

# NRAS Housing VS Social Housing

**Buyers sometimes become concerned that NRAS Housing is just another name for social Housing**

**Or**

**That there will be too much NRAS concentration in any one location**

**The following will assist in removing their concerns**

- There is **No Discrimination** due to a variation in the quality of housing.
- NRAS houses will not appear to be any different to other standard rental and owner occupied properties in the Residential estates or Unit Complexes in which the NRAS dwelling is located.
- In fact the quality of NRAS Houses is better than many Rental Houses provided by the regular market.
- Housing is distributed randomly in estates usually at a 30% max take-up.
- Smaller In-fill developments are approved at up to 100% in suitable locations with suitable types – usually small unit complexes.
- Market Rent is assessed as the Rent for like accommodation in like locations in the Local Real Estate Rental Market.
- Long term Tenancy Agreements (1 – 5 years) are targeted to provide tenant security.
- The Federal Government has already approved over 35,000 dwellings throughout Australia and over 10,000 in Queensland.

## NRAS Housing Versus Public Housing:

The two are very different and target totally different Tenants

### ❑ NRAS Housing

- Market designs and type
- Market built
- Market valuation
- Market based rent
- Privately owned
- Private rental tenants with tenant choice
- 10 year maximum in NRAS
- Diversified portfolio and integrated delivery

### ❑ Public Housing

- Government designs & types
- Government built and operated
- Government owned
- High needs – tenants targeted
- Income based rents – 25% of Household Income
- Permanently retained for social purposes