Housing Dashboard

July 2023

Homes Tasmania

Building homes, creating communities.

The Framework

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

Focus Area	Indicators
Focus Area 1: Housing Needs Met	1. Number of households already in social housing 2. Households housed into social housing 3. Households assisted through Private Rental Assistance 4. Households assisted through Private Rental Incentives 5. Households assisted through Rapid Rehousing 6. Households assisted into home ownership 7. Total number of households assisted
Focus Area 2: Efficiency Of Existing Dwellings	8. Occupancy rate 9. Turnaround time 10. Number of work orders completed 11. Proportion of work orders completed within benchmarks
Focus Area 3: Demand For Housing	12. Applications on the Housing Register 13. Average time to house priority applicants 14. Proportion of allocations to priority applicants 15. Applicants as a proportion of social housing dwellings
Focus Area 4: New Supply Of Housing	16. New long term homes 17. Other new supply 18. Other forms of assistance 19. Pipeline of works 20. Overall assistance numbers
Focus Area 5: Housing Market Factors	21. Population change in Tasmania 22. Building approvals in Tasmania 23. Vacancy rate by region

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

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)*
Jul-22	82	71
Aug-22	73	72
Sep-22	87	74
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

* 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 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, July 2023 was a particularly strong month with 123 households housed. This is the result of the substantial delivery of new housing supply in June 2023, and raises the 12-month average to 78 per 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)*
Jul-22	154	140
Aug-22	199	143
Sep-22	165	146
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

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 listings are increasing and rental prices are stabilising.

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

4. Households assisted through Private Rental Incentives

Past 12 months	
Month	Households assisted through Private Rental Incentives (Cumulative)
Jul-22	441
Aug-22	465
Sep-22	479
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

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, 574 households have been assisted, including 133 in the past year.

5. Households assisted through Rapid Rehousing

Past 12 months	
Month	Households assisted through Rapid Rehousing (Cumulative)
Jul-22	406
Aug-22	409
Sep-22	411
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

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, 467 households have been assisted through the program, including 61 in the past year.

6. Households assisted into home ownership

Past 12 months	
Month	Households assisted into home ownership (Cumulative)
Jul-22	521
Aug-22	526
Sep-22	531
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

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 772 households who have been assisted into home ownership since the commencement of the Affordable Housing Strategy.

7. Total number of households assisted

Past 12 months		
Month	Households assisted through programs (Monthly)	Total number of households assisted (Cumulative, past 12 months)
Jul-22	238	N/A
Aug-22	304	304
Sep-22	273	577
Oct-22	242	819
Nov-22	194	1,013
Dec-22	305	1,318
Jan-23	217	1,535
Feb-23	254	1,789
Mar-23	324	2,113
Apr-23	262	2,375
May-23	342	2,717
Jun-23	353	3,070
Jul-23	388	3,458

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 3,458 households assisted in the past year through the variety of programs that Homes Tasmania manage.

8. Occupancy rate

Past 12 months		
Month	Occupancy rate – as a percentage (Monthly)	Occupancy rate – as a percentage (Rolling 12 month average)*
Jul-22	99.4	99.3
Aug-22	99.4	99.3
Sep-22	99.2	99.3
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

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.

9. Turnaround time

Past 12 months		
Month	Turnaround time - in days (Monthly)	Turnaround time (Rolling 12 month average)*
Jul-22	24.4	28.0
Aug-22	29.8	28.1
Sep-22	29.0	28.7
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

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

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).

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)*
Jun-22	2,507	2,201
Jul-22	1,625	2,102
Aug-22	1,759	2,014
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

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

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

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

Results and recent trend: The results show that despite the exclusion of work orders for landscaping in the South (see footnote in table), Homes Tasmania performed over 18,000 work orders in the 12 months to June 2023, with an average of over 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)*
Jun-22	91.5	91.6
Jul-22	90.0	91.8
Aug-22	84.5	92.0
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

* 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 87 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. Recent results are also lower due to introduction of a taskforce to address a number of older outstanding work orders.

12. Applications on the Housing Register

Past 12 months	
Month	Applications on the Housing Register
Jul-22	4,419
Aug-22	4,455
Sep-22	4,504
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

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. The number of applicants on the Housing Register decreased by 113, due in part to the recent high number of new homes delivered and applicants housed.

Almost 90 per cent of all applicants on the Housing Register are currently in secure or temporary accommodation. Over half (53.0 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.

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)*
Jul-22	84.7	69.6
Aug-22	73.6	70.9
Sep-22	76.5	71.2
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

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

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 80.8 weeks.

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

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)*
Jul-22	79.3	88.9
Aug-22	93.2	89.4
Sep-22	90.8	89.4
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

* 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.

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	568,720	14,059	4,144	0.73%	29.5%
2022	571,596	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. All population figures have been revised to align with the recently updated ABS population estimates (see Indicator 21 for more information).

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. With over 700 new long term homes delivered in the 2022-23 financial year, and a further 800 new long term homes currently in the pipeline, this proportion is expected to decrease.

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)
Jul-22	1,316	133	1,449
Aug-22	1,322	183	1,505
Sep-22	1,330	183	1,513
Oct-22	1,346	183	1,529
Nov-22	1,391	183	1,574
Dec-22	1,408	183	1,591
Jan-23	1,418	183	1,601
Feb-23	1,447	203	1,650
Mar-23	1,521	203	1,724
Apr-23	1,545	208	1,753
May-23	1,616	216	1,832
Jun-23	1,892	250	2,142
Jul-23	1,936	250	2,186

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 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 2,186 new long term homes built, including 737 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)
Jul-22	401	69	N/A
Aug-22	401	69	
Sep-22	401	77	
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

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

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 55 new units of homeless accommodation provided. As at the end of July 2023, there were 60 ancillary dwellings completed under the grants program.

There is work underway on further subdivisions at Huntingfield and Rocherlea, and a further 87 units of homeless accommodation either contracted or under construction.

18. Other forms of assistance

Past 12 months	
Month	Total other forms of assistance (Cumulative)
Jul-22	333
Aug-22	333
Sep-22	333
Oct-22	333
Nov-22	333
Dec-22	333
Jan-23	333
Feb-23	333
Mar-23	333
Apr-23	333
May-23	333
Jun-23	333
Jul-23	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 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 untenantable 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 July 2023. This is in addition to the new supply that has been built (see previous slides).

19. Pipeline of works

Pipeline of works	
Housing type	Total number of dwellings/units that have been started
New social housing	759
New supported accommodation	57
New homelessness accommodation	87
Total	**903**

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 903 long term homes and units of homeless accommodation currently in the pipeline.

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	153	2,185	1,412	3,597
Sep-22	148	2,288	1,457	3,745
Dec-22	286	2,517	1,514	4,031
Mar-23	245	2,735	1,541	4,276
Jun-23	789	3,472	1,593	5,065
Sep-23*	99	3,537	1,627	5,164

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

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 July 2023, the Affordable Housing Strategy has delivered a total of 3,537 additional new homes, lots of land and new places in supported accommodation and homeless accommodation (see supply tables), including 2,553 since July 2019.

The number of households assisted and properties secured (see access tables) has grown to 1,627 since the commencement of the Strategy, including 1,006 since July 2019.

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	568,720	6,839	1.22%
2022	571,596	2,876	0.51%

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 15 June 2023 and includes population estimates up to the December 2022 quarter. It also includes a substantial revision of the population estimates for the period between the 2016 and 2021 Census. The next release is due on 14 September 2023.

Results and recent trend: The ABS estimates that there were 2,876 more people (0.51 per cent annual change) in Tasmania at the end of December 2022 than the end of December 2021. This is a fall from the elevated levels of growth in population which occurred over the years from 2016 to 2021.

22. Building approvals in Tasmania

Past 12 months		
Month	Building approvals (Month)	Building approvals (In the year to)
Jun-22	347	3,309
Jul-22	288	3,272
Aug-22	321	3,318
Sep-22	246	3,317
Oct-22	186	3,308
Nov-22	427	3,400
Dec-22	219	3,325
Jan-23	122	3,252
Feb-23	336	3,294
Mar-23	225	3,254
Apr-23	180	3,209
May-23	329	3,226
Jun-23	186	3,065

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

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 June 2023 with the next release scheduled for 30 August 2023.

Results and recent trend: The number of dwellings approved in the year to June 2023 was 3,065, which is seven per cent lower than the number of approvals in the year to June 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.

23. Vacancy rate by region

Past 12 months			
Month	Vacancy rate – Hobart	Vacancy rate – Burnie	Vacancy rate – Launceston
Jul-22	0.7	0.3	1.2
Aug-22	0.6	0.3	1.2
Sep-22	0.6	0.2	1.2
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

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 vacancy rates have improved (increased) in all three major cities in recent months.

As at the end of July, the vacancy rate had risen to 1.7 per cent in in Launceston market. The vacancy rate in the Burnie market decreased to 0.8 per cent, and the vacancy rate in the Hobart market decreased to 1.8 per cent. These rates are all noticeably higher than the vacancy rates at this time last year, and are higher than the rates in 2021 or 2022.

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