



Australian Government
Department of Social Services

National Rental Affordability Scheme Tenant Demographic Report

December 2024, Data as at 30 April 2024



National Rental Affordability Scheme Tenant Demographic Report

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative, in partnership with the states and territories, to stimulate the supply of new affordable rental dwellings.

Approved participants of the Scheme are eligible to receive a national rental incentive for each approved dwelling where it is rented to eligible low and moderate income households at a rate that is at least 20 per cent below the prevailing market rates.

Approved participants provide tenant data throughout the year to assist the Department of Social Services (the Department) to satisfy the compliance requirements prescribed by the Scheme's regulations and to better understand the demographic features of tenants living in NRAS dwellings.

The data published in this report was obtained by approved participants from tenants of NRAS dwellings, reported as tenanted as at 30 April 2024. The report excludes vacant dwellings. Some questions asked of tenants within this report are optional, with mandatory questions denoted throughout the report.

Disclaimer

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Tenant Demographic Data Breakdown as at 30 April 2024

All tenant demographic data included in this report is a point in time snapshot as at 30 April 2024. The information provided in the below tables is sourced from the tenant consent form required to be lodged for occupied dwellings in the NRAS program.

Key points (as at 30 April 2024):

- Total number of NRAS tenants accommodated in the Scheme was **22,219** for a total of **13,390** dwellings. A breakdown of these tenants by state and territory is shown in Table 1 and by age in Table 2.
- The Household composition figures in Table 3 include mandatory responses for tenants identifying as either Sole Parents or Independent Minors. These demographics made up **2,778** of the total **37,940** responses received.
Note: tenants could identify in more than one category.
- An ‘*’ within the tables below denotes a mandatory response. All other responses are voluntary.

Table 1 Breakdown of tenants per state/territory

State/territory*	Number of dwellings	Total tenants	Average tenants per dwelling	% of tenants per state/territory
NSW	3,924	6,839	1.74	30.78
Vic.	1,704	2,639	1.55	11.88
Qld.	2,377	4,114	1.73	18.52
WA	2,435	3,615	1.48	16.27
SA	988	2,017	2.04	9.08
Tas.	807	936	1.16	4.21
ACT	489	720	1.47	3.24
NT	666	1,339	2.01	6.03
Total	13,390	22,219	1.66	100.00

Table 2 Age demographics

Age-Group*	Number of tenants	% of total tenants
0-4	1,715	7.72
5-17	4,123	18.56
18-54	12,581	56.62
55 & Over	3,800	17.10
Total	22,219	100.00

Table 3a Household Composition

Number of*	Number of tenants	% of total tenants
Sold Parents	2,687	12.09
Independent Minors	91	0.41
Couples	1,887	8.49
Total	4,665	21.00

Table 3b Household Composition

Number of*	Number of tenants	% of total tenants
Aboriginal and Torres Strait Islander Residents	1,280	5.76
Residents with a Disability	2,537	11.42
Residents on Rent Assistance	7,239	32.58
Total	11,056	49.76

Table 4 Household income brackets

Current household income brackets*	Number of dwellings	% of total dwellings
0-10,000	1,163	8.69
10,001-20,000	638	4.76
20,001-30,000	1,605	11.99
30,001-40,000	2,944	21.99
40,001-50,000	1,936	14.46

Current household income brackets*	Number of dwellings	% of total dwellings
50,001-60,000	1,657	12.37
60,001-70,000	1,128	8.42
70,000+	2,319	17.32
Total	13,390	100.00

Table 5 Prior living arrangements

Prior living arrangement	Number of responses	% of responses
Home being purchased	46	0.47
Home fully owned	61	0.62
Homeless	292	2.97
Living with family or friends	2,064	20.98
Rented – Real estate agent	5,022	51.04
Rented – State & territory housing authority	401	4.08
Supported accommodation	372	3.78
Other	1,581	16.07
Total	9,839	100.00

Table 6 Income source

Income source	Number of responses	% of responses
Wages/salaries (Private sector)	4,186	28.22
Wages/salaries (Public Sector)	1,522	10.26

Income source	Number of responses	% of responses
Wages/salaries (Community sector)	410	2.76
Government pensions and allowances	7,319	49.34
Superannuation or annuity	84	0.57
Self employed	384	2.59
Other sources	929	6.26
Total	14,834	100.00

Table 7 Education status

Study Demographics	Number of responses	% of responses
Primary and secondary students	2,540	44.24
Tertiary students (university and technical college)	3,026	52.70
Apprentices or trainees	176	3.07
Total	5,742	100.00

Table 8 Tenant pathways

Tenant Demographic Assessment (TDA) Pathway	Number of TDAs	% of responses
New Lease with New Tenants	4,179	31.21
New Lease with Same Tenants	3,511	26.22
Same Lease	5,700	42.57
Total	13,390	100.00