

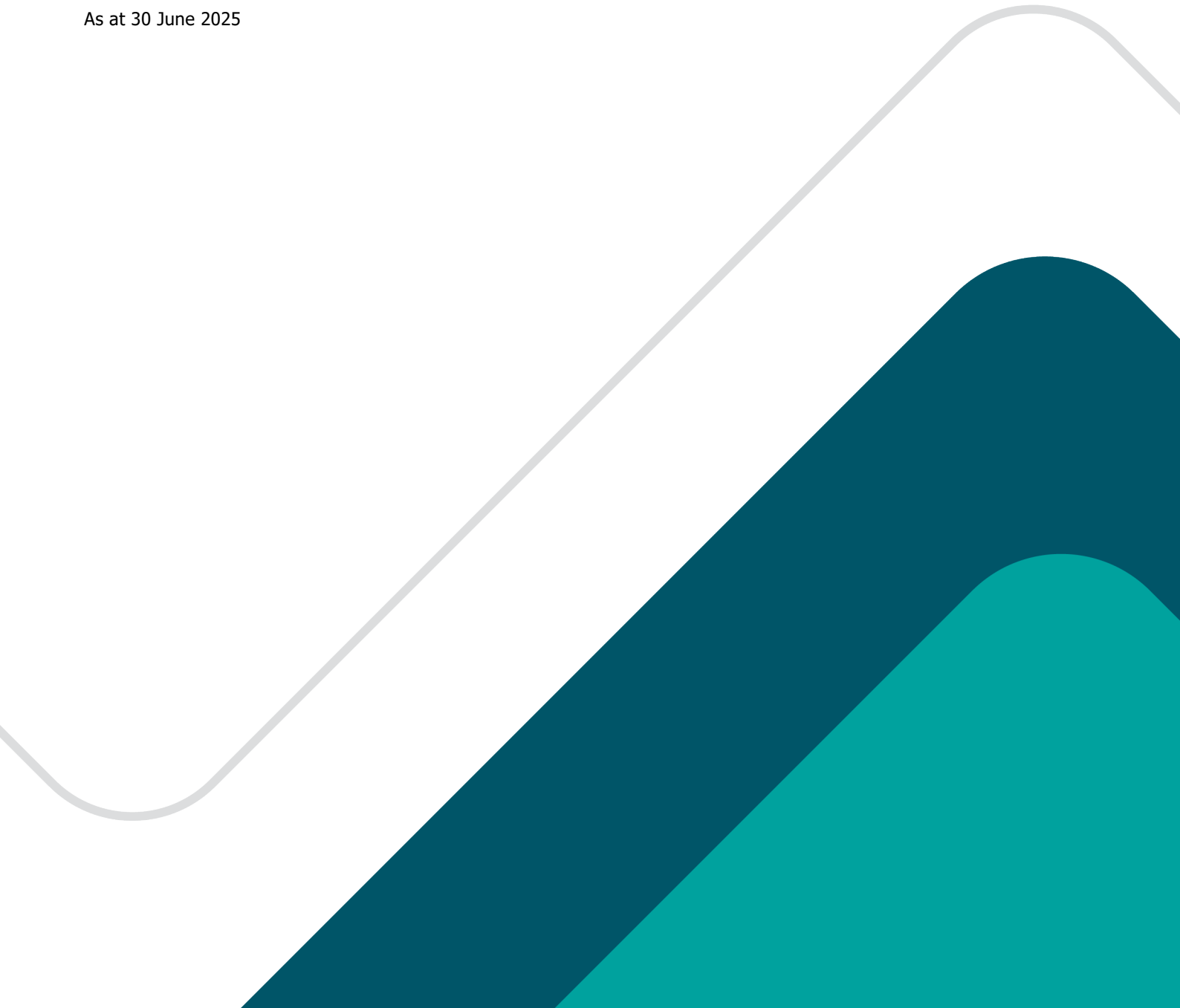


Australian Government
Department of Social Services

National Rental Affordability Scheme

Quarterly Performance Report

As at 30 June 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 30 June 2025
- Number of active allocations: 5,571
- Number of provisional allocations: 95
- Total allocations: 5,666
- Number of ceased allocations: 30,898
- Number of approved participants: 33
- Number of approved participants who have allocations in multiple jurisdictions: 3
- Number of for profit/other approved participants: 8
- Number of approved participants who are endorsed charities: 25

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

Disclaimer

The Department of Social Services (DSS) has made this Report available for the purpose of disseminating information about the National Rental Affordability Scheme (NRAS). It draws on information and data provided by a variety of individuals and organisations, including from approved participants of NRAS. As such, DSS accepts no responsibility for the accuracy or completeness of the Report or any of its contents. Additionally, the Commonwealth disclaims all liability to any person in respect of anything, and of the consequences of anything, done or omitted to be done by any such person in reliance, whether wholly or partially, upon the Report or any information presented within it. Reference in the Report to any organisation, including an approved participant, does not constitute any endorsement of that organisation or any associated organisation, product or service.

1: Incentive status by state/territory

State	Active allocations	National %	Provisional allocations	National %	Total allocations	National %
NSW	2,487	43.89%	1	0.02%	2,488	43.91%
Vic.	209	3.69%	0	0.00%	209	3.69%
WA	1,814	32.02%	94	1.66%	1,908	33.67%
SA	54	0.95%	0	0.00%	54	0.95%
Tas.	596	10.52%	0	0.00%	596	10.52%
ACT	361	6.37%	0	0.00%	361	6.37%
NT	50	0.88%	0	0.00%	50	0.88%
Total	5,571	98.32%	95	1.68%	5,666	100.00%

2: NRAS quarterly summary

NRAS Summary	Jun Qtr. 2024	Sep Qtr. 2024	Dec Qtr. 2024	Mar Qtr. 2025	June Qtr. 2025
Active allocations	12,895	10,495	8,424	6,351	5,571
Provisional allocations	201	201	165	124	95
Total	13,096	10,696	8,589	6,475	5,666

3a: Total allocations ceased by calendar year by state as at 30 June 2025

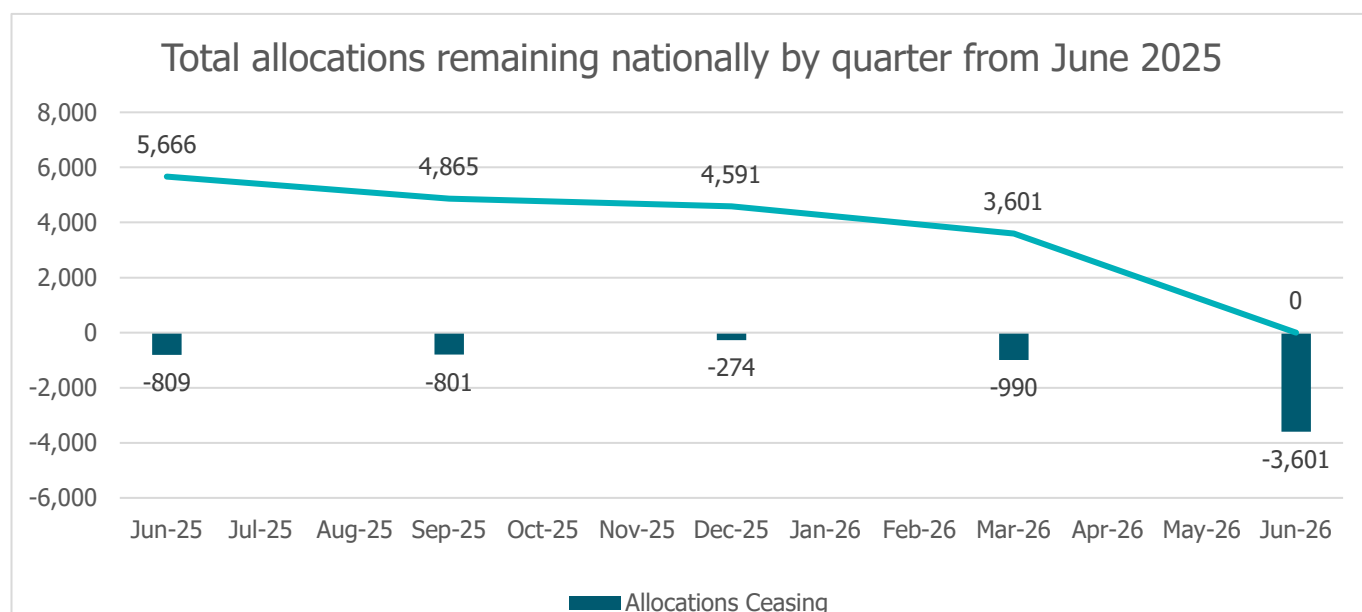
State	2018	2019	2020	2021	2022	2023	2024	2025	Total
NSW	67	431	271	380	457	605	1,140	706	4,057
Vic.	95	286	96	261	1,296	1,356	2,146	274	5,810
Qld.	5	181	323	1,079	2,692	2,497	2,835	599	10,211
WA	0	50	131	266	352	1,110	917	462	3,288
SA	24	179	262	515	517	806	1,079	188	3,570
Tas.	7	59	128	135	145	25	321	98	918
ACT	0	32	157	393	746	93	542	60	2,023
NT	0	0	0	12	150	125	198	536	1,021
Total	198	1,218	1,368	3,041	6,355	6,617	9,178	2,923	30,898

3b: Total allocations ceasing from 1 July 2025 by calendar year

State	2025	2026	Total
NSW	480	2,008	2,488
Vic.	185	24	209
WA	358	1,550	1,908
SA	52	2	54
Tas.	0	596	596
ACT	0	361	361
NT	0	50	50
Total	1,075	4,591	5,666

4: Total allocations remaining nationally by quarter as at 30 June 2025

State	June Qtr. 2025	Sep Qtr. 2025	Dec Qtr. 2025	Mar Qtr. 2026
NSW	2,488	2,215	2,008	1,443
Vic.	209	30	24	24
WA	1,908	1,584	1,550	1,245
SA	54	29	2	2
Tas.	596	596	596	476
ACT	361	361	361	361
NT	50	50	50	50
QLD	0	0	0	0
Total	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	2,236	245	7	0	0	2,488
Vic.	163	46	0	0	0	209
WA	1,699	142	29	28	10	1,908
SA	49	2	0	2	1	54
Tas.	0	596	0	0	0	596
ACT	361	0	0	0	0	361
NT	0	0	50	0	0	50
Total/	4,508	1,031	86	30	11	5,666
%	79.56%	18.20%	1.52%	0.53%	0.19%	100%

6: Charitable status by State/Territory

6a: Endorsed Charities

State	Active allocations	Provisional allocations	Total allocations
NSW	1,223	1	1,224
Vic.	132	0	132
WA	415	0	415
SA	0	0	0
Tas.	596	0	596
ACT	361	0	361
NT	50	0	50
Total	2,777	1	2,778

6b: For Profit/Other

State	Active allocations	Provisional allocations	Total allocations
NSW	1,264	0	1,264
Vic.	77	0	77
WA	1,399	94	1,493
SA	54	0	54
Tas.	0	0	0
ACT	0	0	0
NT	0	0	0
Total	2,794	94	2,888

7: Type of dwellings by State/Territory

State	Apartment Active allocations	Apartment Provisional allocations	Boarding House Active allocations	Boarding House Provisional allocations	House Active allocations	House Provisional allocations	Studio Active allocations	Studio Provisional allocations	Townhouse Active allocations	Townhouse Provisional allocations	Total
NSW	1,206	0	10	0	202	0	689	0	380	1	2,488
Vic.	123	0	0	0	32	0	33	0	21	0	209
WA	922	46	0	0	229	10	251	0	412	38	1,908
SA	32	0	0	0	5	0	10	0	7	0	54
Tas.	0	0	0	0	20	0	550	0	26	0	596
ACT	35	0	0	0	9	0	317	0	0	0	361
NT	50	0	0	0	0	0	0	0	0	0	50
Total	2,368	46	10	0	497	10	1,850	0	846	39	5,666

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	704	554	799	314	101	16	2,488
Vic.	33	105	59	12	0	0	209
WA	242	638	685	324	19	0	1,908
SA	10	12	20	10	2	0	54
Tas.	550	0	28	18	0	0	596
ACT	317	0	0	9	0	35	361
NT	0	34	8	8	0	0	50
Total	1,856	1,343	1,599	695	122	51	5,666

Allocations Ceasing from 1 July 2025 (calendar year) by approved participant and state/territory

Approved participant	2025	2026	Total
1.NSW	480	2,008	2,488
Aboriginal Housing Company Limited	0	32	32
Argyle Community Housing Ltd	0	25	25
Australian Affordable Housing Securities Limited	35	264	299
Baptistcare Community Housing Limited	0	20	20
BlueCHP Limited	22	49	71
Bridge Housing Limited	0	237	237
Central Park Students Pty Ltd	266	340	606
City West Housing Pty Ltd	0	93	93
Community Housing Limited	0	15	15
Evolve Housing Limited	12	161	173
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
St George Community Housing Limited	5	133	138
St Vincent de Paul Society Housing Australia	33	0	33
The Illawarra Community Housing Trust Ltd	71	0	71
The North Coast Community Housing Company Ltd	0	20	20
The Trustee for C.K.S.Unit Trust	8	78	86
Zinkohl Pty Ltd	0	61	61
2.Vic.	185	24	209
Deakin Residential Services Pty. Ltd.	33	0	33
Loddon Mallee Housing Services Limited	52	0	52
MECWA	47	0	47
Questus Funds Management Ltd	53	24	77
3.WA	358	1,550	1,908
Australian Affordable Housing Securities Limited	94	385	479
Evolution Housing Pty Ltd	0	20	20
Foundation Housing Ltd	0	30	30
Housing Choices Western Australia Limited	10	133	143
Questus Funds Management Ltd	254	740	994
The University of Western Australia	0	242	242
4.SA	52	2	54
The Trustee for Affordable Housing Management Trust	52	2	54
5.Tas.	0	596	596
Community Housing Limited	0	46	46
University of Tasmania	0	550	550
6.ACT	0	361	361
Community Housing Canberra Ltd	0	9	9
University of Canberra	0	352	352
7.NT	0	50	50
Venture Housing Company Limited	0	50	50
Grand Total	1,075	4,591	5,666

Allocations Ceasing from 1 July 2025 (calendar year) by suburb

Suburb	2025	2026	Total
1.NSW	480	2,008	2,488
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
BUNGARRIBEE	0	65	65
CALALA	0	7	7
CAMBRIDGE PARK	0	1	1
CAMERON PARK	0	2	2
CAMPBELLTOWN	10	56	66
CAMPSIE	5	0	5
CANLEY HEIGHTS	0	1	1
CARSS PARK	0	2	2
CHIPPENDALE	180	250	430
CHISHOLM	0	2	2
CLIFTLEIGH	0	2	2
DENHAM COURT	0	1	1
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	0	77	77
HAMLYN TERRACE	0	20	20
HARRIS PARK	0	10	10
HEDDON GRETA	0	1	1
HILLVUE	0	1	1
HORNSBY	0	2	2
JORDAN SPRINGS	1	3	4
KENDALL	0	5	5
KINGSWOOD	0	14	14
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
MOUNT DRUITT	7	0	7
MOUNT HUTTON	0	25	25
MULLUMBIMBY	0	20	20
NORTH TAMWORTH	0	8	8
ORANGE	33	1	34
OXLEY PARK	0	22	22
PARRAMATTA	8	52	60
PEAKHURST	0	33	33
PENRITH	0	169	169
PORT MACQUARIE	0	92	92
PUNCHBOWL	0	4	4
QUAKERS HILL	1	1	2
RAYMOND TERRACE	0	5	5
REDFERN	86	122	208
RIVERSTONE	0	2	2
ROPES CROSSING	21	0	21
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	9	2	11
WARNERVALE	0	4	4
WARWICK FARM	0	13	13
WENTWORTHVILLE	0	66	66
WESTMEAD	0	7	7

WOONGARRAH	0	4	4
ZETLAND	0	93	93
2.Vic.	185	24	209
BELMONT	11	16	27
BENDIGO	17	0	17
BENDIGO NORTH	7	0	7
BRUNSWICK	0	4	4
CANADIAN	8	0	8
CARRUM DOWNS	2	0	2
FLORA HILL	8	0	8
GEELONG	33	0	33
GLEN IRIS	20	0	20
LONG GULLY	4	0	4
MOONEE PONDS	4	0	4
NORTH BENDIGO	2	0	2
NORTH MELBOURNE	42	4	46
SANDRINGHAM	27	0	27
3.WA	358	1,550	1,908
ALKIMOS	0	1	1
ARMADALE	7	8	15
ASHBY	0	97	97
ATWELL	0	18	18
AUBIN GROVE	10	0	10
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	43	9	52
BEELIAR	0	23	23
BELMONT	0	2	2
BERESFORD	0	26	26
BERTRAM	0	4	4
BOYANUP	0	8	8
BRABHAM	11	2	13
BROOME	3	8	11
BUNBURY	0	2	2
BURSWOOD	0	8	8
BUSSELTON	0	11	11
BUTLER	3	4	7
BYFORD	0	20	20
CAMILLO	0	1	1
CANNING VALE	0	5	5
CANNINGTON	2	76	78

CARINE	0	1	1
CARLISLE	0	1	1
CARNARVON	0	15	15
CAVERSHAM	1	28	29
CLARKSON	0	1	1
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	1	0	1
DARDANUP	0	14	14
DAYTON	4	28	32
DONNYBROOK	0	12	12
DUDLEY PARK	2	0	2
DUNCRAIG	0	1	1
DUNSBOROUGH	0	40	40
DWELLINGUP	0	10	10
EAST CANNINGTON	1	20	21
EAST PERTH	0	17	17
EAST VICTORIA PARK	2	0	2
ELLENBROOK	12	62	74
EMBLETON	0	1	1
ERSKINE	9	0	9
ESPERANCE	2	0	2
FALCON	0	3	3
FERNDALE	0	1	1
GEOGRAPHE	0	1	1
GERALDTON	0	2	2
GLEN IRIS	0	32	32
GOSNELLS	30	47	77
HAMILTON HILL	0	12	12
HAMMOND PARK	0	1	1
HARRISDALE	1	0	1
HIGHGATE	0	1	1
HOCKING	0	18	18
INNALOO	0	1	1
JOONDALUP	0	1	1
KELMSCOTT	0	2	2
KEWDALE	1	19	20
KOONDOOLA	0	2	2
KWINANA	2	0	2
LANDSDALE	0	8	8
LATHLAIN	33	20	53

LEEDERVILLE	0	1	1
LYNWOOD	0	1	1
MADDINGTON	0	39	39
MADELEY	0	25	25
MADORA BAY	10	0	10
MANDURAH	21	33	54
MARANGAROO	0	1	1
MAYLANDS	0	2	2
MEDINA	0	14	14
MELVILLE	0	3	3
MIDLAND	0	29	29
NOLLAMARA	5	16	21
NORTH FREMANTLE	18	0	18
NORTH PERTH	26	0	26
ORELIA	0	1	1
PERTH	18	69	87
PIARA WATERS	1	0	1
PINJARRA	4	0	4
REDCLIFFE	3	5	8
RIDGEWOOD	0	4	4
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	22	22
SUNSET BEACH	0	1	1
THORNLIE	13	10	23
WAIKIKI	7	9	16
WELLARD	0	24	24
WEST BUSSELTON	0	1	1
WEST PERTH	0	1	1
WHITE GUM VALLEY	0	12	12
WILLAGEE	0	2	2
YANCHEP	0	1	1
4.SA	52	2	54
ADELAIDE	22	0	22
CEDUNA WATERS	1	0	1
GLANVILLE	3	0	3
MARDEN	0	1	1
MOUNT BARKER	2	0	2
PLYMPTON	20	0	20
PORT LINCOLN	2	0	2
PROSPECT	0	1	1

SEAFORD MEADOWS	1	0	1
WELLAND	1	0	1
5.Tas.	0	596	601
BRIDGEWATER	0	20	20
HOBART	0	430	430
INVERMAY	0	120	120
RAVENSWOOD	0	26	26
6.ACT	0	361	361
BRUCE	0	352	352
LAWSON	0	9	9
7.NT	160	50	210
JOHNSTON	0	8	8
NIGHTCLIFF	0	42	42
Grand Total	1,075	4,591	5,666