

Homes Tasmania Dashboard

July 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: BREAKDOWN OF APPLICANTS	15
INDICATOR 3: ALLOCATIONS TO GREATEST NEED	15
INDICATOR 4: APPLICATIONS AS A PROPORTION OF SOCIAL HOUSING DWELLINGS	16
INDICATOR 5: TURNAROUND TIMES	17
INDICATOR 6: EFFECTIVENESS OF COMPLETED WORK ORDERS	18
INDICATOR 7: BUILDING APPROVALS IN TASMANIA	19
INDICATOR 8: VACANCY RATES IN TASMANIA	19

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



Homes Tasmania is on track to deliver 10 000 homes for Tasmanians.

This new Dashboard highlights our progress and efforts to improve the housing system for Tasmanians, with 3 696 completed and an additional 815 in the pipeline at the end of July 2024. Notably, 13 per cent of Australia's additional social housing in 2022-23 came from Tasmania¹, despite the state only having about 2 per cent of the national population.

In July, we launched a new Housing Connect model tailored to better support those seeking housing assistance. I met with construction industry peaks, the HIA, MBA and the Property Council, to discuss our plans for future works. It was a useful and positive meeting that led to a better understanding of Homes Tasmania's financial model and upcoming projects. Their advice about showing more visibility on concept plans has helped shape this new dashboard.

The new roundabout on the Channel Highway at Huntingfield is complete. Homes Tasmania will be releasing our plans for the new subdivision in coming months and is looking to select a panel of developers to partner with to deliver a mix of homes including social and affordable rentals and home ownership opportunities. Land releases across Tasmania will boost housing supply, reduce costs, and provide diverse options. In addition to Huntingfield, Homes Tasmania's current land release program includes subdivisions in Beaconsfield, Brighton, Devonport, George Town, Kings Meadows, New Norfolk, Park Grove, Penguin, Ravenswood, Rocherlea, Rokeby, Shorewell Park, and Wynyard.

Homes Tasmania and its community housing partners are eagerly awaiting the outcomes of Funding Round One under the Housing Australia Future Fund (HAFF) to add to our current pipeline of housing projects. A minimum of 1 200 homes has been committed for Tasmania under HAFF over a five year period which is a substantial contribution to delivering 10 000 homes. The latest advice from Housing Australia is that Funding Round One outcomes will be known in September.

In July, we opened Expressions of Interest for 200 affordable rentals through the Private Rental Incentives. An additional 100 rentals will soon be sought to support Tasmanians facing homelessness due to family violence. Additionally, 33 more families purchased homes through the MyHome program, bringing the total to 631 households assisted into affordable home ownership since 1 October 2020. I wish these families all the best and look forward to helping more Tasmanians into safe and secure homes.

¹ Report on Government Services 2024.

Housing plan

The Tasmanian Government announced its initial housing plan commitment on 1 October 2020, which was subsequently and significantly expanded to delivering 10 000 homes by June 2032.

Tasmania delivered 13% of all additional social housing across Australia between 2022-23 compared with our population size of 2%

As set out in the Tasmanian Housing Strategy 2023-43, the Tasmanian Government's housing plan is to build and strategically acquire social and affordable homes across the housing continuum including homelessness accommodation, supported accommodation, social housing, affordable private rentals, release of affordable land parcels, and affordable homes ownership assistance.

Homes Tasmania is delivering on the Government's commitment to increase housing supply and provide more affordable, safe, and sustainable housing solutions for the people of Tasmania, particularly those most in need.

Completed at the end of July 2024:



113
crisis units



1 801
social housing
and supported
accommodation



740
affordable
rentals



631
affordable
home
purchases



411
affordable
residential
lots

These 3 696 completed homes and land all count towards the target of 10 000 by 2032.

In addition, Homes Tasmania is working in partnership with state government agencies, local governments, and the private sector to increase key worker accommodation to enable local prosperity and reduce pressures on the private market. Key worker accommodation is not counted towards the 10 000 target.

Funding model and pipeline

Homes Tasmania is predominantly funded through borrowings from TASCORP with interest guaranteed by the Treasurer through appropriation.

Where the former Housing Tasmania received direct consolidated funding from the Tasmanian Government, this is no longer the case, with Homes Tasmania set up to attract capital funding through other means including the Australian Government and private institutional investment, by being authorised to access debt funds in the form of direct borrowings from TASCORP.

As at 30 June 2024, Homes Tasmania has total approved borrowings of \$266 million, comprising \$60 million in 2022-23 and \$206 million in 2023-24.

The Tasmanian State Budget 2024-25 will set the borrowing authority for Homes Tasmania beyond the current approval of \$266 million.

Revenue from the sale of land and homes also contributes to Homes Tasmania's funding model but their sale will only be counted towards the 10 000 target if it meets affordability definitions.

Homes Tasmania's pipeline of works includes only committed projects with secured funding. Projects that do not have funding secured, or land or contracts in place, are considered 'concept' projects and are not reported in the pipeline towards the target of 10 000 homes. This means MyHome is not counted in the pipeline if sale contracts are not executed nor are any projects proposed under HAFF. Once the outcomes of Funding Round One are known, Homes Tasmania will seek to secure funding through borrowings from TASCORP to expand on its current pipeline.

Current pipeline:



6
crisis units



504
social housing
and supported
accommodation



32
affordable
rentals



0
affordable
home
purchases



273
affordable
residential
lots

This pipeline of 815 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:

- 113 social housing dwellings to be delivered under Homes Tasmania’s Modular Homes program
- 86 social housing dwellings to be delivered by community housing providers under Funding Round Two of Homes Tasmania’s Community Housing Growth Program
- 288 social housing dwellings and 191 affordable rentals submitted by Homes Tasmania and community housing providers under Funding Round One of HAFF
- 212 social housing dwellings and 192 affordable rentals submitted by community housing providers under Funding Round One of HAFF
- 200 more affordable private rentals under the Private Rental Incentives Scheme, an election commitment of the Tasmanian Government
- 100 more affordable private rentals under the Family Violence Rapid Rehousing program, an election commitment of the Tasmanian Government
- approximately 4 275 affordable home purchases under the MyHome program based on 45 contracts per month by June 2032
- 153 affordable residential lots to be released under Homes Tasmania’s land release program

Concept projects:



0
crisis units



699
social housing
and supported
accommodation



683
affordable
rentals



4 275
affordable
home
purchases



153
affordable
residential
lots

These 5 810 homes and land are not currently counted in the pipeline but provided for information only.

Key performance indicators

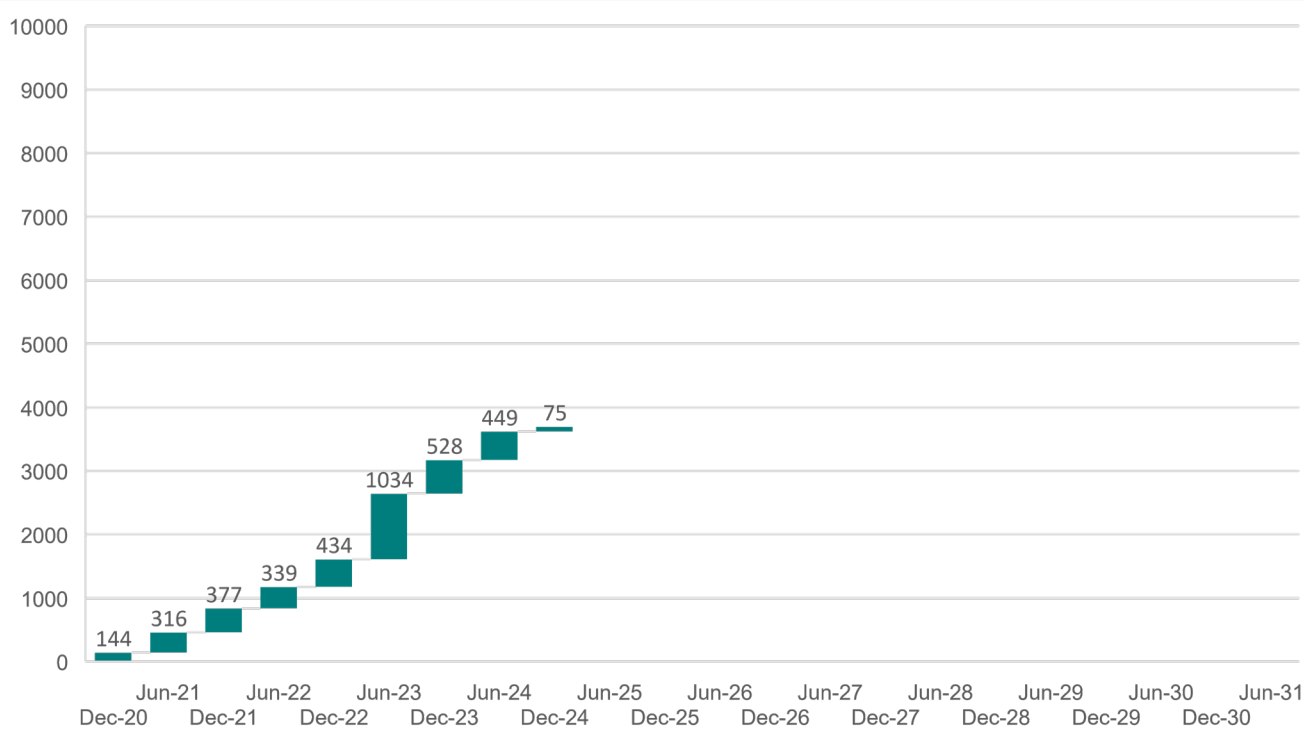
KPI 1: Deliver 10 000 social and affordable homes

The Tasmanian Government is significantly investing in more homes to increase affordability for Tasmanians who are in mortgage stress, rental stress or facing homelessness. This includes partnerships with the Australian Government to increase supply.

Progress of completed projects:

37%

3 696 / 10 000

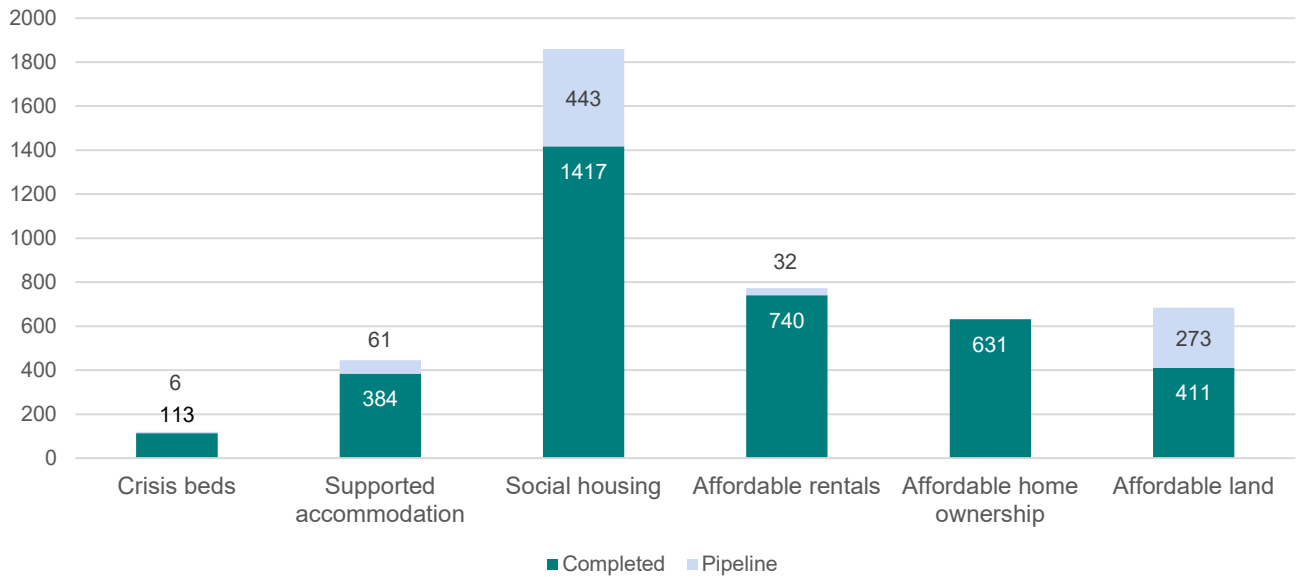


This indicator measures progress of completed projects towards the target of 10 000 social and affordable homes between 1 October 2020 and 30 June 2032.

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 housing providers 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.

Breakdown of completed projects and pipeline:

3 696 815



KPI 2: Deliver 2 000 social homes by 2027

Investment in more social housing requires not only new homes but the renewal of Tasmania’s aging social housing portfolio so that it is more appropriate to the needs of low-income households.

Progress of completed projects:

19% 370 / 2 000



This indicator measures progress of completed projects towards the target of 2 000 social housing, including supported accommodation, between 1 July 2023 and 30 June 2027.

The commitment is a subset of the broader target of 10 000 new social and affordable homes.

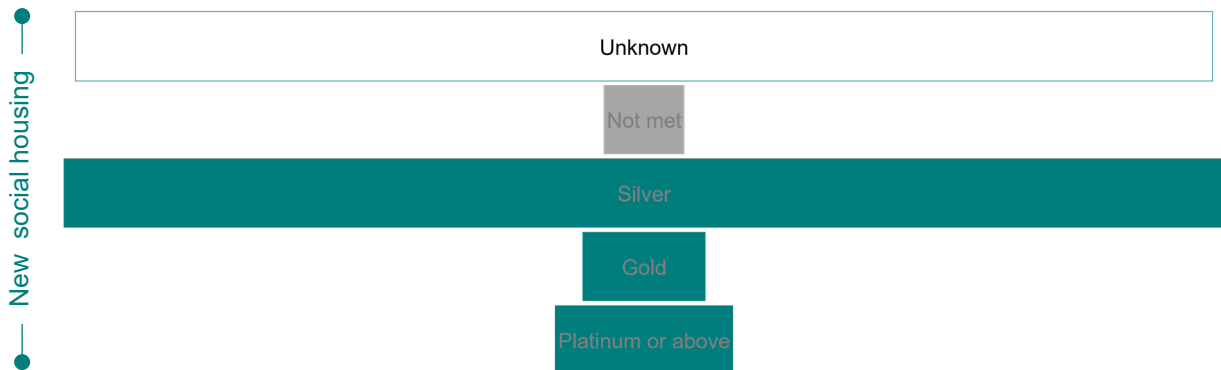
KPI 3: Deliver more accessible homes

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

Livability of new social housing:

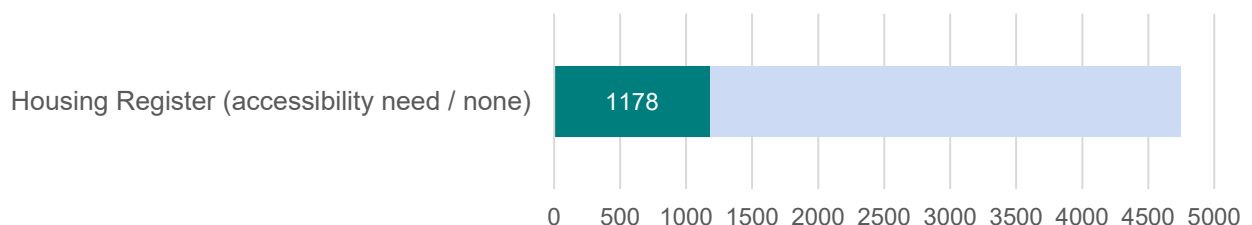
55%

983 / 1 801



This indicator measures the livability standard for all new social housing being delivered towards the 10 000 target, consistent with Livable Housing Design Guidelines. Work is 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 with mobility limitations, being older people aged 75+ and/or those who require property modifications for accessibility.

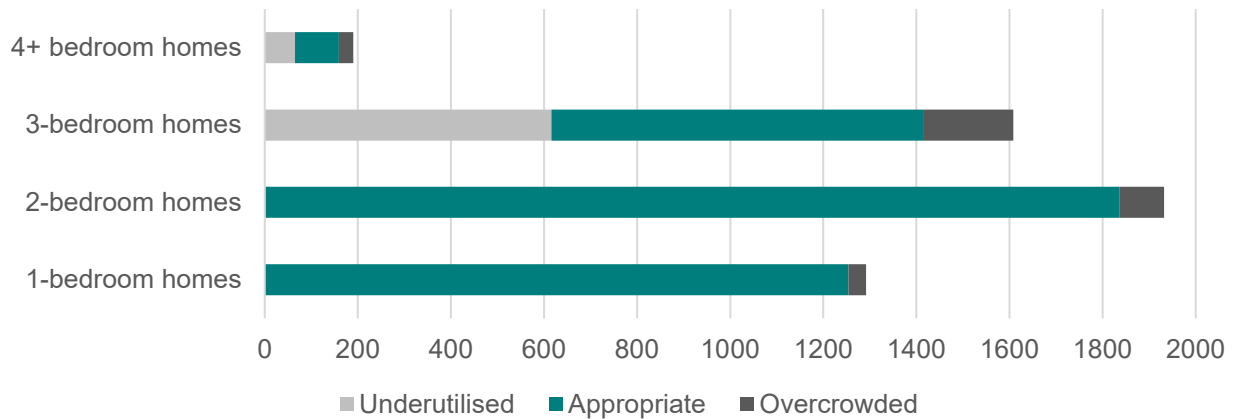
There is strong demand for accessible social housing homes for 24.8 per cent of Housing Register applicants at the end of July 2024.

KPI 4: Improve alignment of social housing occupancy

Renewal of the social housing portfolio includes investment to increase the availability of smaller 2-bedroom homes and larger family homes. Construction of new homes will focus on increasing housing density and infill residential development to provide more housing options so that occupancy is optimised for effectiveness, with minimal under or over-utilisation.

Tenant utilisation by bedroom number:

79% Alignment



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

This indicator measures the number of social housing dwellings managed by Homes Tasmania that have fewer or more bedrooms required by the household. Work is underway to update unknown data from community housing providers in future reports.

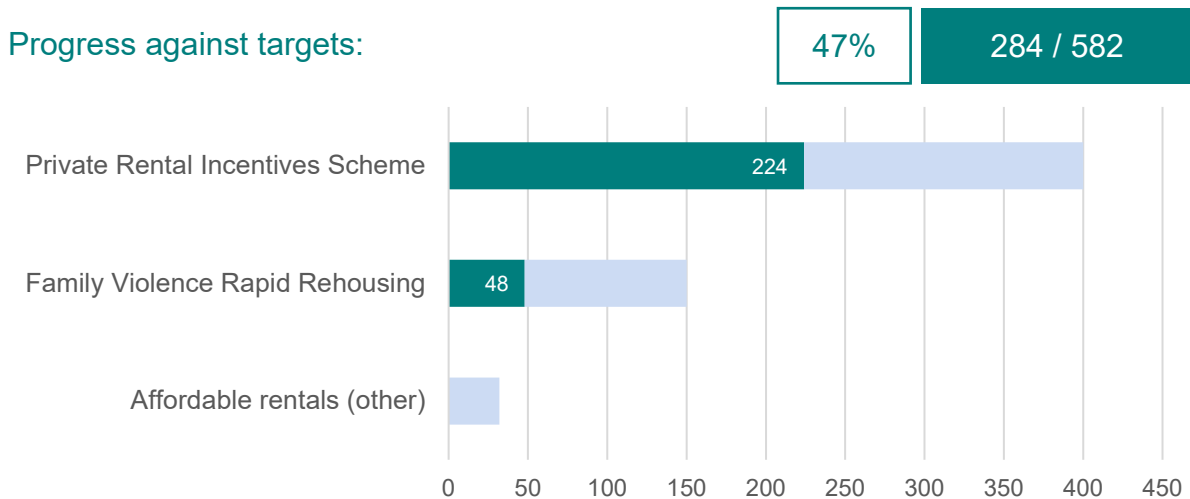
Most under-utilisation (13.5 per cent) and overcrowding (7.0 per cent) applies to 3- and 4-bedroom dwellings, showing a need to make better use of these existing homes.

Applicant requirements by bedroom number:



KPI 5: Deliver more affordable rentals

The Tasmanian Government has committed 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.



This indicator measures the number of new affordable rentals being delivered. The Private Rental Incentives Scheme and Family Violence Rapid Rehousing Program have portfolios of 224 and 48 homes respectively as at the end of July 2024.

An additional 32 affordable rentals are being delivered at the Queenswalk site at Cornelian Bay, Hobart. More affordable rental housing is proposed as part of HAFF Funding Round One submissions, and if successful, will be added to the target of future reports.

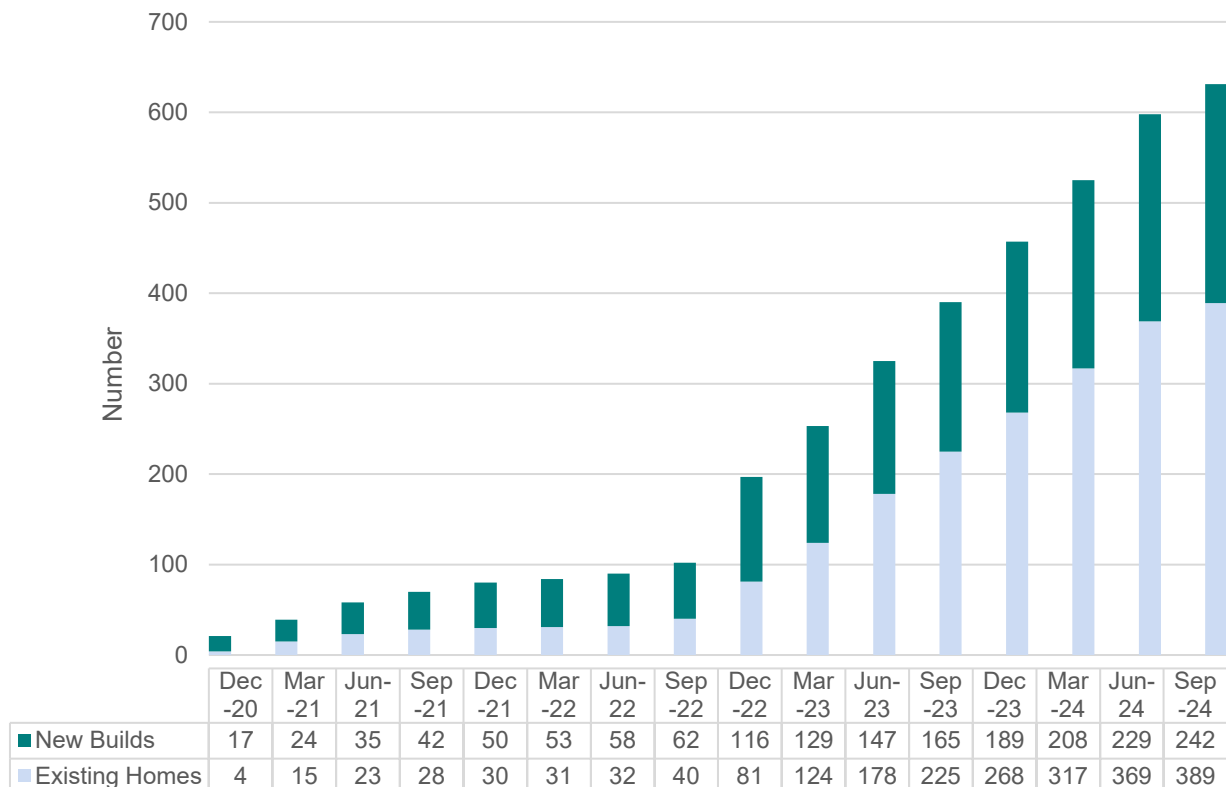
Housing Connect helps about 200 households into affordable rentals with Private Rental Assistance each month

KPI 6: Deliver more affordable home ownership

The Tasmanian Government has committed to expanding the MyHome shared equity scheme to help people buy their first home with two per cent deposit.

This includes expanding eligibility criteria by increasing maximum shared equity and lifting income limits so that more purchasers are able to buy their own home.

Completed sales:



This indicator 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.

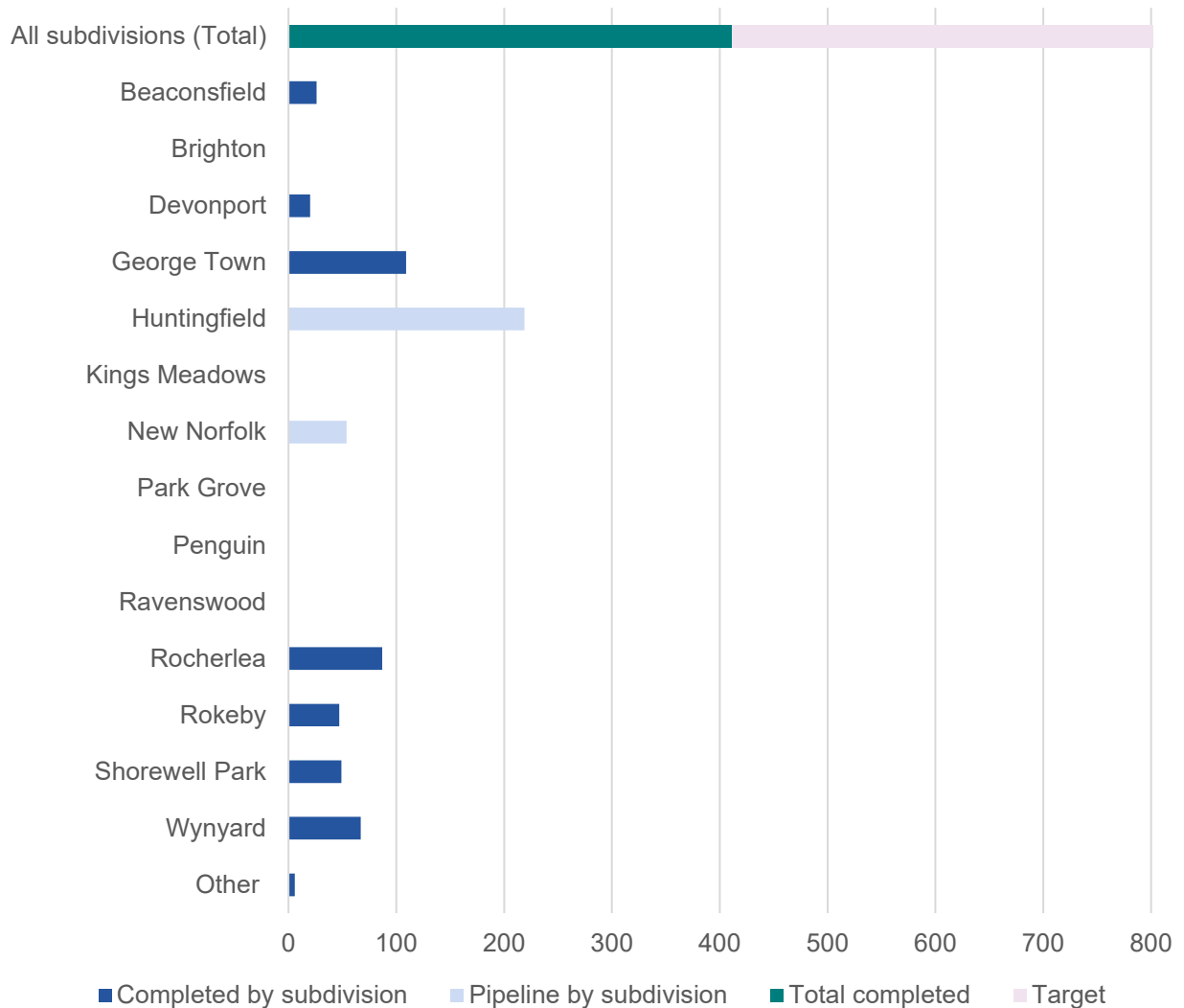
This includes the purchase of new builds and existing dwellings.

There have been 631 households assisted into affordable home ownership as at the end of July 2024.

KPI 7: Release 800 residential lots

The Tasmanian Government has committed to releasing more land for residential development. This includes the release of 800 residential lots across the state through Homes Tasmania’s land release program. It is a sale condition that homes are substantially constructed on the land within two years.

Progress against targets:



This indicator measures progress against the number of residential lots to be sold by subdivision locations.

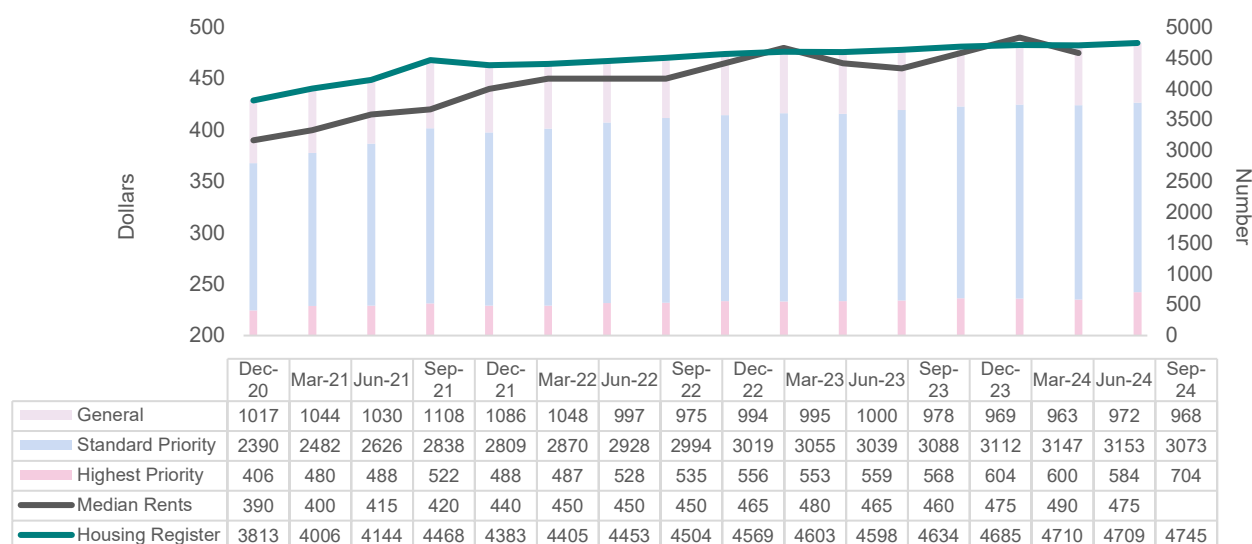
There have been 411 lots of land released as at the end of July 2024.

Supporting information

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

Expressed demand for social housing

Indicator 1: Correlation with rental affordability



This indicator compares rental affordability with demand from applicants on the Housing Register monthly, showing a strong correlation between increased median price² of private rentals and housing demand from applicants on the Housing Register³. There has been an increase of 2.4 per cent in the past 12 months in the number of applications on the Housing Register from 4 598 to 4 709 at the end of June 2024. This growth has slowed compared to the previous two years.

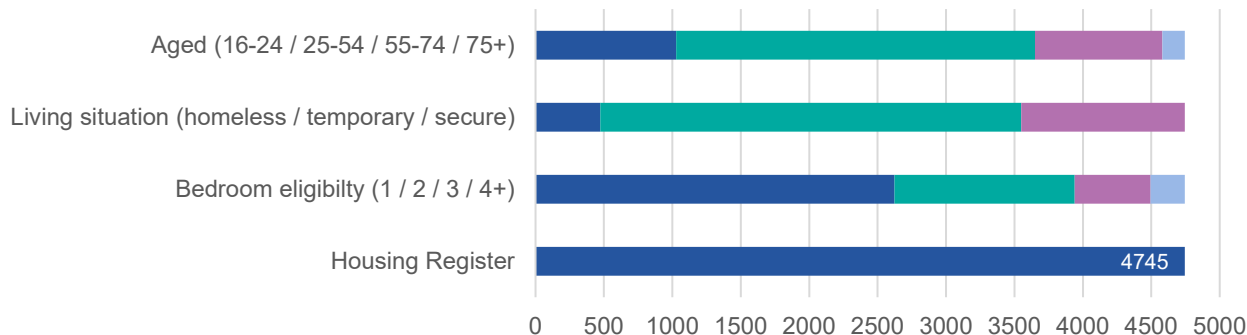
Delivering more affordable rentals and affordable home ownership aims to reduce pressure on the social housing system, with new supply of social housing dwellings targeting those in greatest need.

² Rental affordability data is reported by the Real Estate Institute of Tasmania quarterly.

³ Housing Register data for the September Quarter of 2024 is as at 31 July 2024.

Housing Register data

Indicator 2: Breakdown of applicants



This indicator shows the number of active applications on the Housing Register was 4 745 at the end of July 2024, indicating there is strong demand for social housing.

Secure housing includes 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) with assistance available at Safe Spaces and outreach support in Burnie, Launceston and Hobart.

Most demand is for one-bedroom properties, indicating a significant need from lone persons and couples. There continues to be ongoing demand for all housing types.

At 94.8%, 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.

Indicator 3: Allocations to greatest need

The percentage of all households who were allocated to social housing from the Housing Register was 94.8 per cent (rolling 12-month average) at the end of July 2024.

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 Services⁴, which releases data in January each year.

⁴ Table 18A.16, Table 18A.17 and Table 18A.18 of the 2024 RoGS

Indicator 4: Applications as a proportion of social housing dwellings

Past 8 years						
Year ending 30 June	Population	Annual population growth rate	Number of social housing dwellings ⁵	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 ⁶	574,705	0.41%	14,605	4,598	0.80%	31.5%

This indicator measures the ratio 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.

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 average wait time for priority applicants on the Housing Register was 90.5 weeks (rolling 12-month average) at the end of July 2024.

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

⁵ Social housing dwellings is reported in RoGS Table 18A.3.

⁶ Population data is the most recent results as released by the Australian Bureau of Statistics.

Indicator 5: Turnaround times

Past 12 months		
Month	Turnaround time – in days (Monthly)	Turnaround time (Rolling 12-month average)
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
Jul-24	42.9	31.9

This indicator measures the average time (in days) 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.

The turnaround time for Homes Tasmania properties was 31.9 days (rolling 12-month average) at the end of July 2024.

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

Homes Tasmania will be publishing an anticipated future opportunity notice on the Tasmanian Government Tenders web portal to select a property management approach before the expiry of its current contracts in June 2025.

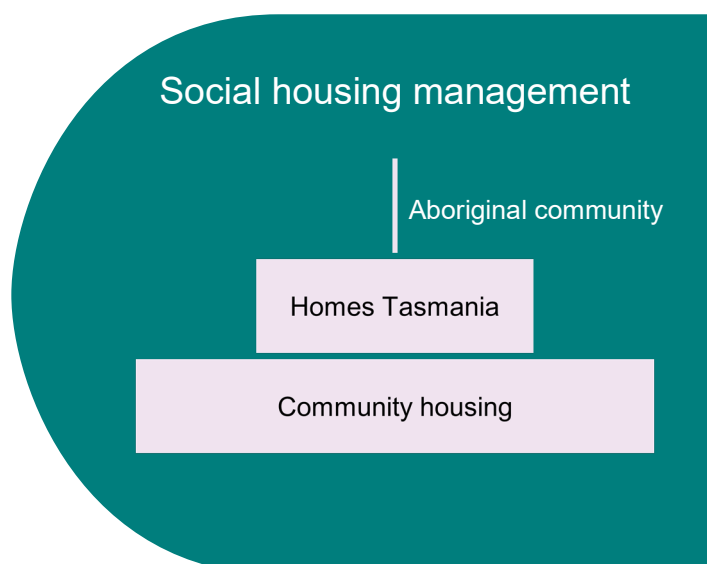
Indicator 6: Effectiveness of completed work orders

Past 12 months				
Month ⁷	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)
Jun-23	1,411	1,535	90.4	87.4
Jul-23	1,474	1,523	83.2	86.8
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

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

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.

An average of 89.0 per cent of work orders (rolling 12-month average) were completed to benchmarks in the past year at the end of June 2024.



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

Indicator 7: Building approvals in Tasmania

Past 12 months		
Month ⁸	Building approvals ⁹ (Monthly)	Building approvals (In the year to)
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
Jun-24	175	2,574

This indicator measures the number of building approvals that occurred in Tasmania as released by the Australian Bureau of Statistics each month. The current decrease in building approval numbers is a national trend most likely due to market factors such as borrowing costs and the availability of labour. The Tasmanian Government is stimulating development by halving stamp duty for new apartments, expanding the Residential Land Rebate, offering density incentive grants, and providing short-term interest-free loans for medium-density projects.

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.

Indicator 8: Vacancy rates in Tasmania

Vacancy rates continue to fluctuate.

SQM Research¹⁰ reports the vacancy rates in Hobart, Burnie and Launceston were 1.8 per cent, 0.8 per cent and 1.7 per cent respectively as at the end of July 2024.

⁸ This data has a one-month lag behind other indicators.

⁹ At times the ABS will revise past published results. These will be updated as necessary.

¹⁰ 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.

Email: exec.services@homes.tas.gov.au

www.homestasmania.com.au