

Anglicare Australia Rental Affordability Snapshot

Anglicare Australia Key points

- Private rental housing is out of reach of Australians living on a low income. On any given day, many Australians looking for a new home are limited by the prohibitive costs of renting, and the very tight rental market.
- Access to safe and secure housing underpins an individual's capacity to contribute to society. People on pensions and benefits who need to rent in the private market have insecure housing.
- As families and individuals spend more on meeting housing costs less of their limited resources are going toward other needs eg, utilities, education, food security, health etc.

Key findings:

ACT

- 574 properties assessed across the region for suitability.
- There were no affordable properties for any of the household types in the Canberra region.
- Where affordable accommodation was available in the wider region, including areas of NSW there were also high unemployment rates.

Local message:

- How Government, business and the community can together invest in more public and other affordable housing models to assist the 600,000 Australians in rental stress. It is estimated that 220,000 new social housing dwellings are needed by 2020.
- Review suitability of current arrangements for Rental Assistance especially for people on aged pensions, disability pensions, Newstart and Austudy.

NSW

- 10,000 properties assessed across Sydney and surrounding areas for suitability.
- Only 1.3% of properties across Sydney and the Illawarra were affordable for people on Government benefits.
- Properties that were appropriate were up around 45% of income, well over the 30% benchmark.

Local message:

- Over 1 million households rely on benefits and over 220,000 households are needed by 2020; investment is needed in social and public housing and this should be a budget priority.

NT

- 717 properties assessed across the state for suitability.
- There were no affordable and appropriate properties advertised in the Northern Territory. Of the 717 properties advertised, only seven (7) were affordable for couples with two children but all seven were one bedroom apartments.

- A single car space was advertised at \$125 per week; more expensive than a single on an allowance could reasonably afford.

QLD

- 3114 properties assessed across Brisbane and surrounding areas for suitability.
- Only 17 properties were deemed suitable for families in the Brisbane area with absolutely nothing available for singles.

Local message:

- It is important that Government reflect on the housing crisis and be prepared to review rental assistance programs.

SA

- 3687 properties assessed across the state for suitability.
- Affordability in regional areas was low for all household types with 18% affordable for couples with two kids across the state but only 9% of which were both affordable and appropriate.
- There were zero suitable properties for anyone on an allowance across SA and only 1% of properties were suitable for singles on the Aged or Disability Support Pension with the majority of these appearing in regional areas where access to services might be low.

Local message:

- TBA

TAS

- 352 properties assessed across the state for suitability.
- Couples with children and couples on the aged pension have the highest rates of suitability in Tasmania at 9% and 11% respectively.
- There is virtually no suitable housing for singles on allowances or the Aged and Disability Support Pension.

Local message:

- The housing crisis is indicative of the need for greater investment in public housing.
- The absence of affordable properties for students and trainees has implications for retention to higher education, and ultimately to productivity.
- The difficulties facing people on allowances highlights the inadequacy of the level of income support.

VIC

- 14,627 properties assessed across particular regions of the state for suitability including metropolitan Melbourne, Local Government Areas and the Greater Geelong region.
- In the Geelong area: there is zero affordable accommodation for singles on allowances and around 17% affordable housing for families.
- In Melbourne and LGAs: less than 1% of housing was affordable for those on a low income.

- Regional areas in Victoria showed better results for families with between 11-30% of affordable properties depending on family make-up however support services in regional areas are more difficult to access.

Local message:

- There is a dearth of affordable properties in metropolitan Melbourne forcing families to move to regional areas where unemployment is high and family services are hard to come by.

WA

- 2629 properties assessed across particular regions of the state for suitability
- There are 12 suitable properties available to people on low incomes in WA, less than 0.5% of the total number of rentals listed in those areas.
- One property in Karratha went for \$1823 a week, highlighting the extreme conditions in WA.

Local message:

- The situation in WA is dire. Affordable housing is practically non-existent in either Perth or in major regional centres. The cost of rentals, together with the rising costs of living, is driving homelessness in WA.

Household types and affordable weekly rent

Household type	Payment Type	Min Beds Needed	Total Income per fortnight (B)	Maximum Affordable Rent per week
Couple, two children (one aged less than 5, one aged less than 10)	Newstart Allowance (both adults)	3	\$1,400.02	\$230.29
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	3	\$1,163.92	\$194.87
Couple, no children	Age Pension	1	\$1,079.60	\$178.23
Single, one child (aged less than 5)	Parenting Payment Single	2	\$908.56	\$156.28
Single	Age Pension	1	\$716.10	\$123.74
Single aged over 21	Disability Support Pension	1	\$716.10	\$123.74
Single	Newstart Allowance	1	\$469.70	\$76.05
Single aged over 18	Youth Allowance	1	\$388.70	\$60.37
Single in share house	Youth Allowance	1	\$388.70	\$60.37
Single	Austudy	1	\$388.70	\$60.37

Anglicare in every community

Singe in share house	Austudy	1	\$388.70	\$60.37
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Glossary of Key Terms

Affordable – A property which takes up 30% or less of a household's income.

Appropriate – A property which fits the reasonable needs of a particular household; Assumptions used include:

A couple with two children would need a 3 bedroom home

A single parent with two children would need a 3 bedroom home.

A single parent with one child would need a 2 bedroom home

A single person or couple would need a 1-2 bedroom home

A room in a share house or a bedsit is considered only suitable for a single person.

Suitable – A property which is determined to be both Affordable and Appropriate.