

# Homes Tasmania Dashboard

July 2025

**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.

# CEO update

Homes Tasmania is committed to improving our reporting to provide greater transparency on our progress towards our housing delivery targets.



The July Dashboard demonstrates Homes Tasmania's actions to improve the State's housing system and shows that 4 227 homes had been delivered towards the target of 10 000 social and affordable homes by 2032, with 5 773 homes in the pipeline.

We have listened to community feedback and changed our Dashboard so it better meets community expectations about transparent reporting on the delivery of homes to Tasmanians. We have made a one-off adjustment that affects land.

A review identified that some land had been counted as delivered before it was sold. Land is counted when it is sold and will be monitored to ensure construction of a home.

This means there are fewer completed projects reported in the July Dashboard when compared with the report in June.

Additionally, reporting on pipeline projects is simpler and includes all projects where planning for the project is underway.

On 1 July, Homes Tasmania commenced a two-year trial of a new maintenance model in southern Tasmania, which is expected to deliver faster maintenance to tenants, resulting in better maintained homes and lower costs because contract arrangements are directly with contractors and subcontractors.

Under the new model, Homes Tasmania has engaged directly with 34 local contractors to deliver general maintenance services to Homes Tasmania-managed properties in southern Tasmania. The panel allows members to quote simply and deliver maintenance works quickly and will provide industry confidence and help grow capacity and jobs.

Also in July, we established our second builders panel to help deliver our pipeline of works over the next three years.

The Class 2 panel will deliver our medium-density and multi-storey apartment developments, so we can provide more infill housing and make more efficient use of our land, helping to reduce urban sprawl.

# Housing plan

Homes Tasmania was established to strategically manage and develop the housing continuum across Tasmania. It has been tasked with delivering 10 000 homes by June 2032.

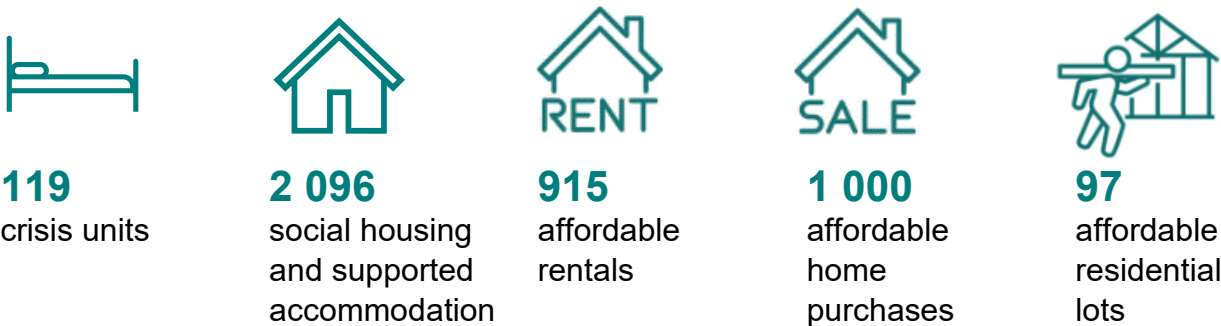
This dashboard shows performance by reporting on **completed** projects, and a **pipeline** of projects underway.

Homes Tasmania and its partners are creating housing opportunities that meet the housing needs experienced by Tasmanians across the housing system.

This is outlined in the Tasmanian Government’s Housing Strategy 2023-2043, and includes crisis accommodation, supported accommodation, social housing, affordable private rentals, release of affordable land parcels and affordable home ownership assistance.

In July 2025, Homes Tasmania reviewed its pipeline to recategorise projects and change how land is counted. Land will only be recorded as completed once sold. Homes Tasmania will track construction, and if a dwelling is not substantially commenced within two years, the lot will return to the pipeline until a housing outcome is achieved.

## Completed at the end of July 2025:



These 4 227 homes all count towards the target of 10 000 by 2032.

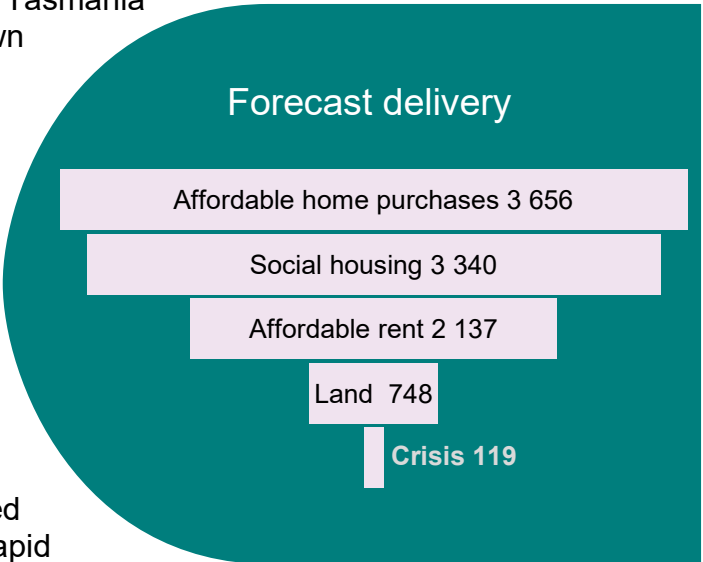
Homes Tasmania is also working in partnership with state government agencies, local governments and the private sector to increase key worker accommodation for essential health services, to enable local prosperity and reduce pressures on the private market, which is in addition to the 10 000 social and affordable homes.

# Funding model and pipeline

Homes Tasmania was set up to be commercially focused, with access to debt funds in the form of direct borrowings from TASCORP and interest guaranteed by the Treasurer through appropriation. Revenue is also generated from land and property sales or other private market investment. Homes Tasmania is growing its land bank predominantly from Crown land transfers and developing this land to create more affordable homes for Tasmanians and to generate revenue.

The 2025-26 State Budget is yet to be delivered. Homes Tasmania has been provided with funding consistent with the 2024-25 Budget until the new Budget is provided.

Examples of pipeline projects include new supply under the Community Housing Growth Program and national housing programs such as HAFF (social and affordable homes), more tenancies into existing homes under the expanded Private Rental Incentives and Family Violence Rapid Rehousing programs (affordable rentals), sales under MyHome (affordable home purchases) and land development.



## Current pipeline:



This pipeline of 5 773 homes and land all count towards the target of 10 000 by 2032.

# Key performance indicators

## KPI 1: Deliver 10 000 social and affordable homes

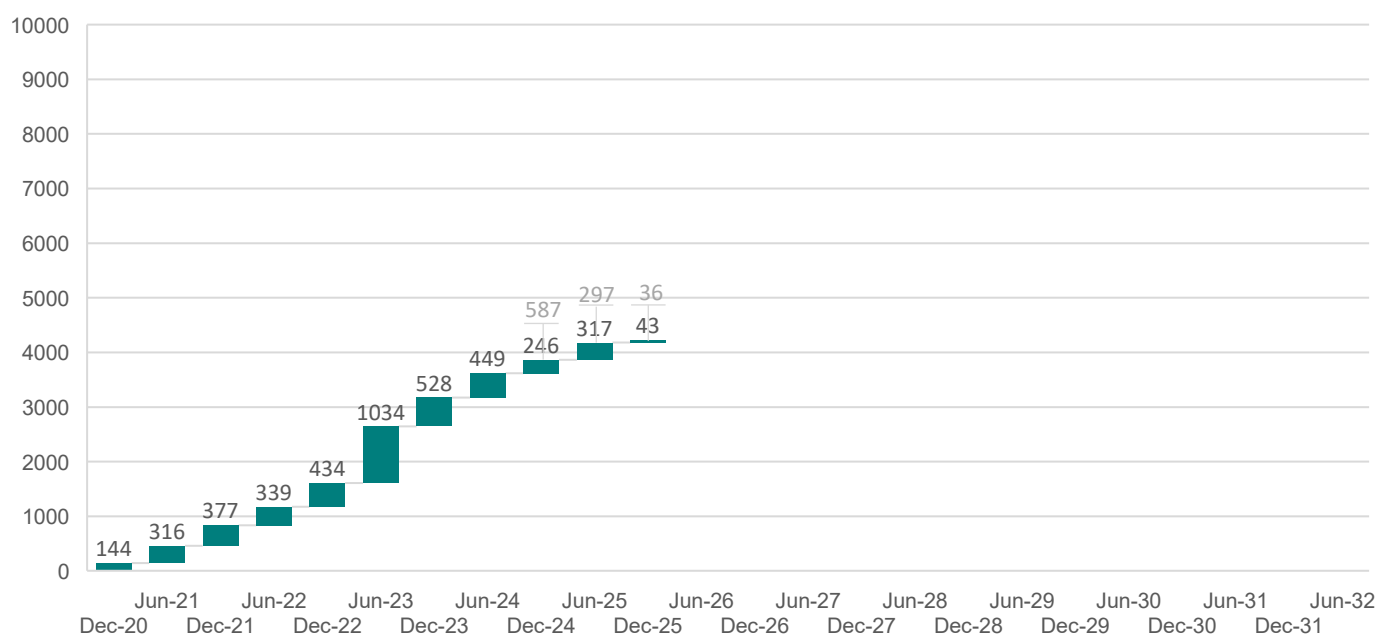
Tasmanians need more homes and Homes Tasmania is committed to improving the housing market, including increasing social and affordable housing and releasing land for residential development.

KPI 1 measures progress of completed projects towards the target of 10 000 social and affordable homes between 1 October 2020 and 30 June 2032.

Progress of completed projects:

42%

4 227 / 10 000



In July 2025, 43 households were assisted. Counting rules have changed: land is now only counted as completed when sold. Unsold released land has moved back into the pipeline, and homes not started within two years on sold lots will also return to the pipeline. This report shows both old (grey) and new rules for the past 12 months. Future reports will use the new rules only.

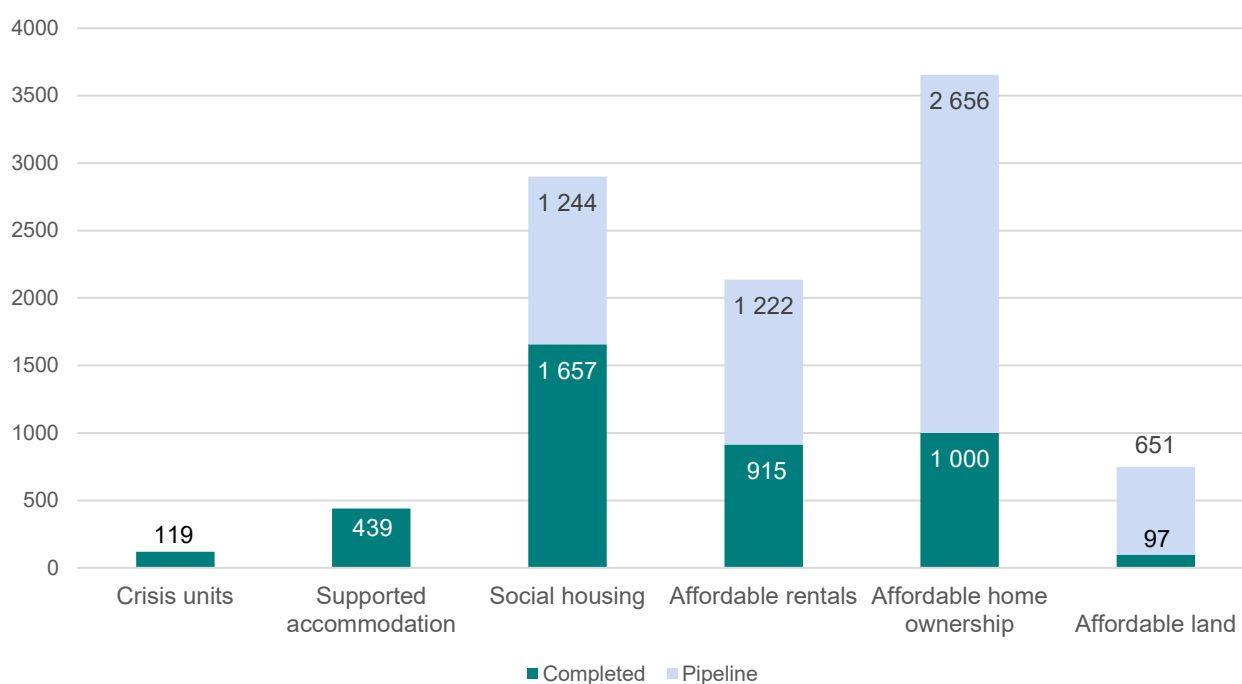
In addition to this Dashboard, the Report on Government Services is released each January and reports on the number of social housing dwellings for the previous financial year. It is a useful measure of a net increase of social housing for Tasmania but has limitations.

There can be lags in its data collection because it relies on self-reporting by community organisations and dwellings are counted once tenanted, whereas Homes Tasmania reports the completion of social housing dwellings in the same way as Housing Australia, which is when a certificate of practical completion is obtained.

## Summary of completed projects and pipeline:

4 227

5 773



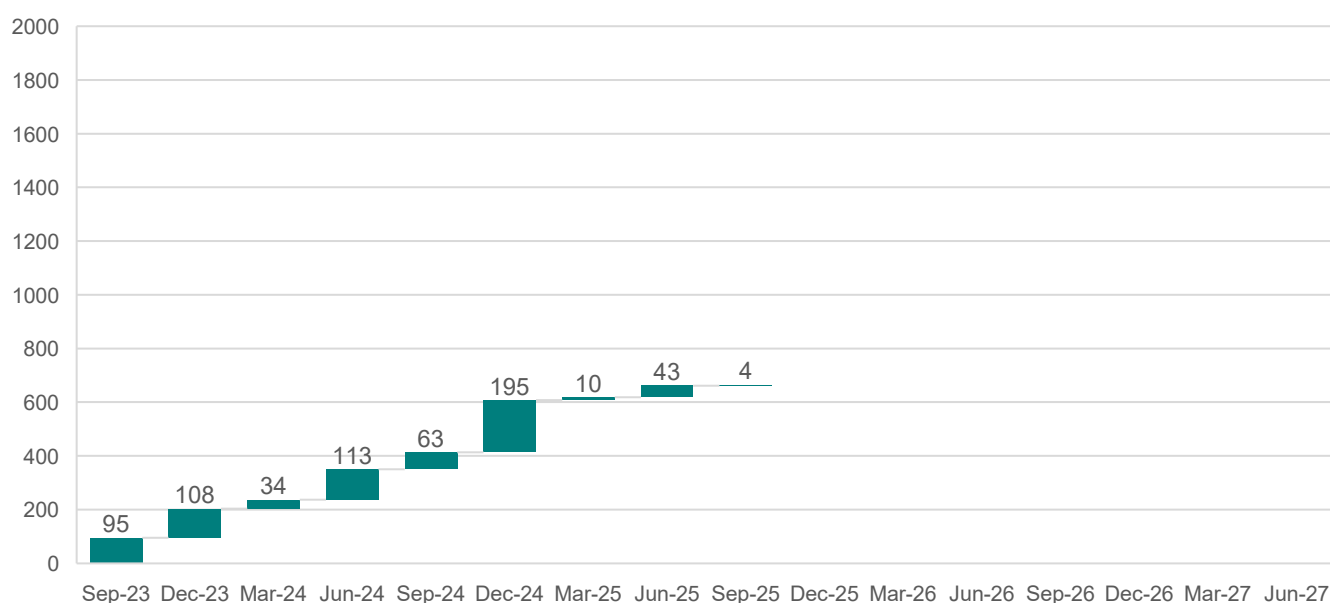
## KPI 2: Deliver 2 000 social homes by 2027

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:

33%

665 / 2 000



### KPI 3: Deliver more accessible homes

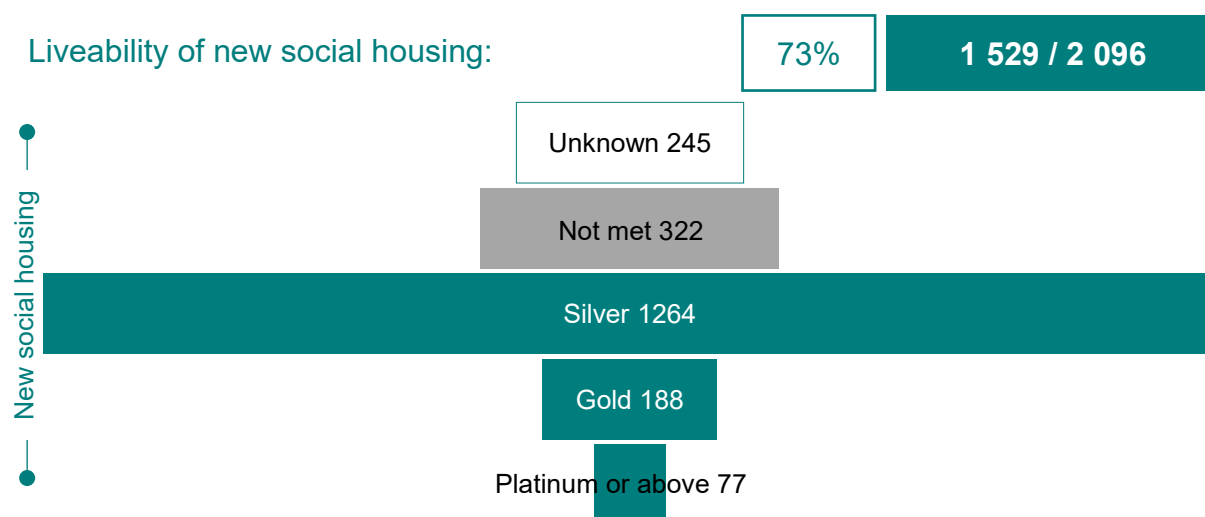
Renewal of the social housing portfolio includes investment in the accessibility and liveability of new and existing homes.

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.

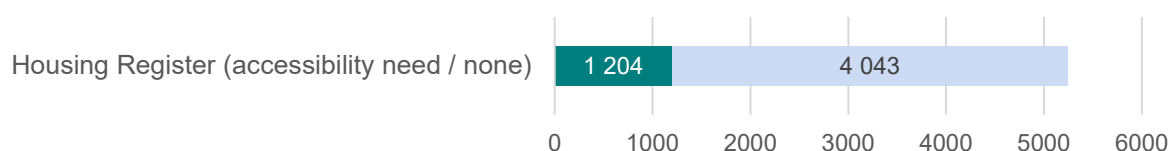
All new homes are required to be built to minimum standards, with a commitment to deliver homes at Silver standard wherever practical, and to Gold or Platinum standard where appropriate.

Of the 2 096 new social housing dwellings delivered between 1 October 2020 and 31 July 2025, 1 529 of 1 851 (or 83 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 245 dwellings.



### 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 1 204 applicants (22.9 per cent) at the end of July 2025.



## KPI 4: Improve alignment of social housing occupancy

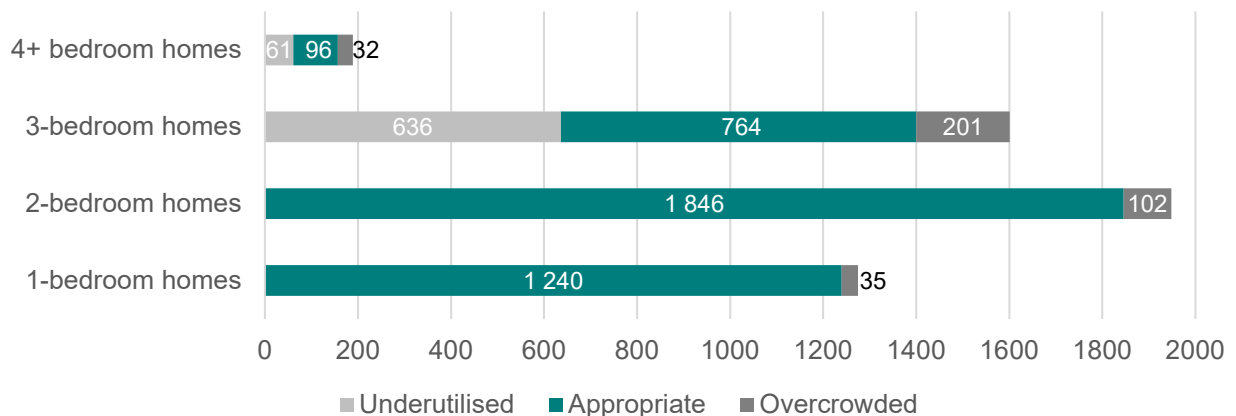
The changing housing needs of Tasmanians requires more one- and two-bedroom homes or homes for much larger families. The social housing portfolio has many underutilised three-bedroom homes, which met the needs of households in previous decades. Construction of new homes by Homes Tasmania will focus on 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 (13.9 per cent) and overcrowding (7.4 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:



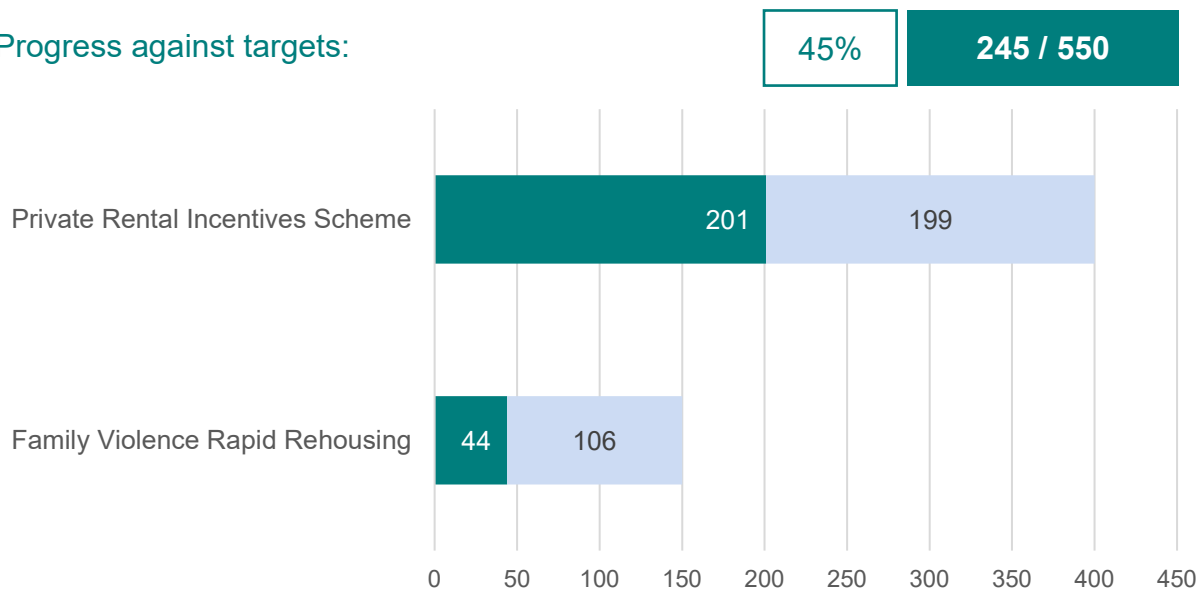
The expressed demand for smaller social housing dwellings is shown for Housing Register applicants, with 4 348 applicants (83 per cent) wanting one- or two-bedroom homes.

## KPI 5: Deliver more affordable rentals

KPI 5 measures the number of new affordable rentals being delivered under the Private Rental Incentives scheme and Family Violence Rapid Rehousing program. The targets for these programs between 1 July 2024 and 30 June 2026 are an additional 200 homes under the Private Rental Incentives scheme, bringing the total program capacity to 400 homes, and an additional 100 homes under the Family Violence Rapid Rehousing program, bringing the total program capacity to 150 homes.

The portfolios have 201 and 44 homes respectively as at the end of July 2025.

Progress against targets:



These programs provide access for people on the Housing Register into the private rental market by head leasing properties and subsidising the rent amount, so they are affordable.

Tasmanians on low incomes can also apply for Private Rental Assistance through Housing Connect to help towards their costs for rent in advance, bond payments, removalists and rent arrears. This assistance has been decreasing due to private rental market pressures including low vacancy rates.

Housing Connect helps about 150 households into affordable rentals with Private Rental Assistance each month.

## KPI 6: Deliver more affordable home ownership

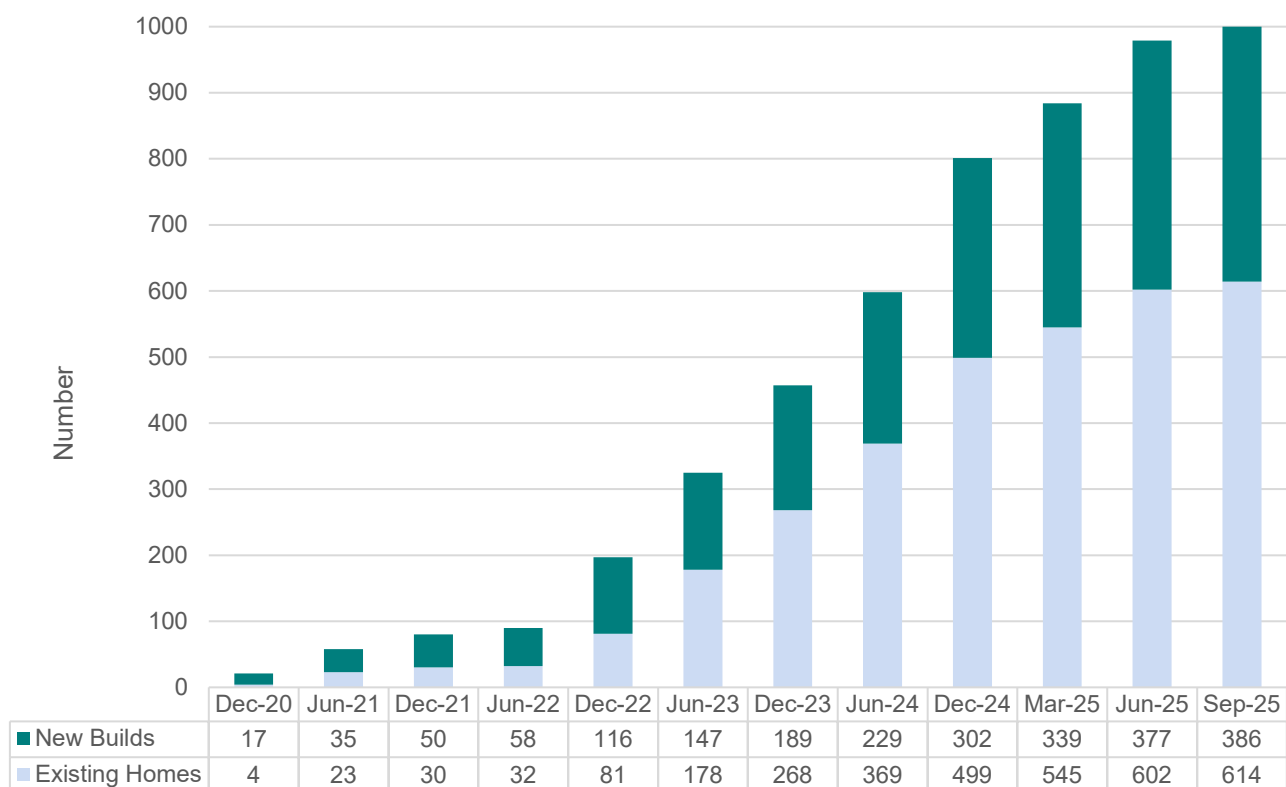
The MyHome shared equity scheme has been expanded to help more people buy their first home with a two per cent deposit.

KPI 6 measures the number of households who have purchased a home through MyHome and previous home ownership assistance programs.

The data reflect settlements that have taken place during the month and shows strong growth of the revised program. The data are reported for the current month while displaying historical figures on a six-monthly basis.

There have been 1 000 households assisted into affordable home ownership as at the end of July 2025.

### Completed purchases:

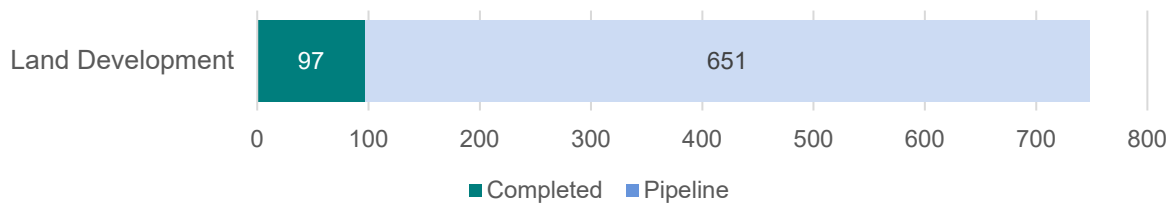


## KPI 7: Deliver more residential lots

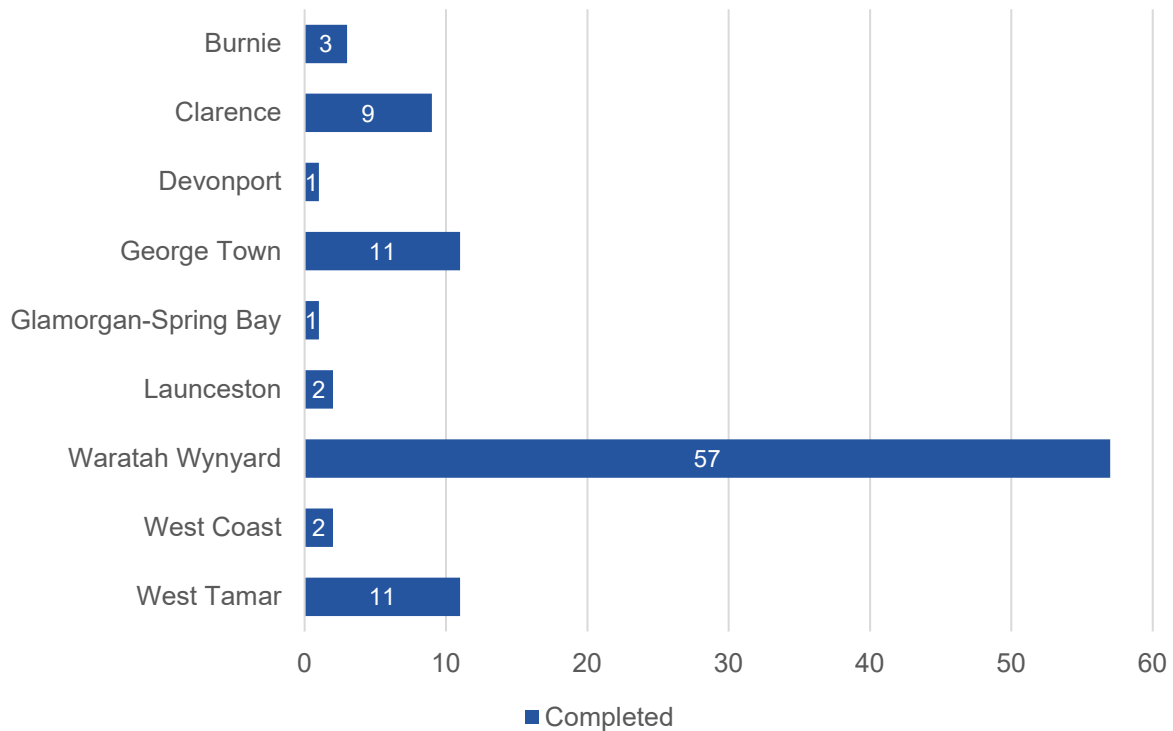
KPI 7 measures progress against the number of residential lots sold by subdivision locations across the state.

Revised counting rules apply to residential lots to ensure housing outcomes are delivered and show the adjustment from July 2024. Land is only recorded as completed once sold. Annual audits will monitor construction, and if a dwelling has not substantially commenced within two years, the lot will return to the pipeline until completed.

There have been 97 sold lots as at the end of July 2025.



Land has been developed and sold in the following local government areas. New subdivisions are currently underway at Huntingfield and New Norfolk.



# Supporting information

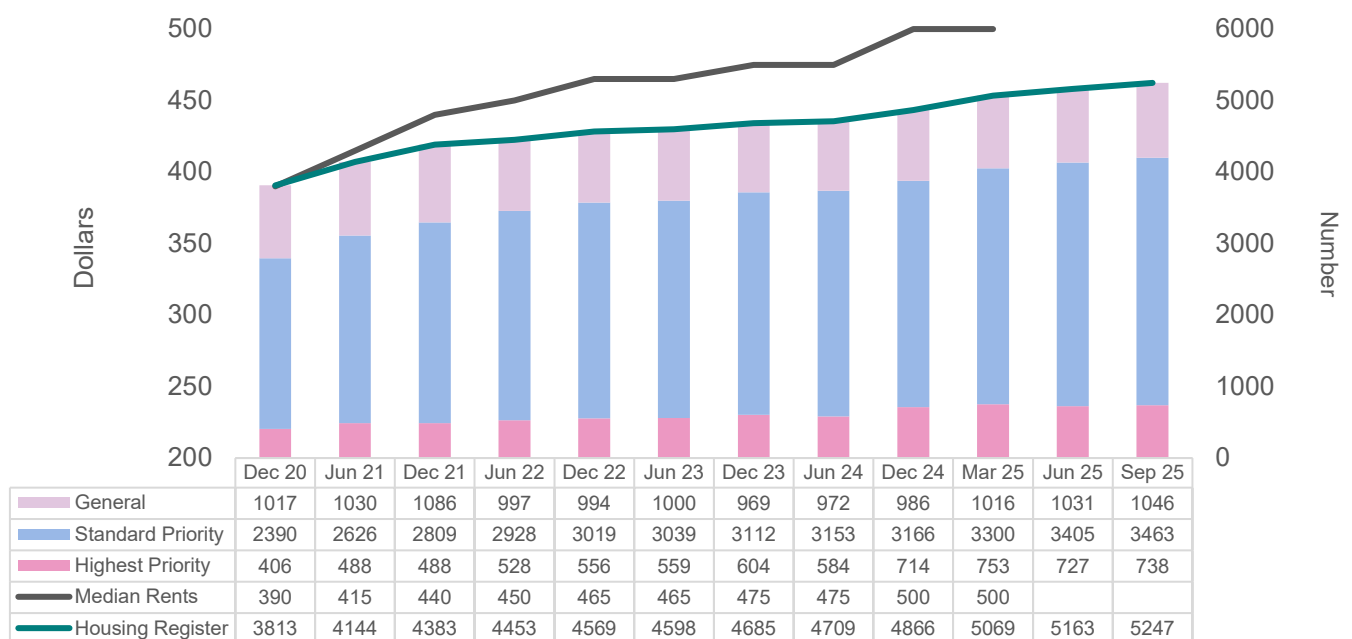
Supporting information is provided about the efficiency and effectiveness of Tasmania's social housing system, and where available, how Tasmania's housing indicators compare nationally.

## Expressed demand for social housing

### Indicator 1: Correlation with rental affordability

This indicator compares rental affordability quarterly with demand from applicants on the Housing Register monthly, showing a strong correlation between the increased median price<sup>1</sup> 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.

There has been an increase of 10.6 per cent in the past 12 months in the number of applications on the Housing Register from 4 745 to 5 247 at the end of July 2025.



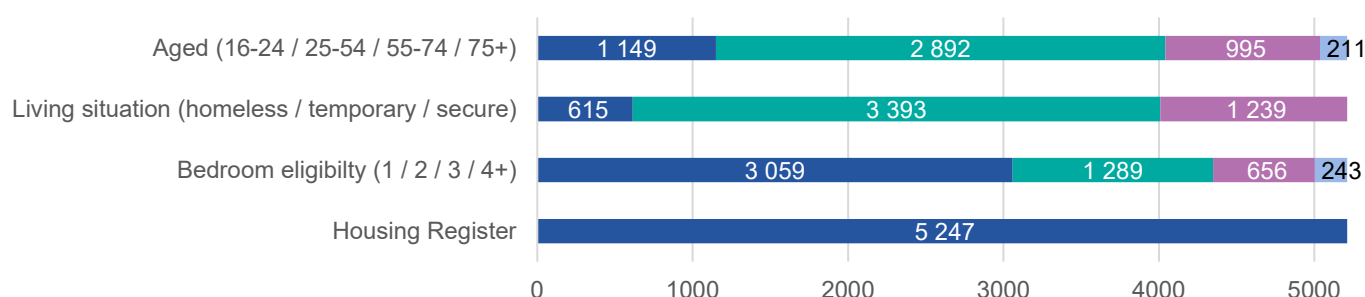
Delivering more affordable rentals and affordable home ownership aims to reduce pressure on the social housing system, with new supply of social housing dwellings targeting those in greatest need.

<sup>1</sup> Rental affordability data is reported by the Real Estate Institute of Tasmania quarterly.

# Housing Register data

## Indicator 2: Applicant profile

This indicator shows that the number of active applications on the Housing Register was 5 247 at the end of July 2025, 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
Jul-24	4 745
Aug-24	4 792
Sep-24	4 892
Oct-24	4 912
Nov-24	4 922
Dec-24	4 866
Jan-25	4 933
Feb-25	5 043
Mar-25	5 069
Apr-25	5 094
May-25	5 097
Jun-25	5 163
Jul-25	5 247

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<sup>2</sup>, 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)
Jul-24	95.8	94.7	73.6	90.5
Aug-24	94.0	91.2	73.2	89.0
Sep-24	91.4	94.7	84.5	87.9
Oct-24	91.9	95.2	86.5	87.9
Nov-24	87.1	94.3	73.2	85.7
Dec-24	95.7	94.2	80.0	84.6
Jan-25	92.2	93.8	83.8	82.6
Feb-25	94.0	93.7	82.3	81.9
Mar-25	90.7	93.1	72.6	82.2
Apr-25	94.2	92.8	81.6	81.6
May-25	90.8	92.7	97.1	81.3
Jun-25	96.6	92.6	60.7	79.1
Jul-25	92.5	92.3	92.0	80.2

At 92.3%, Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 87.4% for public housing and 79.9% for community housing in 2023-24.

The percentage of allocations to priority applicants was 92.3 per cent (rolling 12-month average) at the end of July 2025.

The average wait time for priority applicants on the Housing Register was 80.2 weeks (rolling 12-month average) at the end of July 2025.

<sup>2</sup> Table 18A.16, Table 18A.17 and Table 18A.18 of the 2025 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 9 years						
Year ending 30 June	Population	Annual population growth rate	Number of social housing dwellings <sup>3</sup>	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 <sup>4</sup>	574 779	0.18%	15 050	4 709	0.82%	31.3%

Tasmania has had a 10.5 per cent growth in social housing from 2016 to 2024 and an 11.1 per cent population growth over the same period compared with the national average, which has seen a 5.7 per cent growth in social housing and a 12.4 per cent population growth.

The data shows a positive change that the proportion of applicants to the number of social housing dwellings decreased by a further 0.2 per cent between June 2023 and June 2024.

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<sup>3</sup> Social housing dwellings is reported in RoGS Table 18A.3.

<sup>4</sup> 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.

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## 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 <sup>5</sup>	Arrears	Property Condition	Antisocial Behaviour	Other	Total
Jul-24	<5	<5	<5	<5	7
Aug-24	<5	0	0	0	<5
Sep-24	<5	<5	0	0	<5
Oct-24	<5	<5	0	<5	7
Nov-24	<5	0	<5	<5	5
Dec-24	<5	<5	<5	<5	8
Jan-25	9		0	0	9
Feb-25	<5	0	0	0	<5
Mar-25	<5	<5	0	<5	<5
Apr-25	<5	<5	0	<5	5
May-25	<5	<5	<5	<5	6
Jun-25	<5	0	0	0	<5
Total (12 months)	30	15	16		61

There were on average five evictions per month (rolling 12-month average) at the end of June 2025. The most common reason for eviction (49 per cent) was failure to pay rent.

61 tenants were evicted in the past 12 months.

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

<sup>5</sup> 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)
Jul-24	42.9	31.9
Aug-24	32.4	32.3
Sep-24	29.8	32.7
Oct-24	24.2	32.6
Nov-24	33.6	33.6
Dec-24	39.6	34.4
Jan-25	55.5	35.8
Feb-25	43.3	35.9
Mar-25	48.2	37.6
Apr-25	34.0	37.4
May-25	52.7	39.2
Jun-25	35.9	38.8
Jul-25	46.9	38.8

The turnaround time for Homes Tasmania properties was 38.8 days (rolling 12-month average) at the end of July 2025.

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

Occupancy rates for social housing are consistently high at over 99 per cent (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 by Homes Tasmania, including those managed by community housing providers.

Past 12 months				
Month <sup>6</sup>	Number of work orders completed (Monthly)	Number of work orders completed (Rolling 12-month average)	Average performance rating (Monthly)	Average performance rating (Rolling 12-month average)
Jun-24	1 092	1 284	88.4	89.0
Jul-24	1 618	1 296	90.0	89.7
Aug-24	1 370	1 275	91.0	89.5
Sep-24	1 358	1 267	91.7	89.4
Oct-24	1 392	1 267	91.0	89.2
Nov-24	1 174	1 266	89.9	89.1
Dec-24	959	1 258	80.6	88.2
Jan-25	1 089	1 259	89.6	88.3
Feb-25	1 054	1 242	77.8	87.4
Mar-25	1 189	1 224	89.5	87.7
Apr-25	861	1 217	80.0	87.1
May-25	1 087	1 187	83.6	87.5
Jun-25	909	1 172	76.3	86.7

Homes Tasmania audits more than one-third of all 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. This provides an overall performance rating out of 100.

An average of 86.7 per cent of work orders (rolling 12-month average) were completed to benchmarks in the past year at the end of June 2025.

### Social housing management

Aboriginal community 96

Homes Tasmania 5 230

Community housing 9 724

<sup>6</sup> This data has a one-month lag behind other indicators.

## 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 <sup>7</sup>	Building approvals <sup>8</sup> (Monthly)	Building approvals (In the year to)
Jun-24	170	2 572
Jul-24	244	2 540
Aug-24	195	2 481
Sep-24	202	2 431
Oct-24	227	2 437
Nov-24	190	2 437
Dec-24	189	2 470
Jan-25	117	2 414
Feb-25	291	2 437
Mar-25	167	2 393
Apr-25	176	2 396
May-25	180	2 348
Jun-25	165	2 343

The decrease in building approval numbers is a national trend most likely due to market factors such as borrowing costs and the availability of labour.

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<sup>7</sup> This data has a one-month lag behind other indicators.

<sup>8</sup> 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
Jul-24	1.2	0.7	1.1
Aug-24	1.1	0.7	1.0
Sep-24	0.8	0.5	0.8
Oct-24	0.6	0.3	0.8
Nov-24	0.7	0.4	0.9
Dec-24	0.6	0.5	0.9
Jan-25	0.3	0.3	0.5
Feb-25	0.6	0.3	0.9
Mar-25	0.5	0.4	0.8
Apr-25	0.6	0.5	0.9
May-25	0.6	0.5	0.7
Jun-25	0.6	0.5	0.7
Jul-25	0.6	0.5	0.6

Median statewide rent for houses was \$500 per week in the March 2025 quarter, an increase of 2.0 per cent from the March quarter of 2024.

SQM Research<sup>9</sup> reports the vacancy rates in Hobart, Burnie and Launceston were 0.6 per cent, 0.5 per cent and 0.6 per cent, respectively, as at the end of July 2025.

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<sup>9</sup> Vacancy rates are compiled by and reproduced with the permission of SQM Research whose data is available at <https://sqmresearch.com.au/>

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# Homes Tasmania

Building homes,  
creating communities.

Email: [exec.services@homes.tas.gov.au](mailto:exec.services@homes.tas.gov.au)

[www.homestasmania.com.au](http://www.homestasmania.com.au)