



# National Rental Affordability Scheme

## Investor Application to Transfer an Allocation to another Approved Participant

### When to use this form

This is the approved form under regulation 21A of the National Rental Affordability Scheme Regulations 2008 (the NRAS Regulations) for an investor to make an application to the Secretary to transfer the allocation attached to their approved rental dwelling to another approved participant. You must use this form in conjunction with the *Guidelines for Completing an Investor Application to Transfer an Allocation to another Approved Participant*.

To request the transfer of more than one allocation to another approved participant you will need to complete a separate application form for each allocation.

*Please note: This application form enables NRAS investors to request that the Secretary transfer the allocation attached to their approved rental dwelling to another approved participant under regulation 21A of the NRAS Regulations. The investor must specify the ground(s) under which they are making this request. The Secretary will assess any matters raised in this application form using all relevant and available evidence before making a decision under the NRAS Regulations. Submitting an application form in no way guarantees the Secretary will transfer the allocation attached to your approved rental dwelling to another approved participant.*

### About you

1. NRAS Dwelling ID

Note: You can only make one application per allocation. If you would like to transfer more than one allocation, you will need to complete a separate application form for each allocation.

2. NRAS dwelling address

3. Investor name/s

4. Contact phone number/s for investor/s for the purposes of this application

Work:
Mobile:

5. Contact email address/es for investor/s for the purposes of this application

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6. Are you the legal or beneficial owner/s in respect of the dwelling you have identified at Q2?

- Yes - By ticking this box, you are confirming you are the legal or beneficial owner of the NRAS dwelling identified at Question 2 (go to question 7).
- No - Only the legal or beneficial owner/s of a NRAS dwelling may make an application under regulation 21A.

**Please attach evidence of ownership in accordance with the *Guidelines for Completing and Investor Application to Transfer an Allocation to another Approved Participant*.**

**Specific information about the changes sought**

7. Please provide the name of your current approved participant

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**Regulation 21A - Grounds for transfer**

Investors can only request that the Secretary transfer the allocation attached to their approved rental dwelling to another approved participant on the grounds specified under regulation 21A. Please attach all relevant and available evidence to support this application in accordance with the Guidelines for Completing and Investor Application to Transfer an Allocation to another Approved Participant. Please note, in assessing your application, the Secretary may request additional information.

Please tick the appropriate box/es in relation to this application

- the approved participant has failed to comply with a condition of the allocation
- the approved participant has failed to pass on the NRAS incentive to the investor, where there is a contractual arrangement to do so, within a reasonable time after receiving the incentive
- the approved participant provided false or misleading information about the Scheme to the investor in relation to the investor's approved rental dwelling

- the conduct of the approved participant in relation to the allocation has contravened a consumer protection law
- the approved participant claimed the tax offset for the investor's approved rental dwelling, when it was not entitled to do so
- the approved participant is likely to be de-registered as a company by the Australian Securities and Investments Commission or a court has ordered the de-registration
- the approved participant becomes bankrupt
- an application under the Regulations by the relevant approved participant included false or misleading information or failed to include information the approved participant knew or ought reasonably to have known was relevant

**Please Note: The following grounds only apply in relation to an investor who enters into a contractual arrangement with an approved participant on or after 21 December 2017.**

- the approved participant has failed to pass on the NRAS incentive to the investor, where there is a contractual arrangement to do so, because the investor failed or refused to use a service specified by the approved participant
- the approved participant has terminated a contractual arrangement with the investor only because the investor failed or refused to use a service specified by the approved participant
- the approved participant has failed to pass on the NRAS incentive to the investor, where there is a contractual arrangement to do so, because the investor used a service not specified by the approved participant and a bond for using such a service was required by the approved participant but was not paid
- the approved participant has terminated a contractual arrangement with the investor only because the investor used a service not specified by the approved participant and a bond for using such a service was required by the approved participant but was not paid

8. Reason/s for requesting the transfer of an allocation to another approved participant. Please provide details below of how you believe the ground/s above apply and attach documentary evidence to support your ground/s:

### Investor consent to share information

I/we consent to the Secretary sharing information contained within this application and supporting evidence with the relevant approved participant(s); Commonwealth or state/territory agencies; and/or an independent third party engaged by the Department of Social Services to assist with assessing this request to transfer an allocation to another approved participant. I/we also consent to an independent investigator liaising directly with me/us to request additional information that may be used to assess this application; and to an independent investigator providing any information obtained from me/us to the Department. I understand that if I do not provide my consent to share information the Secretary may not be able to make a decision to transfer the allocation attached to my dwelling.

Yes - consent granted

No - consent not granted

For further information regarding the collection and use of your personal information, please refer to the Department's Privacy Policy at <https://www.dss.gov.au/privacy-policy>).

### Notes

Investors are requested to note the following:

- This application in no way guarantees the Secretary will transfer the allocation attached to your approved rental dwelling to another approved participant. If you enter into an agreement with another approved participant, for the compliance and/or tenancy management of your approved rental dwelling, based on the assumption that the Secretary will approve your request, you do so at your own risk.
- Prior to submitting an application to transfer the allocation attached to their approved rental dwelling to another approved participant, the Department strongly recommends investors seek legal advice in relation to any consequences that may arise as a result of terminating their contractual arrangement with their 'old' approved participant, should the Secretary approve the transfer.
- The Secretary needs to be satisfied that one or more of the grounds for transfer exist under regulation 21A before making a decision to transfer an allocation.
- Please note, in assessing your application, the Department or an independent investigator may contact you and seek answers to questions or request additional documents e.g. proof of identity. Your answers and documents may also be considered by the Secretary in determining your application.
- Should the Secretary approve the transfer, only the 'new' approved participant is able to claim the incentive for the NRAS year in which the allocation is transferred. If an investor has not received the incentive from their 'old' approved participant for past NRAS years, they will need to resolve this matter with their 'old' approved participant. The Department cannot reverse an incentive payment made to the 'old' approved participant and issue it to the 'new' approved participant.

Please check the box to confirm that you have read and understood the notes above.

### Certification

Before submitting your application please confirm that you have attached the following:

- I have attached my proof of identity in accordance with the guidelines for completing this application.
- I have attached my proof of ownership in accordance with the guidelines for completing this application.
- I have outlined the ground(s), under regulation 21A of the NRAS Regulations, for requesting the transfer of the allocation attached to my approved rental dwelling from one approved participant to another.
- I have attached all relevant and available evidence to the support the ground(s) outlined above.
- I am aware that providing false or misleading information or documents is a breach of Section 137.1 and 137.2 of the Criminal Code.

I certify to the best of my knowledge that the information provided in this application, including the attachments, is correct and complete.

Signature/s:
Date:

### Submission

Once completed, please submit your signed application form and all supporting evidence identified in this form to **[nras@dss.gov.au](mailto:nras@dss.gov.au)**.

If you are unable to submit your application form and supporting evidence via email, please post this documentation to **NRAS – Payments, Compliance and Communications, Department of Social Services, GPO Box 9820, Canberra ACT 2601.**