



Affordable Housing Eligibility Evidence Documents

Please make sure you attach all of the documents listed on the next page when you submit your application for Affordable Housing.

Some evidence requirements are different depending on whether you are applying for National Rental Affordability Scheme (NRAS) or a non-NRAS property. Affordable Housing programs have different income limits and are located in different suburbs. Use the tables below to work out if you are applying for an NRAS or non-NRAS property.

NRAS	Non-NRAS	Non-NRAS with connection required
<ul style="list-style-type: none"> • Bass Hill • Campsie • Carss Park • Fairfield • Kirrawee • Miranda • Peakhurst • Punchbowl • Sutherland • Ultimo 	<ul style="list-style-type: none"> • Bankstown • Bondi Junction • Campbelltown • Cartwright • Liverpool • Moorebank • Newtown • Parramatta • Petersham • Redfern • Riverwood • Westmead 	<ul style="list-style-type: none"> • Canterbury • Marrickville • Randwick LGA • Barangaroo (must work within 3km radius of site)

The maximum total household income per year to be eligible is:			
Household	NRAS Program (1/05/2024 – 30/04/2025)	Non-NRAS Programs (1/07/2024 – 30/06/2025)	One Sydney Harbour, Barangaroo
One adult (single)	\$61,322	\$80,700	\$100,875
Two adults (couple)	\$84,782	\$121,100	\$151,375
Three adults	\$108,242	\$161,500	-
1 adult 1 child	\$84,841	\$104,900	\$131,125
1 adult 2 children	\$105,184	\$129,100	\$161,375
1 adult 3 children	\$125,527	\$153,300	-
2 adults 1 child	\$105,125	\$145,300	\$181,625
2 adults 2 children	\$125,468	\$169,500	\$211,875
2 adults 3 children	\$145,811	\$193,700	-



Proof of Income

All applicants are required to provide proof of all income sources, including for all household members over the age of 18. For example:

Income Evidence Documents	NRAS	Non-NRAS
Applicants and household members receiving a Centrelink income, provide an income statement and payment history from Centrelink for length of time shown.	Last 12 months	Last 3 months
Applicants and household members earning a salary/wage <ul style="list-style-type: none"> If working for the same employer, provide payslips for the time shown. If the employer on your group certificate for the last financial year is different to your current employer, provide pay slips for all employers for the time shown. 	group certificates for last financial year and 2 weeks of payslips group certificate for last financial year and last 12 months	Last 3 months
Applicants and household members who are self-employed, provide profit and loss statements for the time shown.	Last 12 months	Last 12 months
Applicants and household members who have not worked or received Centrelink payments for any period in the time shown, provide a statutory declaration regarding your employment and income situation for those periods.	Last 12 months	Last 3 months

Proof of Identity, Australian Citizenship or Residency

The applicant will need to confirm that they are an Australian Citizen or Permanent Resident. All applicants and household members (regardless of age) are required to provide at least 2 forms of proof of identity (e.g. driver's license, birth certificates, passports, Centrelink Reference, Medicare card, etc.).

Proof of Current Assets and Debts

All applicants and household members over the age of 18 are required to provide proof of all assets and debts, including:

- 3 months of bank statements for all accounts held,
- 3 months of all loan repayments,
- Title documents for property assets.

Proof of Current or Recent Private Rental

If the applicant and any adult household member is currently renting privately or has recently held a lease in the private rental market, please provide proof in the form of a copy of a



Residential Tenancy Agreement and a detailed rent ledger/statement with landlord's full name, address and phone number).

Additional

- Rental reference
- Personal reference
- Additional Documentation Relating to Program – e.g., proof of connection to local area where relevant
- If not renting privately with a Residential Tenancy Agreement, a letter confirming your residence and board from the friend or family member you are staying with (if applicable)
- For Barangaroo applicants, a signed [Conflict of Interest Declaration](#) confirming you are not an employee or immediate family member of SGCH Group or Lendlease Group