



National Rental Affordability Scheme Tenant Demographic Report

January 2026, Data as at 30 April 2025

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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 throughout the year to assist the Department of Social Services (the Department) to satisfy the compliance requirements prescribed by the Scheme's regulations and to better understand the demographic features 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 2025. 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 2025

All tenant demographic data included in this report is a point in time snapshot as at 30 April 2025. 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 2025):

- Total number of NRAS tenants accommodated in the Scheme was **22,021** for a total of **13,158** 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 tenants identifying as either Sole Parents or Independent Minors. These demographics made up **2,834** of the total **38,042** responses received.
Note: tenants 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	3,947	6,884	1.74	31.26
Vic.	1,675	2,567	1.53	11.66
Qld.	1,995	3,772	1.89	17.13
WA	2,543	3,760	1.48	17.07
SA	989	2,008	2.03	9.12
Tas.	803	925	1.15	4.20
ACT	495	732	1.48	3.32
NT	711	1,373	1.93	6.23
Total	13,158	22,021	1.67	100.00

Table 2 Age demographics

Age-Group*	Number of tenants	% of total tenants
0-4	1,732	7.87
5-17	4,142	18.81
18-54	12,280	55.76
55 & Over	3,867	17.56
Total	22,021	100.00

Table 3a Household Composition

Number of*	Number of tenants	% of total tenants
Sole Parents	2,746	12.47
Independent Minors	88	0.40
Couples	1,899	8.62
Total	4,733	21.49

Table 3b Household Composition

Number of*	Number of tenants	% of total tenants
Aboriginal and Torres Strait Islander Residents	1,307	5.94
Residents with a Disability	2,589	11.76
Residents on Rent Assistance	7,392	33.57
Total	11,288	51.26

Table 4 Household income brackets

Current household income brackets*	Number of dwellings	% of total dwellings
0-10,000	532	4.04
10,001-20,000	645	4.90
20,001-30,000	1,715	13.03
30,001-40,000	2,972	22.59
40,001-50,000	2,013	15.30
50,001-60,000	1,710	13.00

Current household income brackets*	Number of dwellings	% of total dwellings
60,001-70,000	1,151	8.75
70,000+	2,420	18.39
Total	13,158	100.00

Table 5 Prior living arrangements

Prior living arrangement	Number of responses	% of responses
Home being purchased	86	0.47
Home fully owned	114	0.63
Homeless	599	3.29
Living with family or friends	4,234	23.27
Rented – Real estate agent	8,476	46.57
Rented – State & territory housing authority	804	4.42
Supported accommodation	768	4.22
Other	3,118	17.13
Total	18,199	100.00

Table 6 Income source

Income source	Number of responses	% of responses
Wages/salaries (Private sector)	8,223	29.29
Wages/salaries (Public Sector)	2,822	10.05
Wages/salaries (Community sector)	770	2.74

Income source	Number of responses	% of responses
Government pensions and allowances	13,398	47.72
Superannuation or annuity	135	0.48
Self employed	707	2.52
Other sources	2,020	7.20
Total	28,075	100.00

Table 7 Education status

Study Demographics	Number of responses	% of responses
Primary and secondary students	4,317	38.08
Tertiary students (university and technical college)	6,718	59.26
Apprentices or trainees	301	2.66
Total	11,336	100.00

Table 8 Tenant pathways

Tenant Demographic Assessment (TDA) Pathway	Number of TDAs	% of responses
New Lease with New Tenants	506	3.85
New Lease with Same Tenants	275	2.09
Same Lease	12,377	94.06
Total	13,158	100.00