

National Rental Affordability Scheme

This information explains what the National Rental Affordability Scheme is and how it affects the tenancy of this property which is let under the scheme.

What is NRAS?

The National Rental Affordability Scheme (NRAS) is a long term commitment by the Australian Government to invest in affordable rental housing. NRAS provides an annual incentive to Foundation Housing to build and rent new dwellings to low and moderate income households at a rate that is at least 20 per cent below the market value rent.

Who is eligible to rent an NRAS property?

To be eligible to rent a Foundation Housing NRAS property you:

- Will need to give Foundation Housing written evidence of your gross income, when you apply and every year afterwards (if you don't give us income evidence during the annual review we may have to take action to end your tenancy).
- Must not exceed the income limits for your household type by more than 25 per cent two years in a row.

Under this scheme you must notify Foundation Housing if your household income changes after the tenancy has commenced.

If your income goes over NRAS eligibility limits then Foundation Housing will assess ongoing eligibility for the property in accordance with NRAS Regulations. If your household becomes ineligible this will mean you will have to vacate the property. Should this be the case, you will be given notice to vacate as per the terms of their tenancy agreement.

What are the income limits for NRAS tenants?

The gross income limits for eligible households to rent NRAS homes are specified in the NRAS Regulations. Information on current, indexed thresholds is available at dss.gov.au/nras.

For NRAS purposes, a household is all people living in the house. Therefore, the income of everyone living in the house will be included in the gross income of the household.

Head Office

297 Vincent St
Leederville
WA 6007
T: (08) 9422 0700
F: (08) 6311 7314

Midland

Unit 6/17-19
Foundry Rd
Midland WA 6056
T: (08) 6274 3900
F: (08) 6311 7314

Joondalup

3/126 Grand Blvd
Joondalup
WA 6027
T: (08) 9422 0700
F: (08) 6311 7314

Broome

34 Frederick St
(PO Box 3354)
Broome WA 6725
T: (08) 9193 7641
F: (08) 9336 2962

South Hedland

3A/3 Brand St
South Hedland
WA 6722
T: (08) 9172 9700
F: (08) 6311 7314