



Australian Government
Department of Social Services

Residential Tenancies
Policy & Strategy, NSW Fair Trading,
Better Regulation Division
Department of Customer Service
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The Department of Social Services (the department's) response to New South Wales Government – Improving NSW rental laws consultation paper

Thank you for the opportunity to provide feedback on the potential reforms to tenancy laws in New South Wales. This submission focuses on the potential impact of the removal of the no cause eviction from the *Residential Tenancies Act* (the Act) on the National Rental Affordability Scheme (NRAS, the Scheme). The department has responded only to questions relevant to NRAS.

NRAS is a partnership between the Australian Government and the states and territories to invest in affordable rental housing. The Scheme, which commenced in 2008, seeks to provide access to affordable rental housing by offering financial incentives to persons or entities such as the business sector and community organisations to build and rent dwellings to low and moderate income households at a rate at least 20 per cent below the market value rent. NRAS dwellings are affordable private rental homes, not social housing dwellings.

Rental property providers (known as approved participants under the Scheme) receive a financial incentive provided they meet the regulatory requirements and provide discounted rent to eligible NRAS tenants.

In order to comply with *National Rental Affordability Scheme Act 2008* and the National Rental Affordability Scheme Regulations 2020 (NRAS Regulations), approved participants must ensure an NRAS dwelling is rented to an eligible tenant/s in order to be eligible to receive a Commonwealth incentive and state/territory incentive or 'in kind' payment.

There are currently 35 approved participants who hold NRAS allocations in New South Wales. However, the operation of Commonwealth and state or territory NRAS incentives in the marketplace means that while there are 35 approved participants in New South Wales, some of these approved participants have many investors¹ who will also benefit from the incentives. In other cases, the approved participant is effectively the sole investor. There is a total of 4,817² NRAS dwellings in New South Wales.

Responses to Improving NSW rental laws consultation paper – Impact on affordable housing schemes, including NRAS

Removing ‘no grounds’ terminations

- 1. If requiring a landlord to give a reason should apply just to periodic leases, or also where a fixed term lease is being ended.*

The department does not have a view about whether reasons to terminate a tenancy should apply only to periodic or also fixed term leases.

- 2. The list of prescribed reasons (‘grounds’) on which tenancies should be able to be ended.*

The department strongly supports the review of no grounds terminations including provision for the eligibility for accommodation assistance, ensuring the Scheme can continue to be targeted to low to moderate income earners and affordable housing stock is utilised as intended.

Currently, if a tenant is ineligible to reside in an NRAS dwelling, a notice to vacate is served by the approved participant or their tenancy management organisation. As required under current law in New South Wales in accordance with the nature of the lease in place whether periodic or fixed term.

Should no cause evictions be removed from the Act, the department expects this may impact New South Wales approved participants and investors’ ability to receive an NRAS incentive if a tenant no longer meets eligibility requirements under the Scheme as dwellings must be tenanted to people on low and moderate incomes. This would be unless a termination ground based on continuing eligibility is introduced (please refer to attached NRAS background for detail about tenant eligibility criteria).

Under section 11 of the NRAS Regulations, no NRAS incentive is available for any period during which the dwelling is rented to a tenant who is not an eligible tenant.

The department expects the proposed reforms to the Act as outlined in the discussion paper Improving NSW rental laws would impact NRAS approved participants and investors as follows:

- An ineligible tenant would not be able to be evicted from an NRAS dwelling.
- An ineligible tenant residing in an NRAS dwelling goes against the policy intent of the Scheme – to provide affordable rental accommodation for low-to-moderate income earners.

¹ Approved participants pass on the NRAS incentive to an investor, who is the legal or beneficial owner of an NRAS dwelling, if they have a legal obligation to do so.

² As at 31 March 2023

³ This figure is calculated based on the number of active allocations in New South Wales (4,817) multiplied by the 2023-24 NRAS combined incentives (Commonwealth: \$8,711.48, State: \$2,903.83) of \$11,615.31. The calculation only serves to quantify the total potential incentives impacted; it is not intended to be considered the actual impact of this issue.

- Approved participants would not be eligible for an incentive payment for any period where an ineligible tenant resides in the NRAS dwelling.
- In the event an approved participant has an agreement in place with an investor to pass on all or some of the incentive payment, there would not be an incentive to pass on.
- Investors would no longer benefit from the incentive payment to help subsidise the reduced rent they are providing to NRAS tenants.
- Investors may see no benefit of participating in the Scheme if there is a possibility they would not be entitled to an incentive payment.

Approved participants must tenant dwellings to low and moderate income households at reduced rent, and in return, receive a financial incentive as long as key compliance requirements set out in the NRAS Regulations have been met. In the event they are unable to evict ineligible tenants and may not be entitled to an incentive, approved participants and investors may remove their dwellings from the Scheme and rent the dwelling through the private rental market for 100 per cent of the market value rent. This may reduce opportunities for lower income households in need of affordable rental accommodation.

Under the NRAS Regulations, no incentive is payable to NRAS approved participants and investors who are unable to evict non-eligible renters, as dwellings must be tenanted to people on low and moderate incomes, at a reduced rental cost, to support the objectives of the Scheme.

If the proposed reform to the Act proceeds to repeal the no cause eviction reason, this would prevent NRAS approved participants from evicting ineligible tenants on the basis of NRAS income limits. Approved participants and investors may no longer see a benefit in participating in the Scheme unless a termination ground based on continuing eligibility is introduced for NRAS purposes. This may impact 4,817 affordable NRAS dwellings in New South Wales. There are 3 years remaining in the Scheme for some of these dwellings.

In the 2023-24 NRAS year, the department expects approximately \$55.95 million³ in incentives to be paid to approved participants in New South Wales. If the no cause evictions provision is removed from the Act, and ineligible tenants are permitted to remain in NRAS dwellings, this could negatively impact incentive payments to approved participants in New South Wales.

3. The evidence that a landlord must show to prove the reason is genuine.

The department does not have a view on what evidence a landlord should show to prove a reason to evict is genuine. However, with respect to NRAS dwellings this should only occur once a formal process to establish a tenant is no longer eligible to occupy an NRAS dwelling. For example following an income assessment process.

Are there any other specific situations (In addition to the table contained in the consultation paper) where a landlord should be able to end a lease?

As described above, in order for an approved participant to receive an incentive for renting dwellings for at least 20% below the market rent, NRAS dwellings must at all times be tenanted by eligible tenants. If approved participants cannot evict tenants that do not meet eligibility requirements they cannot receive an incentive for as long as the tenant remains within the dwelling. For further information also refer to **Attachment A**.

What would be an appropriate notice period for the five proposed reasons (and for any other reasons you have suggested)? Why is it reasonable?

The department does not have a view on the notice period for the proposed new reasons. With respect to an additional reason related to tenant eligibility for a housing assistance program including NRAS, the NRAS Regulations do not specify a timeframe to evict tenants. However, we note the NRAS Regulations requires a minimum 90 days' notice to vacate be provided to tenants based where the 10 year incentive period is ending⁴ to enable tenants to source alternative accommodation. Should a 90 notice be proposed under these grounds, this timeframe would not offend the NRAS Regulations.

Renters' personal information

10. Do you support limiting the information that applicants can be asked for in a tenancy application? Why/why not?

Under the NRAS Regulations approved participants are required to assess tenant eligibility at point of entry (when entering an NRAS dwelling) and on the anniversary of their start date each year. This includes collection of some key personal information relating to the proposed form including: tenant/s income (and supporting evidence), household demographics i.e. number of adults and children and whether the tenants are a couple or sole parents.

The department is therefore conscious of the need to *not restrict* the type of information that can be provided to or by a prospective tenant of a NRAS approved participant in connection with the prospective tenant (or existing tenants) applying to enter a residential tenancy agreement under the Act with the approved participant. This is in order for approved participants to be able to determine the eligibility of tenants for the purposes of NRAS.

11. Do you have any concerns with landlords or agents only being able to collect the information set out in the table above to assess a tenancy application? Please explain

The department recommends the NSW government not restrict the type of information that can be provided to or by a prospective or existing tenant of an NRAS property, that may impact an approved participants ability to determine if tenants are eligible to rent an NRAS dwelling.

⁴ Section 70 of the NRAS Regulations.

12. Do you support the use of a standard tenancy application form that limits the information that can be collected?

Under the NRAS Regulations approved participants need to be able to demonstrate that tenants meet household income eligibility requirements in order to receive an incentive to provide rental at a rate 20 per cent less than the market value rent. This is conducted through a tenant demographic assessment form (for reference see Attachment A).

As personal information (including at times bank account records to confirm income) is required to assess tenant eligibility, the department considers a standardised form may limit the type of information an approved participant may be able to access to assess tenant eligibility. Should amendments to the Act result in a standardised form with limited personal information, the department requests provision in the Act which will allow approved participants to request information from tenants to assess tenant eligibility for NRAS purposes.

13. Do you think that limiting the information that may be collected from rental applicants will help reduce discrimination in the application process?

The department does not have a view on the reduction of discrimination through limiting information from rental applicants, however, notes that the tenant demographic information completed by tenants under NRAS includes information regarding the number and ages of occupants residing in or who will reside in, the dwelling and sources of income. Optional attributes include questions relating to residents with a disability and the number of residents who are Aboriginal and/or Torres Strait Islander peoples. See **Attachment B**.

14. Do you support new laws that set out how landlords and agents can use and disclose renters' personal information? Why/why not?

At this stage, and until such time as draft supporting regulations are available, it is not possible to comment on the scope of the type of information that may be impacted by proposed regulations on disclosure of personal information.

15. What should applicants be told about how their information will be used before they submit a tenancy application? Why?

Tenants of NRAS dwellings must sign to acknowledge that information supplied in the tenant consent form and any supporting information provided to the approved participant or housing provider may be forwarded to the department.

Under NRAS, the approved participant and the department, as the persons responsible for collecting personal information from tenants through the tenant consent form and any supporting information, are required to observe the Australian Privacy Principles under the Privacy Act 1988. This means it must state why the information is required and whom it will be shared with.

- The information a tenant provides is used to enable the department to assess the tenant's eligibility to lease an NRAS property and to provide additional information for assessing the rental eligibility status.

- The approved participant will provide the information to the department, and the department may give the information to any other parties the department determines appropriate to achieve the objectives of the scheme.

In addition, the approved participant and the department must:

- store the information securely;
- only use the information for the purpose it was obtained;
- only pass tenant information to other parties when the law allows or requires it.

16. Do you support new laws to require anyone holding renter personal information to secure it? Why/Why not?

The department supports laws that protect personal information but notes it is not possible to respond regarding the scope of impacts relating to these laws.

17. How long should landlords, agents or proptechs be able to keep renter personal information? Please explain

Under the NRAS Regulations the approved participant must keep and maintain all records used to verify tenant eligibility to lease an NRAS dwelling, methodology for determining market rent value and rent charged, and information and details specifically requested by the department for five years.

*18. Do you support requiring landlords, agents or proptechs to
(a) give rental applicants' access their personal information,
(b) correct rental applicants' personal information?
Please explain your concerns (if any).*

The department cannot comment on tenancies outside of NRAS, however, under NRAS tenants are able to request any information an approved participant has given to the department.

Conclusion

Where governments seek to provide access to affordable rental housing by offering financial incentives, certain eligibility criteria need to be met by tenants to meet the objective of reducing rental costs for low to moderate income households (as is the case under NRAS). Where a tenant no longer meets the eligibility criteria of the government funded scheme, there needs to be a provision in the relevant residential tenancies legislation for the removal of ineligible tenants from a dwelling. This will allow persons or entities involved in the government funded scheme the ability to evict ineligible tenants and remain eligible to receive government incentives, while importantly ensuring dwellings are tenanted as intended.

If the Act does not allow for the provision of eviction of ineligible NRAS tenants, approved participants and investors appear to have no option to evict ineligible tenants, while complying with New South Wales tenancy laws and therefore, the NRAS incentive may be reduced.

Thank you for providing an opportunity to provide input into the proposed reforms to the Act.

Yours Sincerely

Housing and Homelessness Program Delivery
Department of Social Services

21 August 2023

NRAS Background

The National Rental Affordability Scheme (NRAS, the Scheme) is a partnership between the Australian Government and states and territories to invest in affordable rental housing. The Scheme, which commenced in 2008, seeks to provide access to affordable rental housing by offering financial incentives to persons or entities such as the business sector and community housing organisations to build and rent dwellings to low and moderate income households at a rate at least 20 per cent below the market value rent. NRAS will cease funding in June 2026 when the 10 year incentive period ceases.

The organisations participating in the Scheme are known as approved participants. Approved participants are involved in managing NRAS properties, liaising with the Department of Social Services (the department) and ensuring compliance with the Scheme. Approved participants receive an annual financial incentive provided they meet the regulatory requirements and provide discounted rent to eligible NRAS tenants.

In order to comply with National Rental Affordability Scheme Regulations 2020, rental property providers must ensure an NRAS dwelling is rented to eligible tenants. Approved participants ensure an NRAS dwelling is rented to eligible tenants through the collection and assessment of income documentation and tenant information via the Tenant Consent Form.

NRAS tenants are required to meet gross household income limits in order to be considered eligible tenants, current income thresholds can be found at <https://www.dss.gov.au/housing-support-programs-services-housing-national-rental-affordability-scheme-living-in-an-nras-property/nras-household-income-indexation>.

The department provides guidance on its treatment of income for the purposes of NRAS at <https://www.dss.gov.au/housing-support-programs-services/housing/national-rental-affordability-scheme/income-definition>.

An ineligible NRAS tenant consists of an:

- Existing tenant has exceeded the NRAS income limit by 25 per cent or more in two consecutive eligibility years. An eligibility year is the 12 month period beginning on the anniversary of the start of the tenancy.
- Existing tenant fails to supply required documentation (for example bank statements or credit statements or pay slips to evidence income, approved participants may ask for this documentation bi-annually), therefore, approved participant is unable to verify eligibility.
- Existing tenant fails to supply required documentation (for example bank statements or credit statements or pay slips to evidence income, approved participants may ask for this documentation bi-annually), therefore, approved participant is unable to verify eligibility.
- Additional tenant enters an NRAS dwelling and does not meet the eligibility criteria, the entire household becomes ineligible.
- Additional tenant enters a dwelling and fails to supply the required documentation and the approved participant is unable to verify eligibility.

Incentive Value for the 2023-24 NRAS year (indexed every year in line with Consumer Price Index. Rents Component — weighted average of eight capital cities)

2023-24 NRAS Year	
Contributed by	Amount
Australian Government	\$8,711.48
State/Territory	\$2,903.83
Total	\$11,615.31

New South Wales Approved Participants

As at 31 March 2023, there are 35 approved participants holding 4,817 NRAS allocations in New South Wales (NSW).

NRAS allocations held by NSW approved participants ceasing by calendar year.

Approved participant	2023	2024	2025	2026	Total
Aboriginal Housing Company Limited	0	0	0	32	32
Affordable Management Corporation Pty Ltd	0	7	0	0	7
Amelie Housing	0	12	46	0	58
Arara Properties Pty Ltd ATF Pulbrook Property Trust	0	0	24	0	24
Argyle Community Housing Ltd	1	6	16	25	48
Australian Affordable Housing Securities Limited	79	268	69	264	680
Australian Catholic University Limited	0	50	0	0	50
BaptistCare NSW & ACT	2	18	0	20	40
BlueCHP Limited	31	0	23	49	103
Bridge Housing Limited	0	0	0	237	237
Central Park Students Pty Ltd	0	0	488	340	828
City West Housing Pty Ltd	0	0	88	93	181
Community Housing Limited	0	0	0	15	15
Compass Housing Services Co Ltd	42	101	0	0	143
Deborah Sue Prior	0	17	0	0	17
Evolve Housing Limited	93	230	144	161	628
Housing Plus	0	20	33	0	53
Hume Community Housing Association Co Ltd	0	47	35	183	265
Link Wentworth Housing Limited	0	46	61	59	166
Mission Australia Housing Limited	34	0	0	0	34
National Affordable Housing Consortium Ltd	0	58	0	26	84
National Housing Group Pty Ltd	19	40	2	212	273
Questus Funds Management Ltd	20	5	0	0	25
Southern Cross Community Housing Ltd	16	35	1	0	52
St George Community Housing Limited	1	29	6	133	169
The Illawarra Community Housing Trust Ltd	5	2	71	0	78
The North Coast Community Housing Company Ltd	0	20	0	20	40
The trustee for Boyce Group Holdings Unit Trust	55	55	0	0	110
The Trustee for Broken Hill Lifestyle Village Unit Trust	0	3	16	0	19
The Trustee for C.K.S.Unit Trust	41	1	14	78	134
The Trustee for PGG Unit Trust	0	22	0	0	22
The trustee for THE ASPIRE HOUSING GROUP UNIT TRUST NO 1	14	4	1	0	19
Twin Rivers Developments Pty. Limited	0	36	0	0	36
UnitingCare NSW.ACT	30	8	48	0	86
Zinkohl Pty Ltd	0	0	0	61	61
NSW	483	1,140	1,186	2,008	4,817



November 2022

The National Rental Affordability Scheme

Tenant Consent Form

When to use this form

This is an approved form under section 44 of the National Rental Affordability Scheme Regulations 2020 (the Regulations). This form needs to be completed by you, the tenant, so the Department of Social Services (the department) can verify tenant eligibility for the National Rental Affordability Scheme (NRAS).

This form requests information about you and the approved rental dwelling which, includes:

- The number and ages of occupants residing in, or who will reside in, the dwelling, and;
- Sources and details of income earned.

The department uses information in this form when assessing if an NRAS dwelling is eligible for an incentive under the Regulations.

Tenant's consent to give information

For the purposes of NRAS, by completing and signing this form you agree to the collection, use and disclosure of your personal information contained in this form. You also agree to the collection, use and disclosure of any additional or supporting information collected by the approved participant or housing provider throughout the period of your tenancy.

In addition to signing this form, any supporting information you provide to the approved participant or housing provider may be forwarded to the department to support the information provided in the tenant consent form.

If you do not agree, this may affect your eligibility for NRAS.

You can ask your approved participant or housing provider to give you a copy of the information that they have provided to the department.

When is the form required?

1. Point of entry

Approved participants or housing providers are required to provide this form to prospective tenants. Each prospective tenant must complete and sign this form prior to entering into any lease or rental agreement for an NRAS approved rental dwelling.

If a new tenant joins the household, a new Tenant Consent Form must be completed by the new tenant who joins the household prior to entering the dwelling.

2. Annually on the anniversary of the original tenants point of entry

Following point of entry (the commencement of the initial lease), the form is valid for 12 months, and a new tenant consent form must be completed by the occupants of the household, each year on the anniversary of the initial point of entry date of the original tenant moving in.

This is to confirm and review the household income limits.

One form is to be completed by each household and all adult tenants and independent minors (persons aged under 18 years and residing in the household but living independently, i.e. not financially dependent on an eligible tenant over the age of 18 years), are required to **sign** the Tenant Consent Form – signature page.

Please ensure each tenant signs and completes the signature page (page 8).

If a member of the household vacates the dwelling, there is no requirement for this tenant to complete a tenant consent form. The remaining occupants will be assessed at the anniversary, of the original tenant's anniversary.

It is your responsibility as a tenant to notify your approved participant or housing provider any time there is a change to the household income or household demographics (such as a new person (adult or child) joins the household). Changes to the household demographics may impact tenant eligibility under NRAS and must be verified at the time of the change by the approved participant or housing provider to ensure continued eligibility.

Please note the date a new tenant joins the household does not restart the tenancy year for the household. The anniversary will continue to be the anniversary of when the original tenants became eligible tenants.

Why is my information collected?

Information about you, and your household, is collected in this form and any supporting information, to confirm your eligibility to rent an NRAS property. It may be used to better direct resources to areas of need and improve its services. The information may also be provided to state or territory governments for the same purpose.

Protection of information

The approved participant and the department, as the persons responsible for collecting the information in this form and any supporting information, are required to observe the Australian Privacy Principles under the *Privacy Act 1988*. This means it must state why the information is required and whom it will be shared with.

- The information you provide is used to enable the department to assess your eligibility to lease an NRAS property and to provide additional information for assessing the rental eligibility status
- The approved participant will provide the information to the department, and the department may give the information to any other parties the department determines appropriate to achieve the objectives of the scheme.

In addition, the approved participant and the department must:

- store the information securely;
- only use the information for the purpose it was obtained;
- only pass your information to other parties when the law allows or requires it.

The department sometimes provides information about people who are accessing Australian Government funded services to other Government departments and researchers. When this happens, only limited information is made available, and the department removes all details that could identify you, e.g. your names and your employer's name.

Any other Australian Government departments, state and territory governments and Australian researchers who are given access to the information must also observe the Australian Privacy Principles (or equivalent) when handling the information.

The Australian Privacy Commissioner can investigate allegations of improper collection, use and disclosure of personal information by Government departments.

For more information about how the department handles personal information, please see the department's privacy policy at www.dss.gov.au/privacy-policy. The department's privacy policy contains information about how an individual can seek access to or correction of personal information held by the department. The policy also provides information about how an individual can make a privacy complaint.

Obligations of your approved participant/housing provider

The approved participant must verify the gross annual income (income from all sources before tax is applied) of all occupants that reside in an NRAS approved rental dwelling, ensuring it is within the household eligibility threshold for your household composition.

Your income is reviewed annually. The initial verification must be conducted by the approved participant or housing provider prior to you entering into a lease or rental agreement for the dwelling.

Please note you will cease to be an eligible tenant if your household's combined gross annual income exceeds the approved income threshold by 25 per cent or more in two consecutive eligibility years.

The approved participant must ensure the dwelling complies at all times with the landlord, tenancy, building and health and safety laws of the state or territory and local government area in which the dwelling is located.

The approved participant must provide an NRAS approved rental dwelling at a rate at least 20 per cent below the assessed market rent of the property.

The approved participant may review the rent charged for your property in line with the landlord, tenancy and local government laws in your relevant state or territory. However, any change in rent must ensure that each charge of rent for the dwelling is at least 20 per cent less than the market value rent for the property.

The approved participant must keep and maintain all records used to verify your eligibility to lease an NRAS dwelling, methodology for determining market rent value and rent charged, and information and details specifically requested by the department for five years.

Note: When there is a change to a tenants rent for an NRAS dwelling, the approved participant must update the information in the NRAS portal and provide documentation evidencing the tenants have been notified of the change.

The acceptable documentation to confirm the changed rental amount are outlined below:

- Lease agreement; or
- Rental Ledger; or
- Correspondence notifying the tenant of a change in rent.

Important information

The **tenant** is responsible for completing the following questions on the Tenant Consent Form:

- Question 1* - Age composition of household
- Question 2* - Household demographics
- Question 3 - Gross household income
- Question 4 - Sources of income
- Question 5 - Sources of income evidence
- Question 6 - Studying or training
- Question 7 - Prior living arrangements
- Tenant consent form* - all tenants are required to sign the form

* denotes mandatory questions

All adult tenants and independent minors (persons aged under 18 years and residing in the household but living independently, i.e. not financially dependent on an eligible tenant over the age of 18 years) are required to **sign** the Tenant Consent Form (page 8).

Further information

Further queries about this form can be sent to nras@dss.gov.au

Tenant Consent Form

By completing this form, you as the tenant, are providing consent to the collection and use of any personal information contained in this form, and in any supporting information and documentation provided to the approved participant during the course of the tenancy to determine your eligibility to lease a property under NRAS. This consent covers use by the approved participant and the department to use your personal information for the purpose of NRAS.

1. Age composition of household

What are the ages of all residents in your household? *

Age	Number of household residents (please indicate the number of tenants for each relevant age group for each relevant tenant)
0 – 4 years	
5 – 17 years	
18 – 54 years	
55 & over	

2. Household demographics*

Household demographics	Number of applicable tenants
Number of sole parents *	
Number of independent minors * (Independent minors are those persons aged under 18 years and residing in the household but living independently, i.e. not financially dependent on an eligible tenant over the age of 18 years)	
Number of couples*	
Number of residents with a disability	
Number of residents who are Aboriginal and/or Torres Strait Islander peoples	

3. Gross household income

Gross household Income (before tax)	Amount	Number of residents receiving Commonwealth Rent Assistance
What is the annual gross household income before tax for the last 12 months?	\$	

Note: Approved Participants to ensure income amount aligns with documentary evidence in the NRAS portal.

4. Sources of income

(It is not mandatory to identify the income source, but it is **mandatory** to provide the approved participant or housing provider with **evidence of household income** in order to verify your eligibility to rent an NRAS approved rental dwelling.)

What is the main source of income for each resident in the household?

Income source	Number of residents
Government Pensions and Allowances	
Other Sources	
Self Employed	
Wages/Salaries (Public Sector)	
Wages/Salaries (Community Sector)	
Wages/Salaries (Private Sector)	
Superannuation or annuity	

5. Sources of income evidence

What type of evidence have you provided to support your household income?

Please indicate what type of evidence you provided to the approved participant or property/tenancy manager to support the income declared as above.	
Payslip	<input type="checkbox"/>
Tax Assessment	<input type="checkbox"/>
Centrelink Statement	<input type="checkbox"/>
Bank Statement	<input type="checkbox"/>
Superannuation Statement	<input type="checkbox"/>
Other (please list) – e.g dividend statement, foreign income, net income from business	
Other -	<input type="checkbox"/>
Other -	<input type="checkbox"/>
Other -	<input type="checkbox"/>

6. Studying or training

How many residents of the household are currently studying or training?

Studying or training	Number of residents
Apprentices or traineeships	
Tertiary students (university or technical college)	
Primary or secondary students	

7. Prior living arrangements

Prior to this lease, what were the living arrangements of all household residents?

Living arrangements	Number of residents
Home being purchased	
Home fully owned	
Homeless	
Supported accommodation	
Other	
Rented – Real Estate Agent	
Rented - State & Territory Housing Authority	
Living with family or friends	

Tenant consent form – Signature Page*

(all adult tenants and independent minors of the household are required to sign this page. Please reprint this page for each tenant and complete if there is insufficient space to include all tenants).

NRAS Dwelling ID:

(To be completed by approved participant or housing provider)

The personal information you are asked to provide in this form or as supporting information during your period of tenancy is collected by the approved participant or housing provider. This enables the approved participant or housing provider to determine (and the department to verify) your eligibility to lease a property under NRAS and to provide the Australian Government more information about who is accessing its services. The approved participant or housing provider will be required to collect your personal information and provide it to the department. The approved participant, housing provider and the department may be required, from time to time, to pass some or all of your personal information to other Australian Government departments and researchers however will not be disclosed to other agencies.

I (name of tenant/s)

Of (address)

In relation to my personal information contained in this form, and in the supporting documentation provided during the course of my tenancy, I give my consent for the approved participant or housing provider responsible for managing the allocation covering my rental dwelling to collect my personal information for the purposes described in this form and in accordance with the objects of NRAS.

I also give my consent for the approved participant or housing provider to disclose on my behalf to the Australian Government, or to other government departments and researchers as directed by the Australian Government, some or all of my personal information as collected in this form or any additional or supporting information as collected during the course of my tenancy.

I also acknowledge the disclosure of some or all of my personal information to the Australian Government and its use will occur for the purpose of assisting the Australian Government to conduct research and report its performance under the Scheme.

I also agree, in the event the allocation covering my rental dwelling is transferred to another approved participant, my details may be provided to the gaining approved participant.

Should I provide further personal information related to this form, or for the purposes of NRAS, I consent for my personal information to be handled in accordance with the above.

Tenant/s signature

Date:

This consent form will be retained by your approved participant or housing provider, and may be sighted by the Australian Government, in order to verify your eligibility to lease a property under the Scheme.