

# Housing Dashboard

June 2024

**Homes  
Tasmania**

Building homes,  
creating communities.



# The Framework

There are 23 indicators reported in this dashboard across 5 focus areas:

## Focus Area 1: Housing Needs Met

1. Number of households already in social housing
2. Households housed into social housing
3. Households assisted through Private Rental Assistance
4. Households assisted through Private Rental Incentives
5. Households assisted through Rapid Rehousing
6. Households assisted into home ownership
7. Total number of households assisted

## Focus Area 2: Efficiency Of Existing Dwellings

8. Occupancy rate
9. Turnaround time
10. Number of work orders completed
11. Proportion of work orders completed within benchmarks

## Focus Area 3: Demand For Housing

12. Applications on the Housing Register
13. Average time to house priority applicants
14. Proportion of allocations to priority applicants
15. Applicants as a proportion of social housing dwellings

## Focus Area 4: New Supply Of Housing

16. New long term homes
17. Other new supply
18. Other forms of assistance
19. Pipeline of works
20. Overall assistance numbers

## Focus Area 5: Housing Market Factors

21. Population change in Tasmania
22. Building approvals in Tasmania
23. Vacancy rate by region

From time to time some variations to previous data may take place, resulting in minor data updates.

# Focus Area 1: Housing Needs Met

## 1. Number of households already in social housing

| 2016 to 2023  |                |                     |                   |                              |        |
|---------------|----------------|---------------------|-------------------|------------------------------|--------|
| As at 30 June | Public housing | Aboriginal housing* | Community housing | Indigenous community housing | Total  |
| 2016          | 7,038          | 221                 | 5,736             | 75                           | 13,070 |
| 2017          | 6,880          | 220                 | 5,801             | 74                           | 12,975 |
| 2018          | 6,856          | 215                 | 5,749             | 78                           | 12,898 |
| 2019          | 6,931          | 218                 | 6,392             | 54                           | 13,595 |
| 2020          | 6,961          | 218                 | 6,641             | 89                           | 13,909 |
| 2021          | 6,904          | 217                 | 6,658             | 91                           | 13,870 |
| 2022          | 4,897          | 161                 | 8,978             | 96                           | 14,132 |
| 2023          | 4,863          | 160                 | 9,393             | 97                           | 14,513 |

\* Aboriginal housing is categorised as SOMIH in the RoGS data.

**About the Measure:** This indicator shows the number of households who are currently in social housing around Tasmania. Social housing includes four distinct programs; public housing, Aboriginal housing, community housing and Indigenous community housing. The data is sourced from the Report on Government Services (RoGS), which is released in January each year. There is also a mid-year update to RoGS which provides the final number of households in Indigenous community housing for the previous year.

**Results and recent trend:** The number of social housing households in Tasmania increased by 380 between June 2022 and June 2023. A further 54 public and Aboriginal housing properties were transferred to community housing in 2022-23, following the transfer of just over 2,000 properties in 2021-22.

There may be some under-reporting of households, particularly for community housing. Homes Tasmania is contributing to a national working group to improve community housing data collection methods, which is a nation-wide issue.

# Focus Area 1: Housing Needs Met

## 2. Households housed into social housing

| Past 12 months |   |   |
|----------------|---|---|
| Month          | Applications resulting in people being housed (Monthly) | Applications resulting in people being housed (Rolling 12 month average)* |
| Jun-23         | 73  | 75  |
| Jul-23         | 123   | 78  |
| Aug-23         | 99  | 80  |
| Sep-23         | 95  | 81  |
| Oct-23         | 106   | 84  |
| Nov-23         | 83  | 86  |
| Dec-23         | 66  | 86  |
| Jan-24         | 80  | 88  |
| Feb-24         | 69  | 87  |
| Mar-24         | 102   | 88  |
| Apr-24         | 89  | 89  |
| May-24         | 97  | 90  |
| Jun-24         | 77  | 91  |

**About the Measure:** This indicator shows the number of applicants from the Housing Register who were housed into social housing around the state. Applicants were housed into existing stock that has been vacated by tenants and new social housing that has been completed.

**Results and recent trend:** The results show that there are typically between 50 and 100 households housed into social housing each month. Results have been particularly strong during this financial year due to the substantial delivery of new housing supply. As at the end of June 2024, the 12-month average was 91 households per month.

\* Rolling 12 month average is found by averaging the 12 months up to the reference month

# Focus Area 1: Housing Needs Met

## 3. Households assisted through Private Rental Assistance

| Past 12 months |   |   |
|----------------|---|---|
| Month          | Households assisted through Private Rental Assistance (Monthly) | Households assisted through Private Rental Assistance (Rolling 12 month average)* |
| Jun-23         | 209   | 168   |
| Jul-23         | 213   | 173   |
| Aug-23         | 254   | 178   |
| Sep-23         | 196   | 180   |
| Oct-23         | 190   | 185   |
| Nov-23         | 190   | 190   |
| Dec-23         | 117   | 187   |
| Jan-24         | 172   | 191   |
| Feb-24         | 183   | 193   |
| Mar-24         | 190   | 193   |
| Apr-24         | 180   | 194   |
| May-24         | 221   | 193   |
| Jun-24         | 182   | 191   |

\* Rolling 12 month average is found by averaging the 12 months up to the reference month

**About the Measure:** This indicator shows the number of households who received Private Rental Assistance.

**Results and recent trend:** The number of households who are assisted under the Private Rental Assistance program fluctuates from month to month.

The rolling 12-month average had been at a relatively low level for the last two years, possibly due to challenges in accessing the tight private rental market. However, this has risen in recent months, with indications that rental vacancies and prices are stabilising.

## Focus Area 1: Housing Needs Met

### 4. Households assisted through Private Rental Incentives

| Past 12 months |  |
|----------------|--|
| Month          | Households assisted through Private Rental Incentives (Cumulative) |
| Jun-23         | 540  |
| Jul-23         | 574  |
| Aug-23         | 590  |
| Sep-23         | 601  |
| Oct-23         | 611  |
| Nov-23         | 618  |
| Dec-23         | 618  |
| Jan-24         | 623  |
| Feb-24         | 645  |
| Mar-24         | 646  |
| Apr-24         | 649  |
| May-24         | 652  |
| Jun-24         | 652  |

**About the Measure:** This indicator measures the number of eligible households who were assisted through the Private Rental Incentives program. It is counted at the time that a tenancy is signed.

**Results and recent trend:** There is generally a relatively steady number of households assisted through this program each month. Overall, since the commencement of the program in 2018, 652 households have been assisted, including 112 in the past year.

# Focus Area 1: Housing Needs Met

## 5. Households assisted through Rapid Rehousing

| Past 12 months |  |
|----------------|--|
| Month          | Households assisted through Rapid Rehousing (Cumulative) |
| Jun-23         | 467  |
| Jul-23         | 467  |
| Aug-23         | 467  |
| Sep-23         | 467  |
| Oct-23         | 491  |
| Nov-23         | 497  |
| Dec-23         | 497  |
| Jan-24         | 498  |
| Feb-24         | 498  |
| Mar-24         | 498  |
| Apr-24         | 505  |
| May-24         | 505  |
| Jun-24         | 505  |

**About the Measure:** This indicator measures the number of eligible households who were assisted through the Rapid Rehousing program.

**Results and recent trend:** The number of households assisted through Rapid Rehousing each month differs dependent on the number of vacancies that become available within the Rapid Rehousing portfolio and the timing of lease agreements.

Since the commencement of the Affordable Housing Strategy, 505 households have been assisted through the program, including 38 in the past year.

# Focus Area 1: Housing Needs Met

## 6. Households assisted into home ownership

| Past 12 months |  |
|----------------|--|
| Month          | Households assisted into home ownership (Cumulative) |
| Jun-23         | 754  |
| Jul-23         | 772  |
| Aug-23         | 797  |
| Sep-23         | 819  |
| Oct-23         | 842  |
| Nov-23         | 860  |
| Dec-23         | 886  |
| Jan-24         | 899  |
| Feb-24         | 928  |
| Mar-24         | 954  |
| Apr-24         | 972  |
| May-24         | 997  |
| Jun-24         | 1,027  |

**About the Measure:** This indicator measures the number of households who have moved into a home they now own through the assistance of Streets Ahead and MyHome programs.

**Results and recent trend:** The results show that there have been 1,027 households who have been assisted into home ownership since the commencement of the Affordable Housing Strategy.



# Focus Area 1: Housing Needs Met

## 7. Total number of households assisted

| Past 12 months |  |  |
|----------------|--|--|
| Month          | Households assisted through programs (Monthly) | Total number of households assisted (Cumulative, past 12 months) |
| Jun-23         | 353  | NA   |
| Jul-23         | 388  | 388  |
| Aug-23         | 394  | 782  |
| Sep-23         | 324  | 1,106  |
| Oct-23         | 353  | 1,459  |
| Nov-23         | 304  | 1,763  |
| Dec-23         | 209  | 1,972  |
| Jan-24         | 271  | 2,243  |
| Feb-24         | 303  | 2,546  |
| Mar-24         | 319  | 2,865  |
| Apr-24         | 297  | 3,162  |
| May-24         | 346  | 3,508  |
| Jun-24         | 289  | 3,797  |

**About the Measure:** This indicator is the total number of households who have been assisted through the previous five programs including households housed into social housing or assisted through Private Rental Assistance, Private Rental Incentives, Rapid Rehousing or into home ownership.

**Results and recent trend:** The results show that in addition to the more than 14,500 households already in social housing, there were 3,797 households assisted in the past year through the variety of programs that Homes Tasmania manage.

## Focus Area 2: Efficiency Of Existing Dwellings

### 8. Occupancy rate

| Past 12 months |  |  |
|----------------|--|--|
| Month          | Occupancy rate –<br>as a percentage<br>(Monthly) | Occupancy rate –<br>as a percentage<br>(Rolling 12 month average)* |
| Jun-23         | 99.0   | 99.2   |
| Jul-23         | 99.4   | 99.2   |
| Aug-23         | 99.7   | 99.2   |
| Sep-23         | 99.5   | 99.2   |
| Oct-23         | 99.5   | 99.3   |
| Nov-23         | 99.3   | 99.2   |
| Dec-23         | 99.4   | 99.2   |
| Jan-24         | 99.3   | 99.3   |
| Feb-24         | 99.4   | 99.3   |
| Mar-24         | 99.1   | 99.3   |
| Apr-24         | 98.9   | 99.3   |
| May-24         | 99.0   | 99.3   |
| Jun-24         | 99.3   | 99.3   |

**About the Measure:** The occupancy rate shows the proportion of existing social housing dwellings that are occupied. Currently, data is only available for dwellings owned and managed by Homes Tasmania. However, work is underway to include data from community housing providers in future reports.

**Results and recent trend:** The results show that Tasmania’s social housing dwellings are being used efficiently, with the rolling 12-month average occupancy rate consistently recorded at over 99 per cent. This shows that Homes Tasmania maximises the use of its existing dwellings by assisting Tasmanians to secure and maintain housing. Of the dwellings not occupied, these are typically being re-tenanted, but could also include the re-development of older properties to increase the number of dwellings on the site.

\* Rolling 12 month average is found by averaging the 12 months up to the reference month.

## Focus Area 2: Efficiency Of Existing Dwellings

### 9. Turnaround time

| Past 12 months |  |  |
|----------------|--|--|
| Month          | Turnaround time - in days<br>(Monthly) | Turnaround time<br>(Rolling 12 month average)* |
| Jun-23         | 29.9                                   | 29.7   |
| Jul-23         | 30.1                                   | 30.1   |
| Aug-23         | 26.9                                   | 29.9   |
| Sep-23         | 21.5                                   | 29.4   |
| Oct-23         | 25.9                                   | 29.2   |
| Nov-23         | 20.4                                   | 28.8   |
| 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   |

**About the Measure:** Turnaround time measures (in days) the average time it takes from when a house becomes vacant to when it is re-tenanted. Currently, data is only available for dwellings owned and managed by Homes Tasmania. However, work is underway to include data from community housing providers in future reports.

**Results and recent trend:** The results show that the monthly turnaround times differs each month and on average Homes Tasmania continue to achieve average turnaround times in under a month in a very tight market for tradespeople.

Homes Tasmania is committed to improving systems and ensuring the turnaround time meets the national benchmark (below 28 days).

\* Rolling 12 month average is found by averaging the 12 months up to the reference month.

## Focus Area 2: Efficiency Of Existing Dwellings

### 10. Number of work orders completed

| Past 12 months |   |   |
|----------------|---|---|
| Month          | Number of work orders completed (Monthly) | Number of work orders completed (Rolling 12 month average)* |
| May-23         | 1,802                                     | 1,627   |
| Jun-23         | 1,411                                     | 1,535   |
| Jul-23         | 1,474                                     | 1,523   |
| Aug-23         | 1,633                                     | 1,512   |
| Sep-23         | 1,451                                     | 1,489   |
| Oct-23         | 1,395                                     | 1,477   |
| Nov-23         | 1,176                                     | 1,432   |
| Dec-23         | 1,063                                     | 1,411   |
| Jan-24         | 1,068                                     | 1,370   |
| Feb-24         | 1,261                                     | 1,356   |
| Mar-24         | 1,166                                     | 1,331   |
| Apr-24         | 1,184                                     | 1,340   |
| May-24         | 1,450                                     | 1,311   |

\* Rolling 12 month average is found by averaging the 12 months up to the reference month.

\*\* Since July 2021, work orders for landscaping jobs in the South of the state are no longer included in the data, leading to a gradual decrease in the 12 month average.

**About the Measure:** This indicator shows the number of work orders that were completed in housing owned by Homes Tasmania. This includes data for dwellings owned by Homes Tasmania including dwellings under management by community housing providers. This data has a one month lag behind other indicators.

**Results and recent trend:** The results show that despite the exclusion of work orders for landscaping in the South (see footnote in table), Homes Tasmania performed over 15,000 work orders in the 12 months to May 2024, with an average of over 1,300 work orders each month. This shows our commitment to ensure that social housing dwellings are both appropriate and meet the conditions of the *Residential Tenancy Act 1997*. We encourage any tenant with a concern to bring it to the attention of their tenancy manager on 1300 665 663.

## Focus Area 2: Efficiency Of Existing Dwellings

### 11. Proportion of work orders completed within benchmarks

| Past 12 months |                                      |  |
|----------------|--------------------------------------|--|
| Month          | Average performance rating (Monthly) | Average performance rating (Rolling 12 month average)* |
| May-23         | 79.0                                 | 87.6   |
| Jun-23         | 90.4                                 | 87.4   |
| Jul-23         | 83.2                                 | 86.8   |
| Aug-23         | 92.1                                 | 87.5   |
| Sep-23         | 91.9                                 | 88.1   |
| Oct-23         | 94.0                                 | 88.6   |
| Nov-23         | 91.8                                 | 88.8   |
| Dec-23         | 92.5                                 | 89.0   |
| Jan-24         | 89.9                                 | 88.8   |
| Feb-24         | 89.0                                 | 88.9   |
| Mar-24         | 86.6                                 | 88.4   |
| Apr-24         | 89.5                                 | 88.9   |
| May-24         | 80.0                                 | 89.2   |

**About the Measure:** This indicator measures the effectiveness of the work orders that were completed. Homes Tasmania audit more than one third of all work orders completed to assess the effectiveness of contractors in delivering outcomes. Audits look at 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. As with indicator 10, this data has a one month lag behind other indicators.

**Results and recent trend:** The results show that an average of over 89 per cent of work orders were completed to benchmarks in the past year. There may be monthly fluctuations of this data associated with trade availability for contractors.

\* Rolling 12 month average is found by averaging the 12 months up to the reference month.

\*\* Since July 2021, work orders for landscaping jobs in the South of the state are no longer included in the data, leading to a gradual decrease in the 12 month average.

## Focus Area 3: Demand For Housing

### 12. Applications on the Housing Register

| Past 12 months |                                      |
|----------------|--------------------------------------|
| Month          | Applications on the Housing Register |
| Jun-23         | 4,598                                |
| Jul-23*        | 4,485                                |
| Aug-23         | 4,617                                |
| Sep-23         | 4,634                                |
| Oct-23         | 4,672                                |
| Nov-23         | 4,701                                |
| 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                                |

\* The Dashboard is based on point in time reporting therefore the July data remains incorrect and should not be used for comparative purposes.

**About the Measure:** This indicator shows the number of applications for social housing on the Housing Register, including applicants housed in various housing situations. This is not a measure of homelessness.

**Results and recent trend:** The results show that demand for social housing remains high.

Approximately 90 per cent of all applicants on the Housing Register are currently in secure or temporary accommodation. Over half (55.4 per cent) of all applicants on the Housing Register are entitled to a one-bedroom dwelling, meaning that they are either a lone person household or a couple without children.

Homes Tasmania continues to work to increase the number of houses available for social housing in Tasmania.

## Focus Area 3: Demand For Housing

### 13. Average time to house priority applicants

| Past 12 months |   |   |
|----------------|---|---|
| Month          | Average time to house priority applicants (Monthly) | Average time to house priority applicants (Rolling 12 month average)* |
| Jun-23         | 93.8  | 80.4  |
| Jul-23         | 87.8  | 80.8  |
| Aug-23         | 83.6  | 81.3  |
| Sep-23         | 79.9  | 81.7  |
| Oct-23         | 86.0  | 80.2  |
| Nov-23         | 94.7  | 80.2  |
| Dec-23         | 99.7  | 82.4  |
| Jan-24         | 109.6   | 85.1  |
| Feb-24         | 92.6  | 87.1  |
| Mar-24         | 71.2  | 85.2  |
| Apr-24         | 90.0  | 87.0  |
| May-24         | 95.7  | 89.0  |
| Jun-24         | 94.7  | 89.7  |

**About the Measure:** This indicator shows the average number of weeks it takes to house priority applicants from the Housing Register. It is calculated from the priority applicants who were housed in a given period and the average time that was spent waiting on the Housing Register. It includes those housed into both community and public housing.

**Results and recent trend:** The results show average time to house priority applicants fluctuates month to month. The average for the past 12 months was 89.7 weeks.

Homes Tasmania continues to work to increase the number of houses available for social housing in Tasmania.

\* Rolling 12 month average is found by averaging the 12 months up to the reference month.

## Focus Area 3: Demand For Housing

### 14. Proportion of allocations to priority applicants

| Past 12 months |   |   |
|----------------|---|---|
| Month          | Proportion of allocations made to priority applicants (Monthly) | Proportion of allocations made to priority applicants (Rolling 12 month average)* |
| Jun-23         | 90.4  | 91.4  |
| Jul-23         | 96.8  | 93.2  |
| Aug-23         | 95.0  | 93.2  |
| Sep-23         | 90.5  | 93.3  |
| Oct-23         | 87.7  | 92.5  |
| Nov-23         | 95.2  | 92.8  |
| Dec-23         | 97.0  | 93.0  |
| Jan-24         | 97.5  | 93.6  |
| Feb-24         | 97.1  | 94.0  |
| Mar-24         | 97.1  | 94.3  |
| Apr-24         | 97.8  | 94.4  |
| May-24         | 92.8  | 94.5  |
| Jun-24         | 96.1  | 94.8  |

\* Rolling 12 month average is found by averaging the 12 months up to the reference month

**About the Measure:** This indicator shows the percentage of all households who were allocated to social housing from the Housing Register who were priority applicants. 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 Services\*\*, which releases data in January each year.

**Results and recent trend:** The results show that in Tasmania, the majority of allocations to social housing are for applicants who have been assessed as priority applicants, and this proportion has been trending upward over time. The results also show that Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 82.9 per cent for public housing and 77.1 per cent for community housing in 2022-23.

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



## Focus Area 3: Demand For Housing

# 15. Applicants as a proportion of social housing dwellings

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

\* Population figures are as at 31 December for consistency with the population figures reported for indicator 21.

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

**About the Measure:** This indicator measures the ratio of housing 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 RoGS, which releases data annually (in January each year), and the RoGS mid-year update, which includes the final number of Indigenous community housing dwellings for the previous year.

**Results and recent trend:** The results show that due to strong delivery of social housing in 2022-23, the number of applicants as a proportion of social housing dwellings decreased by 0.2 per cent between June 2022 and June 2023.

## Focus Area 4: New Supply Of Housing

### 16. New long term homes

| Past 12 months |                                       |                                      |  |
|----------------|---------------------------------------|--------------------------------------|--|
| Month          | Social housing dwellings (Cumulative) | Supported accommodation (Cumulative) | Long term homes completed (Cumulative) |
| Jun-23         | 1,809                                 | 250                                  | 2,059                                  |
| Jul-23         | 1,847                                 | 250                                  | 2,097                                  |
| Aug-23         | 1,867                                 | 252                                  | 2,119                                  |
| Sep-23         | 1,893                                 | 252                                  | 2,145                                  |
| Oct-23         | 1,928                                 | 252                                  | 2,180                                  |
| Nov-23         | 1,950                                 | 252                                  | 2,202                                  |
| Dec-23         | 1,997                                 | 256                                  | 2,253                                  |
| Jan-24         | 2,003                                 | 256                                  | 2,259                                  |
| Feb-24         | 2,014                                 | 256                                  | 2,270                                  |
| Mar-24         | 2,031                                 | 256                                  | 2,287                                  |
| Apr-24         | 2,054                                 | 256                                  | 2,310                                  |
| May-24         | 2,071                                 | 256                                  | 2,327                                  |
| Jun-24         | 2,130                                 | 270                                  | 2,400                                  |

**About the Measure:** This indicator reports the number of social housing dwellings and places in long term supported accommodation that have been built or purchased as new or as previously non-residential homes. Note, this does not include homes purchased by Homes Tasmania that were previously in use as residential homes. These are reported under Indicator 18 below.

**Results and recent trend:** The construction of homes often occurs in groups in line with the way that builders construct homes. This results in some months with a small number of houses delivered, and others with a significant number of houses completed. The results show that since the commencement of the Affordable Housing Strategy, there have been 2,400 new long term homes delivered, including 341 in the past year.

## Focus Area 4: New Supply Of Housing

### 17. Other new supply

| Past 12 months |                              |   |   |
|----------------|------------------------------|---|---|
| Month          | Lots of land<br>(Cumulative) | Homeless<br>accommodation<br>(Cumulative) | Affordable private<br>rentals<br>(Cumulative) |
| Jun-23         | 648                          | 124                                       | 57  |
| Jul-23         | 648                          | 124                                       | 60  |
| Aug-23         | 648                          | 124                                       | 66  |
| Sep-23         | 648                          | 124                                       | 71  |
| Oct-23         | 648                          | 124                                       | 72  |
| Nov-23         | 648                          | 174                                       | 79  |
| Dec-23         | 648                          | 182                                       | 84  |
| Jan-24         | 648                          | 182                                       | 84  |
| Feb-24         | 648                          | 182                                       | 95  |
| Mar-24         | 648                          | 182                                       | 97  |
| Apr-24         | 648                          | 182                                       | 106   |
| May-24         | 648                          | 182                                       | 108   |
| Jun-24         | 735                          | 182                                       | 116   |

**About the Measure:** This indicator includes reporting on the number of new lots of land that have been released to market, the number of new units of homeless accommodation that have been completed and the number of ancillary dwellings that have been completed with the support of the Ancillary Dwelling Grants Program. A lot of land is counted at the time it is released and unit of homeless accommodation is counted at the time it is has been completed and keys handed over. Because of these counting rules, activity occurs in groups. A new ancillary dwelling is counted when it has been completed.

**Results and recent trend:** Over the past year there have been 87 lots of land released and 58 new units of homeless accommodation provided. As at the end of June 2024, there were 116 ancillary dwellings completed under the grants program.

There are works underway on further subdivisions at Huntingfield and a further 6 units of homeless accommodation either contracted or under construction.

## Focus Area 4: New Supply Of Housing

### 18. Other forms of assistance

| Past 12 months |   |
|----------------|---|
| Month          | Total other forms of assistance<br>(Cumulative) |
| Jun-23         | 416   |
| Jul-23         | 422   |
| Aug-23         | 424   |
| Sep-23         | 425   |
| Oct-23         | 425   |
| Nov-23         | 425   |
| Dec-23         | 425   |
| Jan-24         | 425   |
| Feb-24         | 425   |
| Mar-24         | 425   |
| Apr-24         | 425   |
| May-24         | 425   |
| Jun-24         | 425   |

**About the Measure:** This indicator shows additional works that are not captured in previous pages and includes the number of social housing dwellings, supported accommodation places and units of homeless accommodation that have been accessed by Homes Tasmania. This refers to outcomes that provide access to housing for eligible persons by changing the tenure of existing dwellings or extending the lifecycle of otherwise inappropriate housing. Specifically, this includes significant refurbishments of untenable existing social housing dwellings and securing the use of existing dwellings for use as social housing, supported accommodation or homeless accommodation. This information is presented at a point in time.

**Results:** The results show that there are 418 more homes and 7 units of homeless accommodation that have been delivered under the Affordable Housing Strategy through to June 2024 in addition to other supply initiatives (see previous slides).

## Focus Area 4: New Supply Of Housing

### 19. Pipeline of works

| Pipeline of works              |  |
|--------------------------------|--|
| Housing type                   | Total number of dwellings/units that have been started |
| New social housing             | 461  |
| New supported accommodation    | 61   |
| New homelessness accommodation | 6  |
| New affordable housing         | 32   |
| <b>Total</b>                   | <b>560</b>   |

**About the Measure:** This page reports on the pipeline of works that have started. It includes new social housing, supported accommodation, affordable accommodation and homeless accommodation projects that contribute to the delivery of 10 000 homes by 2032. Dwellings are considered started when land is secured (if applicable) and progress towards milestones has commenced. It is current as at the end of each month, and is subject to change as projects progress or if the number of dwellings on a site changes for unforeseen reasons. It excludes progress milestones for new supply generated from home ownership (under the MyHome program) and land release, and excludes an additional 116 homes being delivered towards the Social Housing Accelerator Program that are funded in full by the Australian Government.

**Results and recent trend:** There are 554 social and affordable long term homes and 6 units of homeless accommodation currently in the pipeline.

## Focus Area 4: New Supply Of Housing

### 20. Overall assistance numbers

| Overall assistance numbers under AHS |                            |                           |                           |                        |
|--------------------------------------|----------------------------|---------------------------|---------------------------|------------------------|
| Quarter ending                       | Total assisted (Quarterly) | Total supply (Cumulative) | Total access (Cumulative) | Total assisted (Total) |
| Jun-19                               | 378                        | 984                       | 621                       | 1,605                  |
| Sep-19                               | 142                        | 1,050                     | 697                       | 1,747                  |
| Dec-19                               | 148                        | 1,157                     | 738                       | 1,895                  |
| Mar-20                               | 144                        | 1,247                     | 791                       | 2,039                  |
| Jun-20                               | 263                        | 1,425                     | 877                       | 2,302                  |
| Sep-20                               | 120                        | 1,487                     | 935                       | 2,422                  |
| Dec-20                               | 144                        | 1,604                     | 962                       | 2,566                  |
| Mar-21                               | 82                         | 1,653                     | 995                       | 2,648                  |
| Jun-21                               | 233                        | 1,792                     | 1,089                     | 2,881                  |
| Sep-21                               | 108                        | 1,837                     | 1,152                     | 2,989                  |
| Dec-21                               | 269                        | 1,936                     | 1,322                     | 3,258                  |
| Mar-22                               | 186                        | 2,090                     | 1,354                     | 3,444                  |
| Jun-22                               | 153                        | 2,183                     | 1,414                     | 3,597                  |
| Sep-22                               | 148                        | 2,286                     | 1,459                     | 3,745                  |
| Dec-22                               | 286                        | 2,515                     | 1,516                     | 4,031                  |
| Mar-23                               | 245                        | 2,724                     | 1,552                     | 4,276                  |
| Jun-23                               | 789                        | 3,389                     | 1,676                     | 5,065                  |
| Sep-23                               | 235                        | 3,554                     | 1,746                     | 5,300                  |
| Dec-23                               | 293                        | 3,800                     | 1,793                     | 5,593                  |
| Mar-24                               | 144                        | 3,915                     | 1,822                     | 5,737                  |
| Jun-24                               | 305                        | 4,207                     | 1,835                     | 6,042                  |

**About the Measure:** This indicator shows the overall number of households assisted under the Affordable Housing Strategy (AHS), by quarter. It does not include the support being provided to the more than 14,500 households already in social housing, or through other programs such as Private Rental Assistance.

**Results and recent trend:** The results show that as at the end of June 2024, the Affordable Housing Strategy has delivered a total of 4,207 additional new homes, lots of land and new places in supported accommodation and homeless accommodation (see supply tables), including 3,223 since July 2019.

The number of households assisted and properties secured (see access tables) has grown to 1,835 since the commencement of the Strategy, including 1,214 since July 2019.

## Focus Area 5: Housing Market Factors

### 21. Population change in Tasmania

| 2016 to 2023*          |                               |   |                    |
|------------------------|-------------------------------|---|--------------------|
| Calendar year (31 Dec) | Estimated resident population | Change from same point in previous year | Annual growth rate |
| 2016                   | 521,981                       | 6,287                                   | 1.22%              |
| 2017                   | 531,561                       | 9,580                                   | 1.84%              |
| 2018                   | 542,927                       | 11,366                                  | 2.14%              |
| 2019                   | 553,340                       | 10,413                                  | 1.92%              |
| 2020                   | 561,881                       | 8,541                                   | 1.54%              |
| 2021                   | 568,628                       | 6,747                                   | 1.20%              |
| 2022                   | 572,352                       | 3,724                                   | 0.65%              |
| 2023                   | 574,705                       | 2,353                                   | 0.41%              |

**About the Measure:** This indicator shows Tasmania's population at the end of December for each year (or the most recent quarterly results for the current year), as released by the Australian Bureau of Statistics. The most recent data was released on 13 June 2024 and includes population estimates up to the December 2023 quarter. It also includes some adjustments to the data for the 2022-23 financial year. The next release is due on 19 September 2024.

**Results and recent trend:** The ABS estimates that there were 2,353 more people (0.41 per cent annual change) in Tasmania at the end of December 2023 than the end of December 2022. This is a fall from the elevated levels of growth in population which occurred over the years from 2016 to 2021.

## Focus Area 5: Housing Market Factors

### 22. Building approvals in Tasmania

| Past 12 months |                            |                                     |
|----------------|----------------------------|-------------------------------------|
| Month          | Building approvals (Month) | Building approvals (In the year to) |
| May-23         | 329                        | 3,238                               |
| Jun-23         | 188                        | 3,079                               |
| Jul-23         | 276                        | 3,067                               |
| Aug-23         | 253                        | 2,995                               |
| Sep-23         | 252                        | 3,001                               |
| Oct-23         | 222                        | 3,037                               |
| Nov-23         | 189                        | 2,799                               |
| Dec-23         | 154                        | 2,734                               |
| Jan-24         | 168                        | 2,776                               |
| Feb-24         | 267                        | 2,707                               |
| Mar-24         | 215                        | 2,697                               |
| Apr-24         | 172                        | 2,685                               |
| May-24         | 231                        | 2,587                               |

**About the Measure:** This indicator shows the number of building approvals that occurred in Tasmania as released by the Australian Bureau of Statistics (ABS) each month. The most recent information was for the month of May 2024 with the next release scheduled 30 July 2024.

**Results and recent trend:** The number of dwellings approved in the year to May 2024 was 2,587, which is 20 per cent lower than the number of approvals in the year to May 2023.

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

\* At times the ABS will make minor revisions to past published results. These will be updated as necessary.



## Focus Area 5: Housing Market Factors

### 23. Vacancy rate by region

| Past 12 months |                       |                       |                           |
|----------------|-----------------------|-----------------------|---------------------------|
| Month          | Vacancy rate – Hobart | Vacancy rate – Burnie | Vacancy rate – Launceston |
| Jun-23         | 1.9                   | 0.9                   | 1.5                       |
| Jul-23         | 1.8                   | 0.8                   | 1.7                       |
| Aug-23         | 1.7                   | 0.8                   | 1.3                       |
| Sep-23         | 1.6                   | 0.6                   | 1.2                       |
| Oct-23         | 1.3                   | 0.5                   | 1.2                       |
| Nov-23         | 1.2                   | 0.5                   | 1.2                       |
| 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                       |

**About the Measure:** 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. The data is compiled by and reproduced with the permission of SQM Research whose data is available at <https://sqmresearch.com.au/>.

**Results and recent trend:** The results show that, as at the end of June 2024, the vacancy rate in the Hobart market had risen to 1.5 per cent, while the vacancy rate in the Launceston market rose to 1.1 per cent and the vacancy rate in the Burnie market rose to 0.8 per cent.

# Homes Tasmania

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