



**The National Rental Affordability Scheme Tenant Consent Form**

The National Rental Affordability Scheme ('NRAS' or 'the Scheme') seeks to address the shortage of affordable rental accommodation by offering a National Rental Incentive (the 'Incentive') to providers of new rental dwellings. The Incentive is offered on the condition that dwellings are rented to eligible low and moderate income households at a rate at least 20 per cent below market rates. By requiring a reduction on market rent of at least 20 per cent, the Scheme substantially improves dwelling affordability for tenants.

**Tenant Consent Information**

**You are required to provide this document to prospective tenants. Each prospective tenant who is an adult must sign the Tenant Consent Form prior to entering into any lease or rental agreement for an NRAS property.**

**Why information is collected?**

The Australian Government as represented by the Department gives your housing provider funding to offer affordable rental accommodation to eligible tenants.

Information about you and your household is collected by your housing provider for the Department to ensure your eligibility to rent a property under the National Rental Affordability Scheme and to assist the Australian Government to find out who is accessing its services.

The more the Department can learn about who your housing provider rents their accommodation to will better assist the Australian Government to direct resources to areas of need and improve its services.

**What information is collected?**

The information listed below is collected from you by your housing provider. By signing this form you are giving permission for your housing provider to give the following information to the Department:

- the length of your lease;
- the number of occupants in your dwelling;
- the ages of occupants;
- the composition of the household;
- sources and details of income earned; and
- occupation details.

The following questions are optional and will not affect your tenancy. If you do answer, the

information will help us to continue to improve Australian Government services.

- whether you or anyone in the household identifies as being of Aboriginal or Torres Strait Islander descent; and
- whether you or anyone in the household identifies as a person with a disability.

You can ask your housing provider to give you a copy of the information that they have provided to the Department.

**Protection of information**

Your housing provider and the Department are required, to observe strict privacy rules which are contained in the Privacy Act 1988 (Cth). This means that they must:

- tell you why they need to collect your information (i.e. to enable the Department to assess your eligibility to lease an NRAS property and to provide additional information for assessing the rental program);
- tell you what will happen to your information and who it will be given to (e.g. the Department and any other parties the Department determines appropriate to achieve the objectives listed above);
- store the information securely;
- only use the information for the purpose it was obtained; and



## Australian Government

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### Department of Social Services

- only pass your information to other parties when the law allows or we are directed to do so.

The information that is provided to the Department is stored in a secure manner.

The Department sometimes provides information about people who are accessing Australian Government funded services to other Government departments and researchers. When this happens, only limited information is made available and the Department removes all details that could identify you, e.g. your name. This is so no one will be able to identify the information as belonging to you.

The other Government departments and researchers who are given access to the information must also observe the Information Privacy Principles when handling the information. The Australian Privacy Commissioner can investigate allegations of improper collection, use and disclosure of personal information by government departments.

#### **Obligations of your housing provider**

Your housing provider must verify that the gross annual income (income from all sources before tax is applied) of all occupants that reside in an NRAS property are within the household eligibility thresholds for your household type. The initial verification must be conducted at the time of entering into the lease or rental agreement, and should be reviewed annually.

Please note that you will cease to be an eligible tenant if the household's combined gross annual income exceeds the income threshold for your household by 25% or more in two consecutive eligibility years.

Your housing provider must ensure that they comply at all times with the landlord, tenancy, building and health and safety laws of the State or Territory and local government area in which the dwelling is located.

Your housing provider must provide an NRAS approved rental property at a rate of at least 20% below the assessed market rent of the property.

Your housing provider may only review the market rent for your property upon entering a new lease or at intervals no more than 12 months

for an existing lease. Reviews of market rent must:

- be supported by publicly available data where possible on comparative rental rates in the locale of the dwelling (except in years one, four, and seven where a formal independent written valuation must be obtained); and
- not exceed the percentage change in the NRAS market index of the capital city in the State or Territory in which the dwelling is located.

Your housing provider must keep and maintain all records used to verify your eligibility to lease an NRAS dwelling, methodology for determining market rent and information and details specifically requested by the Department for five years.



**Australian Government**  
**Department of Social Services**

**Dwelling Id:**

**Tenant Consent Form**

**Tenant Consent**

The personal information you are asked to provide by your housing provider is collected to enable them to determine your eligibility to lease a property under the National Rental Affordability Scheme and to assist the Australian Government to find out more information as to who is accessing its services. Your housing provider will be required to provide your personal information to the department and they may be required, from time to time, to pass some or all of your personal information to other Government departments and researchers.

**I** (name of tenant)

**Of** (address)

  


hereby give consent for my housing provider to disclose on my behalf to the Australian Government, or to other government departments and researchers as directed by the Australian Government, some or all of my personal information. I acknowledge that the disclosure of some or all of my personal information to the Australian Government and its use will occur for the purpose of assisting the Australian Government to conduct research and report its performance under the National Rental Affordability Scheme.

Tenant's signature



Your consent form will be retained by your tenancy manager and may be sighted by the Australian Government to verify eligibility to lease a property under the National Rental Affordability Scheme.



## Housing Provider

### Compliance with Information Privacy Principle 2

I (name of  
Authorising officer)

Of (housing provider)

have explained to the tenant, and I believe the tenant to understand that:

- personal information the tenant has been asked to provide is collected for the purpose of determining access to and delivery of affordable rental accommodation under the National Rental Affordability Scheme; and
- as the housing provider I will be required, from time to time, to pass some or all of the tenant's personal information to the Australian Government, and may also be required to provide some or all of that information to other government departments and researchers as directed by the Australian Government.

Authorising Officer Signature



**FORM: NRAS TENANT DEMOGRAPHIC ASSESSMENT (TDA)**

<b>1. FOFMS Id of the dwelling</b>	<input style="width: 90%;" type="text"/>
<b>2. Start and End Date of current lease.</b>	From <input style="width: 100px;" type="text"/> to <input style="width: 100px;" type="text"/>
<b>3. Were the current household residents residing in the dwelling at 30 April in the previous NRAS Year?</b>	Yes <input style="width: 30px;" type="checkbox"/> No <input style="width: 30px;" type="checkbox"/>
<b>4. Gross annual household income of all residents at point of entry into the NRAS Dwelling.</b>	\$ <input style="width: 150px;" type="text"/>
<b>5. Current gross annual household income of all residents in the NRAS dwelling (if different to Q4. Above).</b>	\$ <input style="width: 150px;" type="text"/>
<b>6. Number of household residents earning an income from the following sources (please circle).</b>	<<--Number of household residents-->>
a) Wages/Salaries (Private Sector)	1 2 3 4 5 6 7 8 9 10+
b) Wages/Salaries (Public Sector)	1 2 3 4 5 6 7 8 9 10+
c) Wages/Salaries (Community Sector)	1 2 3 4 5 6 7 8 9 10+
d) Government pensions and allowances	1 2 3 4 5 6 7 8 9 10+
e) Self employed	1 2 3 4 5 6 7 8 9 10+
f) Superannuation or annuity	1 2 3 4 5 6 7 8 9 10+
g) Other sources	1 2 3 4 5 6 7 8 9 10+
<b>7. Number of household residents undertaking study or training.</b>	<<--Number of household residents-->>
a) primary and secondary students	1 2 3 4 5 6 7 8 9 10+
b) tertiary students (university or technical college)	1 2 3 4 5 6 7 8 9 10+
c) apprentices or trainees	1 2 3 4 5 6 7 8 9 10+
<b>8. Number of household residents that receive Commonwealth rental assistance.</b>	<<--Number of household residents-->>
	1 2 3 4 5 6 7 8 9 10+



**9. Number of household residents employed in the following occupations (please circle).**

**a) Managers**

<<--Number of household residents-->>

Chief Executives, General Managers & Legislators	1	2	3	4	5	6	7	8	9	10+
Farmers, Farm Managers	1	2	3	4	5	6	7	8	9	10+
Specialist Managers	1	2	3	4	5	6	7	8	9	10+
Hospitality, Retail and Service Managers	1	2	3	4	5	6	7	8	9	10+

**b) Professionals**

Arts and Media	1	2	3	4	5	6	7	8	9	10+
Business, Human Resources & Marketing Professionals	1	2	3	4	5	6	7	8	9	10+
Design, Engineering, Science & Transport Professionals	1	2	3	4	5	6	7	8	9	10+
Education Professionals	1	2	3	4	5	6	7	8	9	10+
Health Professionals	1	2	3	4	5	6	7	8	9	10+
ICT Professionals	1	2	3	4	5	6	7	8	9	10+
Legal, social & Welfare Professionals	1	2	3	4	5	6	7	8	9	10+
Nurse	1	2	3	4	5	6	7	8	9	10+
Teacher	1	2	3	4	5	6	7	8	9	10+
Childcare Worker	1	2	3	4	5	6	7	8	9	10+

**c) Technicians and Trades Workers**

Engineering, ICT & Science Technicians	1	2	3	4	5	6	7	8	9	10+
Automotive and Engineering Trades Workers	1	2	3	4	5	6	7	8	9	10+
Construction Trades Workers	1	2	3	4	5	6	7	8	9	10+
Electrotechnology & Telecommunications Trades Workers	1	2	3	4	5	6	7	8	9	10+
Food Trades Workers	1	2	3	4	5	6	7	8	9	10+
Skilled Animal & Horticultural Workers	1	2	3	4	5	6	7	8	9	10+
Other Technicians and Trades workers	1	2	3	4	5	6	7	8	9	10+

**d) Community and Personal Service Workers**

Health & Welfare Support Workers	1	2	3	4	5	6	7	8	9	10+
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**Australian Government**  
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Carers & Aides	1	2	3	4	5	6	7	8	9	10+
Hospitality Workers	1	2	3	4	5	6	7	8	9	10+
Protective Service Workers	1	2	3	4	5	6	7	8	9	10+
Sports & Personal Service Workers	1	2	3	4	5	6	7	8	9	10+
Paramedic	1	2	3	4	5	6	7	8	9	10+
Police Officer	1	2	3	4	5	6	7	8	9	10+
Firefighter	1	2	3	4	5	6	7	8	9	10+
<b>e) Clerical and Administrative Workers</b>										
Office Managers & Program Administrators	1	2	3	4	5	6	7	8	9	10+
Personal Assistants & Secretaries	1	2	3	4	5	6	7	8	9	10+
General Clerical Workers	1	2	3	4	5	6	7	8	9	10+
Inquiry Clerks & Receptionists	1	2	3	4	5	6	7	8	9	10+
Numerical Clerks	1	2	3	4	5	6	7	8	9	10+
Clerical & Office Support Workers	1	2	3	4	5	6	7	8	9	10+
Other Clerical & Administrative Workers	1	2	3	4	5	6	7	8	9	10+
<b>f) Sales Workers</b>										
Sales Representatives & Agents	1	2	3	4	5	6	7	8	9	10+
Sales Assistants & Salespersons	1	2	3	4	5	6	7	8	9	10+
Sales Support Workers	1	2	3	4	5	6	7	8	9	10+
<b>g) Machinery Operators and Drivers</b>										
Machinery & Stationary Plant Operators	1	2	3	4	5	6	7	8	9	10+
Mobile Plant Operators	1	2	3	4	5	6	7	8	9	10+
Road and Rail Drivers	1	2	3	4	5	6	7	8	9	10+
Storepersons	1	2	3	4	5	6	7	8	9	10+
<b>h) Labourers</b>										
Cleaners & Laundry Workers	1	2	3	4	5	6	7	8	9	10+
Construction & Mining Labourers	1	2	3	4	5	6	7	8	9	10+
Factory Process Workers	1	2	3	4	5	6	7	8	9	10+
Farm, Forestry & Garden Workers	1	2	3	4	5	6	7	8	9	10+
Food Preparation Assistants	1	2	3	4	5	6	7	8	9	10+
Other Labourers	1	2	3	4	5	6	7	8	9	10+
<b>i) Other</b>										
Unemployed	1	2	3	4	5	6	7	8	9	10+
Retired	1	2	3	4	5	6	7	8	9	10+
Other	1	2	3	4	5	6	7	8	9	10+



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<b>10. Number of household residents aged between the following age brackets (please circle).</b>	<b>&lt;&lt;--Number of household residents--&gt;&gt;</b>									
a) 0 - 4	1	2	3	4	5	6	7	8	9	10+
b) 5 - 17	1	2	3	4	5	6	7	8	9	10+
c) 18 - 54	1	2	3	4	5	6	7	8	9	10+
d) 55 & over	1	2	3	4	5	6	7	8	9	10+
<b>11. Number of couples in the household.</b>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4 or more	<input type="checkbox"/>		
<b>12. Number of sole parent(s) in the household.</b>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4 or more	<input type="checkbox"/>		
<b>13. Accommodation arrangements of household residents prior to current lease (please circle).</b>	<b>&lt;&lt;--Number of household residents--&gt;&gt;</b>									
a) Home fully owned	1	2	3	4	5	6	7	8	9	10+
b) Home being purchased	1	2	3	4	5	6	7	8	9	10+
c) Rented – State & Territory Housing Authority	1	2	3	4	5	6	7	8	9	10+
d) Rented – Real Estate Agent	1	2	3	4	5	6	7	8	9	10+
e) Supported accommodation	1	2	3	4	5	6	7	8	9	10+
f) Living with family or friends	1	2	3	4	5	6	7	8	9	10+
g) Homeless	1	2	3	4	5	6	7	8	9	10+
h) Other	1	2	3	4	5	6	7	8	9	10+
<b>14. Number of household residents that identify as of Aboriginal or Torres Strait Islander descent.</b>	<b>&lt;&lt;--Number of household residents--&gt;&gt;</b>									
	1	2	3	4	5	6	7	8	9	10+
<b>15. Number of household residents that are a person with a disability.</b>	<b>&lt;&lt;--Number of household residents--&gt;&gt;</b>									
	1	2	3	4	5	6	7	8	9	10+





**Australian Government**  
**Department of Social Services**

<b>16. Previous Rent Charged.</b> If the dwelling has been previously tenanted please provide the rent that was charged otherwise leave blank.	\$ <input type="text"/>						
<b>17. Current Rent Charged</b> Please provide the current weekly rent charged.	\$ <input type="text"/>						
<b>18. Market Rent</b> Current market rent (please provide a response to Q18)	\$ <input type="text"/>						
<b>19. Method of Valuation</b>	<table border="1"><tr><td><input type="checkbox"/></td><td>Independent Valuation</td></tr><tr><td><input type="checkbox"/></td><td>Desktop Valuation</td></tr><tr><td><input type="checkbox"/></td><td>NRAS Index</td></tr></table>	<input type="checkbox"/>	Independent Valuation	<input type="checkbox"/>	Desktop Valuation	<input type="checkbox"/>	NRAS Index
<input type="checkbox"/>	Independent Valuation						
<input type="checkbox"/>	Desktop Valuation						
<input type="checkbox"/>	NRAS Index						



# NRAS Tenant Income Questionnaire (2014/2015 NRAS Year)

### Introduction – What is NRAS?

The National Rental Affordability Scheme (NRAS) is a joint initiative of the Federal and State Governments enacted in November 2008 to increase the supply of affordable rental housing in Australia. The Scheme has prescribed income limits for tenants, but is designed to target normal working Australian families and singles. The latest income limits for common household types are shown in the table below:

Household Type	Initial income limit (\$/year)
One adult*	47,289
2 adults*	65,378
3 adults*	83,467
4 adults*	101,556
Sole parent** with 1 child	65,423
Sole parent** with 2 children	81,108
Sole parent** with 3 children	96,793
Couple with 1 child	81,063
Couple with 2 children	96,748
Couple with 3 children	112,433

\* *Adult* means a person 18 years of age or older, regardless of the relationship borne to other adults in the household, or a person under 18 years of age living independently outside of the family home and who is not financially dependent on an eligible tenant

\*\* *Sole parent* means a single parent, that is, one who has no spouse or permanent partner.

Eligible tenant's income must be less than or equal to the **initial** income limit when they become a tenant of an NRAS dwelling. Income may increase up to 25% (the **upper** income limit) before eligibility is affected.

NRAS dwellings are leased to eligible tenants at rates at least 20% below market rents (as initially determined by a licensed valuation). Rent can only be reviewed at 12 monthly intervals. Rent increases must be less than the increase in CPI for rent and justified by market analysis.

### Applying to lease an NRAS property

Your NRAS property manager is required to check that you are eligible before leasing an NRAS dwelling to you. You will be required to provide information about your income over the last 12 months and documentary evidence to back this up. You will also be required to sign the following documents before you enter a lease:

- **Tenant Consent Form** – you consent to providing certain information regarding the demographics of your household at the end of each NRAS year (the NRAS year ends on 30<sup>th</sup> April). This information is passed from your Property Manager to Quantum and on to the Government. Questions relate to age of occupants, number of couples in household, number of sole parents in household, whether any residents are of Aboriginal / Torres Strait Islander descent (optional), number of residents with a disability (optional), number of students in household, whether you

receive rental assistance, and your area of employment.

- **Statutory Declaration** – you must sign a statutory declaration to the effect that the details you have supplied in regard to your income are true and correct. The statutory declaration can be made before a number of persons, including real estate agents.

### **NRAS income checks**

One NRAS Tenant Income Questionnaire must be completed for each income earner in the household, regardless of age. The income declared in the Questionnaire must be the gross income for the **12 months prior to the day on which the household would become tenants.**

Income for the purposes of the NRA Scheme is **NOT** necessarily only taxable income, but is defined as:

*“an “income amount” earned, derived or received for one’s own use or benefit; or a periodical payment or benefit you receive as a gift or allowance. Income amount means:*

- *Personal earnings (i.e. earnings for work performed including wages, salaries, bonuses, penalty rates, overtime, commission or honoraria, and stipends)*
- *Monies (i.e. legal tender, cash)*
- *Valuable consideration (i.e. a tenant receives goods, services or some other benefit in exchange for some item, action or promise)*
- *Profits (i.e. the amount of earnings in excess of expenses, whether of a capital nature or not)*

*The amount of income, derived earned or received from any source before any tax is applied. Reportable superannuation contributions, which include amounts voluntarily salary sacrificed to superannuation, are included in gross income.”<sup>1</sup>*

If you are not able to calculate your income yourself, you may consider engaging your tax

agent or accountant to assist you with this. Centrelink customers may approach Centrelink for assistance. Some types of income require verification from a tax agent (capital gain, business income and rental income).

### **Supporting documentation**

You must provide evidence to support your income questionnaire. The type of evidence that is acceptable is detailed on the right hand side of the questionnaire.

### **Asset test**

There is no asset test under NRAS except in Queensland. In Queensland, prospective NRAS tenants must apply to the Queensland State Government for an NRAS registration number. You will also be required to sign a declaration regarding your assets and eligibility prior to signing a lease. Queensland tenants requiring further information can contact the Department of Communities (Housing and Homelessness Services) on 13 74 68 or at [nras@communities.qld.gov.au](mailto:nras@communities.qld.gov.au).

### **Ongoing Eligibility Checks**

As a tenant of an NRAS dwelling you will be required to provide your income details every 12 months. Once you have initially qualified for an NRAS dwelling you will remain eligible as long as you earn less than the upper income limit for your household configuration (see table first page).

If your income is above the upper income limit, you have another 12 months in which to become eligible again. If after another 12 months has elapsed, your income is still above the upper income limit you will be required to vacate the NRAS dwelling.

<sup>1</sup> “National Rental Affordability Scheme – NRAS Information Pack”, March 2012, FaHCSIA

# NRAS Tenant Income Questionnaire

Tenant Name: \_\_\_\_\_

Date of Income Check: \_\_\_\_\_

Income Type	Amount earned over last 12 months	Evidence Required
<b>Gross employment income</b> (including penalty rates, bonuses, overtime, fringe benefits (before tax income) – all employment within previous 12 months – Please provide further details on following page)		4 x recent payslips (plus evidence from previous position if applicable)
<b>Reportable superannuation contributions</b> (salary sacrifice and excess above 9% compulsory employer contributions)		Letter from employer
<b>Australian pensions received</b> (Centrelink income – include any rent assistance received)		Bank statement OR Centrelink statement
<b>Superannuation distribution</b>		Superannuation fund statement
<b>Bank interest received</b>		Bank statements
<b>Income derived from a grant or scholarship</b>		Bank statement, letter from grant payer
<b>Regular payments from parents to support the household</b> (for food, clothing, car payments etc) including where a contribution has been made to rent, or rent has been paid on the household's behalf		Bank Statement / Statutory Declaration from parent
<b>Gross dividends from public companies or public trusts</b> (net amount received plus franking credits / both taxable and non-taxable components)		Dividend statement / Distribution statement
<b>Family trust distributions or dividend from private company shares</b>		Written confirmation from your tax agent
<b>All foreign income received, including foreign pensions</b> (both Australian taxable and non taxable amounts)		Bank statement OR payment notice
<b>Capital gains from sale of property</b> (100% of gain, where property is defined as being real estate, shares or other as defined by the Income Tax Assessment Act)		Written confirmation from your tax agent
<b>Net rental income</b>		Written confirmation from your tax agent
<b>Net business income</b> (including farm income)		Written confirmation from your tax agent
<b>Income from boarders and lodgers</b>		Bank statement OR receipts issued
<b>Income from bartering</b>		Receipts issued and received
<b>Income from income stream products, such as annuities and allocated products</b>		Statement from investment manager
<b>Any other income or regular payments received including any child support</b> (please specify)		As required
<b>TOTAL INCOME</b>		

**Gross employment income details**

Please provide details for all jobs held in the last 12 months.

Name of Employer 1	<input type="text"/>	Estimated Income	\$ <input type="text"/>
Date employed from	<input type="text"/>	Date employed to	<input type="text"/>

Name of Employer 2	<input type="text"/>	Estimated Income	\$ <input type="text"/>
Date employed from	<input type="text"/>	Date employed to	<input type="text"/>

Name of Employer 3	<input type="text"/>	Estimated Income	\$ <input type="text"/>
Date employed from	<input type="text"/>	Date employed to	<input type="text"/>

Name of Employer 4	<input type="text"/>	Estimated Income	\$ <input type="text"/>
Date employed from	<input type="text"/>	Date employed to	<input type="text"/>

Commonwealth of Australia  
STATUTORY DECLARATION  
*Statutory Declarations Act 1959*

I, \_\_\_\_\_ [Full Name]  
of \_\_\_\_\_ [Address]  
\_\_\_\_\_ [Occupation] make the following declaration  
under the *Statutory Declarations Act 1959*:

1. The information provided to the Property Manager with respect to the application property, in relation to household members and total household income is a correct and full disclosure of the number and age of people who will live in the subject property and their combined income. Furthermore I declare that should these circumstances change, I will notify the property manager within 14 days.

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

\_\_\_\_\_ [Signature of person making declaration]

Declared at \_\_\_\_\_ [Place] on \_\_\_\_\_ [day]  
of \_\_\_\_\_ [month] 20 \_\_\_\_\_ [year]

Before me, \_\_\_\_\_ [Signature of person before whom the  
declaration is made] \_\_\_\_\_ [Full name]  
\_\_\_\_\_ [Address]  
\_\_\_\_\_ [Qualification]

*Note 1* A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*

*Note 2* Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*.

**A statutory declaration under the *Statutory Declarations Act 1959* may be made before—**

(1) a person who is currently licensed or registered under a law to practise in one of the following occupations:

Chiropractor	Dentist	Legal practitioner
Medical practitioner	Nurse	Optometrist
Patent attorney	Pharmacist	Physiotherapist
Psychologist	Trade marks attorney	Veterinary surgeon

(2) a person who is enrolled on the roll of the Supreme Court of a State or Territory, or the High Court of Australia, as a legal practitioner (however described), or

(3) a person who is in the following list:

Agent of the Australian Postal Corporation who is in charge of an office supplying postal services to the public  
Australian Consular Officer or Australian Diplomatic Officer (within the meaning of the *Consular Fees Act 1955*)

Bailiff

Bank officer with 5 or more continuous years of service

Building society officer with 5 or more years of continuous service

Chief executive officer of a Commonwealth court

Clerk of a court

Commissioner for Affidavits

Commissioner for Declarations

Credit union officer with 5 or more years of continuous service

Employee of the Australian Trade Commission who is:

(a) in a country or place outside Australia; and

(b) authorised under paragraph 3 (d) of the *Consular Fees Act 1955*; and

(c) exercising his or her function in that place

Employee of the Commonwealth who is:

(a) in a country or place outside Australia; and

(b) authorised under paragraph 3 (c) of the *Consular Fees Act 1955*; and

(c) exercising his or her function in that place

Fellow of the National Tax Accountants' Association

Finance company officer with 5 or more years of continuous service

Holder of a statutory office not specified in another item in this list

Judge of a court

Justice of the Peace

Magistrate

Marriage celebrant registered under Subdivision C of Division 1 of Part IV of the *Marriage Act 1961*

Master of a court

Member of Chartered Secretaries Australia

Member of Engineers Australia, other than at the grade of student

Member of the Association of Taxation and Management Accountants

Member of the Australasian Institute of Mining and Metallurgy

Member of the Australian Defence Force who is:

(a) an officer; or

(b) a non-commissioned officer within the meaning of the *Defence Force Discipline Act 1982* with 5 or more years of continuous service; or

(c) a warrant officer within the meaning of that Act

Member of the Institute of Chartered Accountants in Australia, the Australian Society of Certified Practising Accountants or the National Institute of Accountants

Member of:

(a) the Parliament of the Commonwealth, or

(b) the Parliament of a State; or

(c) a Territory legislature; or

(d) a local government authority of a State or Territory

Minister of religion registered under Subdivision A of Division 1 of Part IV of the *Marriage Act 1961*

Notary public

Permanent employee of the Australian Postal Corporation with 5 or more years of continuous service who is employed in an office supplying postal services to the public

Permanent employee of:

(a) the Commonwealth or a Commonwealth authority, or

(b) a State or Territory or a State or Territory authority, or

(c) a local government authority,

with 5 or more years of continuous service who is not specified in another item in this list

Person before whom a statutory declaration may be made under the law of the State or Territory in which the declaration is made

Police officer

Registrar, or Deputy Registrar, of a court

Senior Executive Service employee of

(a) the Commonwealth or a Commonwealth authority, or

(b) a State or Territory or a State or Territory authority

Sheriff

Sheriff's officer

Teacher employed on a full-time basis at a school or tertiary education institution

## **SCHEDULE 4**

### **Tenancy Agreement**

Notwithstanding anything else in this Agreement:

1. the Tenant acknowledges and agrees:
  - (a) it is the intention of the Lessor that the Premises and this Agreement be subject to the National Rental Affordability Scheme ("NRAS"); and
  - (b) to do all things necessary to ensure compliance with the NRAS, including:
    - (i) promptly providing all information required for any income re-eligibility check; and
    - (ii) promptly providing all information required for any statement of compliance (or similar document) required to be lodged as a condition of participation in the NRAS; and
    - (iii) compliance with any other requirements of participation in the NRAS, including any requirements of the Western Australian State Government.
2. the Tenant:
  - (a) indemnifies, and will keep indemnified, the Lessor from any cost the Lessor may incur if any act or omission of the Tenant results in the Lessor not being eligible for any incentive that the Lessor would otherwise be able to receive pursuant to the NRAS but for the act or omission of the Tenant; and
  - (b) releases the Lessor from any liability the Lessor may have to the Tenant in relation to participation in the NRAS; and
  - (c) acknowledges that this provision is reasonably necessary to protect the Lessor's legitimate commercial interests to ensure compliance with NRAS.