**Submission Template**

Improving the National Rental Affordability Scheme – Consultation Paper

Please upload completed submissions by **5pm AEST,** **21 December 2016** to [engage.dss.gov.au](http://www.engage.dss.gov.au)

**Instructions for completing the Submission Template**

* Download and save a copy of the template to your computer.
* You **do not** need to respond to all of the questions.
* Please keep your answers concise and relevant to the topic being addressed.

**Name (first name and surname):** Enter your name

**Name of organisation:** Organisation name (if applicable)

**Stakeholder Category:** For example: approved participant, tenancy manager, investor, tenant, other

**State/Territory:**

**Contact email address:**

Possible areas of improvement

Refer to section 4 of the Consultation Paper for further background information in relation to the questions below.

**General reforms to the NRAS process**

**Discussion Question 1)** What provisions in the NRAS Regulations could be changed/simplified in order to provide further clarity, reduce red tape and improve the overall efficiency of the Scheme?

**Strengthening documentary requirements**

**Discussion Question 2)** What documentation should approved participants be required to provide to the Department to support the information obtained in relation to:

• an allocation (such as market rent valuations); and

• lodgement of the annual Statement of Compliance (such as rents charged, household income and occupancy records)?

**Introducing discretion to correct errors**

**Discussion Question 3)** Are there circumstances under which the Department should consider allocating a dwelling even when the applicant has not met all of the conditions of reservation?

**Discussion Question 4)** Under which circumstances should the Department consider issuing an incentive even when the approved participant has not met all of the conditions of allocation but issuing an incentive is still in the best interests of the Scheme?

**Improved transparency for investors**

**Discussion Question 5)** While there is no legal relationship between the Department and NRAS investors, how might the Department keep investors informed of the status of their dwelling and related incentive?

**Major non-compliance**

**Discussion Question 6)** Under what circumstances should the Secretary consider revoking an NRAS allocation?

**Discussion Question 7)** Under what circumstances should the Secretary consider offering withdrawn/revoked allocations to other existing approved participants?

**Role of substituted dwellings**

**Discussion Question 8)** What are the issues the Department should consider when determining if one dwelling can be substituted for another?

**Other comments**

**General comments or feedback on other issues**