

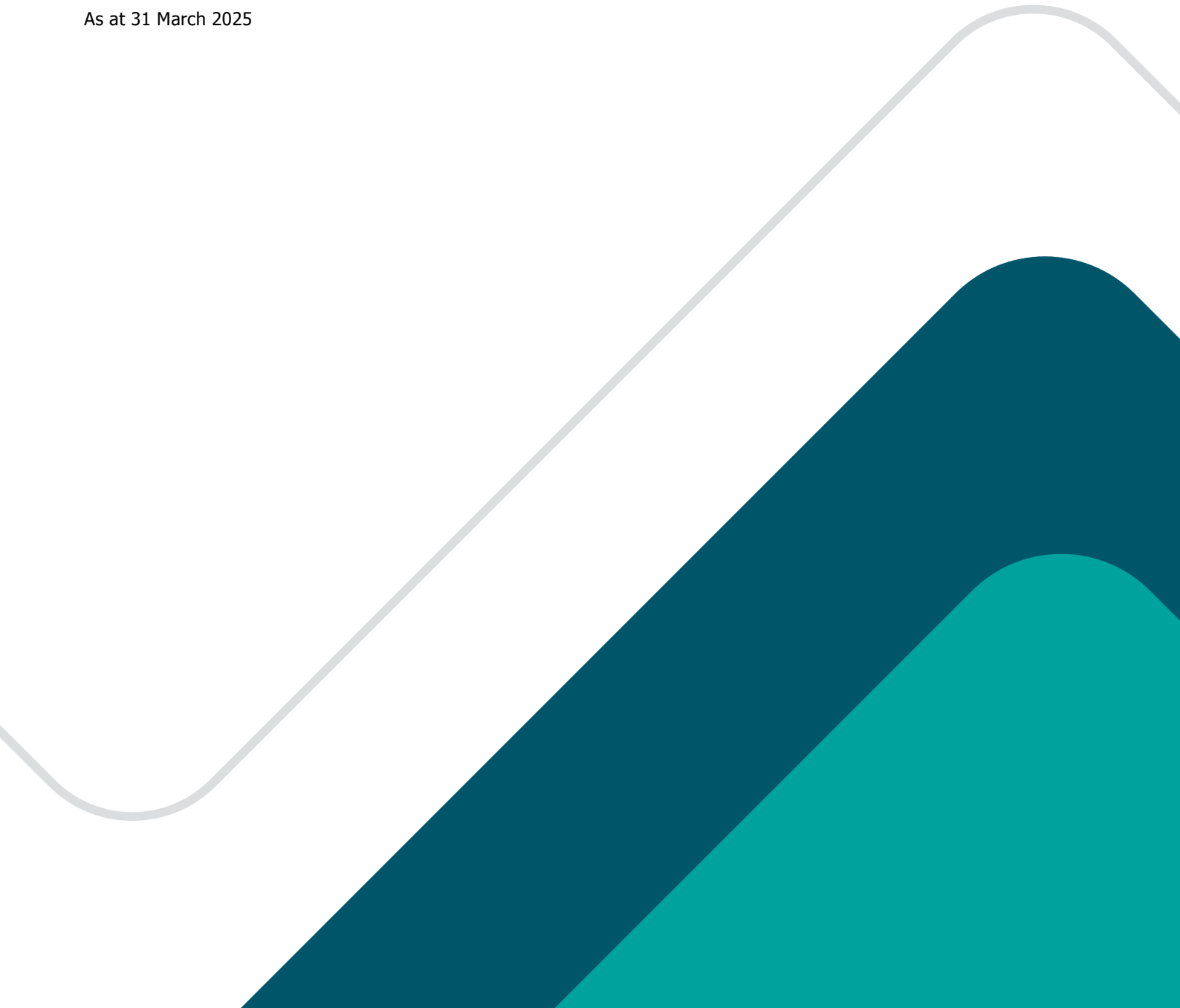


Australian Government
Department of Social Services

National Rental Affordability Scheme

Quarterly Performance Report

As at 31 March 2025



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Performance summary

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative, working in partnership with the states and territories. NRAS approved participants are eligible to receive a National Rental Incentive, comprising Commonwealth and state or territory contributions for each approved home rented to eligible low and moderate income households at a rate that is at least 20 per cent below the prevailing market rates, for up to 10 years.

Report Definitions

In this report:

Active allocations means dwellings tenanted or available for rent.

Provisional allocations means dwellings not yet delivered.

Total allocations means the total number of active allocations and provisional allocations.

Type means the type of NRAS home.

Size means the number of bedrooms in the NRAS home.

NRAS Year means the period 1 May to 30 April each year.

Key Allocation Data

- All data in this report is current at 31st March 2025
- Number of active allocations: 6,351
- Number of provisional allocations: 124
- Total allocations: 6,475
- Number of ceased allocations: 30,089
- Number of approved participants: 44
- Number of approved participants who have allocations in multiple jurisdictions: 6
- Number of for profit/other approved participants: 14
- Number of approved participants who are endorsed charities: 30

**Data is subject to daily variation because dwelling details will change as property developments progress*

Disclaimer

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1: Incentive status by state/territory

State	Active allocations	National %	Provisional allocations	National %	Total allocations	National %
NSW	2,678	41.36%	17	0.26%	2,695	41.62%
Vic.	303	4.68%	0	0.00%	303	4.68%
Qld.	124	1.92%	0	0.00%	124	1.92%
WA	1,918	29.62%	107	1.65%	2,025	31.27%
SA	96	1.48%	0	0.00%	96	1.48%
Tas.	601	9.28%	0	0.00%	601	9.28%
ACT	421	6.50%	0	0.00%	421	6.50%
NT	210	3.24%	0	0.00%	210	3.24%
Total	6,351	98.08%	124	1.92%	6,475	100.00%

2: NRAS quarterly summary

NRAS Summary	Mar Qtr. 2024	Jun Qtr. 2024	Sep Qtr. 2024	Dec Qtr. 2024	Mar Qtr. 2025
Active allocations	15,131	12,895	10,495	8,424	6,351
Provisional allocations	208	201	201	165	124
Total	15,339	13,096	10,696	8,589	6,475

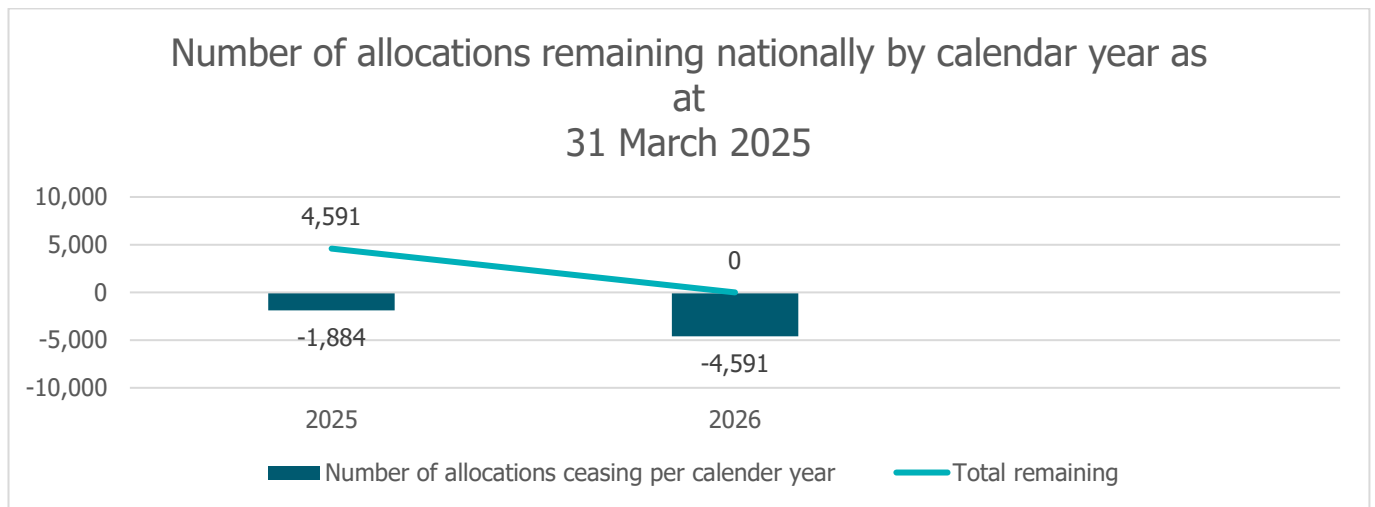
3a: Total allocations ceased by calendar year by state

State	2018	2019	2020	2021	2022	2023	2024	2025	Total
NSW	67	431	271	380	457	605	1,140	499	3,850
Vic.	95	286	96	261	1,296	1,356	2,143	180	5,716
Qld.	5	181	323	1,079	2,692	2,497	2,835	475	10,087
WA	0	50	131	266	352	1,110	917	345	3,171
SA	24	179	262	515	517	806	1,079	146	3,528
Tas.	7	59	128	135	145	25	321	93	913
ACT	0	32	157	393	746	93	542	0	1,963
NT	0	0	0	12	150	125	198	376	861
Total	198	1,218	1,368	3,041	6,355	6,617	9,178	2,114	30,089

3b: Total allocations ceasing by calendar year

State	2025	2026	Total
NSW	687	2,008	2,695
Vic.	279	24	303
Qld.	124	0	124
WA	475	1,550	2,025
SA	94	2	96
Tas.	5	596	601
ACT	60	361	421
NT	160	50	210
Total	1,884	4,591	6,475

4a: Total allocations remaining nationally by calendar year



4b: Total allocations remaining by quarter

State	Jun Qtr. 2025	Sep Qtr. 2025	Dec Qtr. 2025	Mar Qtr. 2026	Jun Qtr. 2026
NSW	2,695	2,488	2,215	2,008	1,443
Vic.	303	209	30	24	24
Qld.	124	0	0	0	0
WA	2,025	1,908	1,584	1,550	1,245
SA	96	54	29	2	2
Tas.	601	596	596	596	476
ACT	421	361	361	361	361
NT	210	50	50	50	50
Total	6,475	5,666	4,865	4,591	3,601

5: Allocations by ABS Remoteness by state/territory

State	Major Cities	Inner Regional	Outer Regional	Remote	Very Remote	Total
NSW	2,408	264	23	0	0	2,695
Vic.	242	61	0	0	0	303
Qld.	108	13	3	0	0	124
WA	1,796	144	44	31	10	2,025
SA	80	2	1	12	1	96
Tas.	0	596	5	0	0	601
ACT	406	15	0	0	0	421
NT	0	0	199	11	0	210
Total/	5,040	1,095	275	54	11	6,475
%	77.84%	16.91%	4.25%	0.83%	0.17%	100%

6: Charitable status by State/Territory

6a: Endorsed Charities

State	Active allocations	Provisional allocations	Total allocations	Completed %
NSW	1,343	1	1,344	99.93%
Vic.	207	0	207	100.00%
Qld.	76	0	76	100.00%
WA	415	0	415	100.00%
SA	29	0	29	100.00%
Tas.	596	0	596	100.00%
ACT	410	0	410	100.00%
NT	166	0	166	100.00%
Total	3,242	1	3,243	99.97%

6b: For Profit/Other

State	Active allocations	Provisional allocations	Total allocations	Completed %
NSW	1,335	16	1,351	98.82%
Vic	96	0	96	100.00%
Qld	48	0	48	100.00%
WA	1,503	107	1,610	93.35%
SA	67	0	67	100.00%
Tas	5	0	5	100.00%
ACT	11	0	11	100.00%
NT	44	0	44	100.00%
Total	3,109	123	3,232	96.19%

7: Type of dwellings by State/Territory

State	Apartment	Apartment	Boarding House	Boarding House	House	House	Studio	Studio	Townhouse	Townhouse	Total
	Active allocations	Provisional allocations	Active allocations	Provisional allocations	Active allocations	Provisional allocations	Active allocations	Provisional allocations	Active allocations	Provisional allocations	
NSW	1,354	0	10	0	208	16	714	0	392	1	2,695
Vic	185	0	0	0	43	0	33	0	42	0	303
Qld	49	0	0	0	44	0	0	0	31	0	124
WA	941	46	0	0	257	15	290	0	430	46	2,025
SA	58	0	0	0	20	0	10	0	8	0	96
Tas	0	0	0	0	25	0	550	0	26	0	601
ACT	91	0	0	0	9	0	317	0	4	0	421
NT	170	0	0	0	0	0	0	0	40	0	210
Total	2,848	46	10	0	606	31	1,914	0	973	47	6,475

8: Size of dwellings by state/territory

State	Studio (0 bedroom)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or more Bedrooms	Total allocations
NSW	729	579	935	331	102	19	2,695
VIC	33	123	113	34	0	0	303
QLD	0	12	53	52	7	0	124
WA	281	654	713	354	23	0	2,025
SA	10	31	27	17	11	0	96
TAS	550	0	33	18	0	0	601
ACT	317	45	13	10	1	35	421
NT	0	51	121	38	0	0	210
Total	1,920	1,495	2,008	854	144	54	6,475

Allocations Ceasing (calendar year) by approved participant and state/territory

Approved participant	2025	2026	Total
1.NSW	687	2,008	2,695
Aboriginal Housing Company Limited	0	32	32
Affordable Management Corporation Pty Ltd	24	0	24
Argyle Community Housing Ltd	16	25	41
Australian Affordable Housing Securities Limited	60	264	324
BaptistCare NSW & ACT	0	20	20
BlueCHP Limited	23	49	72
Bridge Housing Limited	0	237	237
Central Park Students Pty Ltd	288	340	628
City West Housing Pty Ltd	0	93	93
Community Housing Limited	0	15	15
Evolve Housing Limited	100	161	261
Hume Community Housing Association Company Limited	28	183	211
Link Wentworth Housing Limited	0	59	59
National Affordable Housing Consortium Ltd	0	26	26
National Housing Group Pty Ltd	0	212	212
Southern Cross Community Housing Ltd	1	0	1
St George Community Housing Limited	6	133	139
St Vincent de Paul Society Housing Australia	46	0	46
The Illawarra Community Housing Trust Ltd	71	0	71
The North Coast Community Housing Company Ltd	0	20	20
The Trustee for Broken Hill Lifestyle Village Unit Trust	16	0	16
The Trustee for C.K.S.Unit Trust	8	78	86
Zinkohl Pty Ltd	0	61	61
2.Vic.	279	24	303
Common Equity Housing Limited	47	0	47
Deakin Residential Services Pty. Ltd.	33	0	33
Loddon Mallee Housing Services Limited	70	0	70
MECWA	47	0	47
National Affordable Housing Consortium Ltd	10	0	10
Questus Funds Management Ltd	72	24	96
3.Qld.	124	0	124
Affordable Management Corporation Pty Ltd	31	0	31
Australian Affordable Housing Securities Limited	4	0	4
Crown property Pty Ltd Atf The Crown Property Trust	1	0	1
National Affordable Housing Consortium Ltd	76	0	76
The trustee for THE ASPIRE HOUSING GROUP UNIT TRUST NO 1	12	0	12
4.WA	475	1,550	2,025
Affordable Management Corporation Pty Ltd	4	8	12
Australian Affordable Housing Securities Limited	125	385	510
Evolution Housing Pty Ltd	1	20	21
Foundation Housing Ltd	0	30	30
Housing Choices Western Australia Limited	10	133	143
Questus Funds Management Ltd	335	732	1067

The University of Western Australia	0	242	242
5.SA	94	2	96
Australian Affordable Housing Securities Limited	2	0	2
Cornerstone Housing Ltd	3	0	3
The Trustee for Affordable Housing Management Trust	63	2	65
Unity Housing Company Ltd	26	0	26
6.Tas.	5	596	601
Australian Affordable Housing Securities Limited	5	0	5
Community Housing Limited	0	46	46
University of Tasmania	0	550	550
7.ACT	60	361	421
Argyle Community Housing Ltd	40	0	40
Australian Affordable Housing Securities Limited	3	0	3
Community Housing Canberra Ltd	9	9	18
Questus Funds Management Ltd	8	0	8
University of Canberra	0	352	352
8.NT	160	50	210
Central Australian Affordable Housing Company Ltd	11	0	11
Northern Territory of Australia	44	0	44
Venture Housing Company Limited	105	50	155
Grand Total	1,884	4,591	6,475

Allocations Ceasing (calendar year) by suburb

Suburb	2025	2026	Total
1.NSW	687	2,008	2,695
ABERGLASSLYN	0	6	6
ARMIDALE	0	5	5
ASHFIELD	0	9	9
AUBURN	0	2	2
BANKSTOWN	0	22	22
BASS HILL	0	4	4
BLACKTOWN	1	0	1
BOORAGUL	0	19	19
BOURKELANDS	0	4	4
BROKEN HILL	16	0	16
BUNGARRIBEE	0	65	65
BURRADOO	5	0	5
CALALA	0	7	7
CAMBRIDGE PARK	0	1	1
CAMERON PARK	0	2	2
CAMPBELLTOWN	26	56	82
CAMPSIE	5	0	5
CANLEY HEIGHTS	0	1	1
CARSS PARK	0	2	2
CASTLE HILL	5	0	5
CHIPPENDALE	193	250	443
CHISHOLM	0	2	2
CLIFTFLEIGH	0	2	2
DENHAM COURT	0	1	1
EPPING	3	0	3
FAIRFIELD	0	60	60
FLETCHER	0	20	20
GILLIESTON HEIGHTS	0	13	13
GLEBE	0	158	158
GLENMORE PARK	0	3	3
GOONELLABAH	0	5	5
GORMANS HILL	2	0	2
GOULBURN	0	24	24
GRANVILLE	1	2	3
GREGORY HILLS	0	1	1
GRIFFITH	0	7	7
GUILDFORD	12	77	89
HAMLYN TERRACE	0	20	20
HARRIS PARK	0	10	10
HEDDON GRETA	0	1	1
HILLVUE	0	1	1

HORNSBY	24	2	26
JORDAN SPRINGS	30	3	33
KENDALL	0	7	7
KINGSWOOD	19	14	33
KIRRAWEE	0	3	3
KOORINGAL	0	7	7
KOOTINGAL	0	2	2
LAKEMBA	12	0	12
LEICHARDT	0	2	2
LISMORE	0	20	20
MAITLAND	0	4	4
MARRICKVILLE	14	0	14
MAYS HILL	0	40	40
MENAI	0	12	12
MERRYLANDS	10	15	25
MIRANDA	0	3	3
MOORE CREEK	0	9	9
MORISSET	0	4	4
MOSS VALE	11	0	11
MOUNT DRUITT	7	0	7
MOUNT HUTTON	0	25	25
MULGOA	21	0	21
MULLUMBIMBY	0	20	20
NORTH TAMWORTH	0	8	8
NOWRA	1	0	1
ORANGE	33	1	34
OXLEY PARK	0	22	22
PARRAMATTA	8	52	60
PEAKHURST	1	33	34
PENRITH	2	169	171
PORT MACQUARIE	0	92	92
PUNCHBOWL	0	4	4
QUAKERS HILL	1	1	2
RAYMOND TERRACE	0	5	5
REDFERN	95	122	217
RIVERSTONE	0	2	2
ROPES CROSSING	22	0	22
ROUSE HILL	0	44	44
RUTHERFORD	0	4	4
RYDALMERE	3	0	3
RYDE	0	1	1
SHELLHARBOUR	71	0	71
SHORTLAND	0	2	2
ST MARYS	5	39	44
SUTHERLAND	0	46	46

THORNTON	0	17	17
TWEED HEADS	0	77	77
ULTIMO	0	26	26
WADALBA	19	2	21
WARNERVALE	0	4	4
WARWICK FARM	0	13	13
WENTWORTHVILLE	6	66	72
WESTMEAD	3	5	8
WOONGARRAH	0	4	4
ZETLAND	0	93	93
2.Vic.	279	24	303
ALPHINGTON	7	0	7
BALLARAT	2	0	2
BELMONT	11	16	27
BENDIGO	17	0	17
BENDIGO NORTH	7	0	7
BRAYBROOK	7	0	7
BRUNSWICK	0	4	4
CANADIAN	9	0	9
CARRUM DOWNS	2	0	2
COBURG NORTH	2	0	2
CROYDON	2	0	2
DANDENONG	20	0	20
FAIRFIELD	1	0	1
FLORA HILL	8	0	8
FOOTSCRAY	10	0	10
GEELONG	44	0	44
GLEN IRIS	20	0	20
LONG GULLY	5	0	5
MOONEE PONDS	4	0	4
NORTH BENDIGO	2	0	2
NORTH GEELONG	4	0	4
NORTH MELBOURNE	54	4	58
SANDRINGHAM	27	0	27
SEBASTOPOL	11	0	11
THORNBURY	2	0	2
WERRIBEE	1	0	1
3.Qld.	124	0	124
ANDERGROVE	1	0	1
BAHRS SCRUB	2	0	2
BEENLEIGH	1	0	1
BELLBIRD PARK	2	0	2
BORONIA HEIGHTS	1	0	1
BURNSIDE	1	0	1
CANNON HILL	5	0	5

CHERMSIDE	1	0	1
COES CREEK	2	0	2
COSGROVE	2	0	2
DAKABIN	4	0	4
FITZGIBBON	1	0	1
FOREST GLEN	5	0	5
FORTITUDE VALLEY	1	0	1
GRIFFIN	3	0	3
KALLANGUR	1	0	1
KIRKWOOD	1	0	1
LEICHHARDT	1	0	1
LITTLE MOUNTAIN	1	0	1
LOGAN CENTRAL	6	0	6
LOGAN RESERVE	2	0	2
MERIDAN PLAINS	2	0	2
MITCHELTON	1	0	1
MT GRAVATT EAST	6	0	6
NARANGBA	2	0	2
NUNDAH	3	0	3
ORMEAU	2	0	2
PALMVIEW	2	0	2
PARK RIDGE	2	0	2
PEREGIAN SPRINGS	6	0	6
PERWILLOWEN	1	0	1
PIMPAMA	5	0	5
RIPLEY	3	0	3
ROTHWELL	1	0	1
RURAL VIEW	2	0	2
SHAILER PARK	1	0	1
SHAW	1	0	1
SHERWOOD	8	0	8
SIPPY DOWNS	2	0	2
SOUTHSIDE	2	0	2
SPRINGFIELD LAKES	1	0	1
TANNUM SANDS	5	0	5
UNDERWOOD	7	0	7
UPPER KEDRON	4	0	4
UPPER MOUNT GRAVATT	8	0	8
WARWICK	1	0	1
WEST IPSWICH	2	0	2
4.WA	475	1,550	2,025
ALKIMOS	0	1	1
ARMADALE	9	8	17
ASHBY	0	97	97
ATWELL	0	20	20

AUBIN GROVE	13	0	13
AUSTRALIND	4	0	4
AVELEY	6	0	6
BALDIVIS	1	44	45
BALGA	1	2	3
BANKSIA GROVE	0	4	4
BAYSWATER	0	5	5
BECKENHAM	45	9	54
BEELIAR	0	23	23
BELMONT	0	2	2
BENTLEY	40	0	40
BERESFORD	0	26	26
BERTRAM	0	8	8
BILINGURR	2	0	2
BOYANUP	1	7	8
BRABHAM	11	3	14
BROOME	3	8	11
BUNBURY	0	2	2
BURSWOOD	0	8	8
BUSSELTON	0	16	16
BUTLER	4	6	10
BYFORD	0	20	20
CAMILLO	0	1	1
CANNING VALE	0	5	5
CANNINGTON	2	76	78
CARINE	0	2	2
CARNARVON	0	15	15
CAVERSHAM	1	28	29
CLARKSON	0	2	2
CLOVERDALE	3	0	3
COMO	0	1	1
COODANUP	6	98	104
COOLBELLUP	14	11	25
CORAL BAY	0	10	10
CRAWLEY	0	242	242
DALYELLUP	8	0	8
DARDANUP	2	12	14
DARKAN	4	0	4
DAYTON	6	27	33
DONNYBROOK	0	12	12
DUDLEY PARK	2	0	2
DUNCRAIG	0	1	1
DUNSBOROUGH	0	40	40
EAST CANNINGTON	1	20	21
EAST PERTH	0	17	17

EAST VICTORIA PARK	2	0	2
ELLENBROOK	12	63	75
EMBLETON	0	1	1
ERSKINE	9	0	9
ESPERANCE	2	0	2
FALCON	4	3	7
FERNDALE	0	1	1
GEOGRAPHE	0	1	1
GERALDTON	10	2	12
GLEN IRIS	0	32	32
GOSNELLS	30	47	77
HAMILTON HILL	0	12	12
HAMMOND PARK	0	1	1
HARRISDALE	2	0	2
HIGHGATE	0	1	1
HOCKING	0	20	20
HUNTINGDALE	3	0	3
INNALOO	0	1	1
JOONDALUP	0	1	1
KELMSCOTT	0	2	2
KEWDALE	2	19	21
KOONDOOLA	0	2	2
KWINANA	6	0	6
LANDSDALE	0	8	8
LATHLAIN	33	20	53
LEEDERVILLE	0	1	1
LYNWOOD	0	1	1
MADDINGTON	1	39	40
MADELEY	0	25	25
MADORA BAY	10	0	10
MANDURAH	23	33	56
MARANGAROO	0	1	1
MAYLANDS	0	2	2
MEDINA	1	14	15
MELVILLE	0	3	3
MIDLAND	0	29	29
NEWDEGATE	1	0	1
NOLLAMARA	5	16	21
NORTH FREMANTLE	18	0	18
NORTH PERTH	27	0	27
ORELIA	0	1	1
PERTH	18	69	87
PIARA WATERS	6	0	6
PINJARRA	4	0	4
REDCLIFFE	3	5	8

RIDGEWOOD	3	4	7
RIVERTON	0	1	1
RIVERVALE	6	2	8
ROCKINGHAM	9	38	47
SECRET HARBOUR	2	0	2
SEVILLE GROVE	0	8	8
SPEARWOOD	0	3	3
SUCCESS	0	19	19
SUNSET BEACH	0	1	1
THORNIE	14	10	24
WAIKIKI	7	9	16
WANDI	1	0	1
WELLARD	0	24	24
WEST BUSSELTON	0	1	1
WEST PERTH	11	1	12
WHITE GUM VALLEY	0	12	12
WILLAGEE	0	1	1
WOODANILLING	1	0	1
YANCHEP	0	1	1
5.SA	94	2	96
ADELAIDE	22	0	22
BOWDEN	26	0	26
CEDUNA WATERS	1	0	1
EVANSTON SOUTH	1	0	1
GLANVILLE	3	0	3
MARDEN	0	1	1
MOUNT BARKER	2	0	2
NORTHGATE	1	0	1
PARAFIELD GARDENS	3	0	3
PLYMPTON	20	0	20
PORT LINCOLN	12	0	12
PROSPECT	0	1	1
SEAFORD MEADOWS	1	0	1
WELLAND	1	0	1
WHYALLA STUART	1	0	1
ADELAIDE	22	0	22
BOWDEN	26	0	26
CEDUNA WATERS	1	0	1
EVANSTON SOUTH	1	0	1
GLANVILLE	3	0	3
MARDEN	0	1	1
MOUNT BARKER	2	0	2
NORTHGATE	1	0	1
PARAFIELD GARDENS	3	0	3
PLYMPTON	20	0	20

PORT LINCOLN	12	0	12
PROSPECT	0	1	1
SEAFORD MEADOWS	1	0	1
WELLAND	1	0	1
WHYALLA STUART	1	0	1
6.Tas.	5	596	601
BRIDGEWATER	0	20	20
HOBART	0	430	430
HUONVILLE	5	0	5
INVERMAY	0	120	120
RAVENSWOOD	0	26	26
7.ACT	60	361	421
BRUCE	0	352	352
COOMBS	4	0	4
DOWNER	4	0	4
GUNGAHLIN	40	0	40
LAWSON	0	9	9
MONCRIEFF	1	0	1
WRIGHT	11	0	11
8.NT	160	50	210
BELLAMACK	38	0	38
COCONUT GROVE	15	0	15
FARRAR	14	0	14
GILLEN	11	0	11
JOHNSTON	61	8	69
NIGHTCLIFF	6	42	48
ROSEBERY	15	0	15
Grand Total	1,884	4,591	6,475