



Australian Government
Department of Social Services

National Rental Affordability Scheme

Quarterly Performance Report (Final)

As at 30 June 2026



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Performance summary

The National Rental Affordability Scheme (NRAS) was an Australian Government initiative delivered in partnership with state and territory governments. Under the Scheme, approved participants were eligible to receive a National Rental Incentive comprising Commonwealth and state or territory contributions for each approved dwelling rented to eligible low-and moderate-income households at a rate that was at least 20 per cent below the prevailing market rate, for up to 10 years.

NRAS concluded on 30 June 2026, with all approved allocations having reached the end of their incentive period. As at 30 June 2026, no active allocations remain under the Scheme.

This report provides the final quarterly statistical snapshot of allocations recorded under NRAS and is the final NRAS Quarterly Performance Report published by the Department of Social Services.

Report Definitions

In this report:

Active allocations means dwellings tenanted or available for rent.

Provisional allocations means dwellings not 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 2026.

Number of ceased allocations: 36,564.

Final Reporting Period

This report provides the quarterly statistical record of allocations administered under the Scheme. The data presented reflects allocations recorded in departmental administrative systems as at 30 June 2026.

The statistics presented in this publication provide the final quarterly reporting snapshot of allocations recorded under the Scheme as at 30 June 2026.

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). This final Report draws on information and data provided by a variety of individuals and organisations, including approved participants of NRAS, and reflects data recorded in departmental systems as at 30 June 2026. DSS accepts no responsibility for the accuracy or completeness of the Report or any of its contents. The Commonwealth disclaims all liability to any person in respect of anything, and 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 this Report to any organisation, including a current or former approved participant, does not constitute endorsement by the Commonwealth of that organisation, any associated organisation, product or service. This publication is the final Quarterly Performance Report for the National Rental Affordability Scheme following the conclusion of the Scheme on 30 June 2026.

1: Total allocations ceased by calendar year by state as at 30 June 2026

Queensland recorded the highest number of ceased allocations nationally (10,211), while the largest annual number of cessations occurred in 2024 (9,178 dwellings).

State	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
NSW	67	431	271	380	457	605	1,140	1,186	2,008	6,545
Vic.	95	286	96	261	1,296	1,356	2,146	459	73	6,068
Qld.	5	181	323	1,079	2,692	2,497	2,835	599		10,211
WA		50	131	266	352	1,110	917	820	1,501	5,147
SA	24	179	262	515	517	806	1,079	240	2	3,624
Tas.	7	59	128	135	145	25	321	98	596	1,514
ACT		32	157	393	746	93	542	60	361	2,384
NT				12	150	125	198	536	50	1,071
Total	198	1,218	1,368	3,041	6,355	6,617	9,178	3,998	4,591	36,564

Note: Allocations ceased progressively as individual dwellings reached the end of their approved NRAS incentive period. The final allocations ceased during 2026.

2: Allocations Ceased by ABS Remoteness by State/Territory

Most ceased NRAS allocations were located in Major Cities (78.4 per cent), reflecting the concentration of NRAS dwellings in metropolitan areas. A further 20.8 per cent of allocations were located in Inner and Outer Regional Australia, with a small proportion located in Remote and Very Remote areas.

State	Major Cities	Inner Regional	Outer Regional	Remote	Very Remote	Total
NSW	5,769	735	41	0	0	6,545
Vic.	5,165	876	27	0	0	6,068
Qld.	7,828	1,460	921	2	0	10,211
WA	4,450	356	196	145	0	5,147
SA	3,089	303	208	23	1	3,624
Tas.	0	1,225	289	0	0	1,514
ACT	2,369	15	0	0	0	2,384
NT	0	0	954	102	15	1,071
Total/	28,670	4,970	2,636	272	16	36,564
%	78.41%	13.59%	7.21%	0.74%	0.04%	100%

3: Charitable status by State/Territory

3a: Endorsed Charities

Endorsed charitable organisations accounted for 19,740 allocations nationally. The largest numbers of charitable allocations were recorded in Queensland, Victoria and New South Wales.

State	Ceased Allocations	Provisional allocations	Total allocations
NSW	4,033	1	4,034
Vic.	4,446	0	4,446
Qld.	4,815	0	4,815
WA	1,745	0	1,745
SA	1,399	0	1,399
Tas.	1,190	0	1,190
ACT	1,768	0	1,768
NT	344	0	344
Total	19,740	1	19,741

3b: For Profit/Other

For-profit and other approved participants accounted for 16,780 ceased allocations nationally. Queensland and Western Australia recorded the largest numbers of allocations delivered through this participant group.

State	Ceased allocations	Provisional allocations	Total allocations
NSW	2,495	16	2,511
Vic.	1,622	0	1,622
Qld.	5,396	0	5,396
WA	3,375	27	3,402
SA	2,225	0	2,225
Tas.	324	0	324
ACT	616	0	616
NT	727	0	727
Total	16,780	43	16,823

4: Type of dwellings by State/Territory

Apartments were the most common dwelling type delivered under NRAS, accounting for 14,010 ceased allocations nationally. Houses, townhouses and studio dwellings also represented significant proportions of the NRAS dwelling portfolio across all states and territories.

State	Apartment Ceased allocations	Apartment Provisional allocations	Boarding House Ceased allocations	Boarding House Provisional allocations	House Ceased allocations	House Provisional allocations	Studio Ceased allocations	Studio Provisional allocations	Townhouse Ceased allocations	Townhouse Provisional allocations	Total
NSW	3,456	0	18	0	479	16	1,513	0	1,062	1	6,545
Vic.	3,299	0	0	0	441	0	1,366	0	962	0	6,068
Qld.	3,093	0	0	0	3,531	0	172	0	3,415	0	10,211
WA	1,748	14	0	0	1,034	5	1,299	0	1,039	8	5,147
SA	1,058	0	0	0	1,718	0	77	0	771	0	3,624
Tas.	178	0	0	0	221	0	770	0	345	0	1,514
ACT	541	0	0	0	110	0	1,661	0	72	0	2,384
NT	637	0	0	0	130	0	161	0	143	0	1,071
Total	14,010	14	18	0	7,664	21	7,019	0	7,809	9	36,564

5: Size of ceased dwellings by State/Territory

Two-bedroom dwellings were the most common dwelling size delivered under NRAS, accounting for 10,904 ceased allocations, followed by three-bedroom dwellings (8,888). The distribution of dwelling sizes varied across jurisdictions, reflecting differences in local housing markets and development patterns.

State	Studio (0 bedroom)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or more Bedrooms	Total allocations
NSW	1,535	1,328	2,573	782	307	20	6,545
Vic.	1,366	1,923	2,026	651	97	5	6,068
Qld.	172	1,686	2,600	4,263	1,488	2	10,211
WA	1,290	1,179	1,568	949	159	2	5,147
SA	77	510	1,035	1,683	310	9	3,624
Tas.	770	68	454	215	7	0	1,514
ACT	1,661	205	275	135	10	98	2,384
NT	161	309	373	210	18	0	1,071
Total	7,032	7,208	10,904	8,888	2,396	136	36,564

Conclusion

The National Rental Affordability Scheme concluded on 30 June 2026 with all allocations expired. Over the life of the scheme, NRAS supported the delivery of affordable rental housing across all states and territories and reached households in metropolitan, regional and remote communities.

This report serves as the final public statistical report on the operation and outcomes of the National Rental Affordability Scheme.