

National Rental Affordability Scheme

Information for investors in Queensland

Annual income-tax free incentive

The annual income-tax free incentive for 2015/2016 is currently \$10,917.04 per dwelling and is indexed annually to the rental component of the CPI. The incentive comprises:

- the Australian Government contribution of \$8,187.78 per year for 10 years as a refundable tax offset or payment, and
- the Queensland Government contribution of \$2,729.26 per dwelling per year for 10 years as a cash payment for dwellings in Queensland.

Payment of incentives

The Australian and Queensland Governments are responsible for determining the compliance of incentive claims. It is the role of the approved participants to ensure approved National Rental Affordability Scheme properties are compliant with the scheme requirements.

The Australian and Queensland Government pay compliant incentive claims to the approved participant.

Below is a list of approved participants and LGA locations where NRAS properties are situated.

Company	Location of incentives by Local Government Authority (LGA)
Compass Housing Services	Brisbane Townsville Gold Coast Redland Moreton Bay
Affordable Management Corporation Pty Ltd	State Wide
Anglicare Southern Queensland (formerly Spiritus)	South Burnett
Aspire Housing Group Pty Ltd	State Wide
Aztec Developments	Sunshine Coast
BRAL Investments Pty Ltd	Bundaberg
Brisbane Housing Company Ltd	Brisbane

Coast2Bay Housing Group Ltd	Brisbane Sunshine Coast Noosa Moreton Bay Gympie
Crown Property Pty Ltd	Brisbane
Gladstone Central Committee on the Ageing	Gladstone
Horizon Housing Company	State Wide
INA Garden Villages Pty Ltd	Logan
Mackay Regional Housing Company Ltd (Connect Housing)	Mackay
Mystart Pty Ltd	Gold Coast
Philip Usher Constructions Pty Ltd	Gold Coast
Quantum Housing Group Pty Ltd	Moreton Bay Ipswich
Queensland Affordable Housing Consortium	State Wide
Questus Funds Management Limited	State Wide
Sundale Garden Village	Sunshine Coast
Kenjad Pty Ltd (formerly Stoney Creek)	Cairns
The Presbyterian Church of Queensland (PresCare)	Rockhampton Fraser Coast

Eligibility requirements

As a condition of receiving this support, the Queensland Government requires funded dwellings to be rented to eligible applicants registered with the Department of Housing and Public Works.

The Australian Government has defined income [eligibility requirements](#) for prospective tenants of the National Rental Affordability Scheme, which are reflected in the Queensland eligibility criteria for NRAS clients.

Further information, including regulations, program guidelines and general information about the scheme, is available at the Australian Government's Department of Social Services [National Rental Affordability Scheme website](#).

Purchasing NRAS property

The Australian Government or Queensland State Government cannot provide investment, financial or taxation advice relating to purchase of National Rental Affordability Scheme properties. Please seek your own appropriate advice.

NRAS investment properties are like other investment products and they are sold through the private rental market channels.

The department is not aware which NRAS properties are currently available for sale or rent. Information about NRAS properties for sale or rent can be found on websites such as realestate.com.au.

At this point in time the Queensland Government is unable to approve any additional NRAS dwellings to be admitted to the scheme. All Queensland NRAS allocations have been distributed.