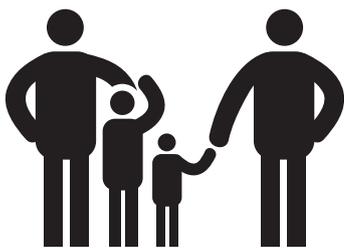


Rental Affordability Snapshot 2016: Tasmania



Couples with children

- 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 low income couples with children access affordable rentals?

Couple households generally had more options for affordable rental property across Tasmania than other low income households. But those couples relying on Newstart still had extremely limited access to affordable properties.

On Newstart (both adults)

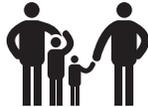
- Affordable properties: Only 8% of properties (125) were available, mostly in north west. Consistent rate since 2013, but now from a smaller pool of properties.
- Going into rental stress: another quarter of properties became available, distributed around the state.

On minimum wage (one adult) with children

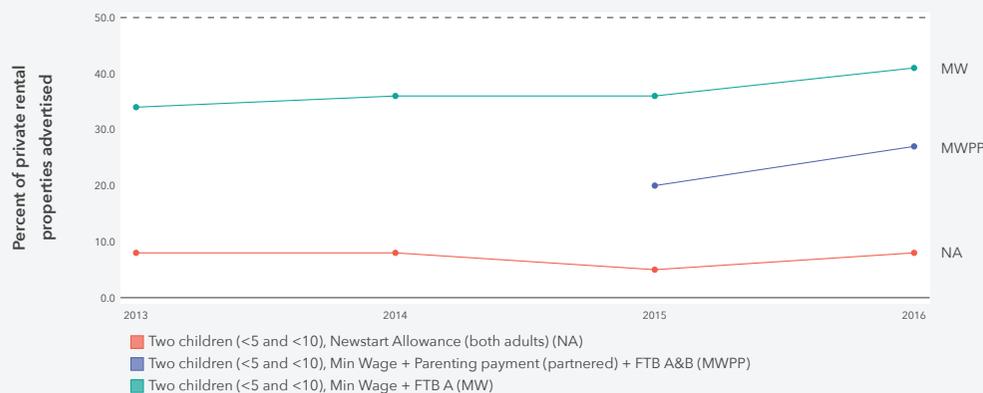
- Affordable properties: 27% of properties (433) were available, up from 20% in 2015 (the first year we measured for this group). In the south only 12% were available compared to 32% in the north and 43% in the north west.
- Going into rental stress: only another 7% became available, mainly in the south.

On minimum wage (both adults) with children

- Affordable properties: 41% of properties (645) available, the highest rate for any low income group. This rate has been steadily increasing since 2013. In the north west, over half the properties were available.
- Going into rental stress: another 17% became available, most in the south.

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?
 Couples with children	Couple, two children (one aged less than 5, one aged less than 10)	Newstart Allowance (both adults)	8%	125	12 south 29 north 84 north west	26%	416	108 south 159 north 149 north west
	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting Payment (partnered) + FTB A & B	27%	433	75 south 153 north 205 north west	17%	274	148 south 78 north 48 north west
	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	41%	645	181 south 215 north 249 north west	7%	119	81 south 29 north 9 north west

Percentage of private rental properties affordable and appropriate for couples with children in Tasmania over one weekend in April 2013 to 2016



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

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Acknowledgements

Author: Lindsey Moffatt, SARC, Anglicare Tasmania

Assistance with data preparation and proofing: Selina Claxton, SARC, Anglicare Tasmania

Graphic design: Mathew Oakes, Anglicare Tasmania, and Marcus Bendall

Advice on low income households' experiences: Emily Churches and Belinda Jones, Anglicare Tasmania