



Australian Government

National Rental Affordability Scheme Quarterly Performance Report

As at 31 December 2018



Performance Summary

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative, working in partnership with the states and territories, to stimulate the supply of new affordable rental homes. Successful NRAS applicants are eligible to receive a National Rental Incentive, drawing together Commonwealth and state or territory contributions for each approved home where they are rented to eligible low and moderate income households at a rate that is at least 20 per cent below the prevailing market rates.

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 2018
- ✓ Number of active allocations: 34,878
- ✓ Number of provisional allocations: 1,492
- ✓ Total allocations : 36,370
- ✓ Number of ceased allocations: 198
- ✓ Number of approved participants: 126
- ✓ Number of approved participants who have allocations in multiple jurisdictions: 13
- ✓ Number of for profit approved participants: 44
- ✓ Number of approved participants who are endorsed charities: 79
- ✓ Data is subject to daily variation because dwelling details will change as property developments progress.

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	6,006	16.5%	449	1.2%	6,455	17.7%
Vic.	5,799	15.9%	27	0.1%	5,826	16.0%
Qld.	10,224	28.1%	0	0.0%	10,224	28.1%
WA	4,354	12.0%	940	2.6%	5,294	14.6%
SA	3,600	9.9%	0	0.0%	3,600	9.9%
Tas.	1,504	4.1%	26	0.1%	1,530	4.2%
ACT	2,384	6.6%	0	0.0%	2,384	6.6%
NT	1,007	2.8%	50	0.1%	1,057	2.9%
Total	34,878	95.9%	1,492	4.1%	36,370	100.0%

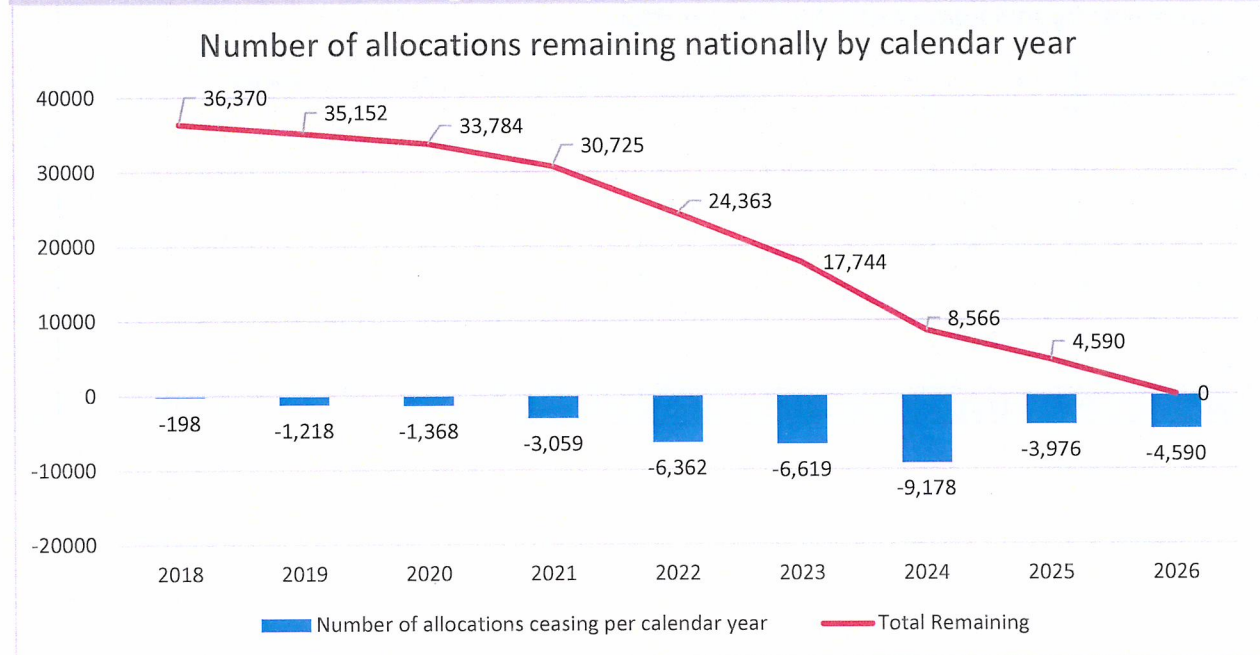
2. NRAS quarterly summary

NRAS Summary	Dec Qtr. 2017	Mar Qtr. 2018	Jun Qtr. 2018	Sep Qtr. 2018	Dec Qtr. 2018
Active allocations	34,413	34,710	34,871	35,000	34,878
Provisional allocations	2,308	2,011	1,850	1,571	1,492
Total	36,721	36,721	36,721	36,571	36,370

3. Allocations ceasing by calendar year

State	Allocations ceasing by calendar year									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
NSW	67	431	271	380	457	605	1,140	1,164	2,007	6,522
Vic.	95	286	96	261	1,296	1,356	2,143	388	0	5,921
Qld.	5	181	323	1,079	2,694	2,499	2,845	603	0	10,229
WA	0	50	131	266	352	1,110	920	891	1,574	5,294
SA	24	179	262	515	517	806	1,079	240	2	3,624
Tas.	7	59	128	153	150	25	321	98	596	1,537
ACT	0	32	157	393	746	93	542	60	361	2,384
NT	0	0	0	12	150	125	188	532	50	1,057
Total	198	1,218	1,368	3,059	6,362	6,619	9,178	3,976	4,590	36,568

4. Number of allocations remaining nationally by calendar year



5. Overview by round

Allocation status	NSW	Vic.	Qld.	WA	SA	Tas.	ACT	NT	Total
Round 1	592	429	644	372	350	361	51	0	2,799
Active allocations	592	429	644	372	350	361	51	0	2,799
Provisional allocations	0	0	0	0	0	0	0	0	0
Round 2	785	1,530	1,342	143	880	85	76	0	4,841
Active allocations	785	1,530	1,342	143	880	85	76	0	4,841
Provisional allocations	0	0	0	0	0	0	0	0	0
Round 3	255	2,943	2,991	1,427	100	0	947	553	9,216
Active allocations	255	2,943	2,991	1,427	100	0	947	553	9,216
Provisional allocations	0	0	0	0	0	0	0	0	0
Round 4	4,270	672	5,094	2,849	1,944	906	1,224	320	17,279
Active allocations	3,837	672	5,094	1,909	1,944	880	1,224	270	15,830
Provisional allocations	433	0	0	940	0	26	0	50	1,449
Shovel Ready	553	252	153	503	326	178	86	184	2,235
Active allocations	537	225	153	503	326	178	86	184	2,192
Provisional allocations	16	27	0	0	0	0	0	0	43
Total	6,455	5,826	10,224	5,294	3,600	1,530	2,384	1,057	36,370

6. Status of allocations by ABS remoteness area

ABS remoteness (RA)	Active allocations	Provisional allocations	National %
Major Cities of Australia	26,954	1,080	77.1%
Inner Regional Australia	4,836	194	13.8%
Outer Regional Australia	2,781	121	8.0%
Remote Australia	274	79	1.0%
Very Remote Australia	33	17	0.1%
Total	34,878	1,492	100.0%

7. Allocations by ABS Remoteness by state/territory

State	Major Cities	Inner Regional	Outer Regional	Remote	Very Remote	Unknown	Total
NSW	5,658	741	55	0	0	0	6,455
Vic.	4,917	884	25	0	0	0	5,826
Qld.	7,694	1,469	1,051	9	1	0	10,224
WA	4,346	404	270	230	45	0	5,294
SA	3,035	315	226	23	1	0	3,600
Tas.	0	1,217	310	2	0	0	1,530
ACT	2,384	0	0	0	0	0	2,384
NT	0	0	965	88	4	0	1,057
Total	28,033	5,031	2,902	353	51	0	36,370

8. Charitable status by State/Territory

State	Endorsed Charities				For Profit/Other			
	Active allocations	Provisional allocations	Total allocations	Completed %	Active allocations	Provisional allocations	Total allocations	Completed %
NSW	3,933	125	4,058	96.9%	2,073	324	2,397	86.5%
Vic.	4,003	27	4,030	99.3%	1,796	0	1,796	100.0%
Qld.	4,842	0	4,842	100.0%	5,382	0	5,382	100.0%
WA	1,554	20	1,574	98.7%	2,800	920	3,720	75.3%
SA	1,435	0	1,435	100.0%	2,165	0	2,165	100.0%
Tas.	1,171	26	1,197	97.8%	333	0	333	100.0%
ACT	1,759	0	1,759	100.0%	625	0	625	100.0%
NT	246	50	296	83.1%	761	0	761	100.0%
Total	18,943	248	19,191	98.7%	15,935	1,244	17,179	92.1%

9. 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	3,220	125	18	28	337	222	1,506	7	925	67	6,455
Vic.	3,156	26	0	0	435	1	1,214	0	994	0	5,826
Qld.	3,101	0	0	0	3,811	0	147	0	3,165	0	10,224
WA	1,237	307	0	0	1,059	25	1,091	0	967	608	5,294
SA	1,025	0	0	0	1,743	0	73	0	759	0	3,600
Tas.	208	0	0	0	211	26	770	0	315	0	1,530
ACT	543	0	0	0	110	0	1,666	0	65	0	2,384
NT	581	50	0	0	131	0	161	0	134	0	1,057
Total	13,071	508	18	28	7,837	274	6,628	7	7,324	675	36,370

10. Types of dwellings by availability

Type of Home	Active allocations	Provisional allocations	Total allocations
Apartment	13,071	508	13,579
Boarding House	18	28	46
House	7,837	274	8,111
Studio	6,628	7	6,635
Townhouse	7,324	675	7,999
Total	34,878	1,492	36,370

11. Size of dwellings by state/territory

State	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or more Bedrooms	Total allocations
NSW	1,508	1,345	2,525	862	212	3	6,455
Vic.	1,214	1,728	2,027	739	113	5	5,826
Qld.	147	1,649	2,503	4,357	1,567	1	10,224
WA	1,091	1,151	1,598	1,238	214	2	5,294
SA	73	488	1,016	1,688	326	9	3,600
Tas.	770	68	484	204	4	0	1,530
ACT	1,666	200	278	133	9	98	2,384
NT	161	314	361	203	18	0	1,057
Total	6,629	6,943	10,792	9,424	2,463	118	36,370

Allocations by approved participant

Please be advised the Department matched records held by the Australian Business Register to ensure data relating to NRAS approved participants is accurate. This has resulted in some variations to approved participant names.

Approved participant	Active allocations	Provisional allocations	Total allocations
62 Darlinghurst Road Pty Ltd	0	27	27
A.K. & G.C Nominees Pty Ltd as Trustee of the Ikon Residential Development Trust	22	0	22
Aboriginal Housing Company Limited	0	32	32
Access Housing Australia Ltd	295	20	315
Accessible Housing Association Incorporated	20	0	20
AD Bayne and RE Fergusson and FJ Grant in partnership	25	0	25
Adelaide Benevolent & Strangers' Friend Society Inc	82	0	82
Adelaide Workers' Homes Incorporated	129	0	129
Affordable Management Corporation Pty Ltd ATF Affordable Housing Management Fund	2,794	0	2,794
Aged Care and Housing Group Incorporated	22	0	22
Amana Living Incorporated	22	0	22
Anglican Church Property Trust of Canberra & Goulburn	26	0	26
Anglicare SA	91	0	91
Arara Properties Pty Limited	24	0	24
Argyle Community Housing Limited	70	0	70
Australian Affordable Housing Securities Limited	2,948	0	2,948
Australian Catholic University Limited	50	0	50
Australian National University	947	0	947
Aztec Developments Qld Pty Ltd ATF Aztec 19 Joyce Trust and Network Homes Real Estate	21	0	21
Bamreta Pty Ltd	24	0	24
BaptistCare NSW and ACT	104	0	104
Bedford Phoenix Incorporated	21	0	21
BlueCHP Limited	325	0	325
Boyce Group Holdings P/L	110	0	110
BRAL Investments Pty Ltd as trustee for BRAL Unit Trust	16	0	16
Bridge Housing Limited	230	7	237
Brisbane Housing Company Ltd	383	0	383
Broken Hill Lifestyle Village Pty Ltd ATF Broken Hill Village Unit Trust	3	16	19
C.K.S. Group (Aust) Pty Ltd atf C.K.S. Unit Trust	172	8	180
CatholicCare Tasmania	158	0	158
Central Australian Affordable Housing Company Ltd	11	0	11
Central Park Students Pty Ltd	803	0	803
Charles Darwin University	0	50	50
CITY OF CANADA BAY COUNCIL	24	0	24
City West Housing Pty Ltd	200	0	200
Coast2Bay Housing Group Ltd	494	0	494
Common Equity Housing Limited	413	26	439
Common Equity NSW Ltd	23	0	23
Community Housing (VIC) Ltd	250	0	250
Community Housing Canberra Ltd O'Connor	322	0	322
Community Housing Limited	661	27	688
Compass Housing Services Co (Queensland) Ltd	161	0	161
Compass Housing Services Co Ltd	308	0	308
Connect Housing Limited	34	0	34
Cornerstone Housing Ltd	110	0	110
Crown property Pty Ltd Atf The Crown Property Trust	65	0	65
Deakin Residential Services Pty Ltd	433	0	433
Deborah Sue Prior	17	0	17
Department of Housing NT	173	0	173
Development Victoria	31	0	31