

Rental Affordability Snapshot 2016: Tasmania



Young people

- On the weekend of 1-3 April 2016, Anglicare Tasmania's Social Action and Research Centre (SARC) collected information on all properties advertised as available for rent across the state. This included houses, flats and rooms in share houses. The information was gathered from online real estate sites (realestate.com and Gumtree) and from classifieds in the three main Tasmanian newspapers - the Mercury, The Examiner and The Advocate. We have been doing this every year in April since 2013.
- We worked out whether people who depend on government income support payments or the minimum wage could afford to find suitable accommodation for themselves and their families without putting themselves into 'rental stress.' We also looked at what properties were available for households spending more of their income on their rent - an amount that would put them into rental stress. Overall, we looked at 14 different household types, including singles, couples and those with children.
- Additionally, for each household type we looked at whether a property was 'appropriate' - i.e. had sufficient bedrooms, whether the type of property is appropriate for that household composition and whether there were conditions in the advertisement that would rule out households based on their personal profile, or due to an exchange of services.

What do we mean?

Affordable rental properties: spending up to 30% of income on rent.

Going into rental stress: spending between 30 and 45% of income on rent.

What did we find out?

What's happening to the number of private rental properties advertised across Tasmania?

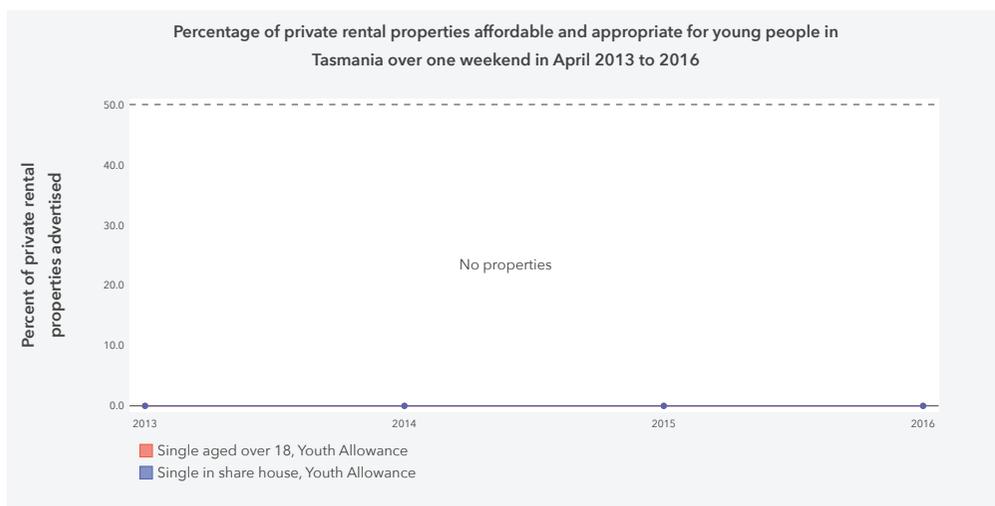
There were 1588 properties advertised for rent in Tasmania over the weekend of 1-3 April 2016. That's 15% fewer rental properties compared to this time last year and 41% fewer rental properties compared to a weekend in April 2013. This decline is occurring consistently in the north and the south of the state. However, in Tasmania's north west the number of advertised properties rose this year.

Can young people on youth allowance access affordable rentals?

Young people on Youth Allowance were the most likely low income Tasmanians to struggle to find an affordable and appropriate rental property. From the range of low income Tasmanian households included in RAS, young people receiving Youth Allowance were the most vulnerable to extreme rental stress - having to spend more than half their income on rent.

- Affordable properties: None available across the state, even share houses. This has been a consistent picture since 2013.
- Going into rental stress: only a few additional properties (4%) became available - 12 in the south, 12 in the north, 34 in the north west.

People	Household Type	Payment Type	Up to 30% of household income spent on rent			30-45% of household income spent on rent		
			Percentage Affordable & Appropriate	Number Affordable & Appropriate	Where are affordable properties?	Percentage Affordable & Appropriate	Number Affordable & Appropriate	Where are properties that put households into rental stress?
 Young people	Single aged over 18	Youth Allowance	0%	0	Nowhere	4%	58	12 south 12 north 34 north west
	Single in share house	Youth Allowance	0%	0	Nowhere	4%	58	12 south 12 north 34 north west



More information

For a more detailed analysis by state and region, please go to the Social Action and Research Centre: www.anglicare-tas.org.au/sarc

Email: SARC@anglicare-tas.org.au

Media contact: Meg Webb 0427 911 719

SARC blog:
medium.com/socialactionandresearchcentre

SARC Facebook:
www.facebook.com/SocialActionResearchCentre

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Acknowledgements

Author: Lindsey Moffatt, SARC, Anglicare Tasmania

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