

**Question on Notice
No. 258
Asked on 17 April 2013**

MR COSTIGAN asked the Minister for Housing and Public Works (MR MANDER)-

QUESTION:

Will the Minister provide information on the number of NRAS dwellings completed in my electorate of Whitsunday in the last 12 months, and how NRAS construction benefits local communities.

ANSWER:

Under the National Rental Affordability Scheme (NRAS) 34 dwellings were completed in the Whitsunday electorate in last 12 months, bringing the total number of NRAS dwellings completed under the program to 57. These dwellings are a combination of townhouses and detached houses.

As at 30 April 2013, there were a further 95 NRAS incentives approved for delivery within the Whitsunday electorate. The Department of Housing and Public Works is working closely with the NRAS Approved Participants operating in this area to support the delivery of these incentives.

Since commencement of the Scheme in 2008 the pace of delivery has increased significantly, with 2,500 of the 4,841 dwellings to be delivered in Queensland completed in 2012.

NRAS provides a range of social and economic benefits to local communities. NRAS provides financial incentives to private investors through business and not-for-profit organisations to increase the supply of new affordable rental housing. Dwellings are then rented to eligible low to medium income households at no more than 80 per cent of market rent.

NRAS also plays a vital role in stimulating the residential construction industry and supporting employment. From September 2011 to September 2012, the number of NRAS dwellings constructed represented around 8% of all dwellings constructed in Queensland. It is estimated that the 4,841 NRAS dwellings completed have stimulated over \$1.6 billion in private investment in affordable housing in Queensland. A further 4000 dwellings are under construction which are likely to deliver similar economic benefit.

The Australian Government recently announced two new funding rounds for NRAS. The 'Shovel Ready Round' opened on 18 of April and closes on 22 May 2013. Projects must be substantially completed by June 2014 and tenanted by December 2014. The Queensland Government will financially support up to 200 incentives of 1000 incentives available nationally in this funding round.

NRAS Round Five, for projects to be completed in 2015-2016, opened on 7 May 2013. Further advice about Queensland's participation in Round Five will be available before the end of May.

The Queensland Government recognises the ongoing need for affordable rental properties in the Whitsunday electorate and the local government area of Whitsunday is a priority area for future funding rounds.