

Homes Tasmania Dashboard

December 2024

**Homes
Tasmania**

Building homes,
creating communities.

Table of Contents

CEO update	3
Housing plan	4
Key performance indicators	7
KPI 1: Deliver 10 000 social and affordable homes	7
KPI 2: Deliver 2 000 social homes by 2027	8
KPI 3: Deliver more accessible homes	9
KPI 4: Improve alignment of social housing occupancy	10
KPI 5: Deliver more affordable rentals	11
KPI 6: Deliver more affordable home ownership	12
KPI 7: Release 800 residential lots	13
Supporting information	14
Indicator 1: Correlation with rental affordability	14
Indicator 2: Applicant profile	15
Indicator 3: Allocations to greatest need	16
Indicator 4: Applications as a proportion of dwellings	17
Indicator 5: Turnaround times	18
Indicator 6: Effectiveness of completed work orders	19
Indicator 7: Building approvals in Tasmania	20
Indicator 8: Vacancy rates in Tasmania	21

Homes Tasmania acknowledges Tasmanian Aboriginal communities, their culture and their rights as the first peoples of this Land, the island of lutruwita/Tasmania.

Homes Tasmania is committed to a safe and inclusive community for people of LGBTIQ+ communities and their families.

Homes Tasmania thanks the Housing and Homelessness Advisory Committee for their advice in creating this dashboard. The report aims to show progress on the [Tasmanian Housing Strategy Action Plan 2023-2027](#), focusing on supply and construction activities by Homes Tasmania and its partners.

CEO update



There were 64 new social housing and supported accommodation properties delivered around the state during December.

The December Dashboard, which demonstrates Homes Tasmania's actions to improve the State's housing system, shows that as at 31 December there have been 4 208 homes completed towards the Tasmanian Government's target of 10 000 social and affordable homes by 2032, with 566 homes in the pipeline and 5 226 projects in the concept phase.

The homes delivered in December included 20 units in Rocherlea by Community Housing Limited – comprising 18 two-bedroom and two three-bedroom units – and 40 two-bedroom units in Herdsmans Cove by Loreto Community Housing, 12 of which are being used for social housing with the remaining 28 made available as affordable housing.

Wednesday, 3 December is International Day of People with Disability, which is an opportunity to recognise people with disability and celebrate their achievements.

Homes Tasmania is increasing the supply of appropriate housing for Tasmanians living with disability. During December, work was completed on a 24-unit supported accommodation facility in Chigwell and this followed the recent opening of the 14-unit Glenson Place facility in Claremont. Homes Tasmania provided funding of \$14.2 million and \$8.5 million respectively towards these two new sites.

Supporting the needs of Tasmanians living with disability is a priority of the Tasmanian Housing Strategy. All new social housing dwellings are built to meet Livable Housing Design Guidelines, providing future flexibility and adaptability for modifications and ensuring the homes will continue to meet the needs of our tenants into the future.

The Australian Institute of Health and Welfare released its Specialist Homelessness Services Annual Report 2023-24 during the month.

The report showed more people were able to access homelessness accommodation and fewer people were being turned away, reflecting the 58 units of crisis accommodation that were delivered statewide in the 2023-24 financial year.

The Tasmanian Housing Strategy sets the ambitious vision to end homelessness in Tasmania and we invest almost \$50 million a year across 17 community organisations that manage 20 homeless shelters, three Safe Spaces and transitional accommodation for Tasmanians who are facing homelessness.

During 2024, Homes Tasmania and our partners delivered 1 037 social and affordable homes towards the 10 000 target and we look forward to continuing this strong delivery of new homes in 2025.

Housing plan

Homes Tasmania was established to strategically manage and develop the housing continuum across Tasmania. It has been tasked with delivering 10 000 homes by June 2032.

This dashboard shows performance by reporting on **completed** projects, a **pipeline** of funded and contracted works, and **concept** projects that either require funding or land to be secured or contracts to be executed.

Homes Tasmania and its partners are creating housing opportunities that meet the housing needs experienced by Tasmanians across the housing system.

This is outlined in the Tasmanian Government's Housing Strategy 2023-2043, and includes crisis accommodation, supported accommodation, social housing, affordable private rentals, release of affordable land parcels and affordable home ownership assistance.

Completed at the end of December 2024:



119
crisis units



2 039
social housing
and supported
accommodation



838
affordable
rentals



801
affordable
home
purchases



411
affordable
residential
lots

These 4 208 completed homes and land all count towards the target of 10 000 by 2032.

Homes Tasmania is also working in partnership with state government agencies, local governments and the private sector to increase key worker accommodation for essential health services, to enable local prosperity and reduce pressures on the private market, which is in addition to the 10 000 social and affordable homes.

Funding model and pipeline

Homes Tasmania was set up to be commercially focused, with access to debt funds in the form of direct borrowings from TASCORP and interest guaranteed by the Treasurer through appropriation. Revenue is also generated from land and property sales or other private market investment. Homes Tasmania is growing its land bank predominantly from Crown land transfers and developing this land to create more affordable homes for Tasmanians and to generate revenue.

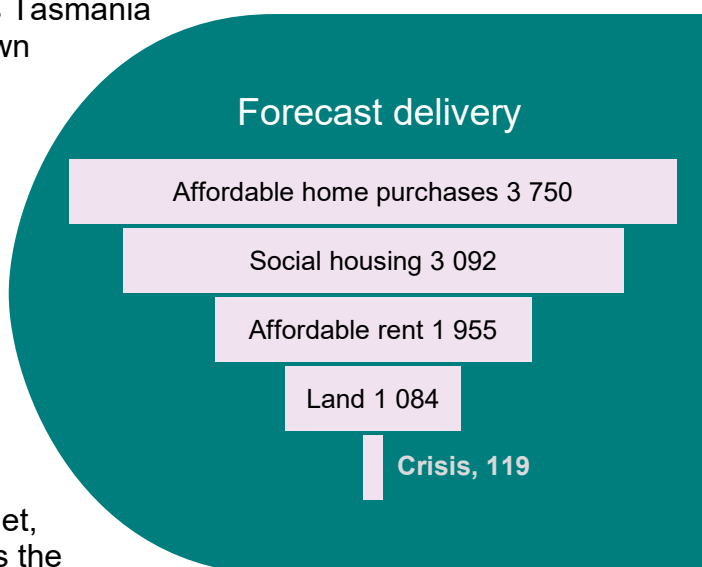
The 2024-25 State Budget presents borrowing estimates, as well as new funding to meet expected debt servicing costs.

Homes Tasmania has accessed \$266 million in borrowings up to 30 June 2024, with the 2024-25 State Budget allowing for further borrowings up to \$454 million by 30 June 2028.

Debt servicing costs have been provided to Homes Tasmania within the 2024-25 State Budget, with \$71.3 million in new funding provided across the budget estimates. Initial borrowings will all be long-term, with the first principal repayments not due for at least nine years.

The completion of multiple social and affordable housing projects has resulted in a reduction to the pipeline since November.

MyHome is not counted in the pipeline because contracts are not settled. When contracts are settled, MyHome is counted in completed projects, with the projected number counted in concept projects (next page).



Current pipeline:



0
crisis units



261
social housing
and supported
accommodation



32
affordable
rentals



0
affordable
home
purchases



273
affordable
residential
lots

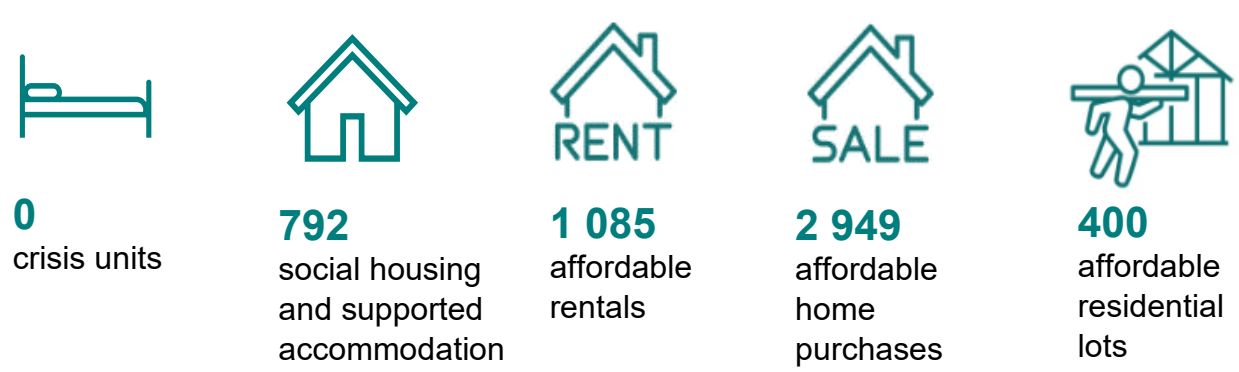
This pipeline of 566 homes and land all count towards the target of 10 000 by 2032.

Homes Tasmania has a significant number of projects in the concept phase. These projects require either confirmation of land, contracts or funding to be counted in the pipeline (see KPI 1) in future reports.

Examples of concept projects include:

- 114 social housing dwellings to be delivered under Homes Tasmania’s ModHomes program
- 49 social housing dwellings to be delivered by community housing providers under Homes Tasmania’s Community Housing Growth Program round two
- 24 social housing dwellings and 35 affordable rentals to be delivered in partnership with Homes Tasmania approved under HAFF round one
- 605 additional social housing and 400 affordable rentals
- 350 households to be assisted into affordable private rentals under the expanded Private Rental Incentives scheme
- 300 households to be assisted into affordable private rentals under the expanded Family Violence Rapid Rehousing program
- 2 949 affordable home purchases under the MyHome program based on 400 contracts settled each year by June 2032
- 400 affordable residential lots to be released under Homes Tasmania’s land release program.

Concept projects:



These 5 226 homes and land are provided for information only and are not counted in the pipeline.

Key performance indicators

KPI 1: Deliver 10 000 social and affordable homes

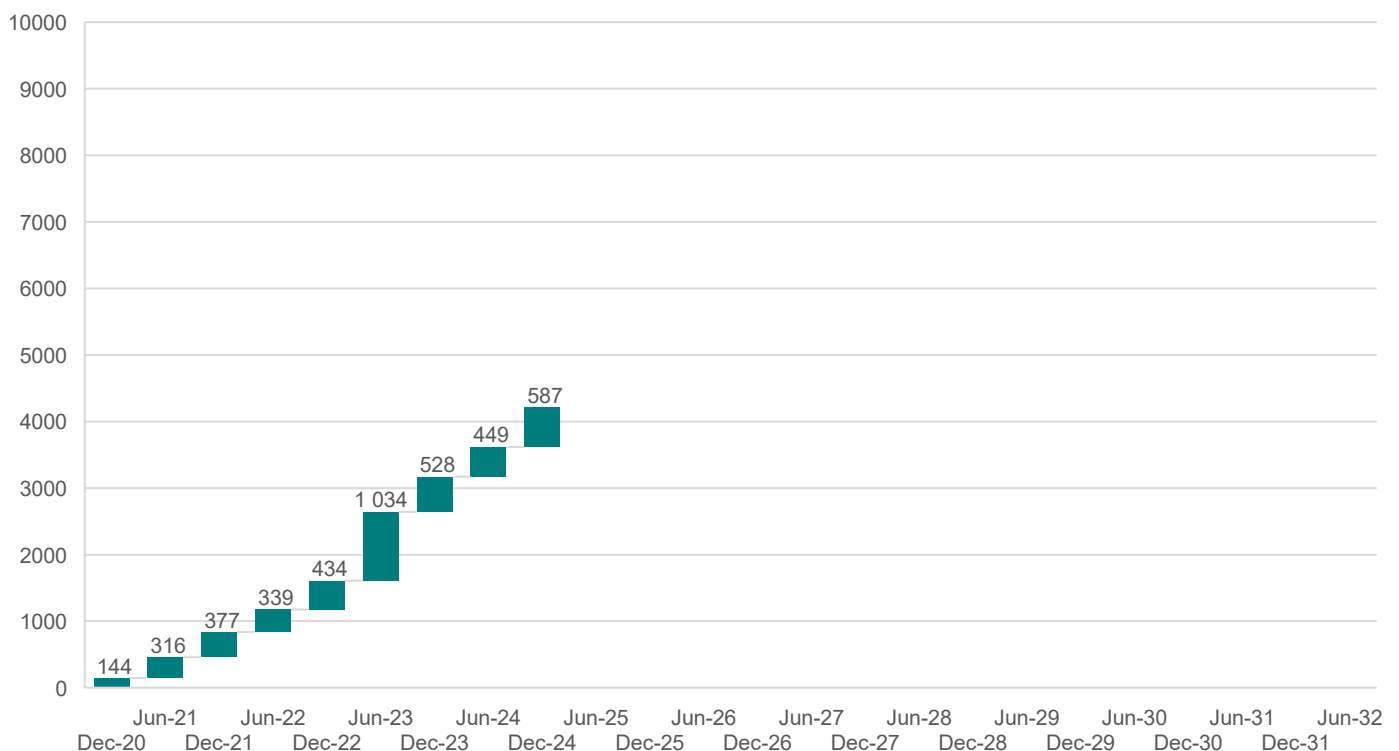
Tasmanians need more homes and Homes Tasmania is committed to improving the housing market, including increasing social and affordable housing and releasing land for residential development.

KPI 1 measures progress of completed projects towards the target of 10 000 social and affordable homes between 1 October 2020 and 30 June 2032.

Progress of completed projects:

42%

4 208 / 10 000

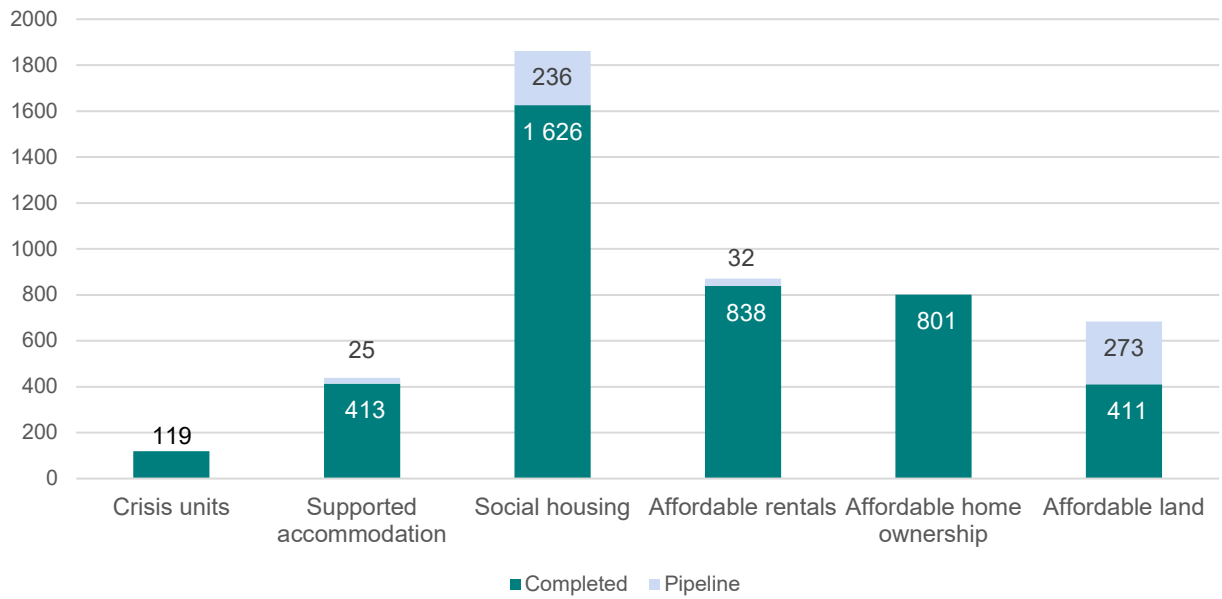


In addition to this Dashboard, the Report on Government Services is released each January and reports on the number of social housing dwellings for the previous year. It is a useful measure of a net increase of social housing for Tasmania but has limitations.

There can be lags in its data collection because it relies on self-reporting by community organisations and dwellings are counted once tenanted, whereas Homes Tasmania reports the completion of social housing dwellings in the same way as Housing Australia, which is when a certificate of practical completion is obtained.

Summary of completed projects and pipeline:

4 208 **566**

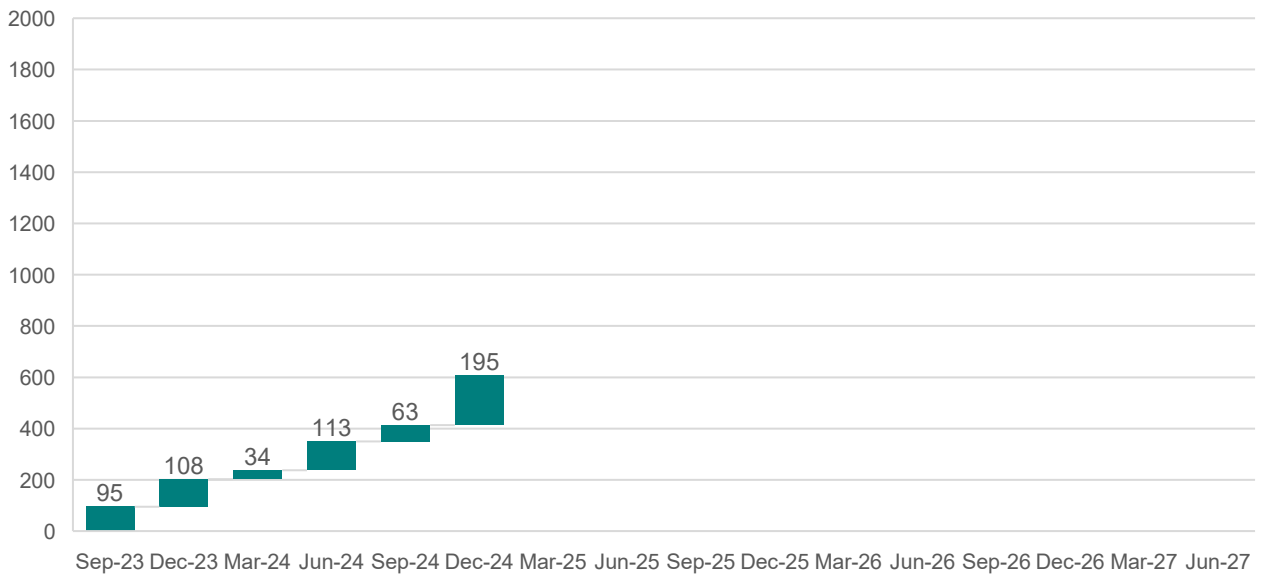


KPI 2: Deliver 2 000 social homes by 2027

KPI 2 measures progress towards the sub-target of 2 000 social housing properties, including supported accommodation, between 1 July 2023 and 30 June 2027. This sub-target is a specific allocation within the total 10 000 social and affordable homes target.

Progress of completed projects:

30% **608 / 2 000**



KPI 3: Deliver more accessible homes

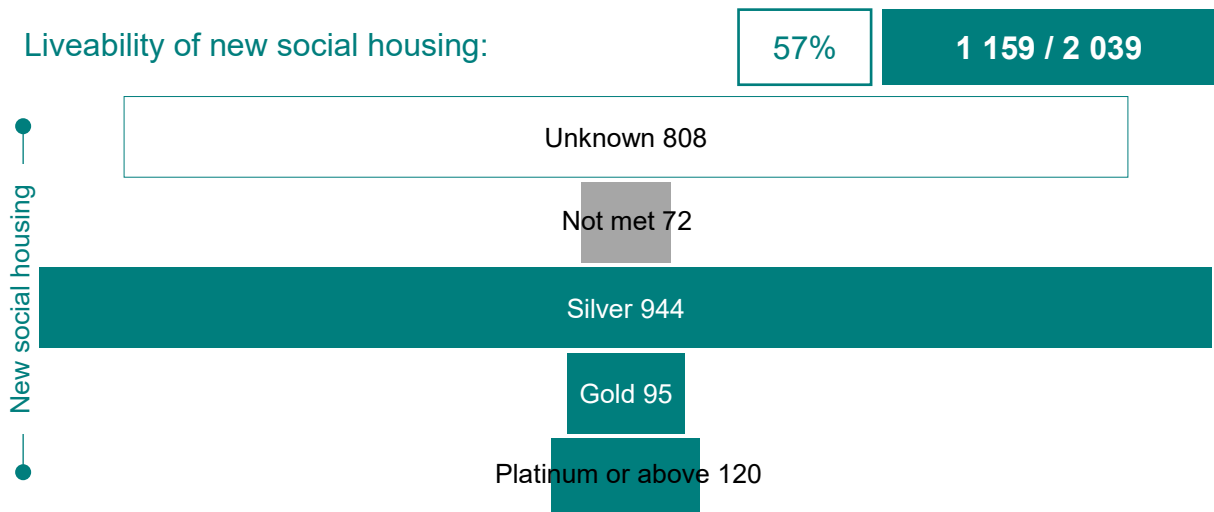
Renewal of the social housing portfolio includes investment in the accessibility and liveability of new and existing homes.

KPI 3 measures the liveability standard for all new social housing being delivered towards the 10 000 target, consistent with the Livable Housing Design Guidelines released by Livable Housing Australia.

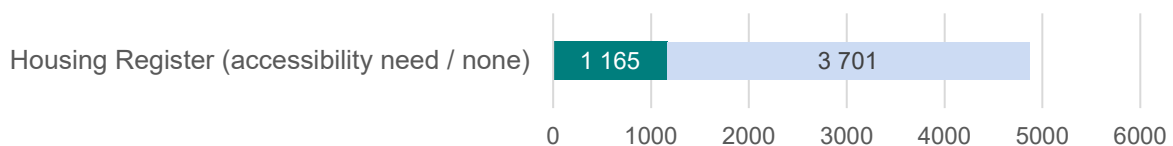
All new homes are required to be built to minimum standards, with commitment to deliver homes at Silver standard wherever practical, and to Gold or Platinum standard where appropriate.

Of the 2 039 new social housing dwellings delivered between 1 October 2020 and 31 December 2024, 1 159 of 1 231 (or 94 per cent) of these dwellings, where data was available at the time of reporting, were identified as having been designed to Silver standard or above, including 215 at Gold or Platinum standard.

Data is not yet available for the remaining 808 dwellings with work underway to update unknown data in future reports.



Expressed demand for accessible social housing:



The expressed demand for accessible social housing is shown for Housing Register applicants who may have mobility limitations, being older people aged 75+ and/or those who require property modifications for accessibility and is 1 165 applicants (23.9 per cent) at the end of December 2024.

KPI 4: Improve alignment of social housing occupancy

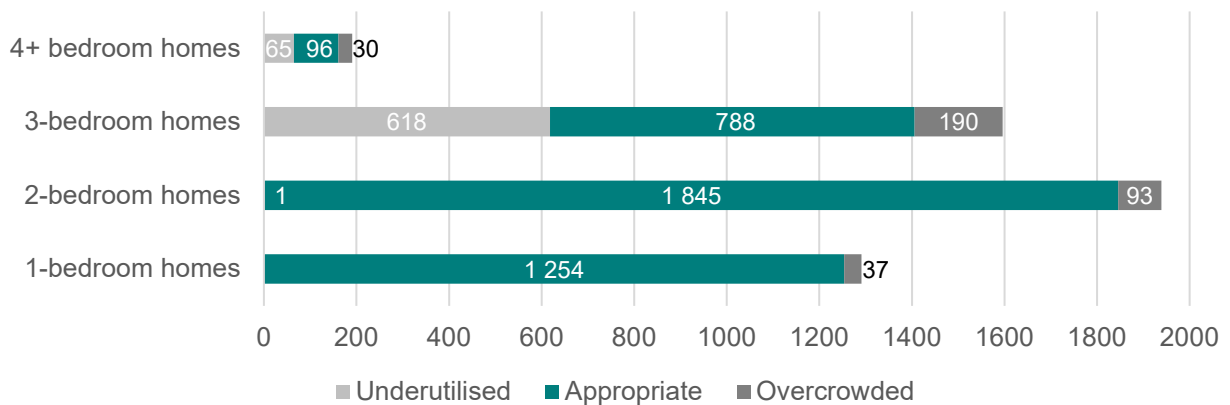
The changing housing needs of Tasmanians requires more one- and two-bedroom homes or homes for much larger families. The social housing portfolio has many underutilised three-bedroom homes, which met the needs of households in previous decades. Construction of new homes by Homes Tasmania will focus on improving this alignment by increasing housing density and infill residential development to deliver smaller, two-bedroom homes and some larger family homes.

KPI 4 measures the number of social housing dwellings managed by Homes Tasmania that have fewer or more bedrooms than are required by the household.

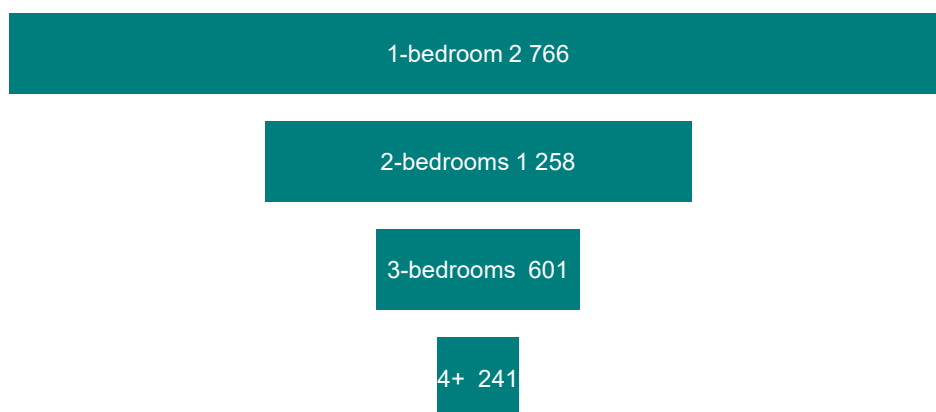
Most underutilisation (13.6 per cent) and overcrowding (7.0 per cent) apply to three- and four-bedroom dwellings, showing a need to make better use of these existing homes.

Tenant utilisation by bedroom number:

79% alignment



Expressed demand for smaller homes:

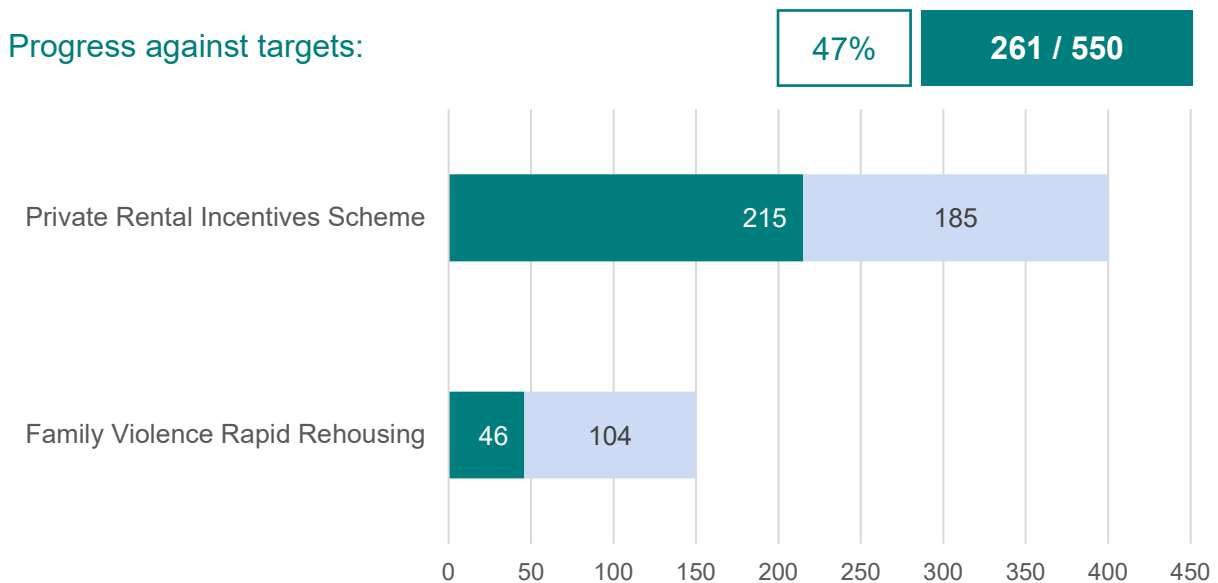


The expressed demand for smaller social housing dwellings is shown for Housing Register applicants, with 4 024 applicants (83 per cent) wanting one- or two-bedroom homes.

KPI 5: Deliver more affordable rentals

KPI 5 measures the number of new affordable rentals being delivered under the Private Rental Incentives scheme and Family Violence Rapid Rehousing program. The targets for these programs between 1 July 2024 and 30 June 2026 are an additional 200 homes under the Private Rental Incentives scheme, bringing the total program capacity to 400 homes, and an additional 100 homes under the Family Violence Rapid Rehousing program, bringing the total program capacity to 150 homes.

The portfolios have 215 and 46 homes respectively as at the end of December 2024.



These programs provide access for people on the Housing Register into the private rental market by head leasing properties and subsidising the rent amount, so they are affordable.

Tasmanians on low incomes can also apply for Private Rental Assistance through Housing Connect to help towards their costs for rent in advance, bond payments, removalists and rent arrears.

Housing Connect helps about 200 households into affordable rentals with Private Rental Assistance each month.

KPI 6: Deliver more affordable home ownership

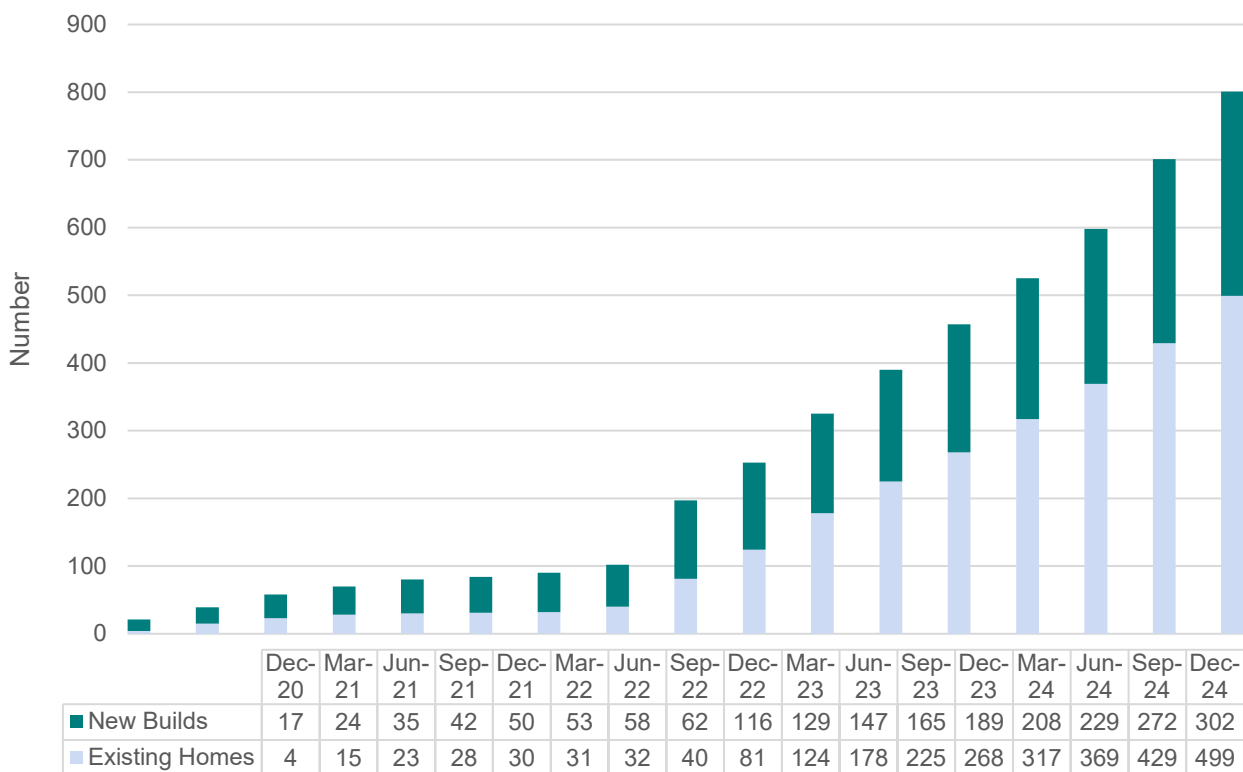
The MyHome shared equity scheme has been expanded to help more people buy their first home with a two per cent deposit.

KPI 6 measures the number of households who have purchased a home through MyHome and previous home ownership assistance programs.

The data reflects settlements that have taken place during the month and shows strong growth of the revised program. The data is reported for the current month while displaying historical figures on a quarterly basis.

There have been 801 households assisted into affordable home ownership as at the end of December 2024.

Completed sales:



KPI 7: Release 800 residential lots

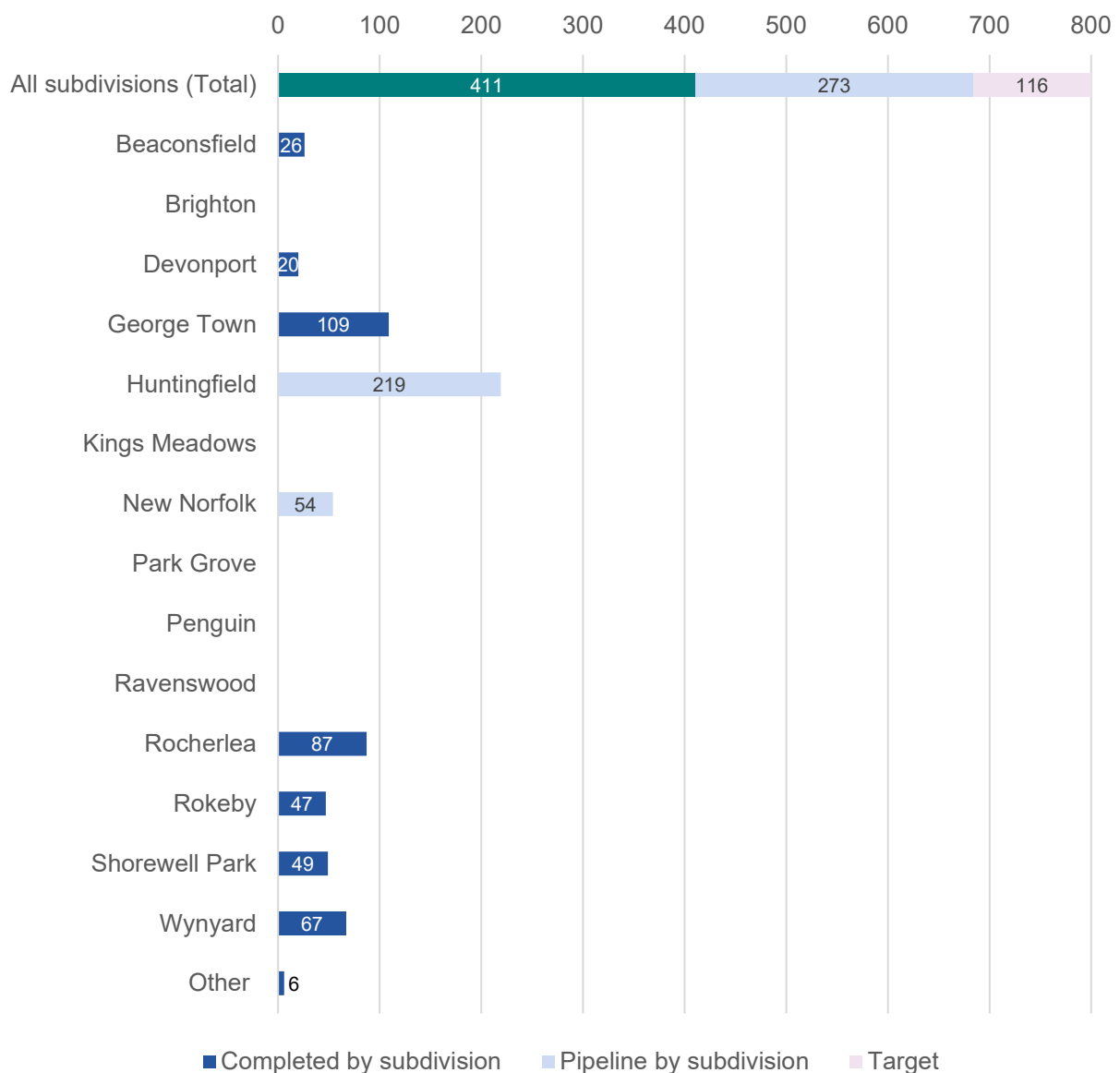
KPI 7 measures progress against the number of residential lots to be sold by subdivision locations towards the target of 800 residential lots to be released across the state by 30 June 2027. Land sales will be available to people who are committed to substantially construct a home on the land within two years.

There have been 411 lots of land released as at the end of December 2024.

Progress against targets:

51%

411 / 800



Supporting information

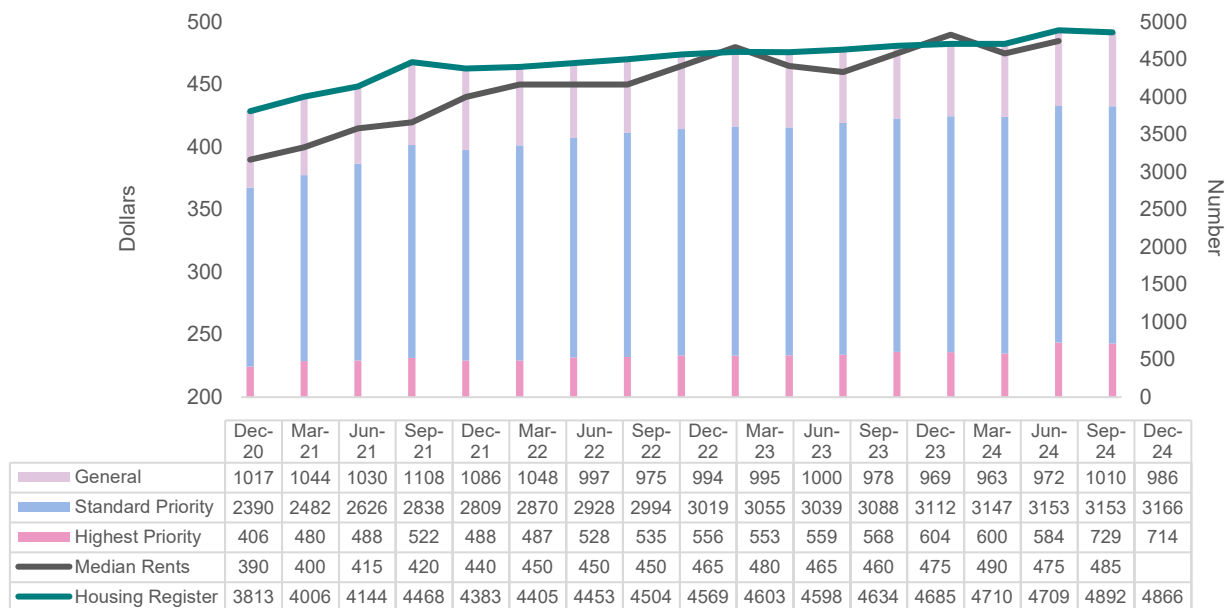
Supporting information is provided about the efficiency and effectiveness of Tasmania’s social housing system, and where available, how Tasmania’s housing indicators compare nationally.

Expressed demand for social housing

Indicator 1: Correlation with rental affordability

This indicator compares rental affordability quarterly with demand from applicants on the Housing Register monthly, showing a strong correlation between the increased median price¹ of private rentals and housing demand from applicants on the Housing Register. Housing Register data is reported for the current month, while private rental data and historical figures are reported quarterly.

There has been an increase of 3.9 per cent in the past 12 months in the number of applications on the Housing Register from 4 685 to 4 866 at the end of December 2024.



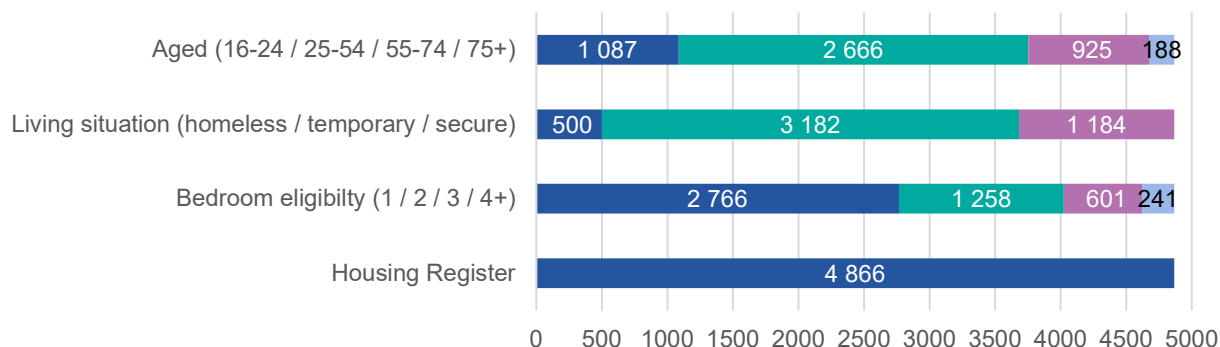
Delivering more affordable rentals and affordable home ownership aims to reduce pressure on the social housing system, with new supply of social housing dwellings targeting those in greatest need.

¹ Rental affordability data is reported by the Real Estate Institute of Tasmania quarterly.

Housing Register data

Indicator 2: Applicant profile

This indicator shows that the number of active applications on the Housing Register was 4 866 at the end of December 2024, indicating there is strong demand for social housing.



Secure housing refers to applicants who may be unsafe at home, or their property is not appropriate to their needs, or they are living in a caravan park. Temporary housing includes applicants who may be staying with family and friends or in a shelter or in brokered accommodation, or they have received a notice to vacate from their rental home. Applicants who are homeless are without accommodation (such as sleeping rough). Assistance is available for people who are without accommodation at Safe Spaces and outreach support in Burnie, Launceston and Hobart.

Past 12 months	
Month	Applicants on the Housing Register
Dec-23	4 685
Jan-24	4 696
Feb-24	4 705
Mar-24	4 710
Apr-24	4 727
May-24	4 731
Jun-24	4 709
Jul-24	4 745
Aug-24	4 792
Sep-24	4 892
Oct-24	4 912
Nov-24	4 922
Dec-24	4 866

Most demand is for one-bedroom properties, indicating a significant need from single people and couples.

Indicator 3: Allocations to greatest need

This indicator shows the proportion of homes that are allocated to priority applicants and the time that it takes to house priority applicants from when they applied for social housing.

This includes data for applicants housed into public and community housing. The national average (and the performance of other jurisdictions) is sourced from the Report on Government Services², which is released in January each year.

Past 12 months				
Month	Proportion of allocations made to priority applicants (Monthly)	Proportion of allocations made to priority applicants (Rolling 12-month average)	Average time to house priority applicants – in weeks (Monthly)	Average time to house priority applicants (Rolling 12-month average)
Dec-23	97.0	93.0	99.7	82.4
Jan-24	97.5	93.6	109.6	85.1
Feb-24	97.1	94.0	92.6	87.1
Mar-24	97.1	94.3	71.2	85.2
Apr-24	97.8	94.4	90.0	87.0
May-24	92.8	94.5	95.7	89.0
Jun-24	96.1	94.8	94.7	89.7
Jul-24	95.8	94.7	73.6	90.5
Aug-24	94.0	91.2	73.2	89.0
Sep-24	91.4	94.7	84.5	87.9
Oct-24	91.9	95.2	86.5	87.9
Nov-24	87.1	94.3	73.2	85.7
Dec-24	95.7	94.2	80.0	84.6

At 94.2%, Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 82.9% for public housing and 77.1% for community housing in 2022-23.

The percentage of allocations to priority applicants was 94.2 per cent (rolling 12-month average) at the end of December 2024.

The average wait time for priority applicants on the Housing Register was 84.6 weeks (rolling 12-month average) at the end of December 2024.

² Table 18A.16, Table 18A.17 and Table 18A.18 of the 2024 RoGS

Indicator 4: Applications as a proportion of dwellings

This indicator measures the number of applicants on the Housing Register as a proportion of the total number of social housing dwellings. This is a way of comparing Tasmania's performance with other jurisdictions when assessing the waiting list. The data is sourced from the Report on Government Services, which is released in January each year, and its mid-year update, which includes the final number of Indigenous community housing dwellings for the previous year.

Past 8 years						
Year ending 30 June	Population	Annual population growth rate	Number of social housing dwellings ³	Housing Register	Applicants as proportion of population	Applicants as proportion of social housing dwellings
2016	521 981	1.22%	13 621	3 365	0.64%	24.7%
2017	531 561	1.84%	13 408	2 960	0.56%	22.1%
2018	542 927	2.14%	13 364	3 210	0.59%	24.0%
2019	553 340	1.92%	13 554	3 351	0.61%	24.7%
2020	561 881	1.54%	13 812	3 373	0.60%	24.4%
2021	568 628	1.20%	14 059	4 144	0.73%	29.5%
2022	572 352	0.65%	14 065	4 453	0.78%	31.7%
2023 ⁴	574 705	0.41%	14 605	4 598	0.80%	31.5%

Tasmania has had a 7.2 per cent growth in social housing from 2016 to 2023 and a 10.8 per cent population growth over the same period compared with the national average, which has seen a 4.2 per cent growth in social housing and a 10.2 per cent population growth.

The data shows a positive change that the proportion of applicants decreased by 0.2 per cent between June 2022 and June 2023.

³ Social housing dwellings is reported in RoGS Table 18A.3.

⁴ Population data is the most recent results as released by the Australian Bureau of Statistics.

Indicator 5: Turnaround times

This indicator measures the average time (in days) it takes from when a house becomes vacant to when it is re-tenanted for dwellings owned and managed by Homes Tasmania.

Past 12 months		
Month	Turnaround time – in days (Monthly)	Turnaround time (Rolling 12-month average)
Dec-23	27.2	28.6
Jan-24	30.3	28.5
Feb-24	39.7	28.9
Mar-24	28.2	27.9
Apr-24	36.8	28.1
May-24	33.3	29.5
Jun-24	40.6	30.6
Jul-24	42.9	31.9
Aug-24	32.4	32.3
Sep-24	29.8	32.7
Oct-24	24.2	32.6
Nov-24	33.6	33.6
Dec-24	39.6	34.4

The turnaround time for Homes Tasmania properties was 34.4 days (rolling 12-month average) at the end of December 2024.

The increasing average turnaround time demonstrates the challenges of a tight market for tradespeople.

Occupancy rates for social housing are consistently high at over 99 per cent (12-month rolling average) for properties managed by Homes Tasmania.

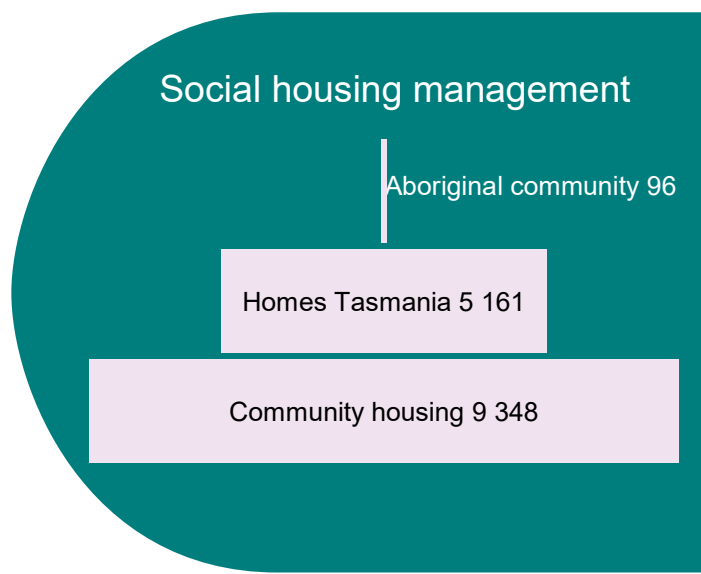
Indicator 6: Effectiveness of completed work orders

This indicator measures the effectiveness of maintenance work orders completed in properties owned by Homes Tasmania, including those managed by community housing providers.

Past 12 months				
Month ⁵	Number of work orders completed (Monthly)	Number of work orders completed (Rolling 12-month average)	Average performance rating (Monthly)	Average performance rating (Rolling 12-month average)
Nov-23	1 176	1 432	91.8	88.8
Dec-23	1 063	1 411	92.5	89.0
Jan-24	1 068	1 370	89.9	88.8
Feb-24	1 261	1 356	89.0	88.9
Mar-24	1 166	1 331	86.6	88.4
Apr-24	1 184	1 340	89.5	88.9
May-24	1 450	1 311	80.0	89.2
Jun-24	1 092	1 284	88.4	89.0
Jul-24	1 618	1 296	90.0	89.7
Aug-24	1 370	1 275	91.0	89.5
Sep-24	1 358	1 267	91.7	89.4
Oct-24	1 392	1 267	91.0	89.2
Nov-24	1 174	1 266	89.9	89.1

Homes Tasmania audits more than one-third of all work orders completed to assess the effectiveness of contractors in delivering outcomes. Audits consider the timeliness, quality, value for money and tenant satisfaction related to each job as well as whether contractual requirements were achieved, or additional call outs were required. This provides an overall performance rating out of 100.

An average of 89.1 per cent of work orders (rolling 12-month average) were completed to benchmarks in the past year at the end of November 2024.



⁵ This data has a one-month lag behind other indicators.

Indicator 7: Building approvals in Tasmania

This indicator measures the number of building approvals in Tasmania as released by the Australian Bureau of Statistics each month.

Past 12 months		
Month ⁶	Building approvals ⁷ (Monthly)	Building approvals (In the year to)
Nov-23	190	2 800
Dec-23	154	2 735
Jan-24	173	2 782
Feb-24	267	2 713
Mar-24	212	2 700
Apr-24	173	2 689
May-24	228	2 588
Jun-24	171	2 571
Jul-24	249	2 544
Aug-24	196	2 486
Sep-24	193	2 427
Oct-24	226	2 432
Nov-24	191	2 433

The decrease in building approval numbers is a national trend most likely due to market factors such as borrowing costs and the availability of labour.

⁶ This data has a one-month lag behind other indicators.

⁷ At times the ABS will revise past published results. These will be updated as necessary.

Indicator 8: Vacancy rates in Tasmania

This indicator shows the vacancy rate in the private rental market in the three major centres in Tasmania. The vacancy rate is the number of vacant properties as a proportion of the overall number of properties in the rental market.

Past 12 months			
Month	Vacancy rate – Hobart	Vacancy rate – Burnie	Vacancy rate – Launceston
Dec-23	1.1	0.5	1.2
Jan-24	1.0	0.4	1.1
Feb-24	1.2	0.6	1.2
Mar-24	1.3	0.7	1.3
Apr-24	1.4	0.5	1.2
May-24	1.4	0.6	1.0
Jun-24	1.5	0.8	1.1
Jul-24	1.2	0.7	1.1
Aug-24	1.1	0.7	1.0
Sep-24	0.8	0.5	0.8
Oct-24	0.6	0.3	0.8
Nov-24	0.7	0.4	0.9
Dec-24	0.6	0.5	0.9

Median statewide rent for houses increased 2.1% in the September 2024 quarter and increased 5.4% in the past year to \$485 per week.

Vacancy rates continue to fluctuate.

SQM Research⁸ reports the vacancy rates in Hobart, Burnie and Launceston were 0.6 per cent, 0.5 per cent and 0.9 per cent, respectively, as at the end of December 2024.

⁸ Vacancy rates are compiled by and reproduced with the permission of SQM Research whose data is available at <https://sqmresearch.com.au/>

Homes Tasmania

Building homes,
creating communities.

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www.homestasmania.com.au