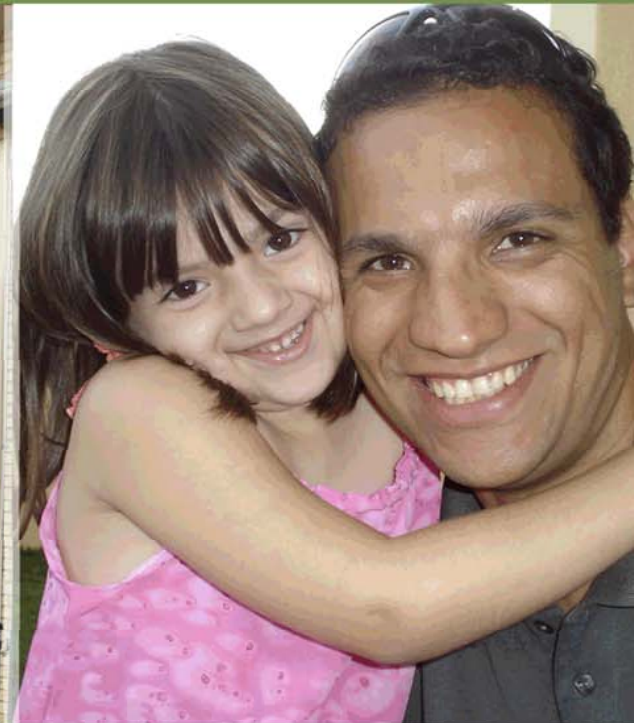




Government of Western Australia
Department of Housing

National Rental Affordability Scheme





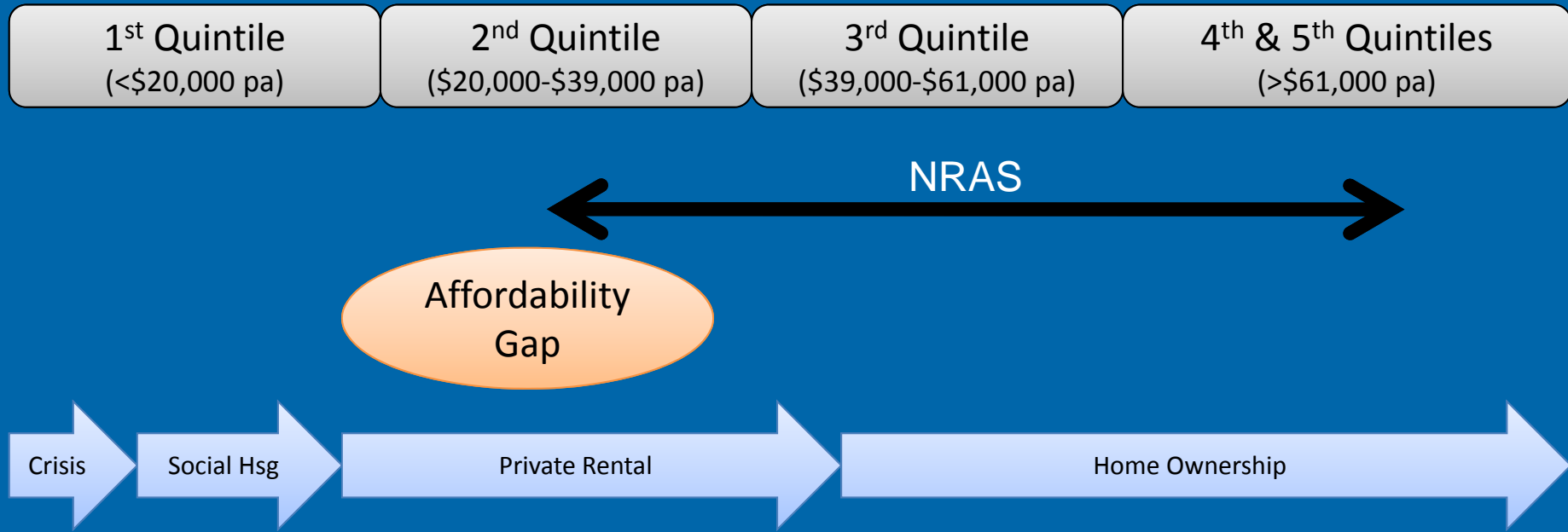
What is NRAS?

A Commonwealth initiative, intended to increase the supply of affordable rental properties in Australia.



How does NRAS work?

- New properties
- Eligible tenants
- 20% below market rent
- 10 years
- \$8,000/year Incentive
 - \$6,000 from the Cth
 - \$2,000 from WA





NRAS for tenants

- Tenant eligibility
- Rents
- Landlords
- Locations



Tenant eligibility

Household type	Initial income limit	Upper income limit
One adult	\$41,514	\$51,893
2 adults	\$57,391	\$71,739
3 adults	\$73,269	\$91,587
4 adults	\$89,146	\$111,433
Sole parent, 1 child	\$57,432	\$71,790
Sole parent, 2 children	\$71,200	\$89,000
Sole parent, 3 children	\$84,968	\$106,210
Couple, 1 child	\$71,159	\$88,949
Couple, 2 children	\$84,927	\$106,159
Couple, 3 children	\$98,695	\$123,369



Round One

Applicant	Locations	Incentives
Amana Living	Coolbellup	22
Foundation Housing	Broome, Ellenbrook	38
Questus	Armadale, Ballajura, Beechboro, Wellard, Kelmscott, Langford, Pinjarra, Ferndale	176
Accelerated Wealth	Armadale, Brookdale, Midland, Wungong, Morley	165



Round Two

Applicant	Locations	Incentives
Florin	Northbridge	39
Foundation Housing / Urban Affordable Housing Association	Success	200
Accelerated Wealth	Armadale and surrounds	105



Round Three

- NRAS and Social Housing Initiative
- State/Territory land



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