



What Is NRAS

The National Rental Affordability Scheme (NRAS) is a private investment scheme providing a National Rental Incentive to those who build and rent dwellings at 20 per cent or more below current market rates. Currently this incentive comes to around \$175 per week.

Did you know?

By 30 June each year FaHCSIA will advise the relevant State and Territory Governments of program and compliance assessment outcomes and the results of all compliance monitoring.

1. State and Territory Governments may provide their contribution to the Incentive for future years in advance. State and Territory Governments may provide their contribution to approved participants as in-kind support rather than a payment. Possible examples include:
2. a discount on stamp duty, land taxes or infrastructure charges;
3. tenancy and property management on a fee-for-service basis only where there are no suitable alternatives and where the State Housing Authority is asked to perform that role; or
4. discounted price of land.

Incentives may be apportioned, withheld, offset or withdrawn if the NRAS requirements are breached. For example:

1. the tenancy arrangements for an approved rental dwelling infringe on State or Territory Government regulatory requirements;
2. the applicant fails to fulfil the commitment to deliver approved rental dwellings within the specified timeframe;
3. the approved participant rents the approved rental dwelling to an ineligible tenant;
4. the approved participant sells or disposes of an approved rental dwelling and either, does not apply for a substitution of another dwelling or the dwelling substitution is not approved by FaHCSIA;
5. an approved rental dwelling is vacant for more than a total of 13 weeks in an NRAS year or across two consecutive NRAS years; or
6. an approved rental dwelling is not rented at least 20 per cent below current market rates for equivalent dwellings.

Where can I get more information?

The Australian Government has developed a free financial modelling tool for interested investors. You can view the Financial Modelling Tool by visiting [this link](#)

How can I benefit?

The benefits of the NRAS incentive to investors is a significant one. The return on investment in NRAS property outperforms any other market residential property so proves to be beneficial to both tenants and property owners.

With an NRAS property you continue to be eligible for all other tax deductions normally associated with property investment.

With an NRAS property your Property Managers and NRAS Compliancy Management* are accredited and highly regulated.

With an NRAS property you will have a secure income stream that significantly increases your return on investment.

With an NRAS property your eligible tenants will be qualified and referenced.



Contact us now at www.nraseducation.com. Our workshops are open and accessible to any qualified investor, and are conducted every two weeks - simply visit our website to sign up



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