

Housing Dashboard

October 2023

**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
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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
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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 2022					
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	8,963	96	14,117

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

** Indigenous community housing for 2022 was confirmed in the June 2023 RoGS release.

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 247 between June 2021 and June 2022. Also, in 2021-22 just over 2,000 public and Aboriginal housing properties were transferred to community housing.

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)*
Oct-22	72	74
Nov-22	59	72
Dec-22	61	69
Jan-23	65	69
Feb-23	79	69
Mar-23	92	70
Apr-23	75	71
May-23	79	73
Jun-23	73	75
Jul-23	123	78
Aug-23	99	80
Sep-23	95	81
Oct-23	106	84

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 while there are typically between 50 and 100 households housed into social housing each month. The months July to October 2023 were particularly strong as a result of the substantial delivery of new housing supply in recent months and raises the 12-month average to 84 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)*
Oct-22	135	145
Nov-22	121	142
Dec-22	159	143
Jan-23	127	145
Feb-23	158	146
Mar-23	192	149
Apr-23	162	154
May-23	235	162
Jun-23	209	168
Jul-23	213	173
Aug-23	254	178
Sep-23	196	180
Oct-23	190	185

* 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 rapidly 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)
Oct-22	486
Nov-22	487
Dec-22	492
Jan-23	502
Feb-23	502
Mar-23	514
Apr-23	523
May-23	533
Jun-23	540
Jul-23	574
Aug-23	590
Sep-23	601
Oct-23	611

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, 611 households have been assisted, including 125 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)
Oct-22	436
Nov-22	437
Dec-22	437
Jan-23	437
Feb-23	437
Mar-23	441
Apr-23	441
May-23	448
Jun-23	467
Jul-23	467
Aug-23	467
Sep-23	467
Oct-23	491

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, 491 households have been assisted through the program, including 55 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)
Oct-22	534
Nov-22	546
Dec-22	626
Jan-23	641
Feb-23	658
Mar-23	682
Apr-23	698
May-23	709
Jun-23	754
Jul-23	772
Aug-23	797
Sep-23	819
Oct-23	842

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 842 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)
Oct-22	242	N/A
Nov-22	194	194
Dec-22	305	499
Jan-23	217	716
Feb-23	254	970
Mar-23	324	1,294
Apr-23	262	1,556
May-23	342	1,898
Jun-23	353	2,251
Jul-23	388	2,639
Aug-23	394	3,033
Sep-23	324	3,357
Oct-23	353	3,710

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 14,000 households already in social housing, there were 3,710 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 – as a percentage (Monthly)	Occupancy rate – as a percentage (Rolling 12 month average)*
Oct-22	99.4	99.3
Nov-22	99.5	99.3
Dec-22	99.5	99.4
Jan-23	98.9	99.3
Feb-23	98.9	99.3
Mar-23	99.1	99.3
Apr-23	99.0	99.3
May-23	99.2	99.2
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

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 (Monthly)	Turnaround time (Rolling 12 month average)*
Oct-22	28.5	28.2
Nov-22	25.9	29.5
Dec-22	31.4	29.8
Jan-23	32.1	29.4
Feb-23	33.5	29.2
Mar-23	37.0	30.7
Apr-23	36.7	30.2
May-23	22.0	28.3
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

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)*
Sep-22	1,731	1,939
Oct-22	1,534	1,862
Nov-22	1,717	1,827
Dec-22	1,325	1,790
Jan-23	1,554	1,788
Feb-23	1,424	1,752
Mar-23	1,466	1,702
Apr-23	1,077	1,638
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

* 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 almost 18,000 work orders in the 12 months to September 2023, with an average of just under 1,500 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)*
Sep-22	84.2	91.4
Oct-22	88.5	90.9
Nov-22	88.2	90.2
Dec-22	88.6	89.7
Jan-23	91.9	89.7
Feb-23	88.5	89.4
Mar-23	93.5	89.4
Apr-23	81.7	88.8
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

* 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 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 88 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.

Focus Area 3: Demand For Housing

12. Applications on the Housing Register

Past 12 months	
Month	Applications on the Housing Register
Oct-22	4,534
Nov-22	4,598
Dec-22	4,569
Jan-23	4,556
Feb-23	4,557
Mar-23	4,603
Apr-23	4,534
May-23	4,564
Jun-23	4,598
Jul-23*	4,485
Aug-23	4,617
Sep-23	4,634
Oct-23	4,672

* 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.

Over 90 per cent of all applicants on the Housing Register are currently in secure or temporary accommodation. Over half (54.1 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)*
Oct-22	107.1	73.7
Nov-22	101.1	77.1
Dec-22	66.6	77.5
Jan-23	70.4	77.8
Feb-23	64.5	79.2
Mar-23	89.8	80.8
Apr-23	67.1	79.0
May-23	68.9	78.5
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

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 and that the average for the past 12 months was 80.2 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)*
Oct-22	95.8	89.8
Nov-22	91.5	89.6
Dec-22	95.1	90.0
Jan-23	87.7	90.2
Feb-23	91.1	90.3
Mar-23	94.6	90.9
Apr-23	97.3	91.5
May-23	91.1	91.3
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

* 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 83.0 per cent for public housing, 79.4 per cent for Aboriginal housing and 76.8 per cent for community housing in 2021-22.

** Table 18A.16, Table 18A.17 and Table 18A.18 of the 2023 RoGS.

Focus Area 3: Demand For Housing

15. Applicants as a proportion of social housing dwellings

2016 to 2022					
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	572,099	14,050	4,453	0.78%	31.7%

* Population figures are as at 31 December of the year to ensure consistency with 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 applicants as a proportion of social housing dwellings increased by 2.2 per cent between 2021 and 2022. This is less than the increase of 5.1 per cent in the prior year.

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)
Oct-22	1,344	183	1,527
Nov-22	1,389	183	1,572
Dec-22	1,406	183	1,589
Jan-23	1,416	183	1,601
Feb-23	1,445	203	1,648
Mar-23	1,510	203	1,713
Apr-23	1,524	208	1,732
May-23	1,580	216	1,796
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

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 2,180 new long term homes delivered, including 653 in the past year.

Focus Area 4: New Supply Of Housing

17. Other new supply

Past 12 months			
Month	Lots of land (Cumulative)	Homeless accommodation (Cumulative)	Affordable private rentals* (Cumulative)
Oct-22	401	77	29
Nov-22	401	77	31
Dec-22	441	77	34
Jan-23	441	77	37
Feb-23	441	92	43
Mar-23	441	94	47
Apr-23	441	94	47
May-23	441	101	55
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

* This program is administered by the Department of State Growth and data has been provided to Homes Tasmania from the end of October 2022.

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 247 lots of land released and 47 new units of homeless accommodation provided. As at the end of October 2023, there were 72 ancillary dwellings completed under the grants program.

There is work underway on further subdivisions at Huntingfield and Rocherlea, and a further 63 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 (Cumulative)
Oct-22	335
Nov-22	335
Dec-22	335
Jan-23	335
Feb-23	335
Mar-23	344
Apr-23	354
May-23	369
Jun-23	416
Jul-23	422
Aug-23	424
Sep-23	425
Oct-23	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 seven units of homeless accommodation that have been delivered under the Affordable Housing Strategy through to October 2023 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	684
New supported accommodation	79
New homelessness accommodation	63
Total	826

About the Measure: This page reports on the pipeline of works that have started. It includes for new social housing, supported accommodation and homeless accommodation projects. 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.

Results and recent trend: There are 826 long term homes and 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*	93	3,613	1,780	5,393

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 14,000 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 October 2023, the Affordable Housing Strategy has delivered a total of 3,613 additional new homes, lots of land and new places in supported accommodation and homeless accommodation (see supply tables), including 2,629 since July 2019.

The number of households assisted and properties secured (see access tables) has grown to 1,780 since the commencement of the Strategy, including 1,159 since July 2019.

* Data for "Quarter ending Dec-23" is as at the end of October 2023.

Focus Area 5: Housing Market Factors

21. Population change in Tasmania

2016 to 2022*			
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	572,099	3,471	0.61%
2023*	572,660	2,388	0.42%

* Data for 2023 is as at the end of March 2023.

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 14 September 2023 and includes population estimates up to the March 2023 quarter. It also includes some adjustments to the data for 2021 and 2022. The next release is due on 14 December 2023.

Results and recent trend: The ABS estimates that there were 2,388 more people (0.42 per cent annual change) in Tasmania at the end of March 2023 than the end of March 2022, including 561 since 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)
Sep-22	246	3,317
Oct-22	186	3,308
Nov-22	427	3,400
Dec-22	219	3,325
Jan-23	126	3,256
Feb-23	336	3,298
Mar-23	225	3,258
Apr-23	181	3,214
May-23	329	3,231
Jun-23	188	3,072
Jul-23	276	3,060
Aug-23	253	2,992
Sep-23	252	2,998

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 September 2023 with the next release scheduled for 30 November 2023.

Results and recent trend: The number of dwellings approved in the year to September 2023 was 2,998, which is ten per cent lower than the number of approvals in the year to September 2022. The grant conditions of HomeBuilder grants led to a surge in the number of new builds in the 2020-21 financial year but building approval numbers have now largely stabilised.

* 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
Oct-22	0.5	0.2	1.1
Nov-22	0.6	0.3	0.7
Dec-22	0.6	0.4	0.6
Jan-23	0.7	0.4	0.7
Feb-23	0.9	0.4	1.0
Mar-23	1.1	0.6	0.9
Apr-23	1.6	0.8	1.3
May-23	1.6	1.0	1.4
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

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 October 2023, the vacancy rate in the Burnie market had declined to 0.5 per cent and the vacancy rate in the Hobart market had decreased to 1.3 per cent, while the rate in the Launceston market remained steady at 1.2 per cent.

The vacancy rates in Hobart and Burnie remain higher than they were 12 months ago, whereas the vacancy rate in Launceston is at about the same level as it was 12 months ago.

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