



Australian Government
Department of Social Services

National Rental Affordability Scheme Tenant Demographic Report

As at 30 April 2023



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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 annually to assist the Department of Social Services (the Department) to satisfy the compliance requirements prescribed by the Schemes regulations and to better understand the types 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 2023. 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 2023

All tenant demographic data included in this report is a point in time snap shot as at 30 April 2023. 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 2023):

- Total number of NRAS tenants accommodated in the Scheme was **34,803** for a total of **20,597** 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 occupants identifying as either Sole Parents or Independent Minors. These demographics made up **4,422** of the total **59,401** responses received.
Note: occupants 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	4,488	8,003	1.78	22.9951
Vic.	3,312	4,895	1.48	14.0649
Qld.	4,930	9,222	1.87	26.4977
WA	3,382	4,857	1.44	13.9557
SA	1,699	3,476	2.05	9.9876
Tas.	1,030	1,192	1.16	3.4250
ACT	987	1,549	1.57	4.4508
NT	769	1,609	2.09	4.6232
Total	20,597	34,803	1.69	100.00

Table 2 Age demographics

Age–Group*	Number of tenants	% of total tenants
0-4	2,898	8.33
5-17	6,419	18.44
18-54	19,797	56.88
55 & Over	5,689	16.35
Total	34,803	100.00

Table 3a Household Composition

Number of*	Number of tenants	% of total tenants
Sole Parents	4,291	12.33
Independent Minors	131	0.38
Couples	3,002	8.63
Total	7,424	21.33

Table 3b Household Composition

Number of	Number of tenants	% of total tenants
ATSI Resident	1,951	5.61
Residents with a Disability	3,821	10.98
Residents on Rent Assistance	11,402	32.76
Total	17,174	49.35

Table 4 Household income brackets

Current household income brackets*	Number of dwellings	% of total dwellings
0-10,000	1,214	5.89
10,001-20,000	1,323	6.42
20,001-30,000	3,514	17.06
30,001-40,000	4,032	19.58
40,001-50,000	3,353	16.28
50,001-60,000	2,409	11.70
60,001-70,000	1,578	7.66
70,000+	3,174	15.41
Total	20,597	100.00

Table 5 Prior living arrangements

Prior living arrangement	Number of responses	% of responses
Home being purchased	85	0.53
Home fully owned	119	0.75
Homeless	395	2.48
Living with family or friends	3,691	23.21
Rented – Real estate agent	8,170	51.38
Rented – State & territory housing authority	533	3.35
Supported accommodation	558	3.51
Other	2,349	14.77
Total	15,900	100.00

Table 6 Income source

Income source	Number of responses	% of responses
Wages/salaries (Private sector)	6,898	28.99
Wages/salaries (Public Sector)	2,366	9.94
Wages/salaries (Community sector)	590	2.48
Government pensions and allowances	11,670	49.04
Superannuation or annuity	127	0.53
Self employed	613	2.58
Other sources	1,533	6.44
Total	23,797	100.00

Table 7 Education status

Study Demographics	Number of responses	% of responses
Primary and secondary students	4,221	43.34
Tertiary students (university and technical college)	5,202	53.41
Apprentices or trainees	317	3.25
Total	9,740	100.00

Table 8 Tenant pathways

Tenant Demographic Assessment (TDA) Pathway	Number of TDA's	% of responses
New Lease with New Tenants	6,285	30.51
New Lease with Same Tenants	6,389	31.02
Same Lease	7,923	38.47
Total	20,597	100.00