



Australian Government

National Rental Affordability Scheme Tenant Demographic Report

As at 30 April 2020



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 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 2020. 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 2020

All tenant demographic data included in this report is a point in time snap shot as at 30 April 2020. 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 2020):

- Total number of NRAS tenants accommodated in the Scheme was **59,110** for a total of 31,624 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 **7,667** of the total 99,999 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.

1. Breakdown of tenants per state/territory

State/territory*	Number of dwellings	Total tenants	Average tenants per dwelling	% of tenants per state/territory
NSW	5,364	9,866	1.84	16.69
Vic.	4,863	7,909	1.63	13.38
Qld.	9,750	21,389	2.19	36.19
WA	4,204	6,489	1.54	10.98
SA	3,256	6,814	2.09	11.53
Tas.	1,280	1,775	1.39	3.00
ACT	1,935	3,030	1.57	5.13
NT	972	1,838	1.89	3.11
Grand total	31,624	59,110	1.87	100.00

2. Age demographics

Age Group*	Number of tenants	% of total tenants
0-4	6,077	10.28
5-17	11,826	20.01
18-54	32,605	55.16
55 & Over	8,602	14.55
Total occupants	59,110	100.00

3. Household composition

Number of*	Number of tenants	% of total tenants (n=59,110)
Sole Parents	7,271	12.30
Independent Minors	396	0.67
Couples	6,284	10.63

Number of	Number of tenants	% of total tenants (n=59,110)
ATSI Residents	3,416	5.78
Residents With a Disability	5,846	9.89
Residents on Rent Assistance	17,676	29.90

4. Household income brackets

Current household income brackets*	Number of dwellings	% of total dwellings
0-10,000	1,120	3.54
10,001-20,000	2,404	7.60
20,001-30,000	6,492	20.53
30,001-40,000	5,312	16.80
40,001-50,000	5,456	17.25
50,001-60,000	3,835	12.13
60,001-70,000	2,667	8.43
70,000+	4,338	13.72
Grand total	31,624	100.00

5. Prior living arrangements

Prior living arrangements	Number of responses	% of responses
Home being Purchased	159	0.60
Home Fully Owned	142	0.53
Homeless	400	1.50
Living with Family or Friends	5,077	19.02
Rented - Real Estate Agent	14,521	54.39
Rented - State & Territory Housing Authority	763	2.86
Supported Accommodation	591	2.21
Other	5,043	18.89
Total	26,696	100.00

6. Income source

Income source	Number of responses	% of responses
Wages/Salaries (Private Sector)	12,509	32.91
Wages/Salaries (Public Sector)	2,577	6.78
Wages/Salaries (Community Sector)	769	2.02
Government Pensions and Allowances	17,904	47.10
Superannuation or Annuity	146	0.38
Self Employed	841	2.21
Other Sources	3,265	8.59
Total occupants with responses provided	38,011	100.00

7. Education status

Study Demographics	Number of responses	% of responses
Primary and Secondary Students	8,269	49.14
Tertiary students (University or Technical College)	8,079	48.01
Apprentices or Trainees	480	2.85
Total number of students	16,828	100.00

8. Tenant pathways

TDA Pathway	Number of TDAs	% of responses
New Lease With New Tenants	9,754	30.84
New Lease With Same Tenants	12,214	38.62
Same Lease	9,656	30.53
Total TDAs	31,624	100.00