

Question on Notice

No. 1177

Asked on Tuesday, 10 October 2023

MS F SIMPSON ASKED THE MINISTER FOR HOUSING (HON M SCANLON)—

QUESTION:

With reference to the State Government committing to purchase current National Rental Affordability Scheme (NRAS) houses—

Will the Minister advise (a) how many in the Maroochydore Electorate will be purchased and (b) what will be done for tenants who are currently under the NRAS scheme when it ends to ensure they do not end up homeless?

ANSWER:

In 2008, the Rudd Labor Government established the National Rental Affordability Scheme (NRAS) which offered tax and cash incentives to providers of new dwellings where they are rented to low- and moderate-income households at a minimum of 20 per cent below market rates.

In 2014, the Abbott Liberal/National Government made the decision to end the NRAS, with only the existing 10-year incentive-life obligations to be met. Properties funded through NRAS in Queensland will progressively exit the scheme up to 30 June 2025.

The Palaszczuk Government has established a scheme to partner with community housing providers to ensure dwellings leaving the NRAS can be retained as social and affordable homes.

Through the Palaszczuk Government's nation-leading Housing Investment Fund (HIF), we are already supporting two community housing providers to acquire up to 456 individual properties. These initiatives will help to secure homes that would otherwise have been lost from the pool of affordable housing as a result of the decisions taken by the former Australian Government.

These initiatives include:

- up to 335 ex-NRAS homes to be saved across South-East Queensland and in Townsville by community housing provider, National Affordable Housing Consortium (NAHC); and
- up to 121 homes to be saved in the Gympie, Moreton Bay and Sunshine Coast regions by community housing provider, Coast2Bay Housing Group (C2B).

NAHC and C2B are negotiating and contracting directly with property owners to acquire these properties in tranches. Until those properties are contracted and settled, those third-party negotiations remain commercial-in-confidence.

Details of ex-NRAS properties acquired under the purchase scheme, and the existing arrangements supported by the HIF, will only be known once purchasing concludes, contract conditions are met, and all properties settle.

In addition to the ex-NRAS purchase scheme, support is available for NRAS tenants affected by the cessation of the scheme, including assistance on future housing options and access to the department's private rental market assistance products to help people secure and maintain private tenancies.

I encourage affected NRAS tenants to contact their local Housing Service Centre up to 12 months prior to their final NRAS lease expiring. This early contact with our Housing Services Centres will ensure tenants have sufficient time to consider the various forms of housing assistance offered by the Palaszczuk Government to support their future housing needs.