



Australian Government

National Rental Affordability Scheme Tenant Demographic Report

As at 30 April 2022



National Rental Affordability Scheme Tenant Demographic Report

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 annually to assist the Department of Social Services (the Department) to satisfy the compliance requirements prescribed by the Schemes regulations and to better understand the types 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 2022. 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 2022

All tenant demographic data included in this report is a point in time snap shot as at 30 April 2022. 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 2022):

- Total number of NRAS tenants accommodated in the Scheme was **46,284** for a total of **26,156** 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 occupants identifying as either Sole Parents or Independent Minors. These demographics made up **5,945** of the total **79,626** responses received. **Note:** occupants could identify in more than one category.
- An ‘*’ within the tables below denotes a mandatory response. All other responses are voluntary.

1. Breakdown of tenants per state/territory

State/territory *	Number of dwellings	Total tenants	Average tenants per dwelling	% of tenants per state/territory
NSW	4,898	8,944	1.83	19.32
Vic.	4,014	6,207	1.55	13.41
Qld.	7,619	15,391	2.02	33.25
WA	4,111	5,808	1.41	12.55
SA	2,379	4,861	2.04	10.50
Tas.	1,150	1,401	1.22	3.03
ACT	1,070	1,807	1.69	3.91
NT	915	1,865	2.04	4.03
Grand total	26,156	46,284	1.77	100.00

2. Age demographics

Age Group *	Number of tenants	% of total tenants
0-4	4,138	8.94
5-17	9,204	19.89
18-54	25,600	55.31
55 & Over	7,342	15.86
Total occupants	46,284	100.00

3. Household composition

Number of*	Number of tenants	% of total tenants (n=46,284)
Sole Parents	5,793	12.52
Independent Minors	152	0.33
Couples	4,463	9.64

Number of	Number of tenants	% of total tenants (n=46,284)
ATSI Residents	2,696	5.82
Residents With a Disability	4,886	10.56
Residents on Rent Assistance	15,352	33.17

4. Household income brackets

Current household income brackets*	Number of dwellings	% of total dwellings
0-10,000	1,328	5.08
10,001-20,000	1,532	5.86
20,001-30,000	5,535	21.16
30,001-40,000	4,108	15.71
40,001-50,000	4,599	17.58
50,001-60,000	3,048	11.65
60,001-70,000	2,128	8.14
70,000+	3,878	14.82
Grand total	26,156	100.00

5. Prior living arrangements

Prior living arrangements	Number of responses	% of responses
Home being Purchased	122	0.58
Home Fully Owned	113	0.54
Homeless	414	1.97
Living with Family or Friends	4,587	21.84
Rented - Real Estate Agent	11,863	56.49
Rented - State & Territory Housing Authority	705	3.36
Supported Accommodation	530	2.52
Other	2,666	12.70
Total	21,000	100.00

6. Income source

Income source	Number of responses	% of responses
Wages/Salaries (Private Sector)	9,525	30.19
Wages/Salaries (Public Sector)	2,563	8.12
Wages/Salaries (Community Sector)	744	2.36
Government Pensions and Allowances	16,137	51.15
Superannuation or Annuity	165	0.52
Self Employed	794	2.52
Other Sources	1,621	5.14
Total occupants with responses provided	31,549	100.00

7. Education status

Study Demographics	Number of responses	% of responses
Primary and Secondary Students	6,234	49.14
Tertiary students (University or Technical College)	6,025	47.49
Apprentices or Trainees	427	3.37
Total number of students	12,686	100.00

8. Tenant pathways

TDA Pathway	Number of TDAs	% of responses
New Lease With New Tenants	7,986	30.53
New Lease With Same Tenants	9,527	36.42
Same Lease	8,643	33.05
Total TDAs	26,156	100.00