

If you would like to apply for a property to rent through the National Rental Affordability Scheme first check that you meet the eligibility criteria above, before completing the online tenancy application form.

The online application form is found at www.communities.qld.gov.au/housing then follow the links to the National Rental Affordability Scheme – Prospective Tenants page. Alternately, you can obtain an application form by contacting the department's Housing Services Call Centre on 1300 880 882 between 6am and 6pm, Monday to Friday.

If you are already approved for the department's housing register you do not need to apply again to be considered for rental accommodation through the National Rental Affordability Scheme. To register your interest contact the department's Housing Services Call Centre on 1300 880 882 between 6am and 6pm, Monday to Friday.

How to rent a National Rental Affordability Scheme property

Once registered as an NRAS client you can apply to rent a property under the Scheme. At the time of submitting your application to the tenancy manager you will be required to provide documentation that verifies your identity and household income and sign a declaration form that all the information you have provided is true and correct before an offer of tenancy can be made.

Details of NRAS properties currently available for rent can be found by going to www.communities.qld.gov.au/housing and following the links to the National Rental Affordability Scheme – Prospective Tenants page. From there you will find a link to [NRAS Properties on www.realestate.com.au](http://www.realestate.com.au). A list of approved NRAS property and tenancy managers is also available from the Prospective Tenants page.

For more information

For more information about the National Rental Affordability Scheme please contact the Department of Communities (Housing and Homelessness Services) Call Centre on 1300 880 882 between 6am and 6pm, Monday to Friday.