Housing Dashboard

February 2022

Department of Communities Tasmania

Tasmanian Government

The Framework

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

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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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Focus Area 1: Housing Needs Met

1. 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	89**	13,868

*Aboriginal housing is categorised as SOMIH in the ROGS data
** Projected number – Indigenous community housing 2021 data is updated in the mid-year RoGS release

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).

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.

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)*
Feb-21	96	75
Mar-21	56	73
Apr-21	78	72
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

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)*
Feb-21	161	137
Mar-21	153	132
Apr-21	113	128
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

*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 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.

Focus Area 1: Housing Needs Met

4. Households assisted through Private Rental Incentives

Past 12 months	
Month	Households assisted through Private Rental Incentives (Cumulative)
Feb-21	262
Mar-21	267
Apr-21	274
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

About the Measure: This indicator measures the number of eligible households who were assisted through the Private Rental Incentive 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, 398 households have been assisted including 136 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)
Feb-21	327
Mar-21	332
Apr-21	340
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

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, 379 households have been assisted through the program, including 52 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)
Feb-21	457
Mar-21	468
Apr-21	478
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

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 56 households assisted into home ownership in the past year and 513 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)
Feb-21	268	NA
Mar-21	230	230
Apr-21	216	446
May-21	196	642
Jun-21	292	934
Jul-21	244	1,178
Aug-21	231	1,409
Sep-21	209	1,618
Oct-21	242	1,860
Nov-21	304	2,164
Dec-21	250	2,414
Jan-22	177	2,591
Feb-22	241	2,832

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 2,832 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)*
Feb-21	99.4	99.5
Mar-21	99.3	99.5
Apr-21	99.2	99.4
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

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)*
Feb-21	23.2	21.9
Mar-21	19.3	21.3
Apr-21	31.4	21.9
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

*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 Communities Tasmania, however work is underway to include data from community housing providers in future reports.

Results and recent trend: The results show despite some monthly variations in turnaround time, on average Communities Tasmania continue to achieve average turnaround times of below 28 days (the national benchmark) and are effectively and efficiently performing maintenance and re-letting vacant properties to Tasmanians in need.

Despite an improvement from last month, the decreased availability of maintenance contractors continues to influence turnaround time. Communities Tasmania is committed to improving turnaround time to consistently meet the national benchmark.

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)*
Jan-21	2,258	2,972
Feb-21	2,989	2,992
Mar-21	3,288	3,014
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

*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 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 over 32,000 work orders in the 12 months to January 2022, at an average of almost 2,700 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)*
Jan-21	95.3	96.2
Feb-21	97.4	96.3
Mar-21	94.0	96.0
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

*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 93.1 per cent of work orders completed to benchmarks in the month of January 2022 and an average of 93.5 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
Feb-21	3,909
Mar-21	4,006
Apr-21	4,002
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

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 an increase to the number of applications on the Housing Register in February.

Over 90 per cent of all applicants on the Housing Register are currently in secure or temporary accommodation. Over half (52 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)*
Feb-21	62.5	55.9
Mar-21	58.1	55.8
Apr-21	60.2	57.1
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

*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 there was a significant decline in the monthly average time to house priority applicants to 49.8 weeks, and a decrease in the rolling 12 month average.

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

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)*
Feb-21	84.2	88.8
Mar-21	91.1	88.9
Apr-21	85.9	88.3
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

*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 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.

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**	14,056	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).

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)
Feb-21	873	108	981
Mar-21	873	133	1,006
Apr-21	891	133	1,024
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

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 1,262 new long term homes built including 281 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)
Feb-21	325	69
Mar-21	325	69
Apr-21	325	69
May-21	325	69
Jun-21	342	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

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 31 lots of land released and no new units of homeless accommodation. There are works currently underway on further subdivisions at Huntingfield, Rokeby, Burnie and Wynyard and 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)
Feb-21	181
Mar-21	181
Apr-21	181
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

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 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 February 2022 in addition to the new supply that has been built.

19. Pipeline of works

Pipeline of works	
Progress milestone	Total number of dwellings/units that have been started
New social housing	885
New supported accommodation	198
New homelessness accommodation	103
Total	**1,186**

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 1,186 long term homes and units of homeless accommodation in the pipeline. The reduction in the pipeline from last month is temporary and is the result of project variations under the Community Housing Growth Program (CHGP). New projects, including more modular homes, will be added to the pipeline in future reports. 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*	52	1,969	1,341	3,310

* As at end of February 2022

About the Measure: This indicator shows the overall number of completed assistance under the Affordable Housing Strategy by quarter. It is 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 February 2022, the Affordable Housing Strategy has delivered a total of 1,969 additional new homes, lots of land and new places in supported accommodation and homeless services (supply tables) including 985 since July 2019. The number of households assisted and properties secured under the access tables has grown to 1,341 since the commencement of the Strategy including 720 since July 2019.

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

22. Building approvals in Tasmania

Past 12 months		
Month	Building approvals (Month)	Building approvals (In the year to)
Jan-21	261	3,561
Feb-21	410	3,718
Mar-21	493	3,877
Apr-21	396	3,983
May-21	381	4,125
Jun-21	377	4,250
Jul-21	321	4,241
Aug-21	272	4,255
Sep-21	244	4,185
Oct-21	194	4,093
Nov-21	326	4,108
Dec-21	269	3,944
Jan-22	194	3,877

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 (for the month of January 2022) was released on 3 March 2022 with the next release scheduled for 7 April 2022.

Results and recent trend: The results show that the number of dwellings approved in the year to January 2022 was 3,877, 8.9 per cent more than the number of approvals in the year to January 2021. This shows that there is considerable private investment in new supply, which once completed will help put downward pressure on the cost of housing.

* Please note that the ABS update data 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
Feb-21	0.6	0.1	0.8
Mar-21	0.6	0.3	0.8
Apr-21	0.5	0.2	0.9
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

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, with the Burnie market most under pressure at 0.2 per cent in February 2022, Hobart the next at 0.3 per cent and Launceston at 0.8 per cent.