

Homes Tasmania Dashboard

September 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



An average of 18 homes were completed each week during September.

The Dashboard demonstrates Homes Tasmania's action to improve the housing system with a total of 3 844 homes completed to date, a further 772 homes in the pipeline, and 5 384 concept projects.

These completed, pipeline and future concept projects provide the roadmap to deliver 10 000 homes over the ten-year period. This roadmap is necessarily an iterative process.

At the end of September, 10 000 homes had been identified. These are housing opportunities across the entire system to meet the needs of Tasmanians.

There will be movements in the distribution of projects across the housing continuum over the coming eight years. Our plan to increase supply needs to be flexible enough to respond to emerging needs and opportunities including the availability of State and Federal funding and will reflect variations in projects as they are established, completed and from time to time, delayed.

During September, Homes Tasmania released several tenders which demonstrate some of our strategies for delivering these homes.

Tenders were released to establish two Builders' Panels: one for detached and semi-detached unit construction, and the second panel for medium-density apartment construction. The panels will provide confidence and certainty to the building industry through Homes Tasmania's pipeline of works and help to the industry to grow its capacity and create jobs. Panel members will be guaranteed the opportunity to quote simply and quickly for Homes Tasmania's projects and the opportunity to work towards a higher pre-qualification threshold during the three-year panel period.

The tender for 187 residential lots and one commercial lot in Stage 1 of the Huntingfield subdivision in southern Tasmania was also released. These works will deliver roads and services, including a sewer pump station and landscaping. When completed, Huntingfield will offer a well-located, modern, mixed-residential design, comprising about 470 lots of land.

Round one outcomes of the Australia Government's Housing Australia Future Fund were also announced, with nearly 500 new homes for Tasmania. This included 59 social and affordable housing dwellings that will be delivered in partnership with Homes Tasmania.

Homes Tasmania is looking forward to more approved projects in subsequent rounds. We are focusing significant effort in community engagement and planning to achieve early planning approvals and ensure our projects are shovel-ready for future funding rounds.

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 September 2024:



113
crisis units



1 844
social housing
and supported
accommodation



775
affordable
rentals



701
affordable
home
purchases



411
affordable
residential
lots

These 3 844 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 generate revenue.

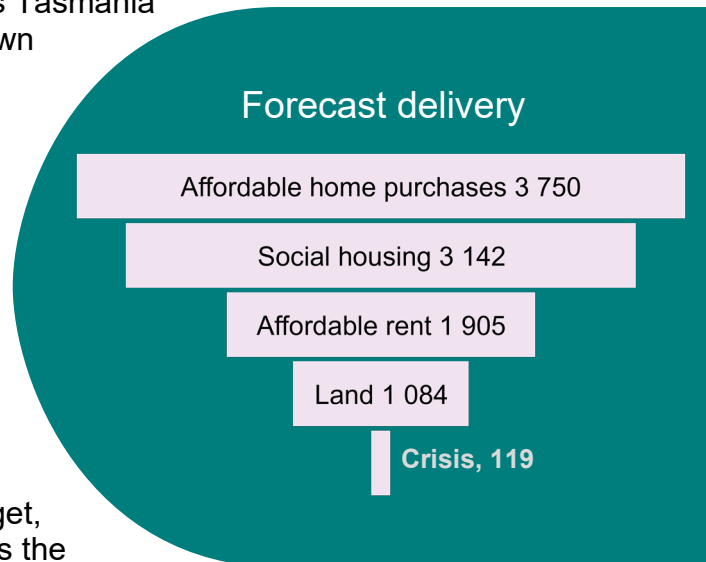
The 2024-25 State Budget presents borrowing estimates, as well as new funding to meet expected debt servicing costs.

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 a number of social housing projects has resulted in a small reduction to the pipeline since August.

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:



6
crisis units



448
social housing
and supported
accommodation



45
affordable
rentals



0
affordable
home
purchases



273
affordable
residential
lots

This pipeline of 772 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.

Round one outcomes of the Housing Australia Future Fund (HAFF) have been announced, with nearly 500 new homes for Tasmania.

Examples of concept projects include:

- 114 social housing dwellings to be delivered under Homes Tasmania’s ModHomes program
- 72 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
- 640 additional social housing and 400 affordable rentals in concept phase
- 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
- 3 049 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:



0
crisis units



850
social housing
and supported
accommodation



1 085
affordable
rentals



3 049
affordable
home
purchases



400
affordable
residential
lots

These 5 384 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

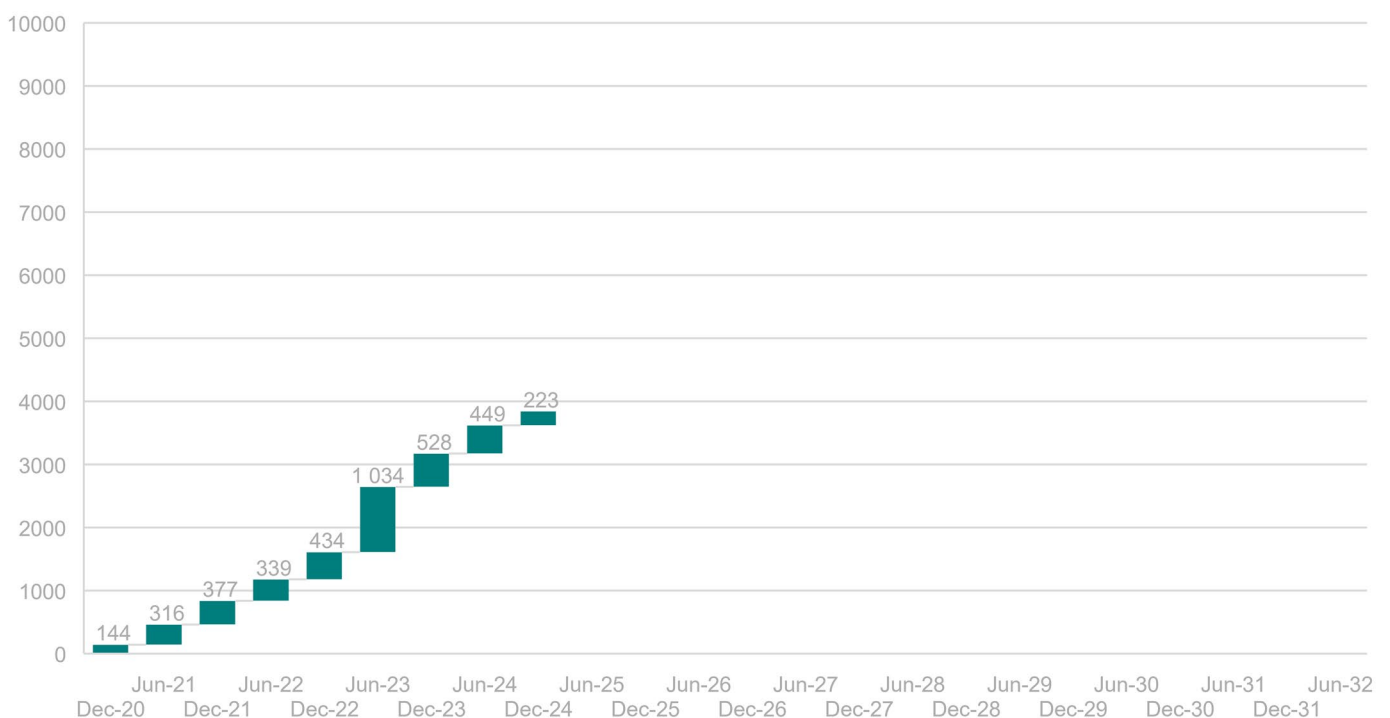
Tasmanians need more homes and Homes Tasmania is committed to improving the housing market, including increasing social and affordable housing and releasing land for residential development.

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:

38%

3 844 / 10 000

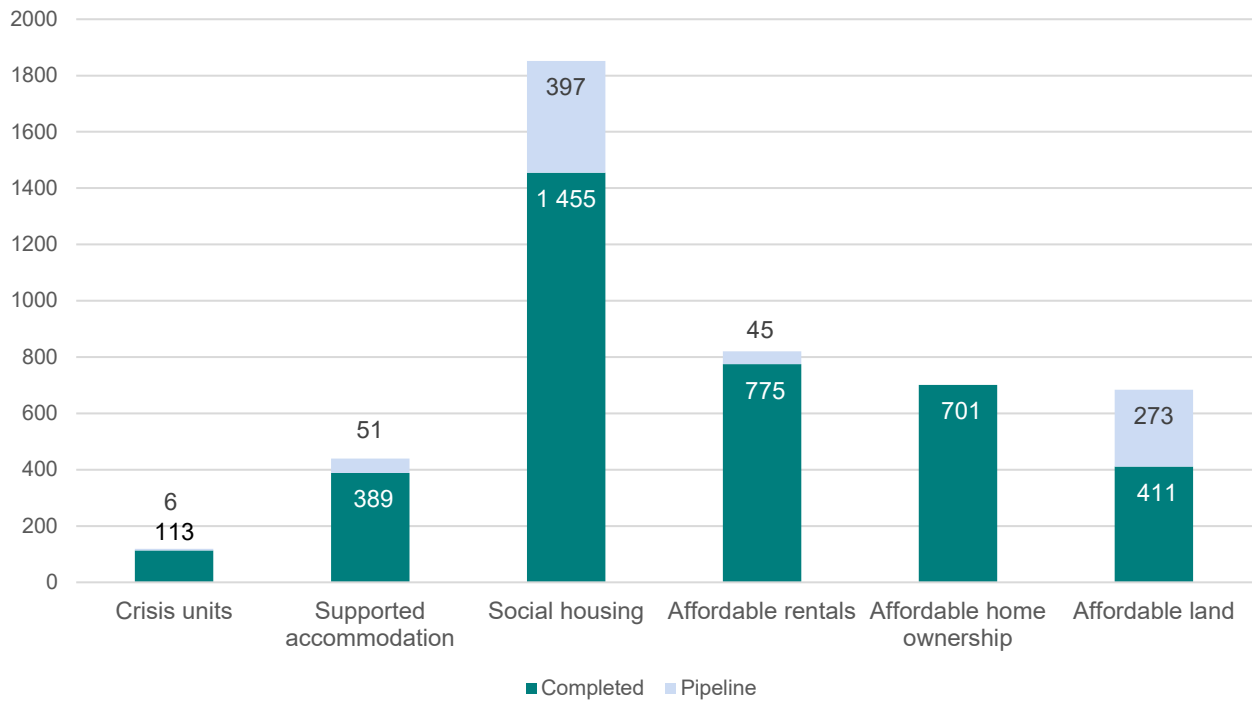


In addition to this report, the Report on Government Services is released each January and reports on the number of social housing dwellings for the previous year. It is a useful measure of a net increase of social housing for Tasmania but has limitations.

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:

3 844 **772**

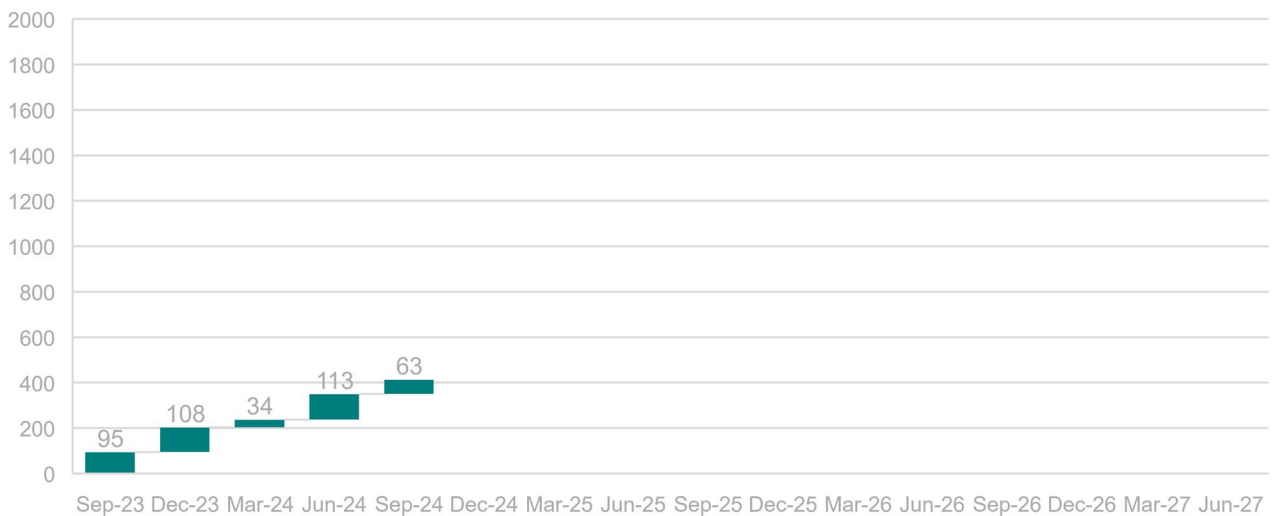


KPI 2: Deliver 2 000 social homes by 2027

KPI 2 measures progress of completed projects towards the sub-target of 2 000 social housing, including supported projects 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:

21% **413 / 2 000**



KPI 3: Deliver more accessible homes

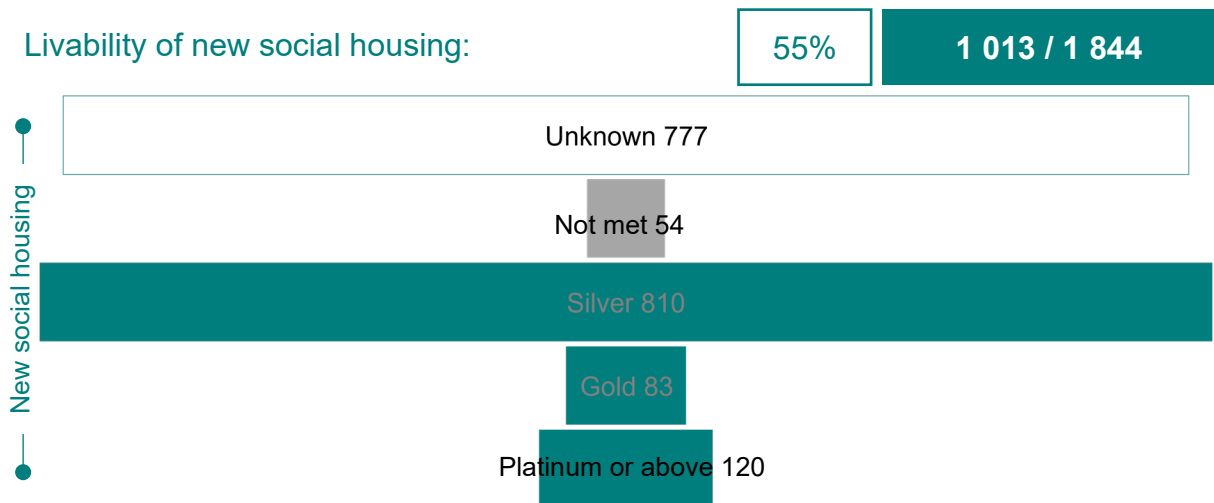
Renewal of the social housing portfolio includes investment in the accessibility and livability of new and existing homes.

KPI 3 measures the livability 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.

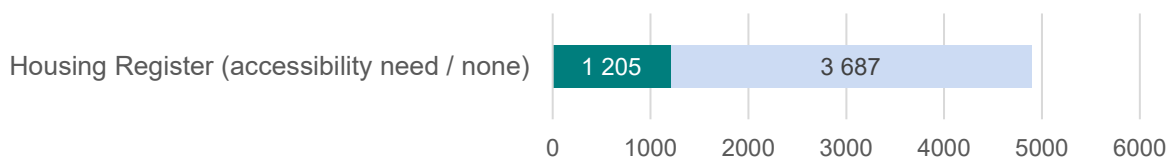
All new homes are required to be built to minimum standards, with commitment to deliver homes at Silver standard wherever practical, and to Gold or Platinum standard where appropriate.

Of the 1 844 new social housing dwellings delivered between 1 October 2020 and 30 September 2024, 1 013 of 1 067 (or 95 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 203 at Gold or Platinum standard.

Data is not yet available for the remaining 777 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 1 205 applicants (24.6 per cent) at the end of September 2024.

KPI 4: Improve alignment of social housing occupancy

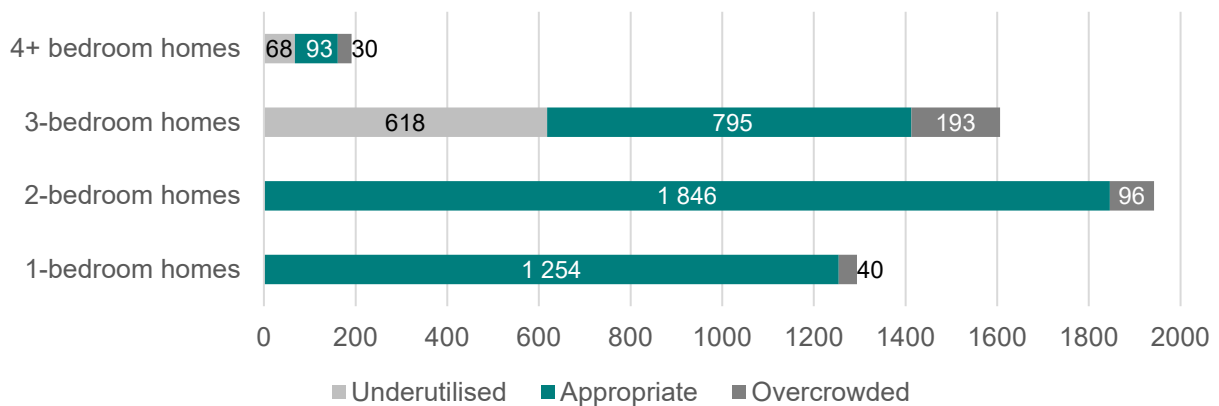
The changing housing needs of Tasmanians requires more one- and two-bedroom homes or homes for much larger families. The social housing portfolio has many underutilised three-bedroom homes, which met the needs of households in previous decades. Construction of new homes by Homes Tasmania will focus on 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 required by the household.

Most underutilisation (13.6 per cent) and overcrowding (7.1 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:



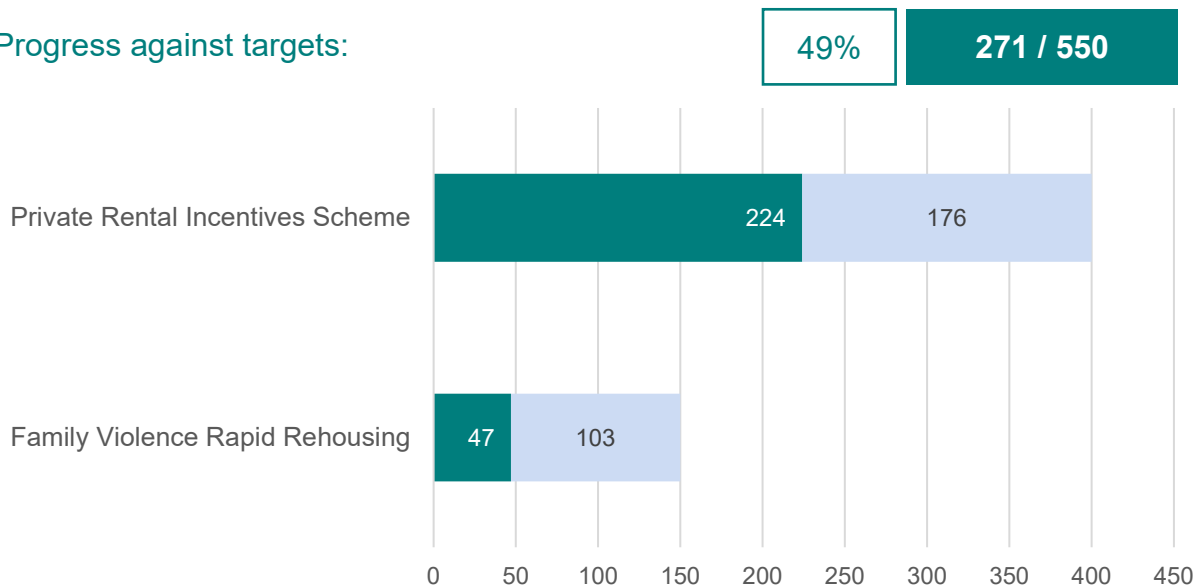
The expressed demand for smaller social housing dwellings is shown for Housing Register applicants, with 4 058 applicants (83 per cent) wanting one- or two-bedroom homes.

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 target for these programs between 1 July 2024 and 30 June 2026 is 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 224 and 47 homes respectively as at the end of September 2024.

Progress against targets:



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.

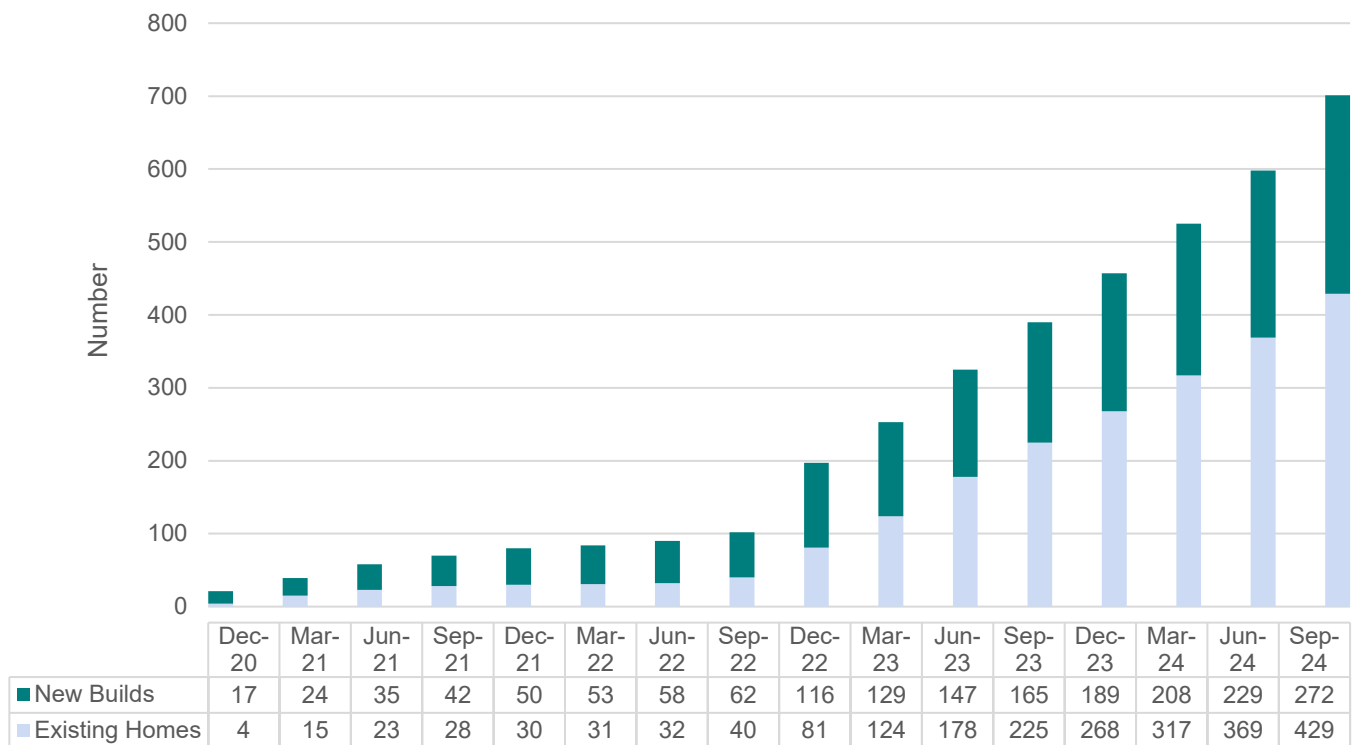
KPI 6: Deliver more affordable home ownership

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 that have purchased a home through MyHome and previous home ownership assistance and 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 whilst displaying historical figures on a quarterly basis.

There have been 701 households assisted into affordable home ownership as at the end of September 2024.

Completed sales:



KPI 7: Release 800 residential lots

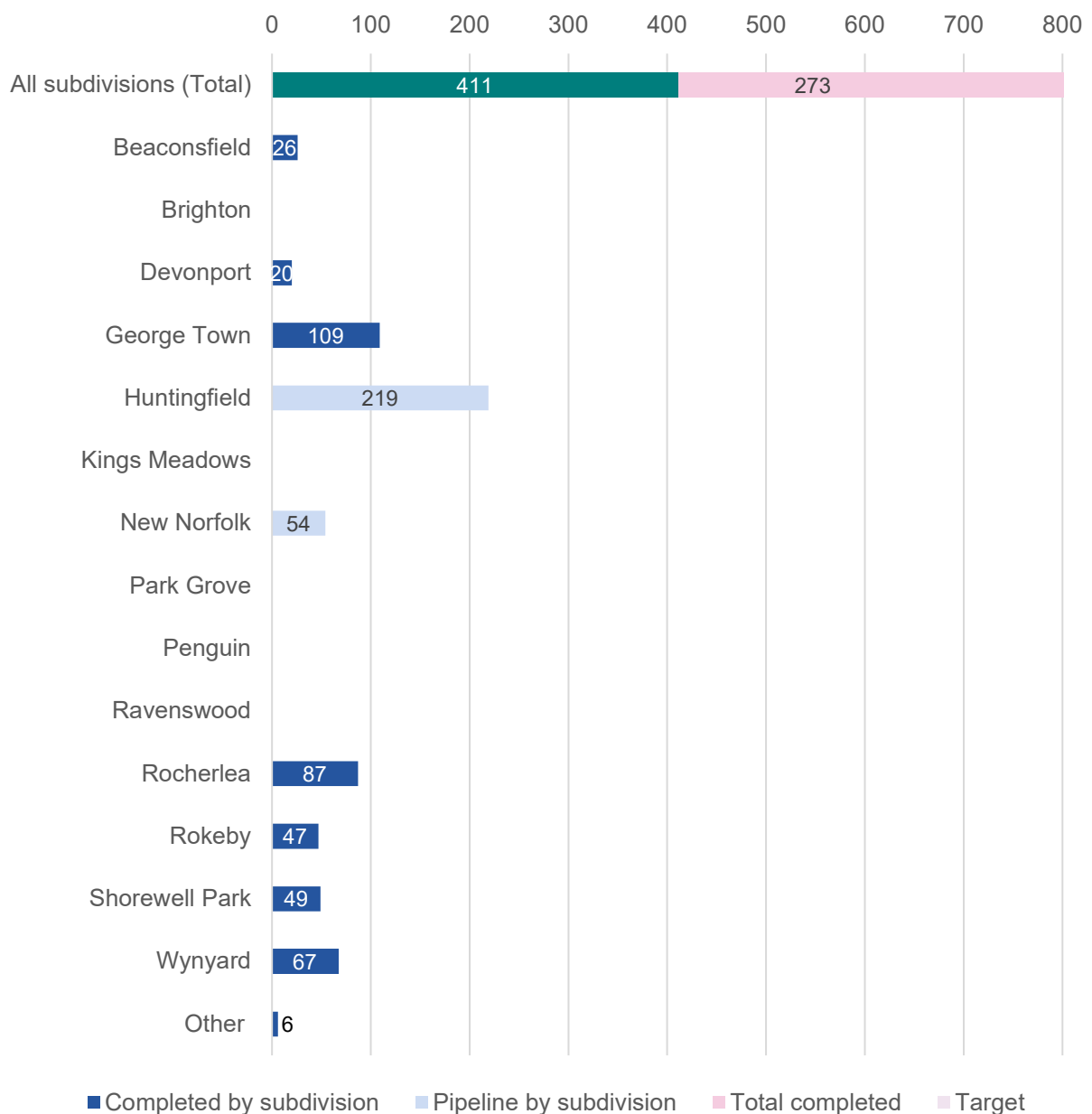
KPI 7 measures progress against the number of residential lots to be sold by subdivision locations towards the target of 800 residential lots to be released across the state by 30 June 2027. Land sales will be available to people who are committed to substantially construct a home on the land within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

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

Progress against targets:

51%

411 / 800



Supporting information

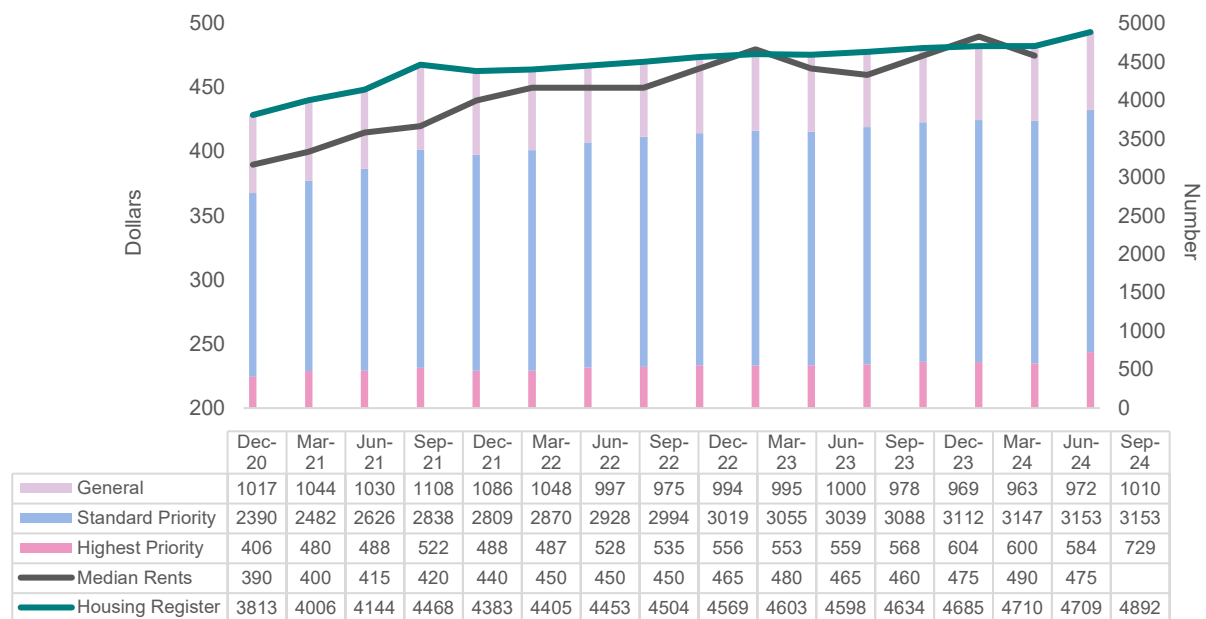
Supporting information is provided about the efficiency and effectiveness of Tasmania’s social housing system, and where available, how Tasmania’s housing indicators compare nationally.

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 increased median price¹ of private rentals and housing demand from applicants on the Housing Register². 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 5.6 per cent in the past 12 months in the number of applications on the Housing Register from 4 634 to 4 892 at the end of September 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.

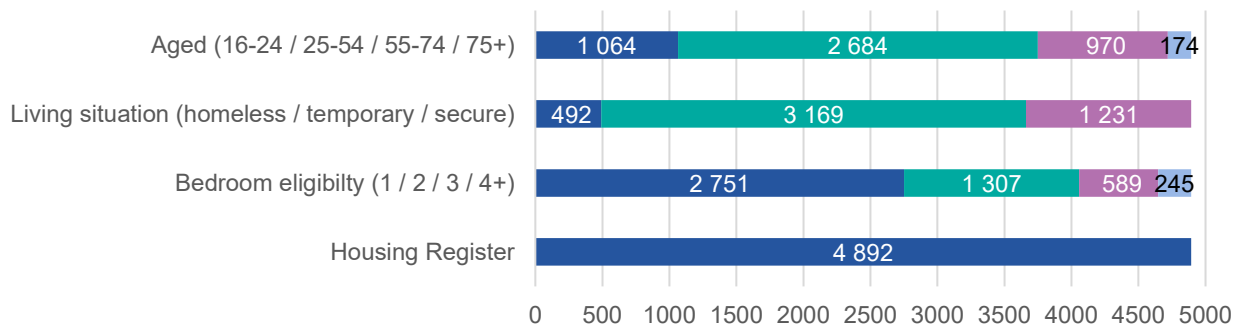
¹ Rental affordability data is reported by the Real Estate Institute of Tasmania quarterly.

² Housing Register data for the September Quarter of 2024 is as at 30 September 2024.

Housing Register data

Indicator 2: Applicant profile

This indicator shows the number of active applications on the Housing Register was 4 892 at the end of September 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
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
Jul 24	4 745
Aug 24	4 792
Sep 24	4 892

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 Services³, which releases data 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)
Sep-23	90.5	93.3	79.9	81.7
Oct-23	87.7	92.5	86.0	80.2
Nov-23	95.2	92.8	94.7	80.2
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

At 94.7%, 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 94.7 per cent (rolling 12 month average) at the end of September 2024.

The average wait time for priority applicants on the Housing Register was 87.9 weeks (rolling 12 month average) at the end of September 2024.

³ 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 releases data 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 ⁴	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 ⁵	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.

⁴ Social housing dwellings is reported in RoGS Table 18A.3.

⁵ 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)
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
Jul-24	42.9	31.9
Aug-24	32.4	32.3
Sep-24	29.8	32.7

The turnaround time for Homes Tasmania properties was 32.7 days (rolling 12 month average) at the end of September 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 ⁶	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)
Aug-23	1 633	1 512	92.1	87.5
Sep-23	1 451	1 489	91.9	88.1
Oct-23	1 395	1 477	94.0	88.6
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

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 89.5 per cent of work orders (rolling 12 month average) were completed to benchmarks in the past year at the end of August 2024.



⁶ 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 ⁷	Building approvals ⁸ (Monthly)	Building approvals (In the year to)
Aug-23	253	2 995
Sep-23	252	3 001
Oct-23	222	3 037
Nov-23	190	2 800
Dec-23	154	2 735
Jan-24	172	2 781
Feb-24	267	2 712
Mar-24	215	2 702
Apr-24	173	2 691
May-24	231	2 593
Jun-24	175	2 580
Jul-24	249	2 553
Aug-24	195	2 495

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.

⁷ This data has a one-month lag behind other indicators.

⁸ 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
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
Jul-24	1.2	0.7	1.1
Aug-24	1.1	0.7	1.0
Sep-24	0.8	0.5	0.8

Median statewide rent for houses decreased 3.1% in the June 2024 quarter and increased 2.2% in the past year to \$475 per week.

Vacancy rates continue to fluctuate but have decreased in all regions in the past month.

SQM Research⁹ reports the vacancy rates in Hobart, Burnie and Launceston were 0.8 per cent, 0.5 per cent and 0.8 per cent respectively as at the end of September 2024.

⁹ 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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