

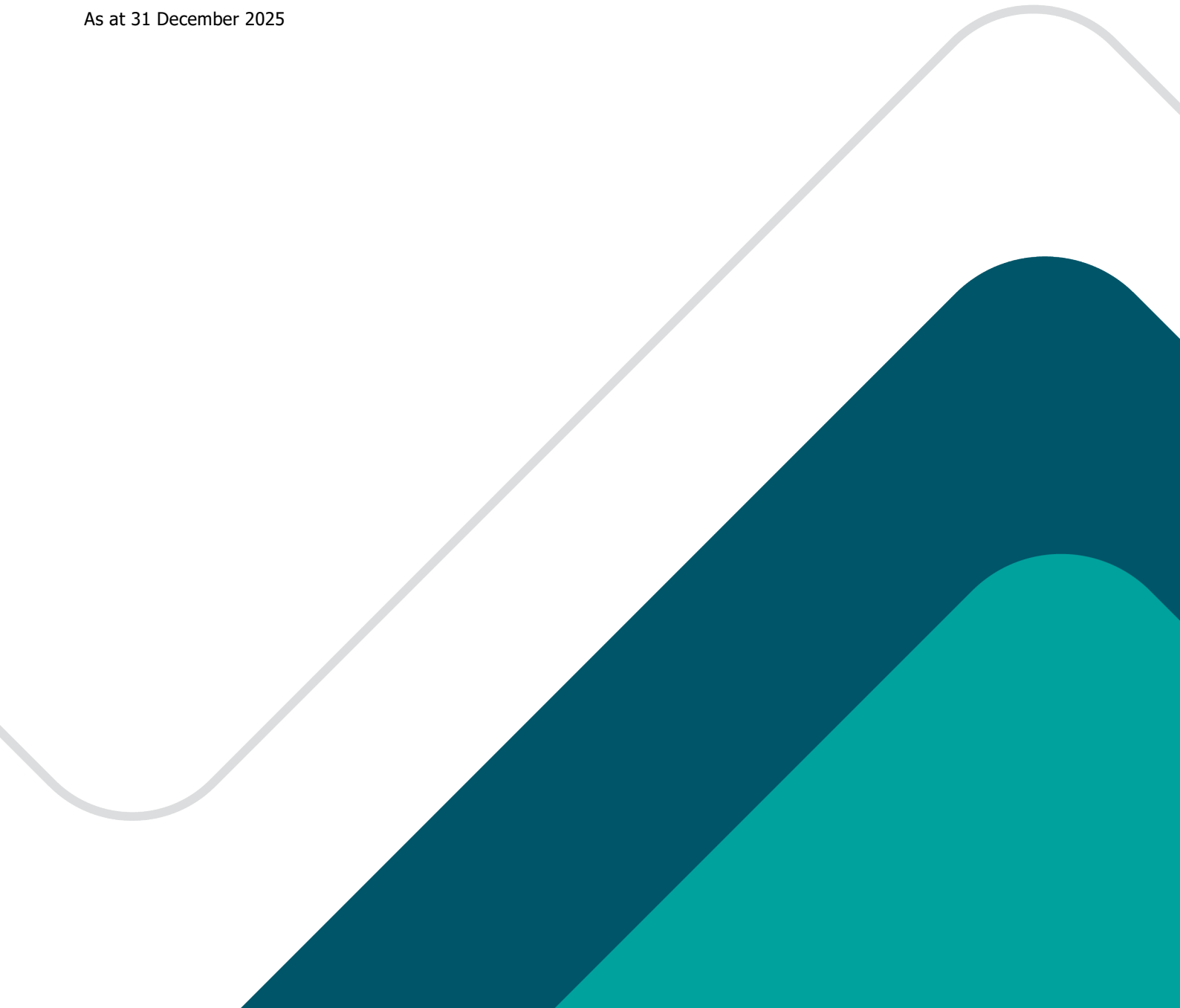


Australian Government
Department of Social Services

National Rental Affordability Scheme

Quarterly Performance Report

As at 31 December 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 31 December 2025
- Number of active allocations: 4,528
- Number of provisional allocations: 63
- Total allocations: 4,591
- Number of ceased allocations: 31,973
- Number of approved participants: 28
- 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: 20

**Data is subject to daily variation because dwelling details can change*

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	2,007	43.72%	1	0.02%	2,008	43.74%
Vic.	35	0.76%	1	0.02%	36	0.78%
WA	1,477	32.17%	61	1.33%	1,538	33.50%
SA	2	0.04%	0	0.00%	2	0.04%
Tas.	596	12.98%	0	0.00%	596	12.98%
ACT	361	7.86%	0	0.00%	361	7.86%
NT	50	1.09%	0	0.00%	50	1.09%
Total	4,528	98.63%	63	1.37%	4,591	100.00%

2: NRAS quarterly summary

NRAS Summary	Dec Qtr. 2024	Mar Qtr. 2025	June Qtr. 2025	Sep Qtr. 2025	Dec Qtr. 2025
Active allocations	8,424	6,351	5,571	4,771	4,528
Provisional allocations	165	124	95	94	63
Total	8,589	6,475	5,666	4,865	4,591

3a: Total allocations ceased by calendar year by state as at 31 December 2025

State	2018	2019	2020	2021	2022	2023	2024	2025	Total
NSW	67	431	271	380	457	605	1,140	1,186	4,537
Vic.	95	286	96	261	1,296	1,356	2,146	459	5,995
Qld.	5	181	323	1,079	2,692	2,497	2,835	599	10,211
WA	0	50	131	266	352	1,110	917	820	3,646
SA	24	179	262	515	517	806	1,079	240	3,622
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	3,998	31,973

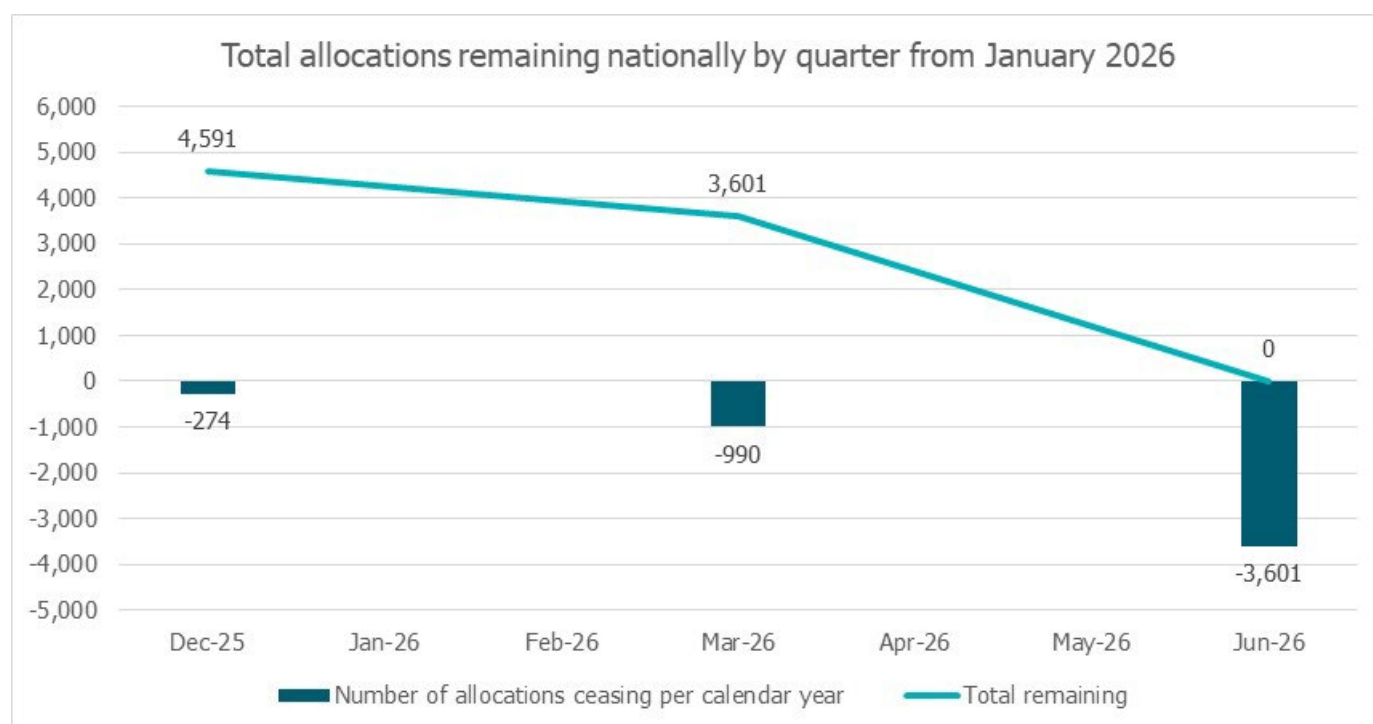
3b: Total allocations ceasing by Quarter from 1 January 2026

State	Mar Qtr. 2026	Jun Qtr. 2026	Total
NSW	565	1,443	2,008
Vic.	0	36	36
WA	305	1,233	1,538
SA	0	2	2
Tas.	120	476	596
ACT	0	361	361
NT	0	50	50
Total	990	3,601	4,591

Note: All remaining allocations end in 2026

4: Total allocations remaining nationally by quarter as at 31 December 2025

State	Dec Qtr. 2025	Mar Qtr. 2026
NSW	2,008	1,443
Vic.	36	36
WA	1,538	1,233
SA	2	2
Tas.	596	476
ACT	361	361
NT	50	50
QLD	0	0
Total	4,591	3,601



5: Allocations by ABS Remoteness by State/Territory

State	Major Cities	Inner Regional	Outer Regional	Remote	Very Remote	Total
NSW	1,792	209	7	0	0	2,008
Vic.	36	0	0	0	0	36
WA	1,350	128	27	23	10	1,538
SA	2	0	0	0	0	2
Tas.	0	596	0	0	0	596
ACT	361	0	0	0	0	361
NT	0	0	50	0	0	50
Total/	3,541	933	84	23	10	4,591
%	77.13%	20.32%	1.83%	0.50%	0.22%	100%

6: Charitable status by State/Territory

6a: Endorsed Charities

State	Active allocations	Provisional allocations	Total allocations
NSW	1,052	1	1,053
Vic.	0	0	0
WA	405	0	405
SA	0	0	0
Tas.	596	0	596
ACT	361	0	361
NT	50	0	50
Total	2,464	1	2,465

6b: For Profit/Other

State	Active allocations	Provisional allocations	Total allocations
NSW	955	0	955
Vic.	35	1	36
WA	1,072	61	1,133
SA	2	0	2
Tas.	0	0	0
ACT	0	0	0
NT	0	0	0
Total	2,064	62	2,126

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	1,098	0	0	0	187	0	424	0	298	1	2,008
Vic.	30	1	0	0	0	0	0	0	5	0	36
WA	728	28	0	0	164	6	240	0	345	27	1,538
SA	0	0	0	0	1	0	0	0	1	0	2
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	1,941	29	0	0	381	6	1,531	0	675	28	4,591

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	428	512	717	256	95	0	2,008
Vic.	0	27	9	0	0	0	36
WA	232	484	556	250	16	0	1,538
SA	0	0	0	2	0	0	2
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	1,527	1,057	1,318	543	111	35	4,591

9: Allocations Ceasing from 1 January 2026 to 30 June 2026 by approved participant and State/Territory

Approved participant	2026
1.NSW	2,008
Aboriginal Housing Company Limited	32
Argyle Community Housing Ltd	25
Australian Affordable Housing Securities Limited	264
Baptistcare Community Housing Limited	20
BlueCHP Limited	49
Bridge Housing Limited	237
Central Park Students Pty Ltd	340
City West Housing Pty Ltd	93
Community Housing Limited	15
Evolve Housing Limited	161
Hume Community Housing Association Company Limited	183
Link Wentworth Housing Limited	59
National Affordable Housing Consortium Ltd	26
National Housing Group Pty Ltd	212
St George Community Housing Limited	133
The North Coast Community Housing Company Ltd	20
The Trustee for C.K.S.Unit Trust	78
Zinkohl Pty Ltd	61
2.Vic.	36
Questus Funds Management Ltd	36
3.WA	1,538
Australian Affordable Housing Securities Limited	385
Evolution Housing Pty Ltd	19
Foundation Housing Ltd	30
Housing Choices Western Australia Limited	133
Questus Funds Management Ltd	729
The University of Western Australia	242
4.SA	2
The Trustee for Affordable Housing Management Trust	2
5.Tas.	596
Community Housing Limited	46
University of Tasmania	550
6.ACT	361
Community Housing Canberra Ltd	9
University of Canberra	352
7.NT	50
Venture Housing Company Limited	50
Grand Total	4,591

10: Allocations Ceasing from 1 January 2026 to 30 June 2026 by suburb

Suburb	2026
1. NSW	2,008
ABERGLASSLYN	6
ARMIDALE	5
ASHFIELD	9
AUBURN	2
BANKSTOWN	22
BASS HILL	4
BOORAGUL	19
BOURKELANDS	4
BUNGARRIBEE	65
CALALA	7
CAMBRIDGE PARK	1
CAMERON PARK	2
CAMPBELLTOWN	56
CANLEY HEIGHTS	1
CARSS PARK	2
CHIPPENDALE	250
CHISHOLM	2
CLIFTLEIGH	2
DENHAM COURT	1
FAIRFIELD	60
FLETCHER	20
GILLIESTON HEIGHTS	13
GLEBE	158
GLENMORE PARK	3
GOONELLABAH	5
GOULBURN	24
GRANVILLE	2
GREGORY HILLS	1
GRIFFITH	7
GUILDFORD	77
HAMLIN TERRACE	20
HARRIS PARK	10
HEDDON GRETA	1
HILLVUE	1
HORNSBY	2
JORDAN SPRINGS	3
KENDALL	4
KINGSWOOD	14
KIRRAWEE	3
KOORINGAL	7
KOOTINGAL	2
LEICHARDT	2

LISMORE	20
MAITLAND	4
MAYS HILL	40
MENAI	12
MERRYLANDS	15
MIRANDA	3
MOORE CREEK	9
MORISSET	4
MOUNT HUTTON	25
MULLUMBIMBY	20
NORTH TAMWORTH	8
ORANGE	1
OXLEY PARK	22
PARRAMATTA	52
PEAKHURST	33
PENRITH	169
PORT MACQUARIE	92
PUNCHBOWL	4
QUAKERS HILL	1
RAYMOND TERRACE	5
REDFERN	122
RIVERSTONE	2
ROUSE HILL	44
RUTHERFORD	4
RYDE	1
SHORTLAND	2
ST MARYS	39
SUTHERLAND	46
THORNTON	17
TWEED HEADS	77
ULTIMO	26
WADALBA	2
WARNERVALE	4
WARWICK FARM	13
WENTWORTHVILLE	66
WESTMEAD	8
WOONGARRAH	4
ZETLAND	93
2. Vic.	36
BELMONT	16
BRUNSWICK	4
NORTH MELBOURNE	16
3. WA	1,538
ALKIMOS	1
ARMADALE	8

ASHBY	97
ATWELL	15
BALDIVIS	44
BALGA	2
BANKSIA GROVE	3
BAYSWATER	5
BECKENHAM	11
BEELIAR	23
BELMONT	2
BERESFORD	26
BERTRAM	4
BOYANUP	8
BRABHAM	2
BROOME	8
BUNBURY	1
BURSWOOD	8
BUSSELTON	7
BUTLER	4
BYFORD	20
CAMILLO	1
CANNING VALE	5
CANNINGTON	68
CARINE	1
CARLISLE	1
CARNARVON	15
CAVERSHAM	29
CLARKSON	1
COMO	1
COODANUP	101
COOLBELLUP	11
CORAL BAY	10
CRAWLEY	242
DARDANUP	14
DAYTON	28
DONNYBROOK	12
DUNCRAIG	1
DUNSBOROUGH	40
DWELLINGUP	10
EAST CANNINGTON	19
EAST PERTH	17
ELLENBROOK	56
EMBLETON	1
FALCON	3
FERNDALE	1
GEOGRAPHE	1

GERALDTON	1
GLEN IRIS	32
GOSNELLS	36
HAMILTON HILL	12
HAMMOND PARK	1
HIGHGATE	1
HOCKING	17
INNALOO	1
JOONDALUP	1
KELMSCOTT	2
KEWDALE	19
KOONDOOLA	2
LANDSDALE	8
LATHLAIN	26
LEEDERVILLE	1
LYNWOOD	1
MADDINGTON	38
MADELEY	25
MANDURAH	33
MAYLANDS	2
MEDINA	14
MELVILLE	3
MIDLAND	28
NOLLAMARA	16
NORTH FREMANTLE	14
ORELIA	5
PERTH	73
REDCLIFFE	6
RIDGEWOOD	4
RIVERTON	1
RIVERVALE	1
ROCKINGHAM	36
SEVILLE GROVE	7
SPEARWOOD	3
SUCCESS	20
THORNIE	10
WAIKIKI	9
WELLARD	24
WEST BUSSELTON	1
WEST PERTH	1
WHITE GUM VALLEY	12
WILLAGEE	2
YANCHEP	1
4. SA	2
MARDEN	1

PROSPECT	1
5.Tas.	596
BRIDGEWATER	20
HOBART	430
INVERMAY	120
RAVENSWOOD	26
6. ACT	361
BRUCE	352
LAWSON	9
7. NT	50
JOHNSTON	8
NIGHTCLIFF	42
Grand Total	4,591