Housing Dashboard Supplementary Report

September 2026

Homes Tasmania

Building homes, creating communities.

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Homes Tasmania acknowledges Tasmanian Aboriginal communities, their culture and their rights as the first peoples of this Land, the island of lutruwita/Tasmania.

Homes Tasmania is committed to a safe and inclusive community for people of LGBTIQA+ communities and their families.

Homes Tasmania thanks the Housing and Homelessness Advisory Committee for their advice in creating this dashboard.

The report aims to show progress on the Tasmanian Housing Strategy Action Plan 2023-2027, focusing on supply and construction activities by Homes Tasmania and its partners.

Introduction

The new Housing Dashboard was released in September 2026. Phase 1 of the new Dashboard covers housing delivery and the pipeline towards the target of 10 000 homes.

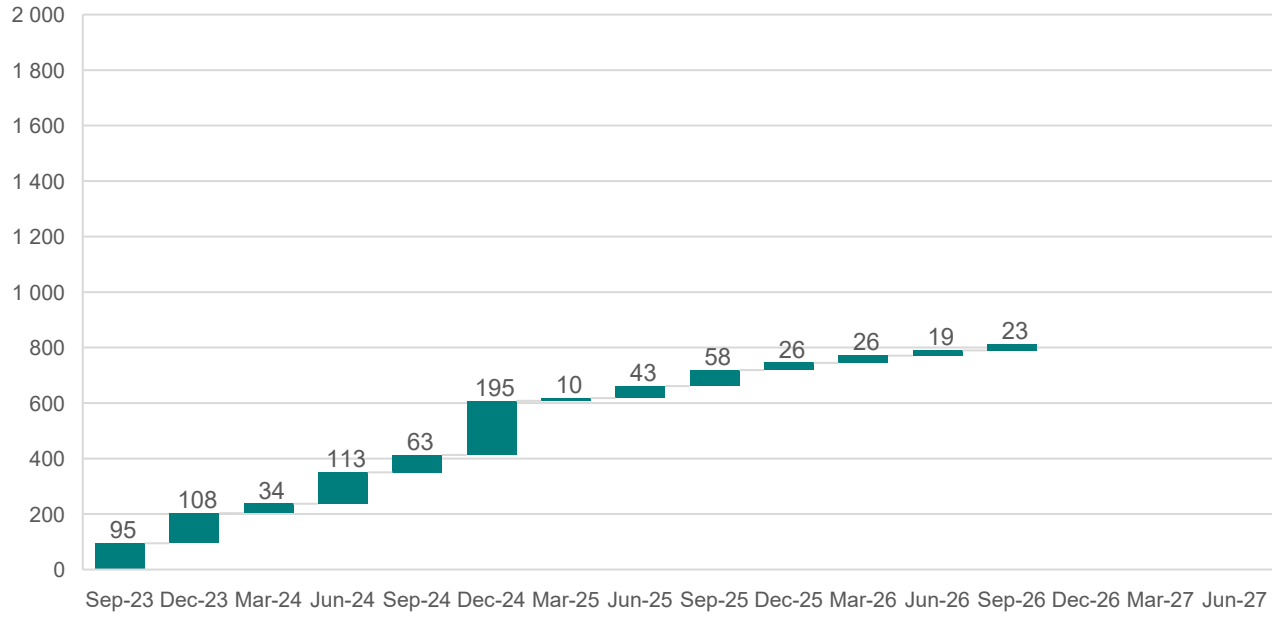
This Supplementary Report provides updates on the remaining indicators from the previous Dashboard. These indicators will be progressively moved into the new Dashboard under future phases.

Key performance indicators

KPI 2: Deliver 2 000 social homes by 2027

KPI 2 measures progress towards the sub-target of 2 000 social housing properties, including supported accommodation, between 1 July 2023 and 30 June 2027. This sub-target is a specific allocation within the total 10 000 social and affordable homes target.

Progress of completed projects: 41% **813 / 2 000**



KPI 3: Deliver more accessible homes

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

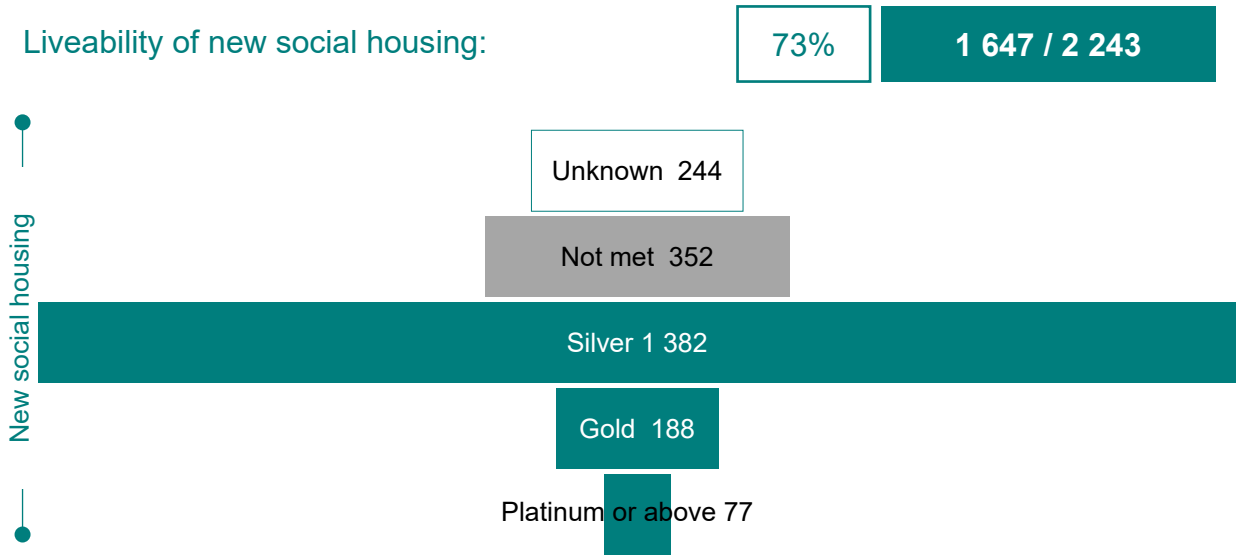
KPI 3 measures the liveability standard for all new social housing being delivered towards the 10 000 target, consistent with the Livable Housing Design Guidelines released by Livable Housing Australia.

All new homes are required to be built to minimum standards, with a commitment to deliver homes at Silver standard wherever practical, and to Gold or Platinum standard where appropriate.

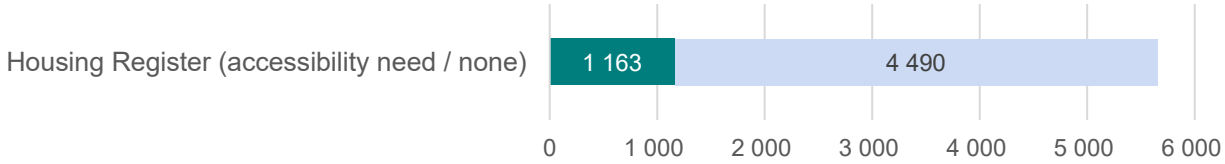
Of the 2 243 new social housing dwellings delivered between 1 October 2020 and 30 September 2026, 1 647 of 1 999 (or 82 per cent) of these dwellings, where data was available at the time of reporting, were identified as having been designed to Silver standard or above, including 265 at Gold or Platinum standard.

Significant improvements have been made to classify each new dwelling based on liveability standards and identify previously unknown data. Data is unknown for the remaining 244 dwellings.

Liveability of new social housing:



Expressed demand for accessible social housing:



The expressed demand for accessible social housing is shown for Housing Register applicants who may have mobility limitations, being older people aged 75+ and/or those who require property modifications for accessibility, and is 1 163 applicants (20.6 per cent) at the end of September 2026.

KPI 4: Improve alignment of social housing occupancy

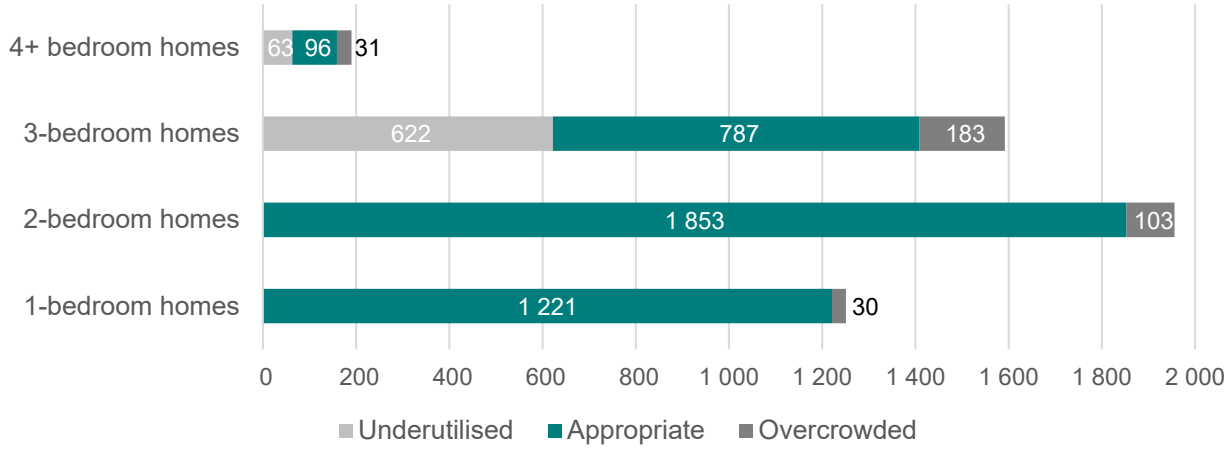
The changing housing needs of Tasmanians require more one- and two-bedroom homes or homes for much larger families. The social housing portfolio has many underutilised three-bedroom homes, which met the needs of households in previous decades. Construction of new homes by Homes Tasmania will focus on improving this alignment by increasing housing density and infill residential development to deliver smaller, two-bedroom homes and some larger family homes.

KPI 4 measures the number of social housing dwellings managed by Homes Tasmania that have fewer or more bedrooms than are required by the household.

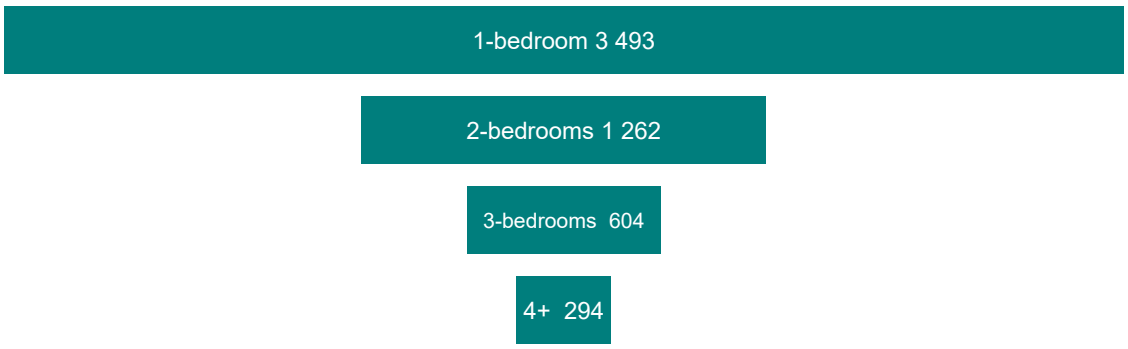
Most underutilisation (13.7 per cent) and overcrowding (7.0 per cent) apply to three- and four-bedroom dwellings, showing a need to make better use of these existing homes.

Tenant utilisation by bedroom number:

79% alignment



Expressed demand for smaller homes:



The expressed demand for smaller social housing dwellings is shown for Housing Register applicants, with 4 755 applicants (84 per cent) wanting one- or two-bedroom homes.

Supporting information

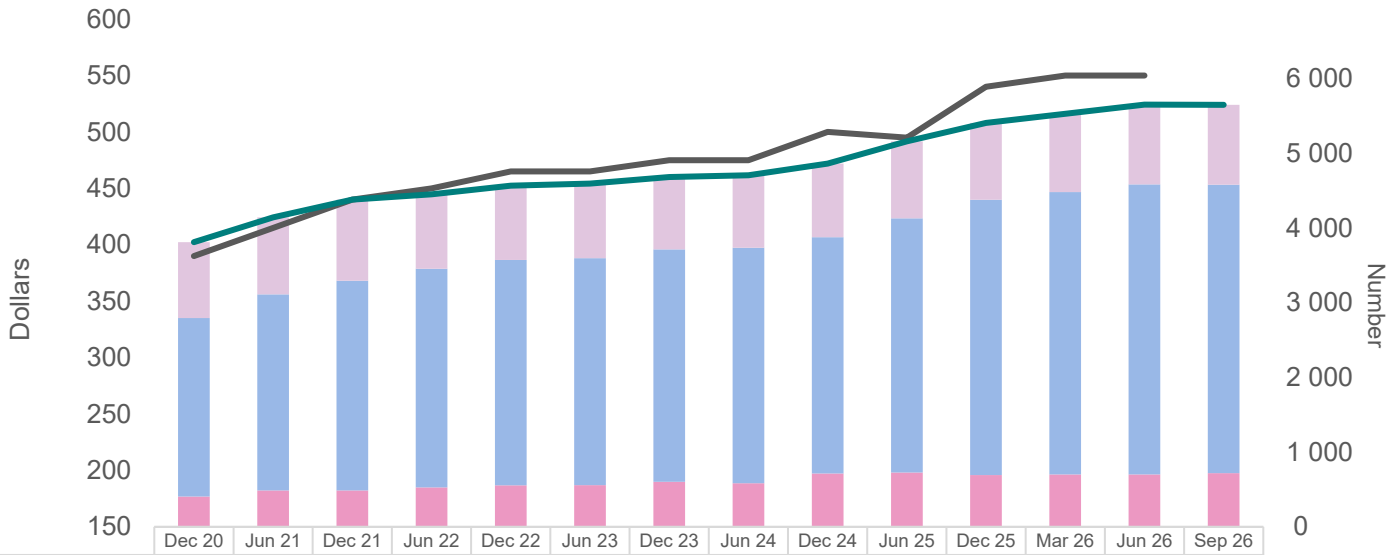
Supporting information is provided about the efficiency and effectiveness of Tasmania's social housing system, and where available, how Tasmania's housing indicators compare nationally.

Expressed demand for social housing

Indicator 1: Correlation with rental affordability

Delivering more affordable rentals and affordable home ownership aims to reduce pressure on the social housing system, with new supply of social housing dwellings targeting those in greatest need. This indicator compares rental affordability quarterly with demand from applicants on the Housing Register monthly, showing a strong correlation between the increased median price[1] of private rentals and housing demand from applicants on the Housing Register. Housing Register data is reported for the current month, while private rental data is quarterly, and historical figures are reported six monthly.

Median statewide rent for houses was $550 per week in the June 2026 quarter, an increase of 11.1 per cent from the June quarter of 2025. There has been an increase of 5.9 per cent in the past 12 months in the number of applications on the Housing Register from 5 336 to 5 653 at the end of September 2026.[2]



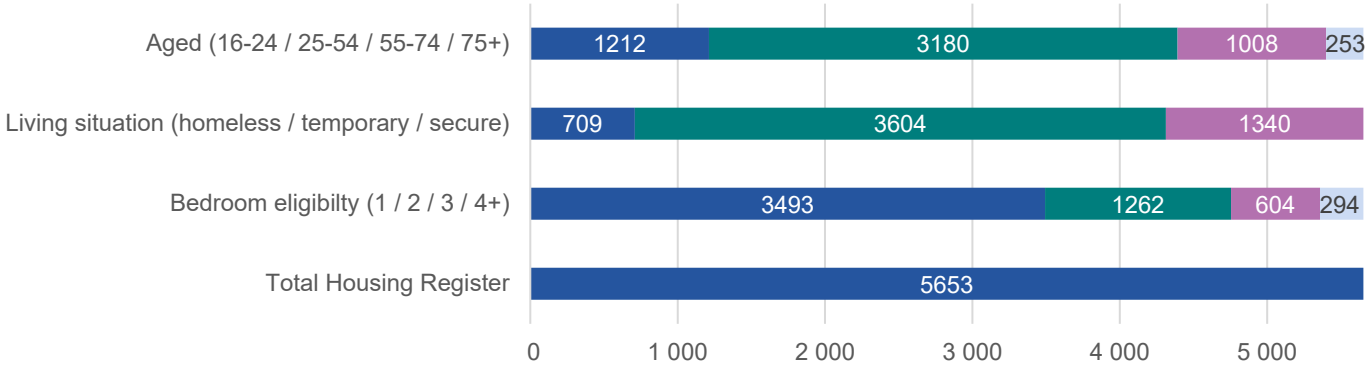
	Dec 20	Jun 21	Dec 21	Jun 22	Dec 22	Jun 23	Dec 23	Jun 24	Dec 24	Jun 25	Dec 25	Mar 26	Jun 26	Sep 26
General	1 017	1 030	1 086	997	994	1 000	969	972	986	1 031	1 029	1 050	1 069	1 070
Standard Priority	2 390	2 626	2 809	2 928	3 019	3 039	3 112	3 153	3 166	3 405	3 688	3 781	3 883	3 863
Highest Priority	406	488	488	528	556	559	604	584	714	727	693	702	703	720
Median Rents	390	415	440	450	465	465	475	475	500	495	540	550	550	
Housing Register	3 813	4 144	4 383	4 453	4 569	4 598	4 685	4 709	4 866	5 163	5 410	5 533	5 655	5 653

[1] Rental affordability data is reported by the Real Estate Institute of Tasmania quarterly.
[2] Following the introduction of the Housing Connect Platform (HCP) in September 2026, applicant numbers were revised to account for individuals recorded across multiple application types.

Housing Register data

Indicator 2: Applicant profile

This indicator shows that the number of active applications on the Housing Register was 5 653 at the end of September 2026, indicating there is strong demand for social housing.



Secure housing refers to applicants who may be unsafe at home, or their property is not appropriate to their needs, or they are living in a caravan park. Temporary housing includes applicants who may be staying with family and friends or in a shelter or in brokered accommodation, or they have received a notice to vacate from their rental home. Applicants who are homeless are without accommodation (such as sleeping rough). Assistance is available for people who are without accommodation at Safe Spaces and outreach support in Burnie, Launceston and Hobart.

Past 12 months	
Month	Applicants on the Housing Register
Sep-25	5 336
Oct-25	5 380
Nov-25	5 384
Dec-25	5 410
Jan-26	5 387
Feb-26	5 408
Mar-26	5 533
Apr-26	5 507
May-26	5 577
Jun-26	5 655
Jul-26	5 767
Aug-26	5 830
Sep-26	5 653

Most demand is for one-bedroom properties, indicating a significant need from single people and couples.

Indicator 3: Allocations to greatest need

This indicator shows the proportion of homes that are allocated to priority applicants and the time that it takes to house priority applicants from when they applied for social housing.

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[3], which is released in January each year.

Past 12 months				
Month	Proportion of allocations made to priority applicants (Monthly)	Proportion of allocations made to priority applicants (Rolling 12-month average)	Average time to house priority applicants – in weeks (Monthly)	Average time to house priority applicants (Rolling 12-month average)
Sep-25	90.6	91.5	100.9	82.6
Oct-25	89.1	91.4	85.7	82.4
Nov-25	81.0	91.0	92.8	84.3
Dec-25	88.4	90.3	87.2	84.4
Jan-26	87.0	89.8	85.9	84.6
Feb-26	94.2	90.0	92.3	85.0
Mar-26	98.4	90.5	104.4	88.1
Apr-26	94.5	90.6	92.7	89.0
May-26	100.0	91.2	84.2	87.9
Jun-26	93.0	91.0	67.9	88.6
Jul-26	92.8	91.0	100.4	89.4
Aug-26	88.9	91.3	89.1	90.9
Sep-26	93.9	91.6	107.4	91.4

At 91.6%, Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 84.6% for public housing and 79.5% for community housing in 2024-25.

The percentage of allocations to priority applicants was 91.6 per cent (rolling 12-month average) at the end of September 2026.

The average wait time for priority applicants on the Housing Register was 91.4 weeks (rolling 12-month average) at the end of September 2026.

[3] Table 18A.16 and Table 18A.20 of the 2026 RoGS

Indicator 4: Applications as a proportion of dwellings

This indicator measures the number of applicants on the Housing Register as a proportion of the total number of social housing dwellings. This is a way of comparing Tasmania's performance with other jurisdictions when assessing the waiting list. The data is sourced from the Report on Government Services, which is released in January each year, and its mid-year update, which includes the final number of Indigenous community housing dwellings for the previous year.

Past 10 years						
Year ending 30 June	Population	Annual population growth rate	Number of social housing dwellings[4]	Housing Register	Applicants as proportion of population	Applicants as proportion of social housing dwellings
2016	517 514	0.47%	13 621	3 365	0.65%	24.7%
2017	526 762	1.79%	13 408	2 960	0.56%	22.1%
2018	537 291	2.00%	13 364	3 210	0.60%	24.0%
2019	547 841	1.96%	13 554	3 351	0.61%	24.7%
2020	557 578	1.78%	13 812	3 373	0.60%	24.4%
2021	567 239	1.73%	14 059	4 144	0.73%	29.5%
2022	572 300	0.89%	14 065	4 453	0.78%	31.7%
2023	573 731	0.25%	14 605	4 598	0.80%	31.5%
2024	574 765	0.18%	15 050	4 709	0.82%	31.3%
2025[5]	577 827	0.53%	15 359	5 163	0.89%	33.6%

Tasmania has had a 12.8 per cent growth in social housing from 2016 to 2025 and an 11.7 per cent population growth over the same period, compared with the national average which has seen a 6.1 per cent growth in social housing and a 14.1 per cent population growth.

[4] Social housing dwellings is reported in RoGS Table 18A.3.
[5] Population data is at 30 June each year as released by the Australian Bureau of Statistics. At times the ABS will revise past published results. These will be updated as necessary.

Indicator 5: Evictions from social housing

Under the *Residential Tenancy Act 1997*, tenants have important responsibilities, including maintaining their tenancy agreements and being considerate neighbours.

Social housing providers work proactively to support tenants in meeting their obligations. However, where agreements are not upheld, providers take appropriate steps to ensure that all residents can enjoy a respectful community where people feel secure and safe. After exhausting all possible solutions to resolve the issue, a tenant may face eviction from their social housing tenancy.

This indicator shows the number of tenancies that have ended due to eviction over the past 12 months, along with the reasons for those evictions.

Past 12 months					
Month[6]	Arrears	Property Condition	Antisocial Behaviour	Other	Total
Sep-25	<5	<5	0	<5	<5
Oct-25	<5	<5	<5		8
Nov-25	<5	<5	0	<5	<5
Dec-25	<5	<5	<5	0	<5
Jan-26	<5	<5	0	0	<5
Feb-26	<5	0	0	<5	5
Mar-26	7	<5			9
Apr-26	<5	<5	0	0	<5
May-26	<5	<5	0	<5	5
Jun-26	<5	<5	<5	0	6
Jul-26	<5	<5	0	<5	6
Aug-26	<5	<5	0	<5	5
Total (12 months)	29	17	17		63

There were on average five evictions per month (rolling 12-month average) at the end of August 2026. The most common reason for eviction (46 per cent) was failure to pay rent.

63 tenants were evicted in the past 12 months.

The most common reason for eviction was failure to pay rent.

[6] This data has a one-month lag behind other indicators. Numbers less than five are withheld in accordance with privacy legislation.

Indicator 6: Turnaround times

This indicator measures the average time (in days) it takes from when a house becomes vacant to when it is re-tenanted for dwellings owned and managed by Homes Tasmania.

Past 12 months		
Month	Turnaround time – in days (Monthly)	Turnaround time (Rolling 12-month average)
Sep-25	48.7	41.5
Oct-25	46.2	43.5
Nov-25	43.5	44.7
Dec-25	34.8	43.4
Jan-26	37.9	42.3
Feb-26	28.6	41.2
Mar-26	47.8	41.3
Apr-26	39.6	41.6
May-26	34.8	40.1
Jun-26	46.7	41.0
Jul-26	44.7	41.1
Aug-26	38.0	40.6
Sep-26	42.0	40.1

The turnaround time for Homes Tasmania properties was 40.1 days (rolling 12-month average) at the end of September 2026.

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

Occupancy rates for social housing are consistently 99 per cent or higher (12-month rolling average) for properties managed by Homes Tasmania.

Indicator 7: Effectiveness of completed work orders

This indicator measures the effectiveness of maintenance work orders completed in properties owned and managed by Homes Tasmania and does not include those managed by community housing providers.

Past 12 months				
Month[7]	Number of paid work orders (Monthly)	Number of paid work orders (Rolling 12-month average)	Average performance rating (Monthly)	Average performance rating (Rolling 12-month average)
Sep-25	1 459	1 281	92.0	88.9
Oct-25	1 465	1 286	94.8	92.5
Nov-25	1 203	1 288	93.2	92.7
Dec-25	1 116	1 301	89.6	91.9
Jan-26	1 081	1 297	92.4	92.0
Feb-26	1 348	1 320	94.5	92.5
Mar-26	1 268	1 324	92.9	92.6
Apr-26	1 216	1 328	91.1	92.5
May-26	1 408	1 322	91.3	92.4
Jun-26	1 676	1 346	90.2	92.3
Jul-26	1 507	1 342	91.3	92.1
Aug-26	1 322	1 339	90.8	91.9

Homes Tasmania audits a random selection of work orders completed to assess the effectiveness of contractors in delivering outcomes. Audits consider 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. A monthly overall performance rating out of 100 is applied for contractors and considers performance against specific weighted performance indicators.



Data for this indicator has been updated from October 2025 for the past 12 months. This now includes all general maintenance work orders and contractors under new maintenance contracts.

An average of 91.9 per cent of work orders (rolling 12-month average) were completed to benchmarks in the past year at the end of August 2026.

[7] This data has a one-month lag behind other indicators. Minor data updates may be undertaken as reporting for new maintenance contractors is finalised.

Indicator 8: Building approvals in Tasmania

This indicator measures the number of building approvals in Tasmania as released by the Australian Bureau of Statistics each month.

Past 12 months		
Month[8]	Building approvals[9] (Monthly)	Building approvals (In the year to)
Aug-25	226	2 344
Sep-25	274	2 417
Oct-25	227	2 408
Nov-25	181	2 399
Dec-25	227	2 437
Jan-26	173	2 490
Feb-26	192	2 391
Mar-26	215	2 440
Apr-26	264	2 547
May-26	320	2 686
Jun-26	227	2 742
Jul-26	292	2 818
Aug-26	262	2 854

In recent years there has been a national trend of decreases in building approval numbers, most likely due to market factors such as borrowing costs and the availability of labour. However, the number of building approvals in Tasmania has stabilised and has recently started to increase.

[8] This data has a one-month lag behind other indicators.
[9] At times the ABS will revise past published results. These will be updated as necessary.

Indicator 9: Vacancy rates in Tasmania

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.

Past 12 months			
Month	Vacancy rate – Hobart	Vacancy rate – Burnie	Vacancy rate – Launceston
Sep-25	0.4	0.3	0.5
Oct-25	0.4	0.3	0.5
Nov-25	0.4	0.4	0.4
Dec-25	0.4	0.5	0.4
Jan-26	0.4	0.5	0.6
Feb-26	0.5	0.5	0.7
Mar-26	0.4	0.4	0.7
Apr-26	0.5	0.6	0.7
May-26	0.6	0.7	0.8
Jun-26	0.7	0.6	0.7
Jul-26	0.6	0.6	0.8
Aug-26	0.6	0.7	0.8
Sep-26	0.5	0.5	0.7

SQM Research[10] reports the vacancy rates in Hobart, Burnie and Launceston were 0.5 per cent, 0.5 per cent and 0.7 per cent, respectively, as at the end of September 2026.

Tasmanians on low incomes can apply for Private Rental Assistance through Housing Connect to help towards their costs for rent in advance, bond payments, removalists and rent arrears.

Housing Connect helps about 100 households into affordable rentals with Private Rental Assistance each month.

[10] Vacancy rates are compiled by and reproduced with the permission of SQM Research whose data is available at https://sqmresearch.com.au/

Homes Tasmania

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