

# Rental Affordability Snapshot 2016: Tasmania



## People receiving the Age Pension

- 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 people receiving the Age Pension find affordable rentals?

People receiving the Age Pension generally had more options for affordable rental properties than other low income households relying on government payments. However, these options were still limited and included rooms in share houses.

#### Singles

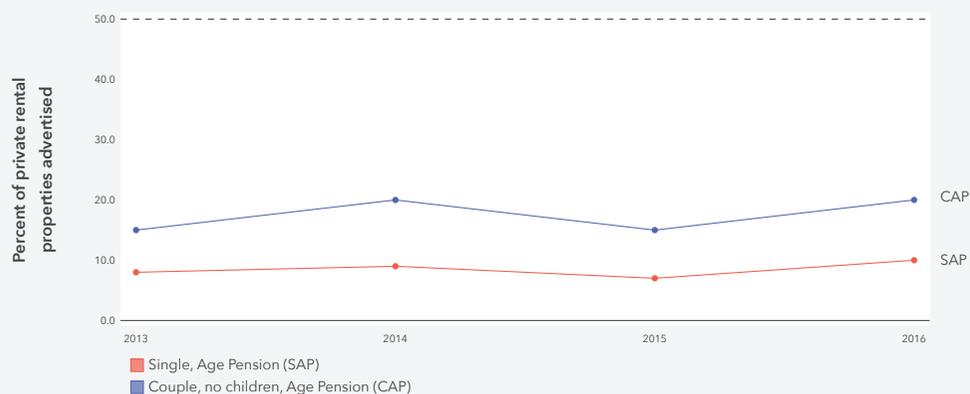
- Affordable properties: Only 10% of properties (160) were available, some of which were rooms in share houses. This rate has been fairly consistent since 2013, but is now from a smaller pool of properties.
- Going into rental stress: another 24% of rental properties became available, spread around the state.

#### Couples

- Affordable properties: 20% of properties (324) were available, dropping to only 8% in the south. This rate has fluctuated between 15 and 20% since 2013, but is now from a smaller pool of properties.
- Going into rental stress: another 40% of properties became available around the state.

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?
 <b>Older people</b>	Single	Age Pension	10%	160	48 south 36 north 77 north west	24%	383	112 south 129 north 142 north west
	Couple, no children	Age Pension	20%	324	12 south 116 north 159 north west	40%	633	190 south 216 north 227 north west

Percentage of private rental properties affordable and appropriate for older people 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](http://www.anglicare-tas.org.au/sarc)

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