

13 December 2022

Dear Minister,

Affordable Housing Consulting (AHC) specialises in the National Rental Affordability Scheme (NRAS) and is South Australia's largest NRAS Approved Participant. We currently manage the administration of the NRAS for 1,200 properties in south Australia, most of which are small investors.

Changing the residential tenancies act without considering the NRAS or future programs like it will surely have unintended consequences which may prevent the successful administration of the Scheme. In the context of the online survey, our concerns are with.

Question 2

"A Landlord can currently choose to end a periodic lease or not renew a fixed term lease without giving any reason to the tenant. Should landlords be required to give a 'prescribed' reason for ending a periodic lease or not renewing a fixed term tenancy agreement?"

In our view, a prescribed reason must accommodate non eligibility or failure to demonstrate eligibility for the NRAS.

Question 23

"Should there be requirements to ensure more standardised forms for all rental applications, where the amount of personal information that a landlord or agent can ask prospective tenants to provide is limited"

In our view, applications must allow for sufficient detail to comply with the NRAS which includes completing the Tennant Consent and Demographic Assessment Form and proving eligibility annually. I have contacted many of the NRAS property owners who we represent and invited them to participate in this survey.

AHC is also a member of National Affordable Housing Providers who is also making a submission to this review. Their response outlines the three jurisdictions which have recently reviewed their tenancy laws, and all have amended their proposed legislation changes to accommodate the NRAS and programs like it.

Kind regards,
Paul Mitchell
Director



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