


# Guide to recording property data and generating the CHAPR

Information for Providers





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# Introduction

This document is one of a series of guides that have been developed to assist community housing providers through the registration and compliance assessment.

Other guides in this series include:

- **NRSCH Registration –Guide for Providers**  
This document provides guidance to community housing providers either seeking information about how to register or already in the process of making their application to register under the Community Housing Provider’s National Law.
- **NRSCH Compliance- Guide for Providers**  
This document provides guidance to community housing providers completing a standard compliance return. It contains a brief overview of the compliance process and background information.
- **Guide to completing your Eligibility and Tier Form (ETF)**  
This document provides guidance in the completion of the ETF for entities seeking registration.
- **Guide to completing your return**  
This document is designed to help you understand what information should be recorded and how the system validates and analyses the data. It contains hints and tips to help you complete and check your return.
- **Financial Viability Guidance Note**  
This document explains how providers can demonstrate financial viability for the purpose of registration and ongoing compliance and how financial viability will be assessed under the NRSCH.
- **Navigating the Community Housing Regulatory Information System (CHRIS steps for providers)**  
This document provides guidance to community housing providers completing a registration or standard compliance return using the online regulatory system known as CHRIS.

This Guide provides detailed guidance on recording properties and generating the Community Housing Asset Performance Report (CHAPR). The CHAPR is updated at registration and at each compliance assessment. This guide replaces the previous *Guide to completing your CHAPR*.

The guidance provided is directly aligned with the National Regulatory Code performance outcomes and the evidence guidelines. It should be read and used in conjunction with other published documents which contain more detailed information about specific parts of the NRSCH. A summary of the critical supporting documents is set out below:

- National Law and National Regulatory Code
- **The Charter** – this document sets out the overarching vision, objectives, regulatory principles and philosophy of the NRSCH. It explains the principle of Primary Registrar for multi-jurisdictional providers
- **Tier Guidelines** – this document helps interpret the sections of the National Law concerned with determining registration tier of a provider. It explains the factors that are used to determine tier. The tier under which a provider is assessed for registration will determine the evidence it needs to provide as requirements are proportionate to levels of risk
- **Evidence Guidelines** – this document describe the performance indicators and potential evidence sources for assessing providers against the National Regulatory Code performance outcomes and requirements for different types of provider (classified as tier 1, 2 and 3 providers)
- Other guidance notes including
  - Affiliated entity arrangements Guidance Note
  - Additional Standard Conditions of Registration (ASCOR)

This guide includes some material from these documents where it is appropriate for clarity or consistency. For most part relevant material is referenced rather than repeated.

This guide will be periodically revised to respond to changes in the community housing sector and the regulatory environment.

# Recording property data

Registered community housing providers are required to provide and maintain a list of all community housing assets. This is also referred to as the property data list.

Under Section 15(i) of the National Law a community housing provider must keep a list of all of the provider's community housing assets in a form approved by the primary Registrar and must make the list available to the primary Registrar on request. This information is collected and stored in the Community Housing Regulatory Information System (CHRIS).

For each property owned or managed providers are required to submit information outlined in the succeeding pages *Table 1-Property data list*. Some data such as year of construction, class of assets owned and managed and maintenance liability of assets are used to generate a populated CHAPR when a return is completed. Further information in relation to functionality and system steps is available in the [Navigating the Community Housing Regulatory Information System \(CHRIS steps for providers\)](#) Guide.

Property data is used to improve Registrars' understanding of the risks present in the sector. The collection of geospatial data aids in facilitating an improved understanding of the challenges, risks and opportunities faced by community housing providers. This is critical to understanding the differences between metropolitan, regional and remote social and affordable housing provision costs and drivers, and the implications that those cost drivers present for regulatory risks for providers.

## What is a community housing asset?

Under the National Law a community housing asset of a community housing provider means:

- a) *land vested in the provider by or under the community housing legislation of a participating jurisdiction, or*
- b) *land acquired by the provider wholly or partly with funding provided by a Housing Agency of a participating jurisdiction, or*
- c) *land vested in the provider on which the Housing Agency of a participating jurisdiction has constructed housing or made other improvements, or*

- d) *funds provided to the provider by a Housing Agency of a participating jurisdiction for the purposes of community housing, or*
- e) *any other asset of the provider that is of a class of assets declared by the community housing participating jurisdiction as community housing assets for the purpose of this Law.*

Typically community housing assets will include:

- affordable housing such as NRAS and other Government funded affordable housing initiatives
- decommissioned properties, for example, decommissioned and vacant properties due for demolition or redevelopment
- properties on the market for sale or properties currently held for disposal
- land vested by Government and local councils
- secure properties such as Crisis, DV Shelters should be included however these and any other properties that require the address to be held securely and not disclosed should be marked in the asset list as Confidential
- non-residential properties but not commercial properties.

The definition of a community housing asset may vary across some states and territories. Please check with your Analyst if you require further information.

## Non-residential v's commercial properties

Commercial properties are of or pertaining to commerce or a business venture. A commercial property is usually used solely for business purposes and is intended to generate profit, for example, a leased office space.

Non-residential properties may include properties funded by the housing agency but used for office or community purposes. They are not used for people to live in.

## Zero base at Application for Registration

It is recognised that providers seeking registration may initially have a zero base but a specific plan to operate at a certain scale. Providers with a zero base will not complete the property list but will be required to update the information following the acquisition of properties.

## Updating property information

At a minimum, property data must be updated at the time of compliance or, as a guide, within 5 working days of:

- acquiring or receiving a property through development, purchasing, management or management transfer
- a change to the purpose or program type of an existing property
- disposal of a property

When completing bulk updates providers may require a property data extract from the NRSCH National Office. The NRSCH National Office will provide this extract within 3 working days of the request. Providers will have a further 5 working days from receipt of the property data extract to complete updates.

When property data is updated the Analyst will receive a notification. If required, the Analyst will contact the provider for further information.

Further information about requesting a property data extract and updating property information is available in the *Navigating the Community Housing Regulatory Information System* document on the NRSCH website.

## Property data list

The following table outlines the data collected in the property data list for each individual property owned or managed by a registered community housing provider. This data is used to generate a summary of community housing assets in the form of the CHAPR. If mandatory data is missing the CHAPR will error and the provider will be unable to submit their return.

Table 1: Property data list

Data Field	Mandatory	Definition and Guidance
Is property owned or managed?	Y	Indicates whether the property is owned (either wholly or partially) or managed (no ownership by Provider) <ul style="list-style-type: none"> <li>• Owned (wholly or partially)</li> <li>• Managed</li> </ul>
Confidential Property	N	Complete this field (Yes) if the property address is confidential and must be kept secure and not disclosed, for example, properties identified for persons escaping domestic violence or NRAS properties owned privately.  The address of secure/ protected properties should be included in the asset list. However, marking the property as 'confidential' will prevent any public disclosure of the information or identification of the property.
Unit number	N	Property address – Building Name , Unit number  Note: <ul style="list-style-type: none"> <li>• Each self-contained unit in a complex or block should be listed in a separate row</li> <li>• Street address should be entered a single field [Unit No][Street No] or [Unit No / Street No Street Name]</li> </ul>
Street number	N	Property address – Street Number <ul style="list-style-type: none"> <li>• Properties should have a lot number or street number, not both</li> <li>• If land has a lot number, it should be entered here</li> <li>• Do not enter the unit or floor number in this field</li> </ul>
Street name	Y	<ul style="list-style-type: none"> <li>• Ensure the correct spelling</li> <li>• Do not abbreviate</li> <li>• Crescent or Street <u>not</u> Cres or St</li> </ul>
Suburb	Y	Property address – suburb <ul style="list-style-type: none"> <li>• Ensure correct spelling and enter in UPPERCASE</li> </ul>
State	Y	Property address – state <ul style="list-style-type: none"> <li>• 2 or 3 letter abbreviation in uppercase e.g. NSW, SA</li> </ul>

Data Field	Mandatory	Definition and Guidance
Postcode	Y	Property address – postcode <ul style="list-style-type: none"> <li>Ensure the postcode is correct <a href="https://auspost.com.au/apps/postcode.html">https://auspost.com.au/apps/postcode.html</a></li> </ul>
Number of bedrooms	Y	This is the total number of rooms within the dwelling which are used, or intended to be used, primarily for sleeping.  Count bedrooms designed for use as bedrooms and other rooms permanently modified and intended for use as bedrooms (such as a sleep out or built in veranda). Bedsits should be counted as a 1 bedroom dwelling. In the case of boarding house buildings, the unit of counting is the boarding house room which usually has only one bedroom.
Property Type	Y	The physical structure of the individual dwelling that a tenant occupies.  Select from the following values: <ul style="list-style-type: none"> <li>Separate house</li> <li>Semi-detached, row or terrace house, townhouse</li> <li>Flat, unit or apartment</li> <li>House or flat attached to a shop, office</li> <li>Boarding/ rooming house unit</li> <li>Vacant land</li> <li>Non-residential (i.e. the property is being used for housing purposes but is not tenanted, such as office, community facility room)</li> <li>Property held for disposal/ redevelopment/ sale</li> <li>Other</li> </ul> For the purposes of data collection share house accommodation, such as shared facilities with separate bedrooms, should be classified as Boarding/ rooming house unit.
Property Source	Y	Indicates how the property was acquired by the provider that is reporting the property. This should be answered for all properties, owned or managed. <ul style="list-style-type: none"> <li>Acquisition/ purchase</li> <li>Construction/ Development</li> <li>Managed – fee for service (service concession agreement) <i>Allocated to properties managed on behalf of a private landlord such as under the Affordable Rental Housing SEPP in NSW. Under this program CHPs are agents for these properties and in return they receive a fee for service from the landlord.</i></li> <li>Managed – fee for service (social housing) <i>Allocated to properties which are subject to nomination rights. Properties with nomination rights are those managed in conjunction with a separate support partner to provide additional services to the resident. In return the CHP will receive a fee for tenancy services.</i></li> <li>Managed – Leased from housing agency/ Department</li> <li>Managed – Leased from third party</li> <li>Merged with organization</li> <li>Stock transfer</li> </ul>
Acquisition Date	Y	The date the reporting organisation first acquired the property.  If the property was built by your organisation this would be the date the property was ready for occupancy.  If the property is managed this would be date your organisation took over management of the property  Acquisition date must be recorded in a date format, for example, DD/MM/YYYY  Providers should have access to this information however if this is not

Data Field	Mandatory	Definition and Guidance
Dwelling Construction Type	N	<p>known please estimate.</p> <p>The main construction material of the dwelling</p> <ul style="list-style-type: none"> <li>• Brick</li> <li>• Brick veneer</li> <li>• Cement</li> <li>• Composite</li> <li>• Double Brick</li> <li>• Fibro</li> <li>• Iron</li> <li>• Other</li> <li>• Rendered</li> <li>• Stone</li> <li>• Stucco</li> <li>• Timber</li> <li>• Vinyl Cladding</li> </ul>
Year of construction	Conditional	<p>The year of construction/ build completed for the building or dwelling Please estimate if not known.</p> <p>Construction date must be entered in year format – YYYY</p> <p>This field is used to formulate the <i>age of the portfolio</i> in the CHAPR.</p> <p>If the <i>Maintenance liability</i> equals <i>No responsibility</i> then <i>Year of construction</i> is <u>not</u> mandatory.</p> <p>If the <i>Maintenance liability</i> <u>does not</u> equal <i>No responsibility</i> then <i>Year of construction</i> is mandatory.</p>
Disposal Date (where applicable)	N	<p>Date property was handed back, sold or otherwise disposed or is no longer managed by the provider.</p> <p>Disposal date must be recorded in a date format, for example, DD/MM/YYYY</p>
Asset Class	Y	<p>This data is used to populate <i>the class of assets owned and managed</i> in the CHAPR</p> <p><b>Jurisdictional definitions</b></p> <p>The Community Housing Asset Performance Report requires the provider to state what class of asset each asset is as defined by the National Law. The classes are specified in Section 4 (a-e) of the National Law as follows:</p> <ul style="list-style-type: none"> <li>• Class a: "land vested in the provider by or under the community housing legislation of a participating jurisdiction, or"</li> <li>• Class b: "land acquired by the provider wholly or partly with funding provided by a Housing Agency of a participating jurisdiction, or"</li> <li>• Class c: "land vested in the provider on which a Housing Agency of a participating jurisdiction has constructed housing or made other improvements, or"</li> <li>• Class d: "funds provided to the provider by a Housing Agency of a participating jurisdiction for the purposes of community housing, or"</li> <li>• Class e: "any other asset of the provider that is of a class of assets declared by the community housing legislation of a participating jurisdiction as community housing assets for the purposes of this Law."</li> <li>• Other: Any other community housing asset of the provider that does not fit into the classifications above.</li> </ul> <p>Providers may choose to identify other assets as community housing which are not captured by the five categories listed above. This may include properties managed with assistance from another agency of government or without any government assistance. Some providers will wish to record these as community housing as they are managed in a way</p>



Data Field	Mandatory	Definition and Guidance
		<p>that is consistent with its other community housing assets. These properties can be recorded on the summary asset data form in a sixth category 'other'</p> <p>Further guidance on Class e assets is available from the relevant jurisdiction and is accessible through the NRSCH website at <a href="http://www.nrsch.gov.au">www.nrsch.gov.au</a> or the jurisdiction Registrar's website.</p>
If asset class is Other, please enter comments	N	If an asset class of other is recorded please record details.
Additional conditions to allocate property	N	<p>Are there additional conditions, that affect when and how the property can be allocated, for example, is allocation of the property subject to nomination rights by another agency, is the property suited only for a specific client group? Generally these conditions applied may affect the length of time it takes to find a suitable client and therefore affect the length of vacancy.</p> <ul style="list-style-type: none"> <li>• Nomination by other agency</li> <li>• Targeted client group (e.g. Aged, Youth, over 55, Males)</li> <li>• Disability</li> <li>• Homelessness</li> <li>• Rehabilitation</li> <li>• Other</li> </ul>
Tile Reference	Y	<p>Land Title Reference Number</p> <p>Where this is not available please enter 'unknown'</p>
Managing agency (if managed by other agency or provider)	N	For owned properties, managed by another provider, enter the managing agency, organisation or provider
Owner type (if not owned wholly or partially by CHP)	N	<p>If the property is not owned (fully or partially) , enter the Registered owner type details for the property</p> <ul style="list-style-type: none"> <li>• Registered CHP (if the owner is another registered provider, please provide the name of the provider)</li> <li>• Non Registered CHP</li> <li>• Private Owner/Investor</li> <li>• Government</li> <li>• Other</li> </ul>
Maintenance Liability	Y	<p>This data is used to populate the <i>Maintenance liabilities of assets owned and managed</i> in the CHAPR.</p> <p>What is the CHP's maintenance liability for this property? Allowable responses and definitions are:</p> <p><b>No responsibility</b> - The provider has no legal or contractual obligation for carrying out and/or funding property maintenance to a community housing asset (except tenant damage in certain circumstances).</p> <p><b>Responsive repairs only</b> - Minor repairs or routine maintenance undertaken generally in response to a request from a tenant. It would usually include the same type of repairs required to an empty property to bring it to a lettable standard and work on any communal areas.</p> <p><b>Responsive and cyclical/planned</b> - Cyclical and planned maintenance Cyclical work is planned to take place at defined intervals. It is often used in the context of the regular servicing of mechanical systems.</p> <p>Planned maintenance is organised and carried out with forethought, control and the use of records (usually driven by property condition surveys) to a pre-determined plan.</p> <p><b>All responsibilities (including structural)</b> - The provider will have full responsibility for all maintenance associated with the property including:</p> <ul style="list-style-type: none"> <li>• Modernisation/refurbishment</li> <li>• Structural repairs</li> </ul>

Data Field	Mandatory	Definition and Guidance
		<ul style="list-style-type: none"> <li>Enhancements and improvements.</li> </ul>
State or territory where Housing Agency has vested interest in the property	Y	Enter the State or Territory that has a vested interest in the property/asset or enter No.
Program Type	Y	<p>The type of social or affordable housing program under which a dwelling has been allocated. This list combines AIHW definitions with additions as required by Registrars to accurately count CH assets according to the legislation and requirements applicable to the primary jurisdiction.</p> <p>Note: Where a dwelling applies to more than one program code apply the most specific program. Generally, apply the program in the order as listed below, for example, for an affordable housing NRAS dwelling which is also a long term community housing select NRAS and select Crisis for a short to medium term community housing dwelling under a Crisis program.</p> <ul style="list-style-type: none"> <li>Crisis</li> <li>Boarding/ rooming house A separate building (also referred to as a rooming or lodging house) containing multiple boarding/rooming/lodging house bedrooms and/or boarding house units. Reference: AIHW Metadata 327408</li> <li>National Rental Affordability Scheme (NRAS) A dwelling funded by the National Rental Affordability Scheme.</li> <li>Affordable housing</li> <li>SDA (Specialist Disability Accommodation)</li> <li>Long term community housing A dwelling where households are expected to reside for continuous tenancy rental agreement(s) of 52 weeks or more.</li> <li>Short to medium term housing A dwelling where households are expected to reside for less than 52 weeks</li> <li>Other</li> <li>Private Rental/ Housing</li> </ul>
Number of tenancies at full capacity (for multi tenancy properties only)	N	<p>If this dwelling is used to house multiple residents/tenancies (that is more than one current tenancy/rental agreements at the same time, such as one house used for shared tenancy arrangements, boarding/lodging house building (not unit) - enter the total number of tenancies normally assigned to the dwelling when it is considered to be at full capacity.</p> <p>Note: where a unit is reported as one property record, then total number of tenancies relates to that single unit, and not the unit building.</p> <p>See also NRSCH Guidance Note for Residents and Tenancies  <a href="https://www.nrsch.gov.au/_data/assets/pdf_file/0012/731001/Guidance-Note-Residents-and-Tenancies-October-2019.pdf">https://www.nrsch.gov.au/_data/assets/pdf_file/0012/731001/Guidance-Note-Residents-and-Tenancies-October-2019.pdf</a></p>
Comments	N	Include any notes about the property

# Community Housing Asset Performance Report

The CHAPR provides a summary of the property data recorded by the provider. It is populated when a return is completed and represents a snapshot of property characteristics for the reporting period. Most fields in the CHAPR will be auto calculated however some providers will be required to manually enter details of Planned Growth if this is relevant to their business.

This section describes the information collected in the CHAPR and how the calculations are derived from the property data list. More detailed information is available in the *Community Housing Asset Performance Report – Calculation* document on the NRSCH website.

The information recorded in the CHAPR will help Analysts determine eligibility to register, to assess the tier of registration and also as contextual background for assessing providers' capacity to comply with or compliance with performance outcome 2 (asset management).

**It is important that your property data is up to date prior to generating the summary of community housing asset data. If any property data used to populate the CHAPR is missing or incorrectly entered the calculation will not be completed and you will be unable to submit your return.**

## Zero base at Application for Registration

Providers with no community housing assets when seeking registration will have a specific plan to operate at a certain scale. These providers are still required to calculate the CHAPR and manually enter details of the planned growth.

## Which fields are calculated in the CHAPR?

Figure 1 is an extract from the CHAPR. These fields in the CHAPR which will be calculated based on the information recorded in the property data list (see Table 1)

Figure 1: Extract from CHAPR – Fields populated based on property data

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Community Housing Asset Performance Report (CHAPR)

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Go to Page: CHAPR Recalculate

NOTE: If these figures are incorrect, please update data through the property form and reconfirm property data is up to date on this form

	ACT	NSW	NT	QLD	SA	TAS	VIC	WA	
<b>Ownership</b>									
Owned (Wholly Or Partly)	0	0	0	16	0	0	0	0	16
Managed On Behalf Of Another Entity	0	0	0	0	0	0	0	0	0
	0	0	0	16	0	0	0	0	16
<b>Maintenance Liabilities</b>									
No Responsibility For Maintenance	0	0	0	0	0	0	0	0	0
Responsive Repairs Only	0	0	0	5	0	0	0	0	5
Responsive And Cyclical/Planned	0	0	0	5	0	0	0	0	5
All Responsibilities (Incl Structural)	0	0	0	6	0	0	0	0	6
	0	0	0	16	0	0	0	0	16
<b>Type of Accommodation</b>									
Long Term	0	0	0	5	0	0	0	0	5
Short to Medium Term Housing	0	0	0	6	0	0	0	0	6
Crisis	0	0	0	0	0	0	0	0	0
Boarding House Units	0	0	0	0	0	0	0	0	0
NRAS	0	0	0	5	0	0	0	0	5
Affordable Housing	0	0	0	5	0	0	0	0	5
SDA	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
Private Rental Housing	0	0	0	0	0	0	0	0	0
	0	0	0	16	0	0	0	0	16
<b>Class of Asset</b>									
Class A	0	0	0	6	0	0	0	0	6
Class B	0	0	0	5	0	0	0	0	5
Class C	0	0	0	5	0	0	0	0	5
Class D	0	0	0	0	0	0	0	0	0
Class E	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
	0	0	0	16	0	0	0	0	16
<b>State Housing Vested Interest</b>									
State Housing Authority Vested Interest	0	0	0	16	0	0	0	0	16
	0	0	0	16	0	0	0	0	16

**Age of Portfolio - Responsive and Cyclical Responsibilities**

	ACT	NSW	NT	QLD	SA	TAS	VIC	WA	
(R) 0-9 Years	0	0	0	0	0	0	0	0	0
(R) 10-19 Years	0	0	0	5	0	0	0	0	5
(R) 20-29 Years	0	0	0	5	0	0	0	0	5
(R) 30-39 Years	0	0	0	0	0	0	0	0	0
(R) 40+ Years	0	0	0	0	0	0	0	0	0
	0	0	0	10	0	0	0	0	10

**Age of Portfolio - Lifecycle Responsibilities**

	ACT	NSW	NT	QLD	SA	TAS	VIC	WA	
(L) 0-9 Years	0	0	0	5	0	0	0	0	5
(L) 10-19 Years	0	0	0	1	0	0	0	0	1
(L) 20-29 Years	0	0	0	0	0	0	0	0	0
(L) 30-39 Years	0	0	0	0	0	0	0	0	0
(L) 40+ Years	0	0	0	0	0	0	0	0	0
	0	0	0	6	0	0	0	0	6

**Net Leases**

	ACT	NSW	NT	QLD	SA	TAS	VIC	WA	
Net Leases – Tenancy Units	0	0	0	0	0	0	0	0	0
Net Leases – Commenced	0	0	0	0	0	0	0	0	0
Net Leases – Ended not Renewed	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0

**Change in Assets Owned**

	ACT	NSW	NT	QLD	SA	TAS	VIC	WA	
Changed Assets - Disposed	0	0	0	0	0	0	0	0	0
Changed Assets - Developed	0	0	0	0	0	0	0	0	0
Changed Assets - Vested	0	0	0	0	0	0	0	0	0
Changed Assets - Acquired	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0

Each of the calculations are linked to one or many questions recorded in the property data list. For example, the year of construction and the Maintenance Liability recorded for each property is used to calculate the fields relating to the age of the portfolio.



**Note:** The calculations recorded in the CHAPR may be different to the calculations on the *Accounts* page in CHRIS. The *Accounts* page is real time reporting of property data whereas the CHAPR is a snapshot for the reporting period.

# Planned Growth- 5 years

Community housing development activities refer to property development involving the construction or major refurbishment of community housing assets. Planned growth is manually entered in the CHAPR.

All providers whose portfolio is planned to change over the next five years should manually complete this section about the type and scale of changes.

This is only completed if the provider is engaged in community housing development or acquisition activity. Providers should note that development includes major refurbishment of properties as well as new dwelling construction. Major refurbishment would typically involve extensive external and internal building work and is unlikely to be carried out with tenants in occupation.

Development activities are classified as:

- lower risk if the provider is involved in a one-off and very small scale development activity
- moderate risk if the provider is involved in small-scale development activities
- higher risk if the provider is involved in ongoing development activities at scale.

The assessment of development scale (which is set relative to the national market) involves a range of considerations. For this reason it is difficult to set quantitative measures which will in any case be influenced by economic factors and funding opportunities.

Figure 2: Extract from CHAPR –Planned Growth – five years

Planned Growth									
Total Tenancy Units Planned Next 5 Years									
Total Tenancy Units Vested Next 5 yrs									
Total Tenancy Units Acquired Next 5 Year	0	0	0	0	0	0	0	0	0
Total Units Planned Major Refurbishment									
Are these additional refurbished units?	--Noi ▼	--Noi ▼	--Noi ▼	--Noi ▼	--Noi ▼	--Noi ▼	--Noi ▼	--Noi ▼	--Noi ▼
Net New Leases Planned									
Net New Fee for Service Leases									
Net New Properties Managed	0	0	0	0	0	0	0	0	0

## Planned Growth and Tier Assessment

Registrars will take into account the number of units involved, the costs, financing arrangements and complexity of the development(s) in their tier assessment.

Registrars will also take into account whether a provider's program is 'ongoing'. This refers to the existence of a committed forward development program.

It does not necessarily require that particular schemes are 'shovel ready' but that, for example,

- there is a contract or agreement to meet development targets;
- a tender has been recently won to deliver a project;
- there are well advanced plans for sites that have been acquired possibly with development approvals;
- finance to deliver the program will have either been secured or negotiations will be far advanced;
- they have a contract or agreement to meet.

There may be other attributes or features of a provider's development activity that influence a Registrar's assessment of tier. These concern the inherent risk of a project and do not necessarily mean the provider does not have the capacity to manage these risks. Examples include:

- whether the development is high profile
- has complex organisational / delivery arrangements or involves commercial activity too where risks of delays, partner failure may influence delivery of the community housing element
- where funding sources are less secure or require additional oversight i.e. where community housing development is partially dependent upon income from sales

Capacity or performance issues that are generally not part of tier assessment are financial performance, management or asset management, the quality of feasibility studies or development policy / procedural compliance issues. They will be considered in the overall registration or compliance asses

## For more information

For more information on the National  
Regulatory System for Community Housing,  
please visit: [www.nrsch.gov.au](http://www.nrsch.gov.au)

