



UNIVERSITYof
TASMANIA

Wednesday 15 August 2018

Embargoed until Thursday, 16 August 2018, at 01:00 AEST

New report identifies key drivers of housing stress in Tasmania

A report to be released tomorrow by the Institute for the Study of Social Change highlights the key drivers of housing stress in the State.

The *Tasmanian Housing Update, August 2018* illustrates how the dynamics of population growth in Tasmania in recent years have been particularly housing intensive.

A primary factor in the recent population growth has been a reversal of the net loss of people interstate between 2011 and 2014, to increasing net gains in interstate arrivals since 2015.

“Over the past three years there has been a significant shift in the drivers of population growth in Tasmania from natural increase to migration – both overseas and interstate,” report co-author Dr Lisa Denny said. “This shift has major implications for the housing market.

“Not only are there more people arriving in Tasmania, the churn of movements in and out of the State impacts housing demand and supply, with those leaving, particularly young people leaving the family home, not necessarily freeing up housing for those arriving in Tasmania.

“We need to move away from just population numbers and growth rates to understanding the dynamics of population change so that we can develop appropriate solutions in the housing market,” Dr Denny said.

Short-stay accommodation listings have continued to grow in Tasmania and report co-author Dr Julia Verdouw said her research highlighted the increasing commercialisation of the sector.

“Airbnb listings are more likely to indicate commercial activity is at an all-time high state-wide, with steady growth, particularly in Hobart and Greater Hobart,” Dr Verdouw said.

“This suggests that as the short-stay accommodation sector matures, a higher percentage of homes are being listed by professional hosts. That is, the platform is becoming less about sharing, and more about operating multiple commercial properties, especially in Hobart. The risk is that more long-term residential housing stock will be converted to short-stay accommodation.”

The report also highlights the ongoing shortage of social housing in Tasmania and calls for strategies to encourage greater investment in the sector.

Recommendations from the report include:

- Robust five-yearly population projections at a local government area level across Tasmania, including regional profiling of housing demand.
- Support for local governments to develop needs-based housing plans, which should be central elements of planning initiatives including City Deals.
- Support the Tasmanian Building and Construction Industry Training Board (TBCITB) to implement a comprehensive workforce development plan.
- Expand conditions on short-stay accommodation so that permits are only issued if the change of use does not exacerbate an existing housing shortage.
- Empower local councils to take discretionary action if needed to respond to the needs of their communities, with regulatory options including:
 - Establishing permit fees, e.g. \$500 per annum;
 - Implementing a ‘pause’ on visitor permits or renewal of permits until housing stress conditions ease.
- Address the well-recognised structural funding shortfall for social housing to allow the sector to grow to meet need.

Report authors Richard Eccleston (housing policy), Kathleen Flanagan (social housing), Julia Verdouw (short stay) and Lisa Denny (demography) will be available for interview at 1pm today in the foyer of the Administration Building, University of Tasmania, Sandy Bay. Please note, the authors have limited availability tomorrow.

Media contact: Sally Glaetzer at sally.glaetzer@utas.edu.au or 0439 862 420.

Information released by:

Communications and Media Office
University of Tasmania
+61 3 6226 2124
Media.Office@utas.edu.au
[Twitter.com/utas_newsroom](https://twitter.com/utas_newsroom)

