

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:

NRAS household income limits – indexed as at 1 May 2012		
Household type	At commencement of NRAS tenancy initial income limit must not exceed*	During NRAS tenancy upper income limit must not exceed*
One adult	\$45,496	\$56,870
2 adults	\$62,899	\$78,624
3 adults	\$80,302	\$100,378
Sole parent with 1 child	\$62,943	\$78,679
Sole parent with 2 children	\$78,033	\$97,542
Sole parent with 3 children	\$93,123	\$116,404
Couple with 1 child	\$77,989	\$97,487
Couple with 2 children	\$93,079	\$116,349
Couple with 3 children	\$108,169	\$135,212

* 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	\$45,496
Each additional adult	\$17,403
Each child	\$15,090
First sole parent	\$47,853

For further information on eligibility please contact Department of Housing and Public Works 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 register 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.hpw.qld.gov.au then follow the links from Housing Services to 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 accurate before an offer of tenancy can be made.

Prospective tenants can seek details of properties currently available in Queensland by visiting [National Rental Affordability Scheme Properties for Rent](http://www.hpw.qld.gov.au) on realestate.com.au. These dwellings are listed by an approved tenancy manager and all information regarding the dwelling can be obtained by contacting the listed tenancy manager directly. Additional information about properties currently available in Queensland can also be found by contacting a tenancy manager from the list of NRAS approved tenancy managers on the department's website at www.hpw.qld.gov.au Information for Prospective Tenants.

For more information

For more information about the Scheme contact the Department of Housing and Public Works Housing Services Call Centre on 1300 880 882 between 6am and 6pm, Monday to Friday.