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 |