



# Notice to tenants that NRAS allocation is due to expire

## When to send these notices

Under Regulation 70 of the National Rental Affordability (NRAS) Regulations 2020 (the Regulations), approved participants are required to notify tenants of an NRAS dwelling when the NRAS allocation covering the dwelling they reside in is due to expire.

This notice **must** be sent **at least 90 days** prior to the NRAS allocation expiring. The notice can be sent more than 90 days before the allocation expires.

A failure to send a notice in relation to an expiring NRAS allocation within the timeframe specified within this form would constitute a breach of the approved participants code of conduct.

Approved participants are encouraged to send this notice to all existing tenants where the dwelling is ceasing within the next 12 months or advise any new tenant at the commencement of the lease.

## Who must sign the notice

A manager or representative of the approved participant must sign the notice.

## Instructions

This pack includes a version of the required notice with the relevant details for each state and territory. Send the notice appropriate for the state or territory in which the allocation is located. Notices for other jurisdictions and this cover page do not need to be sent to the tenant. Tenant details and the date of expiry of the allocation and approved participant details must be included in the notice.

The notice must be posted to the NRAS dwelling address.

Approved participants are not required to provide a copy of the notice to the Department. However, approved participants should retain a copy of all notices that are sent, with a record of the date of dispatch.

Approved participants may include additional information in the notice, so long as all of the required text is also included.

## FOR TENANTS LIVING IN NEW SOUTH WALES

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and New South Wales (NSW) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Communities and Justice (Homes NSW) crisis and emergency accommodation service Link2home on 1800 152 152 or to find your nearest community housing provider go to the NSW Government website <https://www.nsw.gov.au/housing-and-construction/social-affordable/find-your-nearest-housing-office>.
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of

[Approved participant]

//Date//

## FOR TENANTS LIVING IN VICTORIA

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Victorian (VIC) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. To find information about housing in Victoria following expiry of your current lease and to make contact with the Department of Families Fairness and Housing, visit the official [Housing.vic.gov.au website](https://www.housing.vic.gov.au), which offers a "Housing Options Finder" tool, information on renting, and access to the [Victorian Housing Register \(VHR\)](#).
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of

[Approved participant]

//**Date**//

## FOR TENANTS LIVING IN WESTERN AUSTRALIA

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and West Australian (WA) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the Department of Communities  
[enquires@communities.wa.gov.au](mailto:enquires@communities.wa.gov.au)
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of

[Approved participant]

//Date//

## FOR TENANTS LIVING IN SOUTH AUSTRALIA

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and South Australia (SA) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, you may contact the South Australian Trust ([housingcustomers@sa.gov.au](mailto:housingcustomers@sa.gov.au))
6. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of

[Approved participant]

//Date//

## FOR TENANTS LIVING IN TASMANIA

Salutation First Name Surname

Title, if any

Street number and name

SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.  
Currently, under NRAS, the Commonwealth and Tasmanian (TAS) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
2. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
3. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
4. If you would like to discuss housing options following the expiry of your current lease, you may contact the Homes Tasmania at <https://www.homestasmania.com.au/housing-and-homelessness>.
5. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of

[Approved participant]

//Date//

## FOR TENANTS LIVING IN THE NORTHERN TERRITORY

Salutation First Name Surname  
Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Northern Territory (NT) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on **xx xxxx xx (date)**. This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under residential tenancy laws.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. If you would like to discuss housing options following the expiry of your current lease, Northern Territory Government at [www.dhlgcd.nt.gov.au/contacts](http://www.dhlgcd.nt.gov.au/contacts) You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//

## FOR TENANTS LIVING IN THE ACT

Salutation First Name  
Surname Title, if any  
Street number and name  
SUBURB STATE 0000

Dear Tenant

1. This notice is being given to you because the property you lease is in the National Rental Affordability Scheme (NRAS) and you therefore are paying rent that is less than the market rent.
2. Currently, under NRAS, the Commonwealth and Australian Capital Territory (ACT) Governments make an annual payment that assists the landlord to lease the property to you for a reduced rent.
3. NRAS payments are made for a period of ten years and that ten-year period for the property you are renting is due to expire on xx xxxx xx (date). This may result in your rent increasing, if permitted by your lease, or the lease not being renewed with a reduced rent once the current lease expires. However, the fact that NRAS payments will cease will not automatically result in a change to your rent and you will continue to have all of your rights under the ACT's Residential Tenancies Act 1997.
4. If you have any questions or concerns, or would like to discuss your future rental arrangements, you should contact your property manager.
5. For more information about renting in the ACT and rental laws, please visit <https://www.act.gov.au/housing-planning-and-property/renting/rental-laws-in-the-act>.
6. If you would information about housing options following the expiry of your current lease, please visit <https://www.act.gov.au/housing-planning-and-property>. This includes information about how to apply for public and community housing for low to moderate income households.
7. You are not required to respond to this notice.

Yours sincerely

Signed on behalf of  
[Approved participant]  
//Date//