



Australian Government

National Rental Affordability Scheme Tenant Demographic Report

As at 30 April 2021



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 2021. 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 2021

All tenant demographic data included in this report is a point in time snap shot as at 30 April 2021. 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 2021):

- Total number of NRAS tenants accommodated in the Scheme was **54,832** for a total of 30,007 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 **7,184** of the total 94,340 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	4,933	9,333	1.89	17.02
Vic.	4,941	7,555	1.53	13.78
Qld.	9,260	19,634	2.12	35.81
WA	4,065	6,124	1.51	11.17
SA	2,897	6,102	2.11	11.13
Tas.	1,286	1,634	1.27	2.98
ACT	1,669	2,571	1.54	4.69
NT	956	1,879	1.97	3.42
Grand total	30,007	54,832	1.83	100.00

2. Age demographics

Age Group*	Number of tenants	% of total tenants
0-4	5,289	9.65
5-17	11,127	20.29
18-54	30,098	54.89
55 & Over	8,318	15.17
Total occupants	54,832	100.00

3. Household composition

Number of*	Number of tenants	% of total tenants (n=54,832)
Sole Parents	6,931	12.64
Independent Minors	253	0.46
Couples	5,561	10.14

Number of	Number of tenants	% of total tenants (n=54,832)
ATSI Residents	3,156	5.76
Residents With a Disability	5,465	9.97
Residents on Rent Assistance	18,142	33.09

4. Household income brackets

Current household income brackets*	Number of dwellings	% of total dwellings
0-10,000	1,180	3.93
10,001-20,000	1,644	5.48
20,001-30,000	6,327	21.09
30,001-40,000	4,577	15.25
40,001-50,000	5,360	17.86
50,001-60,000	3,799	12.66
60,001-70,000	2,519	8.40
70,000+	4,601	15.33
Grand total	30,007	100.00

5. Prior living arrangements

Prior living arrangements	Number of responses	% of responses
Home being Purchased	150	0.58
Home Fully Owned	112	0.43
Homeless	413	1.60
Living with Family or Friends	4,813	18.64
Rented - Real Estate Agent	15,821	61.28
Rented - State & Territory Housing Authority	784	3.04
Supported Accommodation	554	2.14
Other	3,172	12.29
Total	25,819	100.00

6. Income source

Income source	Number of responses	% of responses
Wages/Salaries (Private Sector)	11,962	31.80
Wages/Salaries (Public Sector)	2,481	6.60
Wages/Salaries (Community Sector)	738	1.96
Government Pensions and Allowances	19,085	50.74
Superannuation or Annuity	162	0.43
Self Employed	908	2.41
Other Sources	2,279	6.06
Total occupants with responses provided	37,615	100.00

7. Education status

Study Demographics	Number of responses	% of responses
Primary and Secondary Students	7,384	48.01
Tertiary students (University or Technical College)	7,597	49.39
Apprentices or Trainees	400	2.60
Total number of students	15,381	100.00

8. Tenant pathways

TDA Pathway	Number of TDAs	% of responses
New Lease With New Tenants	8,610	28.69
New Lease With Same Tenants	11,544	38.47
Same Lease	9,853	32.84
Total TDAs	30,007	100.00