



Australian Government

National Rental Affordability Scheme Tenant Demographic Report

As at 30 April 2016



National Rental Affordability Scheme Tenant Demographic Report

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative, working 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 dwellings 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 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 from NRAS dwellings which were reported as tenanted during the 2015-2016 NRAS year. Some questions asked within this report are optional, with mandatory questions denoted throughout the report.

Disclaimer

The Department has prepared this report for the purpose of disseminating general information on the NRAS free of charge for the benefit of the public. It draws on information and data provided by a variety of individuals and organisations, including approved participants and tenants in the NRAS.

This report is based on information gathered up to 30 April 2016 for the 2015-16 NRAS year and may be subject to revision and updates.

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Tenant Demographic Data Breakdown on 30 April 2016

All tenant demographic data included in this report is a point in time snap shot as at 30 April 2016, for the 2015-16 NRAS Year. The information provided in the below tables are answers obtained via the tenant consent form required to be lodged for occupied dwellings in the NRAS program.

Key points (as at 30 April 2016):

- Total number of NRAS tenants accommodated in the Scheme was **60,704** for a total of 31,078 dwellings. A breakdown of these tenants by State and Territory are shown in Table 1 and by age in Table 3.
- **48,980** tenants responded to voluntary questions about their prior living arrangements as shown in Table 2.
- The Household composition figures in Table 4 include mandatory responses for occupants identifying as either Sole Parents or Independent Minors. These demographics made up **7,908** of the total 101,794 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	4,618	8,554	1.85	14%
Vic.	5,587	9,109	1.63	15%
Qld.	10,034	23,268	2.32	38%
WA	3,462	5,945	1.72	10%
SA	3,533	7,506	2.12	12%
Tas.	1,007	1,566	1.56	3%
ACT	2,028	3,182	1.57	5%
NT	809	1,574	1.95	3%
Total	31,078	60,704	1.95	100%

2. Prior living arrangements

Prior Living Arrangements	# of Occupants	% of Responses
Home being Purchased	360	0.73%
Home Fully Owned	316	0.65%
Homeless	475	0.97%
Living with Family or Friends	9,559	19.52%
Rented - Real Estate Agent	21,184	43.25%
Rented - State & Territory Housing Authority	2,484	5.07%
Supported Accommodation	1,715	3.50%
Other	12,887	26.31%
Total Occupants with responses Provided	48,980	100.00%

3. Age demographics

Age Group*	# of Occupants	% of Total Occupants
0-4	7,371	12.14%
5-17	11,357	18.71%
18-54	34,942	57.56%
55 & Over	7,034	11.59%
Total Occupants	60,704	100.00%

4. Household composition

Number of	# of Occupants	% of Total Occupants
Adults	41,976	69.15%
Children	18,728	30.85%
Sole Parents	7,236	11.92%
Independent Minors	672	1.11%
Couples	7,659	25.23%
ATSI Residents	2,888	4.76%
Residents with a Disability	5,008	8.25%
Residents on Rent Assistance	17,627	29.04%

5. Household income brackets

Current Household Income Brackets*	# of Dwellings	% of total dwellings
0-10,000	550	1.77%
10,001-20,000	2670	8.59%
20,001-30,000	6724	21.64%
30,001-40,000	5719	18.40%
40,001-50,000	5653	18.19%
50,001-60,000	3765	12.11%
60,001-70,000	2449	7.88%
70,001+	3548	11.42%
Total Dwellings	31,078	100.00%

6. Income source

Income Source	# of Occupants	% of Responses
Wages/Salaries (Private Sector)	12,648	33.43%
Wages/Salaries (Public Sector)	2,749	7.27%
Wages/Salaries (Community Sector)	768	2.03%
Government Pensions and Allowances	17,096	45.19%
Superannuation or Annuity	100	0.26%
Self Employed	763	2.02%
Other Sources	3,709	9.80%
Total Occupants with responses provided	37,833	100.00%

7. Education status

Study Demographics	# of Occupants	% of Responses
Primary and Secondary Students	8,268	46.05%
Tertiary students (University or Technical College)	9,080	50.57%
Apprentices or Trainees	608	3.39%
Total number of students	17,956	100.00%

8. Tenant pathways

TDA Pathway	# of TDAs	% of Responses
New Lease With Same Tenants	14,703	47.31%
New Lease With New Tenants	11,765	37.86%
Same Lease	4,610	14.83%
Total TDAs	31,078	100.00%