

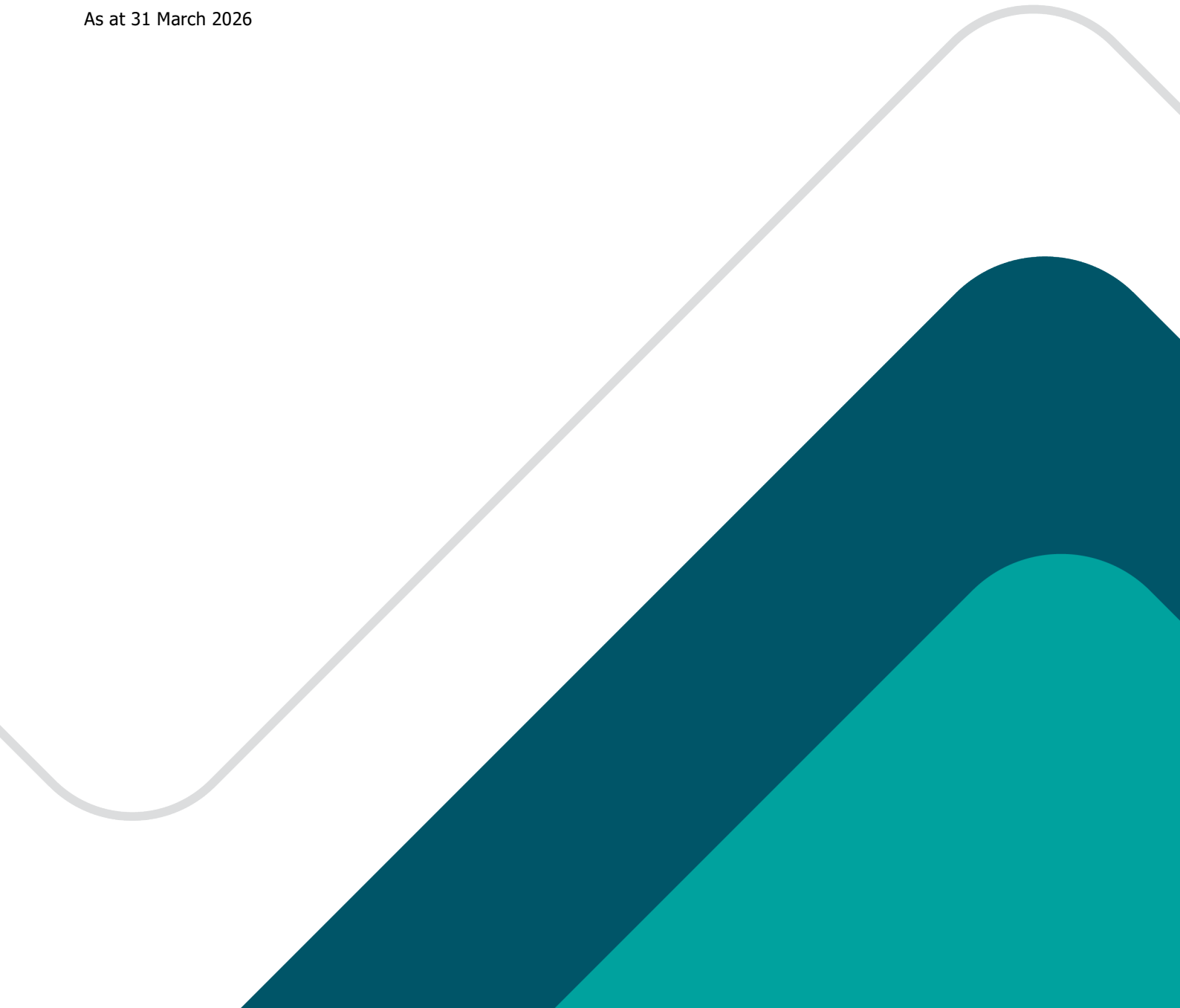


Australian Government
Department of Social Services

National Rental Affordability Scheme

Quarterly Performance Report

As at 31 March 2026



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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 March 2026
- Number of active allocations: 3,539
- Number of provisional allocations: 62
- Total allocations: 3,601
- Number of ceased allocations: 32,963
- Number of approved participants: 26
- Number of approved participants who have allocations in multiple jurisdictions: 3
- Number of for profit/other approved participants: 7
- Number of approved participants who are endorsed charities: 19

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

Disclaimer

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1: Incentive status by state/territory

State	Active allocations	National %	Provisional allocations	National %	Total allocations	National %
NSW	1,442	40.04%	1	0.03%	1,443	40.07%
Vic.	35	0.97%	1	0.03%	36	1.00%
WA	1,173	32.57%	60	1.67%	1,233	34.24%
SA	2	0.06%	0	0.00%	2	0.06%
Tas.	476	13.22%	0	0.00%	476	13.22%
ACT	361	10.02%	0	0.00%	361	10.02%
NT	50	1.39%	0	0.00%	50	1.39%
Total	3,539	98.28%	62	1.72%	3,601	100.00%

2: NRAS quarterly summary

NRAS Summary	Mar Qtr. 2025	Jun Qtr. 2025	Sep Qtr. 2025	Dec Qtr. 2025	Mar Qtr. 2026
Active allocations	6,351	5,571	4,771	4,528	3,539
Provisional allocations	124	95	94	63	62
Total	6,475	5,666	4,865	4,591	3,601

3a: Total allocations ceased by calendar year by state as at 31 March 2026

State	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
NSW	67	431	271	380	457	605	1,140	1,186	565	5,102
Vic.	95	286	96	261	1,296	1,356	2,146	459	0	5,995
Qld.	5	181	323	1,079	2,692	2,497	2,835	599	0	10,211
WA	0	50	131	266	352	1,110	917	820	305	3,951
SA	24	179	262	515	517	806	1,079	240	0	3,622
Tas.	7	59	128	135	145	25	321	98	120	1,038
ACT	0	32	157	393	746	93	542	60	0	2,023
NT	0	0	0	12	150	125	198	536	0	1,021
Total	198	1,218	1,368	3,041	6,355	6,617	9,178	3,998	990	32,963

3b: Total allocations ceasing 1 April 2026 to 30 June 2026

State	Apr 2026	May 2026	Jun 2026	Total
NSW	198	162	1,083	1,443
Vic.	0	8	28	36
WA	20	110	1,103	1,233
SA	0	0	2	2
Tas.	0	0	476	476
ACT	0	9	352	361
NT	0	0	50	50
Total	218	289	3,094	3,601

Note: All remaining allocations end in June 2026

4: Allocations by ABS Remoteness by State/Territory

State	Major Cities	Inner Regional	Outer Regional	Remote	Very Remote	Total
NSW	1,255	181	7	0	0	1,443
Vic.	36	0	0	0	0	36
WA	1,058	120	27	18	10	1,233
SA	2	0	0	0	0	2
Tas.	0	476	0	0	0	476
ACT	361	0	0	0	0	361
NT	0	0	50	0	0	50
Total/	2,712	777	84	18	10	3,601
%	75.31%	21.58%	2.33%	0.50%	0.28%	100%

5: Charitable status by State/Territory

5a: Endorsed Charities

State	Active allocations	Provisional allocations	Total allocations
NSW	872	1	873
Vic.	0	0	0
WA	163	0	163
SA	0	0	0
Tas.	476	0	476
ACT	361	0	361
NT	50	0	50
Total	1,922	1	1,923

5b: For Profit/Other

State	Active allocations	Provisional allocations	Total allocations
NSW	570	0	570
Vic.	35	1	36
WA	1,010	60	1,070
SA	2	0	2
Tas.	0	0	0
ACT	0	0	0
NT	0	0	0
Total	1,617	61	1,678

6: Type of dwellings by State/Territory

State	Apartment		Boarding House		House		Studio		Townhouse		Total
	Active allocations	Provisional allocations	Active allocations	Provisional allocations	Active allocations	Provisional allocations	Active allocations	Provisional allocations	Active allocations	Provisional allocations	
NSW	965	0	0	0	168	0	59	0	250	1	1,443
Vic.	30	1	0	0	0	0	0	0	5	0	36
WA	659	28	0	0	163	6	30	0	321	26	1,233
SA	0	0	0	0	1	0	0	0	1	0	2
Tas.	0	0	0	0	20	0	430	0	26	0	476
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	1,739	29	0	0	361	6	836	0	603	27	3,601

7: 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	59	442	627	238	77	0	1,443
Vic.	0	27	9	0	0	0	36
WA	22	414	546	236	15	0	1,233
SA	0	0	0	2	0	0	2
Tas.	430	0	28	18	0	0	476
ACT	317	0	0	9	0	35	361
NT	0	34	8	8	0	0	50
Total	828	917	1,218	511	92	35	3,601

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

Approved participant	2026
1.NSW	1,443
Aboriginal Housing Company Limited	32
Argyle Community Housing Ltd	25
Australian Affordable Housing Securities Limited	234
Baptistcare Community Housing Limited	20
BlueCHP Limited	49
Bridge Housing Limited	237
City West Housing Pty Ltd	93
Community Housing Limited	15
Evolve Housing Limited	161
Hume Community Housing Association Company Limited	50
Link Wentworth Housing Limited	59
National Affordable Housing Consortium Ltd	26
National Housing Group Pty Ltd	211
St George Community Housing Limited	86
The North Coast Community Housing Company Ltd	20
The Trustee for C.K.S.Unit Trust	64
Zinkohl Pty Ltd	61
2.Vic.	36
Questus Funds Management Ltd	36
3.WA	1,233
Australian Affordable Housing Securities Limited	360
Evolution Housing Pty Ltd	11
Foundation Housing Ltd	30
Housing Choices Western Australia Limited	133
Questus Funds Management Ltd	699
4.SA	2
The Trustee for Affordable Housing Management Trust	2
5.Tas.	476
Community Housing Limited	46
University of Tasmania	430
6.ACT	361
Community Housing Canberra Ltd	9
University of Canberra	352
7.NT	50
Venture Housing Company Limited	50
Grand Total	3,601

9: Allocations Ceasing from 1 April 2026 to 30 June 2026 by suburb

Suburb	2026
1. NSW	1,443
ABERGLASSLYN	6
ARMIDALE	5
ASHFIELD	9
AUBURN	2
BASS HILL	4
BOORAGUL	19
BOURKELANDS	4
BUNGARRIBEE	65
CALALA	7
CAMBRIDGE PARK	1
CAMERON PARK	2
CAMPBELLTOWN	56
CHISHOLM	2
CLIFTFLEIGH	2
DENHAM COURT	1
FLETCHER	20
GILLIESTON HEIGHTS	13
GLEBE	158
GLENMORE PARK	3
GOONELLABAH	5
GRANVILLE	2
GREGORY HILLS	1
GRIFFITH	7
GUILDFORD	57
HAMLYN TERRACE	20
HEDDON GRETA	1
HILLVUE	1
HORNSBY	1
JORDAN SPRINGS	3
KENDALL	4
KINGSWOOD	14
KOORINGAL	7
KOOTINGAL	2
LEICHARDT	2
LISMORE	20
MAYS HILL	40
MERRYLANDS	15
MIRANDA	3
MOORE CREEK	7
MORISSET	4
MOUNT HUTTON	25
MULLUMBIMBY	20

NORTH TAMWORTH	6
ORANGE	1
OXLEY PARK	22
PARRAMATTA	38
PEAKHURST	33
PENRITH	169
PORT MACQUARIE	92
QUAKERS HILL	1
RAYMOND TERRACE	5
REDFERN	32
RIVERSTONE	2
ROUSE HILL	44
RUTHERFORD	4
RYDE	1
SHORTLAND	2
ST MARYS	39
SUTHERLAND	46
THORNTON	17
TWEED HEADS	77
WADALBA	2
WARNERVALE	4
WARWICK FARM	13
WENTWORTHVILLE	50
WESTMEAD	6
WOONGARRAH	4
ZETLAND	93
2. Vic.	36
BELMONT	16
BRUNSWICK	4
NORTH MELBOURNE	16
3. WA	1,233
ALKIMOS	1
ARMADALE	8
ASHBY	92
ATWELL	15
BALDIVIS	44
BALGA	2
BANKSIA GROVE	3
BAYSWATER	5
BECKENHAM	11
BEELIAR	10
BELMONT	2
BERESFORD	26
BERTRAM	4
BOYANUP	8

BROOME	3
BUNBURY	1
BURSWOOD	8
BUSSELTON	7
BUTLER	4
BYFORD	19
CAMILLO	1
CANNING VALE	5
CANNINGTON	68
CARINE	1
CARNARVON	15
CAVERSHAM	29
COMO	1
COODANUP	101
COOLBELLUP	11
CORAL BAY	10
DARDANUP	14
DAYTON	28
DONNYBROOK	12
DUNCRAIG	1
DUNSBOROUGH	40
DWELLINGUP	10
EAST CANNINGTON	19
EAST PERTH	17
ELLENBROOK	54
EMBLETON	1
FALCON	3
FERNDALE	1
GEOGRAPHE	1
GERALDTON	1
GLEN IRIS	24
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	4
MELVILLE	3
MIDLAND	28
NOLLAMARA	16
NORTH FREMANTLE	14
ORELIA	4
PERTH	61
REDCLIFFE	6
RIDGEWOOD	4
RIVERTON	1
RIVERVALE	1
ROCKINGHAM	35
SEVILLE GROVE	7
SPEARWOOD	3
SUCCESS	20
THORNLIE	10
WAIKIKI	9
WELLARD	24
WEST BUSSELTON	1
WEST PERTH	1
WHITE GUM VALLEY	12
WILLAGEE	1
YANCHEP	1
4. SA	2
MARDEN	1
PROSPECT	1
5.Tas.	476
BRIDGEWATER	20
HOBART	430
RAVENSWOOD	26
6. ACT	361
BRUCE	352
LAWSON	9
7. NT	50
JOHNSTON	8
NIGHTCLIFF	42
Grand Total	3,601