

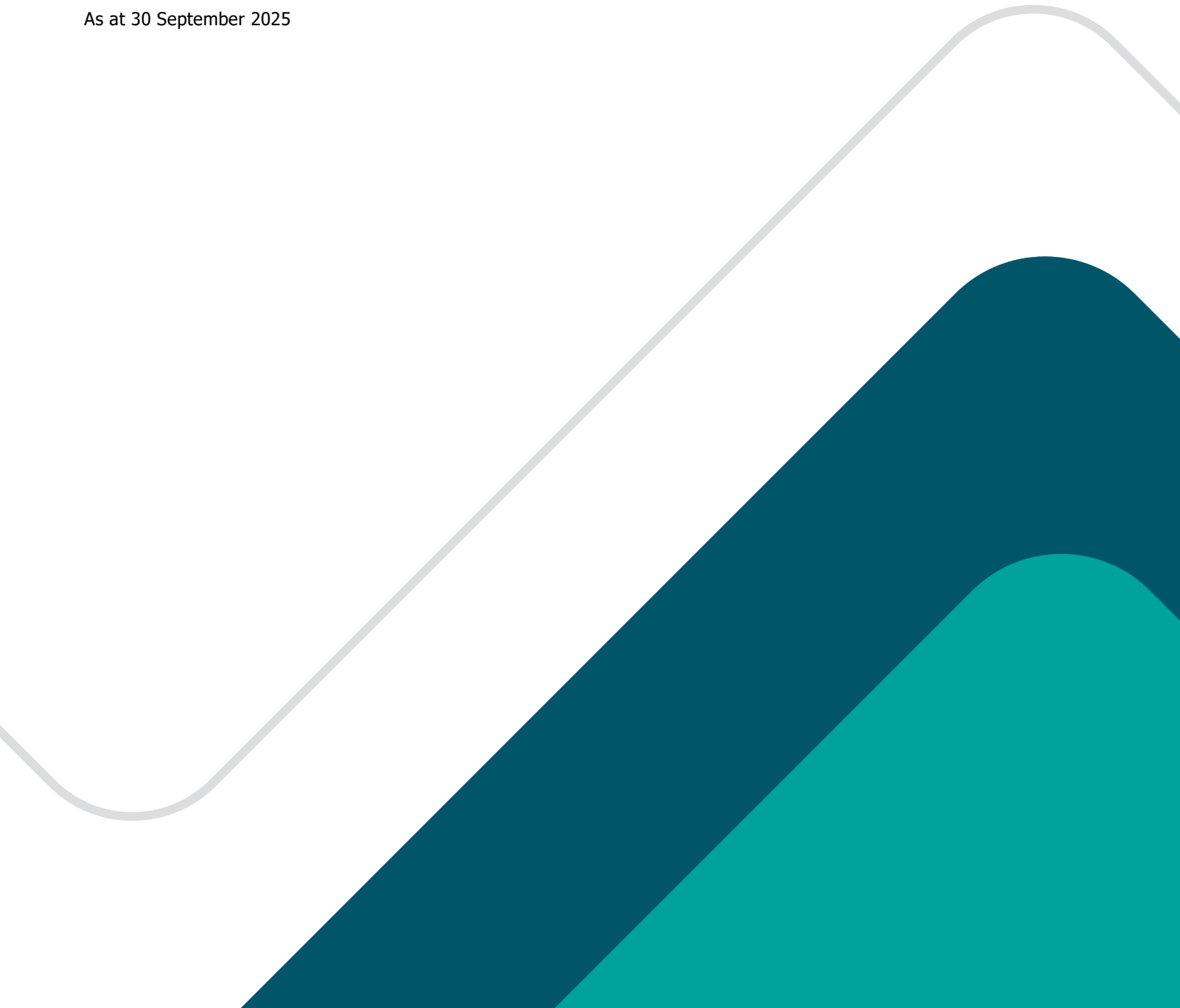


Australian Government
Department of Social Services

National Rental Affordability Scheme

Quarterly Performance Report

As at 30 September 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 September 2025
- Number of active allocations: 4,771
- Number of provisional allocations: 94
- Total allocations: 4,865
- Number of ceased allocations: 31,699
- Number of approved participants: 30
- 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: 22

**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	2,214	45.51%	1	0.02%	2,215	45.53%
Vic.	30	0.62%	0	0.00%	30	0.62%
WA	1,491	30.65%	93	1.91%	1,584	32.56%
SA	29	0.60%	0	0.00%	29	0.60%
Tas.	596	12.25%	0	0.00%	596	12.25%
ACT	361	7.42%	0	0.00%	361	7.42%
NT	50	1.03%	0	0.00%	50	1.03%
Total	4,771	98.07%	94	1.93%	4,865	100.00%

2: NRAS quarterly summary

NRAS Summary	Sep Qtr. 2024	Dec Qtr. 2024	Mar Qtr. 2025	June Qtr. 2025	Sep Qtr. 2025
Active allocations	10,495	8,424	6,351	5,571	4,771
Provisional allocations	201	165	124	95	94
Total	10,696	8,589	6,475	5,666	4,865

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

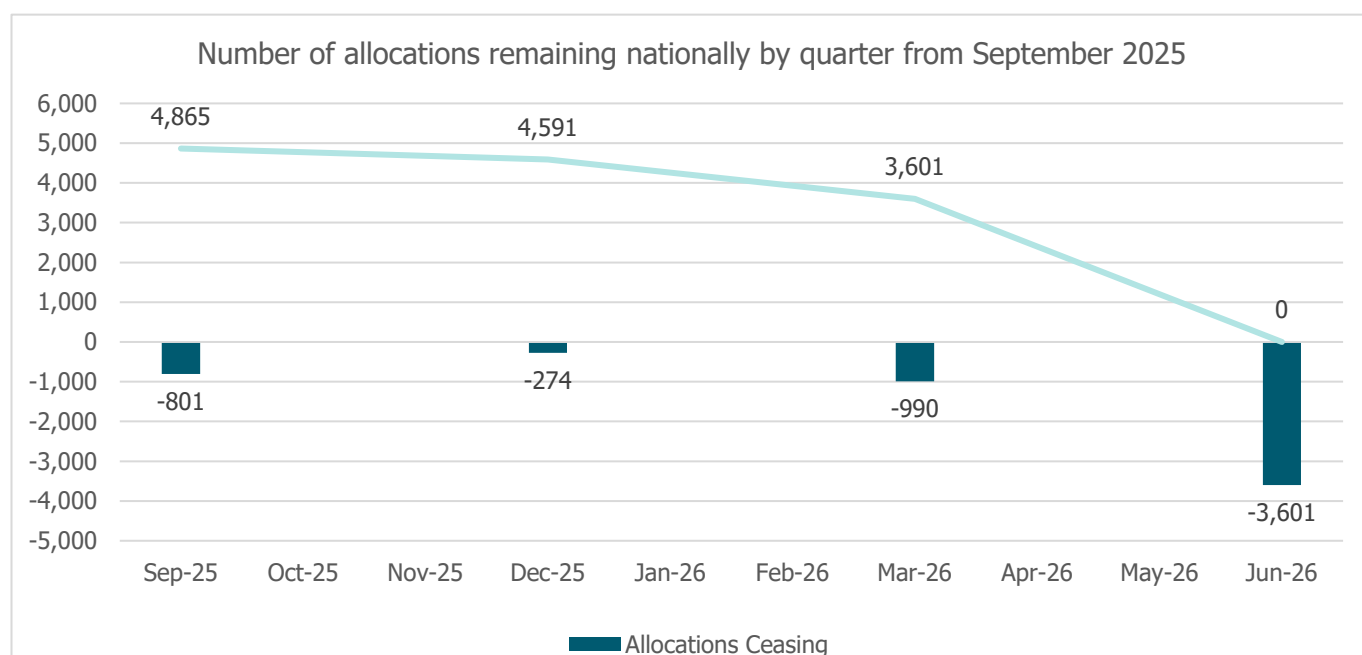
State	2018	2019	2020	2021	2022	2023	2024	2025	Total
NSW	67	431	271	380	457	605	1,140	979	4,330
Vic.	95	286	96	261	1,296	1,356	2,146	453	5,989
Qld.	5	181	323	1,079	2,692	2,497	2,835	599	10,211
WA	0	50	131	266	352	1,110	917	786	3,612
SA	24	179	262	515	517	806	1,079	213	3,595
Tas.	7	59	128	135	145	25	321	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	3,724	31,699

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

State	2025	2026	Total
NSW	207	2,008	2,215
Vic.	6	24	30
WA	34	1,550	1,584
SA	27	2	29
Tas.	0	596	596
ACT	0	361	361
NT	0	50	50
Total	274	4,591	4,865

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

State	Sep Qtr. 2025	Dec Qtr. 2025	Mar Qtr. 2026
NSW	2,215	2,008	1,443
Vic.	30	24	24
WA	1,584	1,550	1,245
SA	29	2	2
Tas.	596	596	476
ACT	361	361	361
NT	50	50	50
QLD	0	0	0
Total	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	1,974	234	7	0	0	2,215
Vic.	30	0	0	0	0	30
WA	1,380	137	29	28	10	1,584
SA	27	2	0	0	0	29
Tas.	0	596	0	0	0	596
ACT	361	0	0	0	0	361
NT	0	0	50	0	0	50
Total/	3,772	969	86	28	10	4,865
%	77.53%	19.92%	1.77%	0.58%	0.21%	100%

6: Charitable status by State/Territory

6a: Endorsed Charities

State	Active allocations	Provisional allocations	Total allocations
NSW	1,170	1	1,171
Vic.	0	0	0
WA	408	0	408
SA	0	0	0
Tas.	596	0	596
ACT	361	0	361
NT	50	0	50
Total	2,585	1	2,586

6b: For Profit/Other

State	Active allocations	Provisional allocations	Total allocations
NSW	1,044	0	1,044
Vic.	30	0	30
WA	1,083	93	1,176
SA	29	0	29
Tas.	0	0	0
ACT	0	0	0
NT	0	0	0
Total	2,186	93	2,279

7: Type of dwellings by State/Territory

State	Apartme nt Active allocations	Apartme nt Provisional allocations	Boarding House Active allocations	Boarding House Provisional allocations	House Active allocations	House Provisional allocations	Studio Active allocations	Studio Provisional allocations	Townhou se Active allocations	Townhou se Provisional allocations	Total
NSW	1,161	0	10	0	190	0	495	0	358	1	2,215
Vic.	29	0	0	0	0	0	0	0	1	0	30
WA	724	46	0	0	180	10	243	0	344	37	1,584
SA	12	0	0	0	1	0	10	0	6	0	29
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	2,011	46	10	0	400	10	1,615	0	735	38	4,865

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	509	551	764	294	97	0	2,215
Vic.	0	25	5	0	0	0	30
WA	235	492	575	263	19	0	1,584
SA	10	12	0	7	0	0	29
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	1,621	1,114	1,380	599	116	35	4,865

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

Approved participant	2025	2026	Total
1.NSW	207	2,008	2,215
Aboriginal Housing Company Limited	0	32	32
Argyle Community Housing Ltd	0	25	25
Australian Affordable Housing Securities Limited	25	264	289
Baptistcare Community Housing Limited	0	20	20
BlueCHP Limited	14	49	63
Bridge Housing Limited	0	237	237
Central Park Students Pty Ltd	57	340	397
City West Housing Pty Ltd	0	93	93
Community Housing Limited	0	15	15
Evolve Housing Limited	0	161	161
Hume Community Housing Association Company Limited	10	183	193
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	0	133	133
St Vincent de Paul Society Housing Australia	23	0	23
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	7	78	85
Zinkohl Pty Ltd	0	61	61
2.Vic.	6	24	30
Questus Funds Management Ltd	6	24	30
3.WA	34	1,550	1,584
Australian Affordable Housing Securities Limited	21	385	406
Evolution Housing Pty Ltd	0	19	19
Foundation Housing Ltd	0	30	30
Housing Choices Western Australia Limited	3	133	136
Questus Funds Management Ltd	10	741	751
The University of Western Australia	0	242	242
4.SA	27	2	29
The Trustee for Affordable Housing Management Trust	27	2	29
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	274	4,591	4,865

10: Allocations Ceasing from 1 October 2025 (calendar year) by suburb

Suburb	2025	2026	Total
1.NSW	207	2,008	2,215
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
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	0	56	56
CANLEY HEIGHTS	0	1	1
CARSS PARK	0	2	2
CHIPPENDALE	40	250	290
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
GOULBURN	0	24	24
GRANVILLE	0	2	2
GREGORY HILLS	0	1	1
GRIFFITH	0	7	7
GUILDFORD	0	77	77
HAMLIN TERRACE	0	20	20
HARRIS PARK	0	10	10
HEDDON GRETA	0	1	1
HILLVUE	0	1	1
HORNSBY	0	2	2
JORDAN SPRINGS	0	3	3
KENDALL	0	4	4
KINGSWOOD	0	14	14
KIRRAWEE	0	3	3
KOORINGAL	0	7	7
KOOTINGAL	0	2	2
LEICHARDT	0	2	2

Suburb	2025	2026	Total
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	25	1	26
OXLEY PARK	0	22	22
PARRAMATTA	0	52	52
PEAKHURST	0	33	33
PENRITH	0	169	169
PORT MACQUARIE	0	92	92
PUNCHBOWL	0	4	4
QUAKERS HILL	0	1	1
RAYMOND TERRACE	0	5	5
REDFERN	17	122	139
RIVERSTONE	0	2	2
ROPES CROSSING	14	0	14
ROUSE HILL	0	44	44
RUTHERFORD	0	4	4
RYDE	0	1	1
SHELLHARBOUR	71	0	71
SHORTLAND	0	2	2
ST MARYS	0	39	39
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	8	8
WOONGARRAH	0	4	4
ZETLAND	0	93	93
2.Vic.	6	24	30
BELMONT	5	16	21

Suburb	2025	2026	Total
BRUNSWICK	0	4	4
NORTH MELBOURNE	1	4	5
3.WA	34	1,550	1,584
ALKIMOS	0	1	1
ARMADALE	0	8	8
ASHBY	0	97	97
ATWELL	0	15	15
AUSTRALIND	3	0	3
AVELEY	2	0	2
BALDIVIS	0	44	44
BALGA	1	2	3
BANKSIA GROVE	0	4	4
BAYSWATER	0	5	5
BECKENHAM	0	10	10
BEELIAR	0	23	23
BELMONT	0	2	2
BERESFORD	0	26	26
BERTRAM	0	4	4
BOYANUP	0	8	8
BRABHAM	1	2	3
BROOME	3	8	11
BUNBURY	0	2	2
BURSWOOD	0	8	8
BUSSELTON	0	11	11
BUTLER	1	4	5
BYFORD	0	20	20
CAMILLO	0	1	1
CANNING VALE	0	5	5
CANNINGTON	0	76	76
CARINE	0	1	1
CARLISLE	0	1	1
CARNARVON	0	15	15
CAVERSHAM	0	29	29
CLARKSON	0	1	1
COMO	0	1	1
COODANUP	0	101	101
COOLBELLUP	1	11	12
CORAL BAY	0	10	10
CRAWLEY	0	242	242
DALYELLUP	1	0	1
DARDANUP	0	14	14
DAYTON	0	28	28
DONNYBROOK	0	12	12
DUNCRAIG	0	1	1

Suburb	2025	2026	Total
DUNSBOROUGH	0	40	40
DWELLINGUP	0	10	10
EAST CANNINGTON	0	20	20
EAST PERTH	0	17	17
ELLENBROOK	6	61	67
EMBLETON	0	1	1
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	3	46	49
HAMILTON HILL	0	12	12
HAMMOND PARK	0	1	1
HIGHGATE	0	1	1
HOCKING	0	17	17
INNALOO	0	1	1
JOONDALUP	0	1	1
KELMSCOTT	0	2	2
KEWDALE	0	19	19
KOONDOOLA	0	2	2
LANDSDALE	0	8	8
LATHLAIN	0	20	20
LEEDERVILLE	0	1	1
LYNWOOD	0	1	1
MADDINGTON	0	38	38
MADELEY	0	25	25
MADORA BAY	2	0	2
MANDURAH	0	33	33
MARANGAROO	0	1	1
MAYLANDS	0	2	2
MEDINA	0	14	14
MELVILLE	0	3	3
MIDLAND	0	29	29
NOLLAMARA	0	16	16
NORTH FREMANTLE	1	0	1
ORELIA	0	3	3
PERTH	1	69	70
PIARA WATERS	1	0	1
REDCLIFFE	3	5	8
RIDGEWOOD	0	4	4
RIVERTON	0	1	1
RIVERVALE	0	2	2

Suburb	2025	2026	Total
ROCKINGHAM	0	38	38
SEVILLE GROVE	0	8	8
SPEARWOOD	0	3	3
SUCCESS	0	22	22
SUNSET BEACH	0	1	1
THORNLIE	0	10	10
WAIKIKI	2	9	11
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
5.SA	27	2	29
ADELAIDE	22	0	22
GLANVILLE	3	0	3
MARDEN	0	1	1
MOUNT BARKER	2	0	2
PROSPECT	0	1	1
6.Tas.	0	596	596
BRIDGEWATER	0	20	20
HOBART	0	430	430
INVERMAY	0	120	120
RAVENSWOOD	0	26	26
7.ACT	0	361	361
BRUCE	0	352	352
LAWSON	0	9	9
8.NT	0	50	50
JOHNSTON	0	8	8
NIGHTCLIFF	0	42	42
Grand Total	274	4,591	4,865