

Housing Dashboard

May 2022



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

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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

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16. New long term homes
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18. Other forms of assistance
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Focus Area I: Housing Needs Met



I. Number of households already in social housing

2016 to 2021

| 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 |

About the Measure: This indicator shows the number of people who are currently housed in social housing around Tasmania. Social housing includes four distinct programs; public housing, Aboriginal housing, all community housing and indigenous community housing. The data is sourced from the Report on Government Services, which releases data annually (in January each year). The ROGS mid year update was released on 7 June 2022 and this has included the final number of households in Indigenous Community Housing, which have been updated in the table.

Results and recent trend: The overall decline in the number of social housing households in Tasmania was reported to be 41 between June 2020 and June 2021, however this is despite also showing an increase of 244 new social housing dwellings. This suggests that there may be some under-reporting this year, particularly for community housing. Communities Tasmania is contributing to a national working group to improve community housing data collection methods, which is a nation-wide issue.

*Aboriginal housing is categorised as SOMIH in the ROGS data

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)* |
| May-21 | 52 | 68 |
| Jun-21 | 79 | 68 |
| Jul-21 | 87 | 68 |
| Aug-21 | 61 | 67 |
| Sep-21 | 67 | 68 |
| Oct-21 | 76 | 71 |
| Nov-21 | 79 | 72 |
| Dec-21 | 95 | 74 |
| Jan-22 | 64 | 74 |
| Feb-22 | 80 | 73 |
| Mar-22 | 85 | 75 |
| Apr-22 | 54 | 73 |
| May-22 | 54 | 73 |

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 over the past 12 months, there have been between 50 and 100 households housed into social housing each month, and an average of 73 per month. This is slightly lower than in previous years as uncertainty from COVID-19 led to lower turnover across the housing market including flow on effects for social housing.

*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)* |
| May-21 | 135 | 126 |
| Jun-21 | 172 | 129 |
| Jul-21 | 146 | 129 |
| Aug-21 | 163 | 134 |
| Sep-21 | 131 | 137 |
| Oct-21 | 143 | 140 |
| Nov-21 | 166 | 143 |
| Dec-21 | 142 | 145 |
| Jan-22 | 106 | 144 |
| Feb-22 | 144 | 143 |
| Mar-22 | 155 | 143 |
| Apr-22 | 99 | 142 |
| May-22 | 138 | 142 |

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

Results and recent trend: The results show that the number of households who were assisted under the Private Rental Assistance program continue to fluctuate month to month, however are trending higher according to the rolling 12-month average.

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

Focus Area I: Housing Needs Met



4. Households assisted through Private Rental Incentives

| Past 12 months | |
|----------------|--|
| Month | Households assisted through Private Rental Incentives (Cumulative) |
| May-21 | 275 |
| Jun-21 | 301 |
| Jul-21 | 304 |
| Aug-21 | 305 |
| Sep-21 | 314 |
| Oct-21 | 333 |
| Nov-21 | 370 |
| Dec-21 | 378 |
| Jan-22 | 382 |
| Feb-22 | 398 |
| Mar-22 | 403 |
| Apr-22 | 409 |
| May-22 | 418 |

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: The results show that there is a relatively steady number of households assisted through this program each month. Overall, since the commencement of the program in 2018, 418 households have been assisted including 143 in the past year.

Focus Area I: Housing Needs Met



5. Households assisted through Rapid Rehousing

| Past 12 months | |
|----------------|--|
| Month | Households assisted through Rapid Rehousing (Cumulative) |
| May-21 | 344 |
| Jun-21 | 354 |
| Jul-21 | 354 |
| Aug-21 | 358 |
| Sep-21 | 358 |
| Oct-21 | 358 |
| Nov-21 | 376 |
| Dec-21 | 379 |
| Jan-22 | 379 |
| Feb-22 | 379 |
| Mar-22 | 385 |
| Apr-22 | 388 |
| May-22 | 388 |

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

Results and recent trend: The results show that 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. Since the commencement of the Affordable Housing Strategy, 388 households have been assisted through the program, including 44 in the past year.

Focus Area I: Housing Needs Met



6. Households assisted into home ownership

| Past 12 months | |
|----------------|---|
| Month | Households assisted into home ownership (Cumulative) |
| May-21 | 482 |
| Jun-21 | 487 |
| Jul-21 | 495 |
| Aug-21 | 497 |
| Sep-21 | 499 |
| Oct-21 | 503 |
| Nov-21 | 507 |
| Dec-21 | 509 |
| Jan-22 | 512 |
| Feb-22 | 513 |
| Mar-22 | 513 |
| Apr-22 | 514 |
| May-22 | 514 |

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 or HomeShare programs.

Results and recent trend: The results show that there have been 32 households assisted into home ownership in the past year and 514 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 YTD) |
| May-21 | 196 | N/A |
| Jun-21 | 292 | 292 |
| Jul-21 | 244 | 536 |
| Aug-21 | 231 | 767 |
| Sep-21 | 209 | 976 |
| Oct-21 | 242 | 1,218 |
| Nov-21 | 304 | 1,522 |
| Dec-21 | 250 | 1,772 |
| Jan-22 | 177 | 1,949 |
| Feb-22 | 241 | 2,190 |
| Mar-22 | 251 | 2,441 |
| Apr-22 | 163 | 2,604 |
| May-22 | 201 | 2,805 |

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 almost 14,000 households already in social housing, there were 2,805 households assisted in the past year through the variety of programs that Communities Tasmania manage.

Focus Area 2: Efficiency Of Existing Dwellings



8. Occupancy rate

| Past 12 months | | |
|----------------|--|--|
| Month | Occupancy rate – as a percentage (Monthly) | Occupancy rate (Rolling 12 month average)* |
| May-21 | 99.2 | 99.4 |
| Jun-21 | 99.4 | 99.4 |
| Jul-21 | 99.1 | 99.4 |
| Aug-21 | 99.2 | 99.4 |
| Sep-21 | 99.2 | 99.3 |
| Oct-21 | 99.1 | 99.3 |
| Nov-21 | 99.1 | 99.3 |
| Dec-21 | 99.2 | 99.3 |
| Jan-22 | 99.3 | 99.2 |
| Feb-22 | 99.1 | 99.2 |
| Mar-22 | 99.3 | 99.2 |
| Apr-22 | 99.4 | 99.2 |
| May-22 | 99.5 | 99.2 |

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 Communities 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 monthly and rolling 12-month average occupancy rate consistently recorded at over 99 per cent. This shows that Communities 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)* |
| May-21 | 17.3 | 21.9 |
| Jun-21 | 29.2 | 22.6 |
| Jul-21 | 31.5 | 23.2 |
| Aug-21 | 28.4 | 23.9 |
| Sep-21 | 23.6 | 24.2 |
| Oct-21 | 32.9 | 25.3 |
| Nov-21 | 21.0 | 25.1 |
| Dec-21 | 27.3 | 25.8 |
| Jan-22 | 39.3 | 26.3 |
| Feb-22 | 35.0 | 27.2 |
| Mar-22 | 24.1 | 27.5 |
| Apr-22 | 42.1 | 27.8 |
| May-22 | 42.7 | 29.5 |

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 Communities 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 Communities Tasmania continue to achieve average turnaround times in under a month in a very tight market for tradespeople.

Communities 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)* |
| Apr-21 | 3,051 | 3,011 |
| May-21 | 3,292 | 3,017 |
| Jun-21 | 3,392 | 3,047 |
| Jul-21** | 2,804 | 2,995 |
| Aug-21** | 2,816 | 2,990 |
| Sep-21** | 2,634 | 2,971 |
| Oct-21** | 2,454 | 2,921 |
| Nov-21** | 2,144 | 2,839 |
| Dec-21** | 1,769 | 2,741 |
| Jan-22** | 1,582 | 2,685 |
| Feb-22** | 1,846 | 2,589 |
| Mar-22** | 2,074 | 2,488 |
| Apr-22** | 1,837 | 2,387 |

About the Measure: This indicator shows the number of work orders that were completed in housing owned by Communities Tasmania. This includes data for dwellings owned by Communities 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), Communities Tasmania performed more than 28,000 work orders in the 12 months to April 2022, at an average of almost 2,400 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.

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

** Work orders for landscaping jobs in the South of the state were not available, leading to a lower number of work orders in these months.

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)* |
| Apr-21 | 96.1 | 95.9 |
| May-21 | 95.9 | 95.9 |
| Jun-21 | 91.7 | 95.6 |
| Jul-21** | 85.6 | 94.9 |
| Aug-21** | 90.5 | 94.5 |
| Sep-21** | 92.6 | 94.2 |
| Oct-21** | 94.2 | 94.0 |
| Nov-21** | 95.8 | 93.9 |
| Dec-21** | 94.6 | 93.6 |
| Jan-22** | 93.1 | 93.5 |
| Feb-22** | 91.4 | 92.5 |
| Mar-22** | 91.9 | 92.3 |
| Apr-22** | 91.8 | 92.1 |

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

** Work orders for landscaping jobs in the South of the state were not available, leading to a lower number of work orders in these months.

About the Measure: This indicator measures the effectiveness of the work orders that were completed. Communities 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 Communities Tasmania contractors are performing well with 91.8 per cent of work orders completed to benchmarks in the month of April 2022 and an average of 92.1 per cent completed to benchmarks in the past year.

Focus Area 3: Demand For Housing



12. Applications on the Housing Register

| Past 12 months | |
|----------------|--------------------------------------|
| Month | Applications on the Housing Register |
| May-21 | 4,063 |
| Jun-21 | 4,144 |
| Jul-21 | 4,240 |
| Aug-21 | 4,367 |
| Sep-21 | 4,468 |
| Oct-21 | 4,506 |
| Nov-21 | 4,464 |
| Dec-21 | 4,388 |
| Jan-22 | 4,355 |
| Feb-22 | 4,407 |
| Mar-22 | 4,405 |
| Apr-22 | 4,382 |
| May-22 | 4,431 |

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, with the number of applications on the Housing Register consistent with the previous month.

Almost 90 per cent of all applicants on the Housing Register are currently in secure or temporary accommodation. Over half (50.7 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. Communities 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)* |
| May-21 | 62.6 | 58.9 |
| Jun-21 | 50.9 | 58.6 |
| Jul-21 | 70.1 | 59.2 |
| Aug-21 | 56.3 | 58.9 |
| Sep-21 | 73.7 | 59.3 |
| Oct-21 | 78.0 | 61.8 |
| Nov-21 | 58.3 | 61.9 |
| Dec-21 | 66.2 | 62.9 |
| Jan-22 | 71.5 | 64.1 |
| Feb-22 | 49.8 | 62.6 |
| Mar-22 | 74.9 | 64.0 |
| Apr-22 | 90.3 | 66.2 |
| May-22 | 72.3 | 66.6 |

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, falling to 72.3 weeks for May 2022, however increasing slightly in the rolling 12 month average to 66.6 weeks.

Communities 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)* |
| May-21 | 90.6 | 88.8 |
| Jun-21 | 83.5 | 88.4 |
| Jul-21 | 65.9 | 85.8 |
| Aug-21 | 86.9 | 85.3 |
| Sep-21 | 91.0 | 85.6 |
| Oct-21 | 90.8 | 85.5 |
| Nov-21 | 93.7 | 85.6 |
| Dec-21 | 89.5 | 85.8 |
| Jan-22 | 90.6 | 86.2 |
| Feb-22 | 88.8 | 86.8 |
| Mar-22 | 88.2 | 86.7 |
| Apr-22 | 88.9 | 86.9 |
| May-22 | 94.4 | 87.2 |

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 annually (in January each year).

Results and recent trend: The results show that in Tasmania, almost all allocations to social housing are for applicants who have been assessed as priority applicants. The results also show that Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 81.1 per cent for public housing, 64.9 per cent for Aboriginal housing and 86.1 per cent for community housing in the 2020-21 financial year.

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

Focus Area 3: Demand For Housing



15. Applicants as a proportion of social housing dwellings

| 2016 to 2021 | | | | | |
|----------------|------------|---|------------------|--|--|
| Ending 30 June | Population | Total number of social housing dwellings* | Housing Register | Applicants as a proportion of population | Applicants as a proportion of social housing dwellings |
| 2016 | 519,810 | 13,621 | 3,365 | 0.65% | 24.7% |
| 2017 | 524,969 | 13,408 | 2,960 | 0.56% | 22.1% |
| 2018 | 531,777 | 13,364 | 3,210 | 0.60% | 24.0% |
| 2019 | 538,195 | 13,554 | 3,351 | 0.62% | 24.7% |
| 2020 | 540,970 | 13,812 | 3,373 | 0.62% | 24.4% |
| 2021 | 540,839** | 14,059 | 4,144 | 0.77% | 29.5% |

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 Report on Government Services, which releases data annually (in January each year). The ROGS mid year update was released on 7 June 2022 and this has included the final number of Indigenous Community Housing dwellings for June 2021, which have been updated in the table.

Results and recent trend: The results show that applicants as a proportion of social housing dwellings increased by 5.1 per cent from prior year. However, with around 1,200 new long term homes expected to be delivered by 30 June 2023, this proportion should decrease over the next 18 months.

*Social housing dwellings records the number of dwellings not number of tenancies which is reported differently in ROGS Table 18 A.3

** 2021 population as at September 2021. Prior year population figures are as at 31 December.

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 (Total) |
| May-21 | 901 | 133 | 1,034 |
| Jun-21 | 972 | 133 | 1,105 |
| Jul-21 | 980 | 133 | 1,113 |
| Aug-21 | 991 | 133 | 1,124 |
| Sep-21 | 1,010 | 133 | 1,143 |
| Oct-21 | 1,044 | 133 | 1,177 |
| Nov-21 | 1,086 | 133 | 1,219 |
| Dec-21 | 1,101 | 133 | 1,234 |
| Jan-22 | 1,121 | 133 | 1,254 |
| Feb-22 | 1,129 | 133 | 1,262 |
| Mar-22 | 1,207 | 133 | 1,340 |
| Apr-22 | 1,225 | 133 | 1,358 |
| May-22 | 1,243 | 133 | 1,376 |

About the Measure: This indicator reports the number of social housing dwellings and places in long term supported accommodation that have been built. Note, this does not include long term homes that have been converted into long term accommodation but were already pre-existing properties.

Results and recent trend: The results show that the construction of homes is not linear and 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 1,376 new long term homes built including 342 in the past year.

Focus Area 4: New Supply Of Housing



17. Other new supply

Other new supply - past 12 months

| Month | Lots of land (Cumulative) | Homeless accommodation (Cumulative) |
|--------|---------------------------|-------------------------------------|
| May-21 | 342 | 69 |
| Jun-21 | 356 | 69 |
| Jul-21 | 356 | 69 |
| Aug-21 | 356 | 69 |
| Sep-21 | 356 | 69 |
| Oct-21 | 356 | 69 |
| Nov-21 | 356 | 69 |
| Dec-21 | 356 | 69 |
| Jan-22 | 356 | 69 |
| Feb-22 | 356 | 69 |
| Mar-22 | 401 | 69 |
| Apr-22 | 401 | 69 |
| May-22 | 401 | 69 |

About the Measure: This indicator includes reporting on the number of new lots of land that have been released to market and the number of units of homeless accommodation that have been completed. 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.

Results and recent trend: The results show that over the past year, there has been a total of 59 lots of land released and no new units of homeless accommodation. There are works currently underway on further subdivisions at Huntingfield, Rokeby and Burnie more than 100 units of homeless accommodation either contracted or under construction.

Focus Area 4: New Supply Of Housing



18. Other forms of assistance

| Other forms of assistance - past 12 months | |
|--|---|
| Month | Total other forms or assistance (Cumulative) |
| May-21 | 182 |
| Jun-21 | 209 |
| Jul-21 | 209 |
| Aug-21 | 217 |
| Sep-21 | 250 |
| Oct-21 | 258 |
| Nov-21 | 333 |
| Dec-21 | 333 |
| Jan-22 | 333 |
| Feb-22 | 333 |
| Mar-22 | 333 |
| Apr-22 | 333 |
| May-22 | 333 |

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 Communities 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 either social housing or supported accommodation or homeless accommodation. This information is presented at a point in time.

Results: The results show that there are 326 more long term homes and seven units of homeless accommodation that have been accessed under the Affordable Housing Strategy through to May 2022 in addition to the new supply that has been built.

Focus Area 4: New Supply Of Housing



19. Pipeline of works

| Pipeline of works | |
|--------------------------------|--|
| Progress milestone | Total number of dwellings/units that have been started |
| New social housing | 1,199 |
| New supported accommodation | 198 |
| New homelessness accommodation | 103 |
| Total | 1,500 |

About the Measure: This page reports on the pipeline of works that have started. It reports for new social housing, supported accommodation and homeless accommodation projects. Started is 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 HomeShare program) and land release.

Results and recent trend: The results shows that there are 1,500 long term homes and units of homeless accommodation in the pipeline. We remain on track to meet all targets set by June 2023.

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 | 792 | 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 | 1,794 | 1,087 | 2,881 |
| Sep-21 | 108 | 1,839 | 1,150 | 2,989 |
| Dec-21 | 269 | 1,938 | 1,320 | 3,258 |
| Mar-22 | 186 | 2,092 | 1,352 | 3,444 |
| Jun-22* | 55 | 2,129 | 1,370 | 3,499 |

About the Measure: This indicator shows the overall number of completed assistance under the Affordable Housing Strategy by quarter. It does not include the support being provided to the almost 14,000 households already in social housing or other programs such as Private Rental Assistance.

Results and recent trend: The results show that as at the end of May 2022, the Affordable Housing Strategy has delivered a total of 2,129 additional new homes, lots of land and new places in supported accommodation and homeless services (supply tables) including 1,145 since July 2019. The number of households assisted and properties secured under the access tables has grown to 1,370 since the commencement of the Strategy including 749 since July 2019.

* As at end of May 2022

Focus Area 5: Housing Market Factors



21. Population change in Tasmania

| 2016 to 2021 | | | |
|---------------------------|-------------------------------------|---|--------------------|
| Calendar year (31 Dec) | Estimated resident population | Change from same point in previous year | Annual growth rate |
| 2016 | 519,810 | 4,116 | 0.80% |
| 2017 | 524,969 | 5,159 | 0.99% |
| 2018 | 531,777 | 6,808 | 1.30% |
| 2019 | 538,195 | 6,418 | 1.21% |
| 2020 | 540,894* | 2,775 | 0.52% |
| 2021** | 540,839 | 189 | 0.03% |

About the Measure: This indicator shows Tasmania's population at the end of December, as released by the Australian Bureau of Statistics. The information is released quarterly and the most recent data (for the September 2021 quarter) was released on 17 March 2022 with the next release scheduled for 28 June 2022. At times the ABS will make minor revisions to past published results. These will be updated as necessary.

Results and recent trend: The results show that the rate of growth in Tasmania's population is trending below that recorded in prior years. There were 189 more people in Tasmania at the end of September 2021 compared to the end of September 2020. With the reopening of borders the annual growth rate is expected to increase again.

* This was revised by the ABS in the most recent data release

** As at 30 September 2021 – this line compares to 30 September 2020

Focus Area 5: Housing Market Factors



22. Building approvals in Tasmania

Past 12 months

| Month | Building approvals (Month) | Building approvals (In the year to) |
|--------|----------------------------|-------------------------------------|
| Apr-21 | 397 | 3,999 |
| May-21 | 381 | 4,141 |
| Jun-21 | 378 | 4,267 |
| Jul-21 | 322 | 4,247 |
| Aug-21 | 272 | 4,261 |
| Sep-21 | 244 | 4,191 |
| Oct-21 | 195 | 4,100 |
| Nov-21 | 329 | 4,115 |
| Dec-21 | 293 | 3,975 |
| Jan-22 | 194 | 3,908 |
| Feb-22 | 280 | 3,778 |
| Mar-22 | 263 | 3,548 |
| Apr-22 | 222 | 3,373 |

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 April 2022 with the next release scheduled for 4 July 2022.

Results and recent trend: The results show that the number of dwellings approved in the year to April 2022 was 3,373, which is 15.7 per cent lower than the number of approvals in the year to April 2021. This reflects homes that gained approval in line with the grant conditions of HomeBuilder grants which led to an increase in the number of new builds.

* 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 |
|--------|-----------------------|-----------------------|---------------------------|
| May-21 | 0.5 | 0.2 | 0.9 |
| Jun-21 | 0.4 | 0.3 | 0.8 |
| Jul-21 | 0.5 | 0.2 | 0.8 |
| Aug-21 | 0.5 | 0.1 | 0.7 |
| Sep-21 | 0.5 | 0.1 | 0.7 |
| Oct-21 | 0.4 | 0.2 | 0.7 |
| Nov-21 | 0.3 | 0.2 | 0.8 |
| Dec-21 | 0.3 | 0.2 | 0.9 |
| Jan-22 | 0.3 | 0.2 | 0.8 |
| Feb-22 | 0.3 | 0.2 | 0.8 |
| Mar-22 | 0.3 | 0.2 | 0.8 |
| Apr-22 | 0.4 | 0.3 | 1.0 |
| May-22 | 0.4 | 0.3 | 0.9 |

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 the vacancy rate in all three centres is very low, despite rising slightly in all three regions over the month. The Burnie market remains the most under pressure at 0.3 per cent in May 2022, Hobart the next at 0.4 per cent and Launceston at 0.9 per cent.