

## NRAS Special Conditions

Quantum Housing Group has nearly 400 NRAS allocations which are subject to special conditions that do not apply to previous allocations. The special conditions that impact NRAS property managers are:

1. Discounts to rent greater than 20%; and
2. Tenant priorities for certain dwellings.

### Greater Discounts to Market Rent

Under NRAS, dwellings must be rented at a rate that is at least 20% below the market rent.

All dwellings rented previous to Round 5 have been at a discount of 20% to market rent, however some of the Round 5 allocations must be rented at greater discounts to rent (commonly 21%, 26% or 31%).

Quantum will advise you of the rental discount that applies to any new management. If you have not been advised, you must contact Quantum to confirm the rental discount.

**Note that renting properties at greater than the allowable NRAS rent will result in the property owner losing entitlement to the incentive of \$11,114.33 (17/18).**

As an ongoing reminder, the discount to market rent will be included on the current market rents report.

### Dwellings with Tenant Priority

Some dwellings accredited under NRAS Round 5 have been built specifically to cater for the needs of certain tenant types, such as disabled persons or older Australians. The Department of Social Services and Quantum require the following to support this condition (extracted from the Government Fact Sheet):

- *Where appropriate, ensure any advertisement for the property:*
  - *encourages applications from the specific priority target group; and/or*
  - *identifies that the property is equipped with specific design elements suitable for older Australians or people with a disability.*
- *Provide reasonable lead times to enable potential tenant's time to apply and give notice from their existing accommodation.*

Quantum will advise where a type of tenant is nominated as "priority" under a special condition.

Please include the following in your advertisement:

- "The dwelling is built to Silver Liveable Housing Design Standards - designed specifically to suit people with disabilities or reduced mobility and we encourage applications."  
<http://livablehousingaustralia.org.au/95/downloads.aspx>

We require that NRAS Property Managers supply Quantum with a copy of any advertisement regarding the property for our compliance files.

The tenant priority will be specified on the rent spreadsheet. If you are unsure if tenant priority applies to a dwelling you must check with Quantum prior to advertising the property.

### Further Information

For further information regarding NRAS special conditions:

- The Federal Government NRAS website: <https://www.dss.gov.au/our-responsibilities/housing-support/programmes-services/national-rental-affordability-scheme>
- NRAS legislation, regulations and policy guidelines, available here: <https://www.dss.gov.au/housing-support/programmes-services/housing/national-rental-affordability-scheme/national-rental-affordability-scheme-legislation-regulations-and-policy-guidelines>
- Quantum's Product Disclosure Statement. Request a copy through our website: <http://www.quantumhousing.com.au/>
- Contact Quantum Housing Group: [enquiries@quantumhousing.com.au](mailto:enquiries@quantumhousing.com.au)

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