

Renting in Australia – challenges and reforms

Adelaide, 28 November 2022

The impact of the pandemic on the Australian Rental Sector

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FINAL REPORT NO. 389

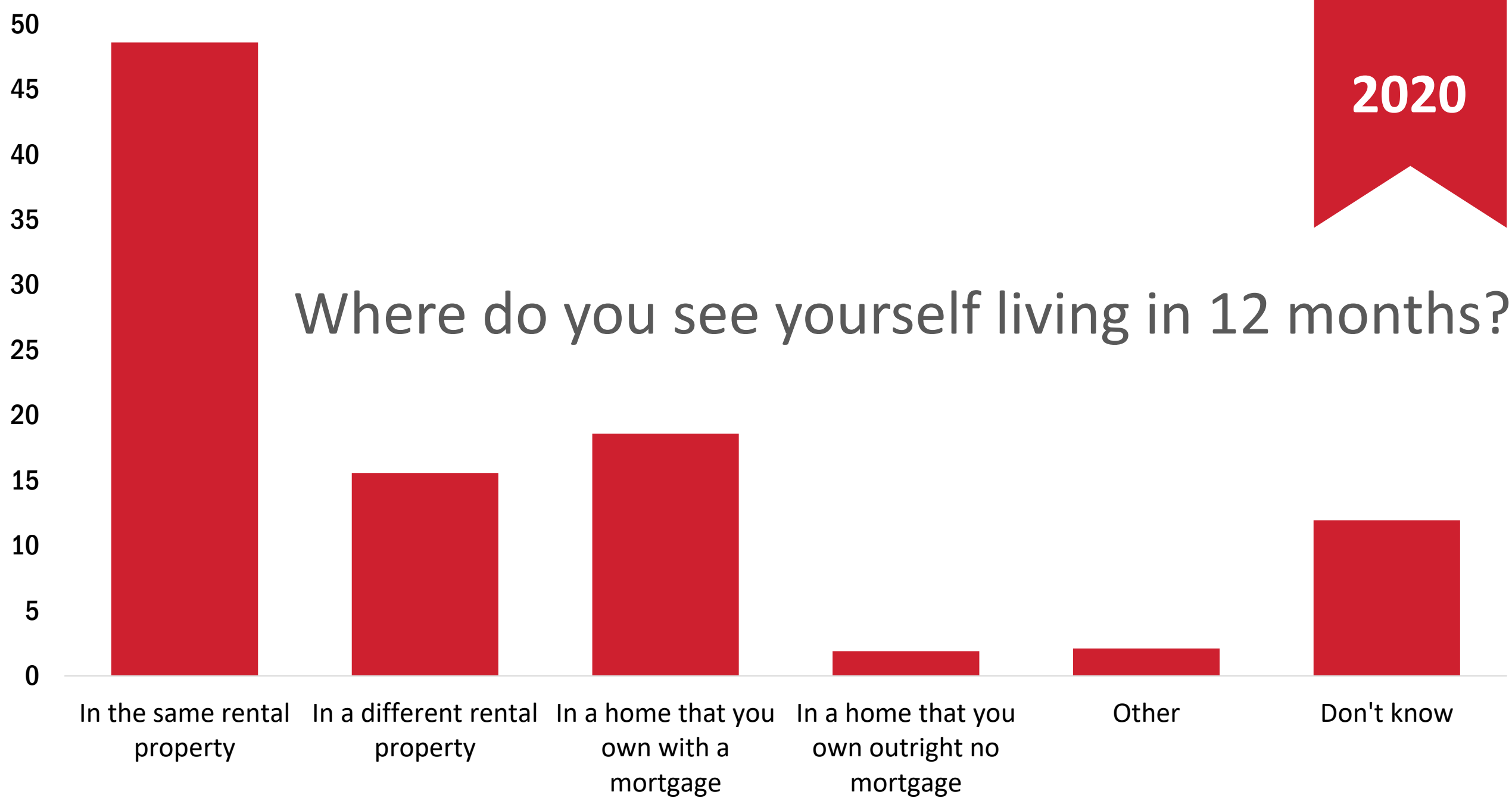
The impact of the pandemic on the Australian rental sector



#RentingInAustralia

2020

Where do you see yourself living in 12 months?





The evolution of tenant experience in a 'mature' pandemic

2021

- Income and employment insecurity was the major challenge in the early stages of the pandemic.
- Government-provided assistance, superannuation withdrawals and use of savings buffered many.
- Access to rental supports was often difficult and unregulated.
- Housing insecurity increased as emergency protections were wound back.

2021

What policy responses helped?

- Effectiveness of the income supplement support measures.
- Improved tenant quality of life (medication, better food).
- Rental caps or deferment were useful but, in many cases, difficult to access.
- Eviction moratoria provided only temporary security



2021

How did tenant housing plans and aspirations change?

- Desire for stability and security – increased preference for home ownership
- Housing amenity was valued more — e.g. house and land size, and location
- Living close to family and friends increased in significance as social isolation worsened in year two of the pandemic.
- Uncertainty about the future and their housing support needs.

From policy challenges to priorities in a 'maturing' pandemic

- Landlord-tenant relations
- Threat of eviction
- How to house the homeless
- Government support for economic hardship
- Changed employment & income situation for tenants

2020



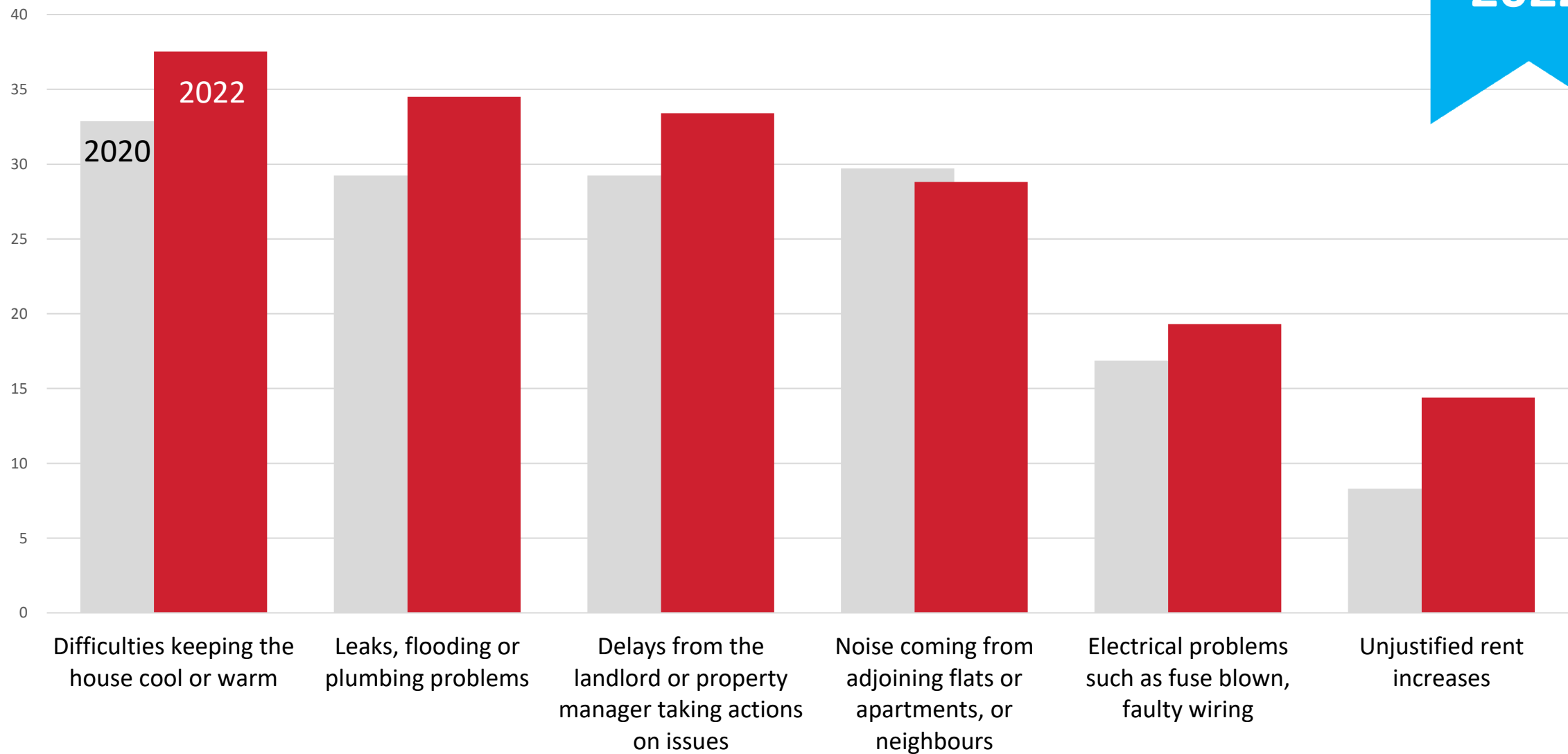
- Regional housing availability
- What will happen if/when rates rise
- How to move from short-term homelessness solutions
- Making service systems easier to navigate
- Construction industry at supply capacity
- Piecemeal policy landscape

2021

- More affordable housing options, over and above social housing.
- Protection from rent increases, and longer and more stable lease arrangements within the private sector.
- Targeted increase in government support, eps. income support payments, or disability or older age pensions.
- Simpler and more easily navigable service systems
- 2022 ???

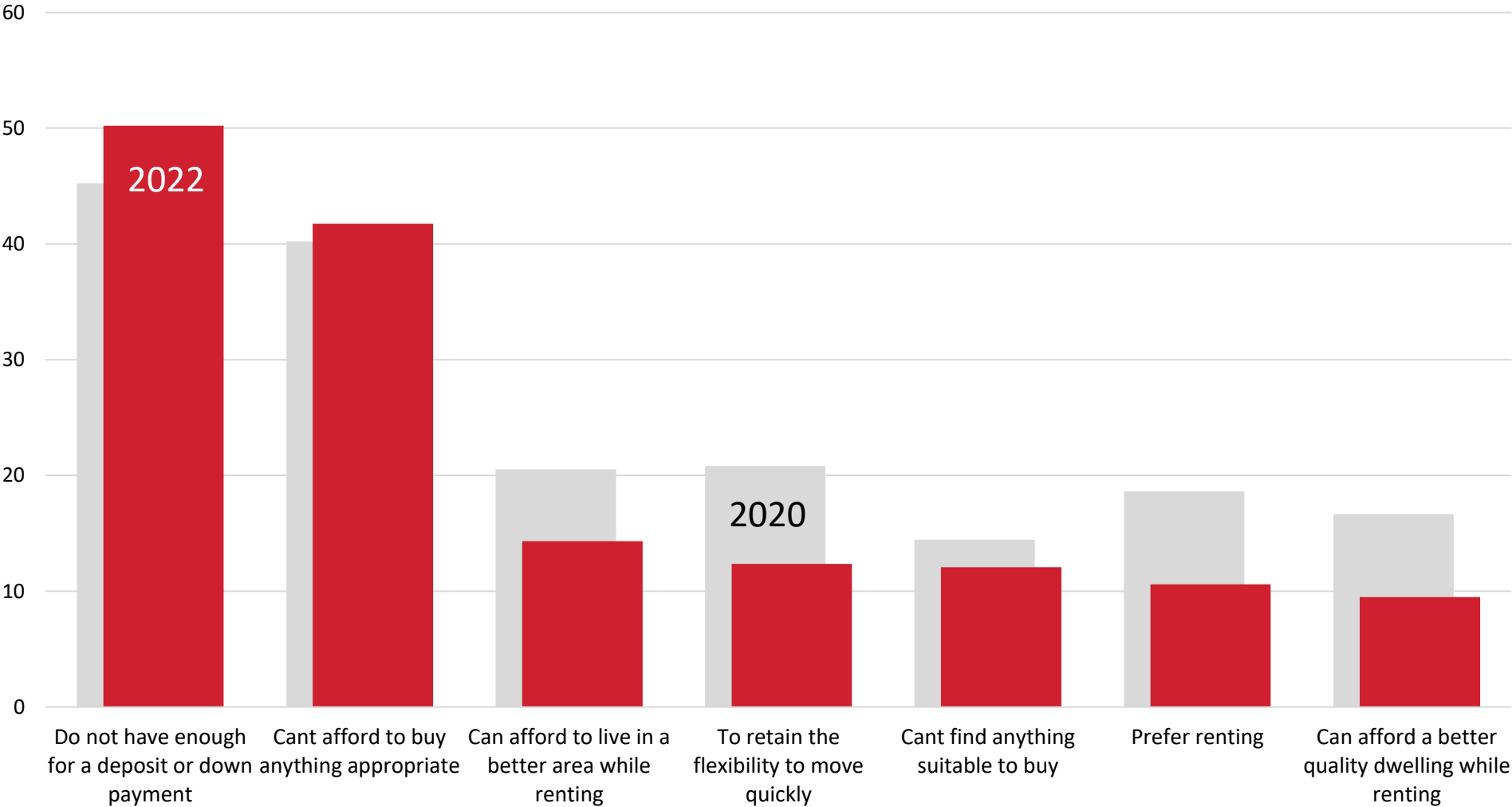
Common issues

2022



Baker, Emma; Beer, Andrew; London, Kerry; Bentley, Rebecca; Stone, Wendy; Rowley, Steven; Daniel, Lyrian; Nygaard, Andi, 2022, "The Australian Housing Conditions Dataset", [doi:10.26193/SLCU9J](https://doi.org/10.26193/SLCU9J), ADA Dataverse.

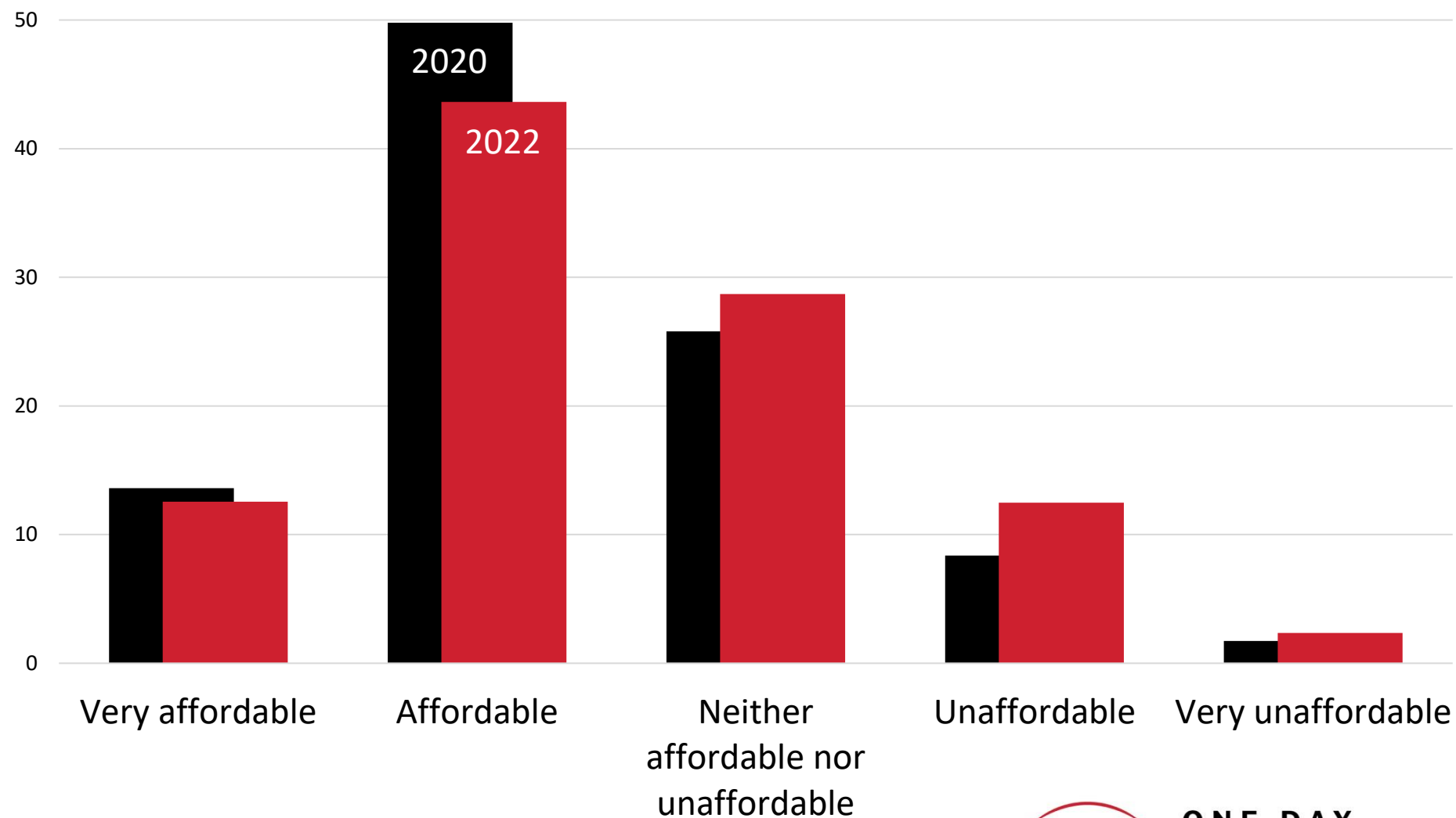
Main reasons for renting 2020 compared to 2022



Baker, Emma; Beer, Andrew; London, Kerry; Bentley, Rebecca; Stone, Wendy; Rowley, Steven; Daniel, Lyrian; Nygaard, Andi, 2022, "The Australian Housing Conditions Dataset", [doi:10.26193/SLCUGJ](https://doi.org/10.26193/SLCUGJ), ADA Dataverse.

Affordability.

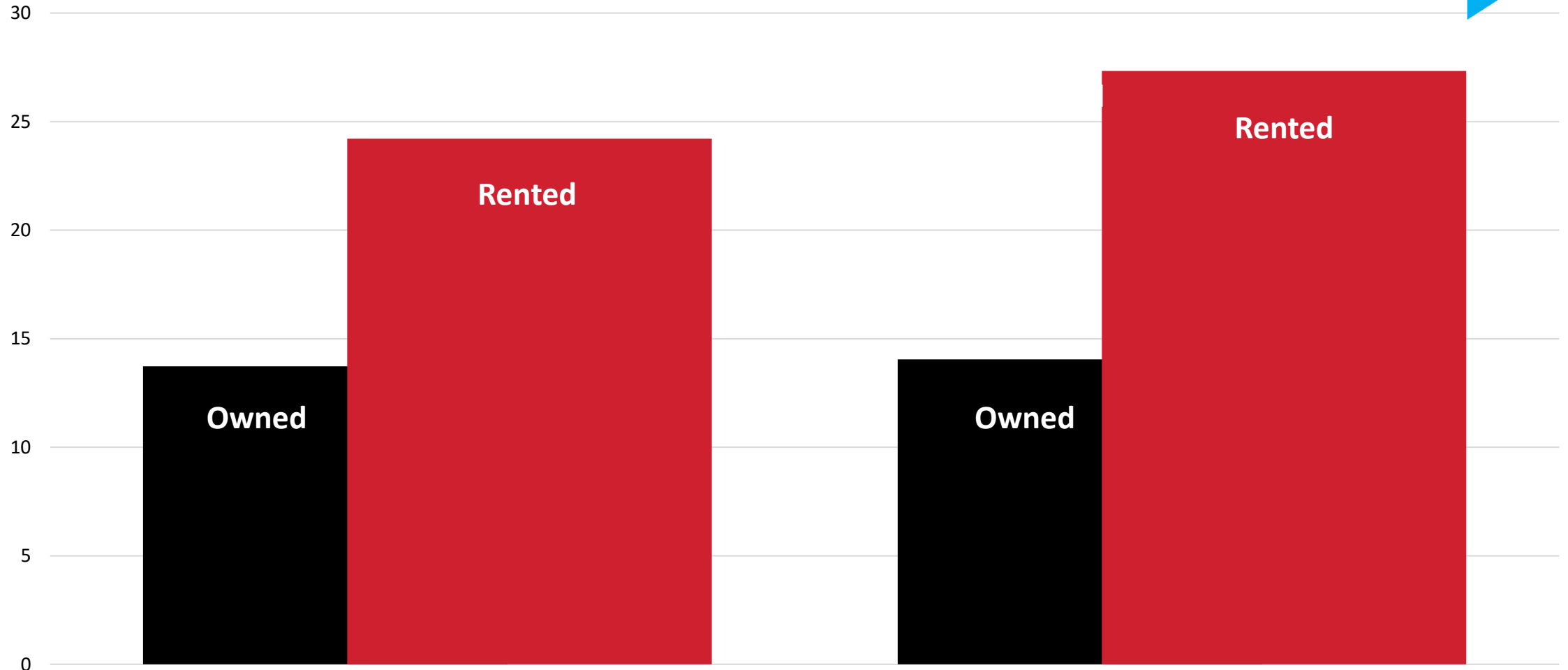
2022



2022

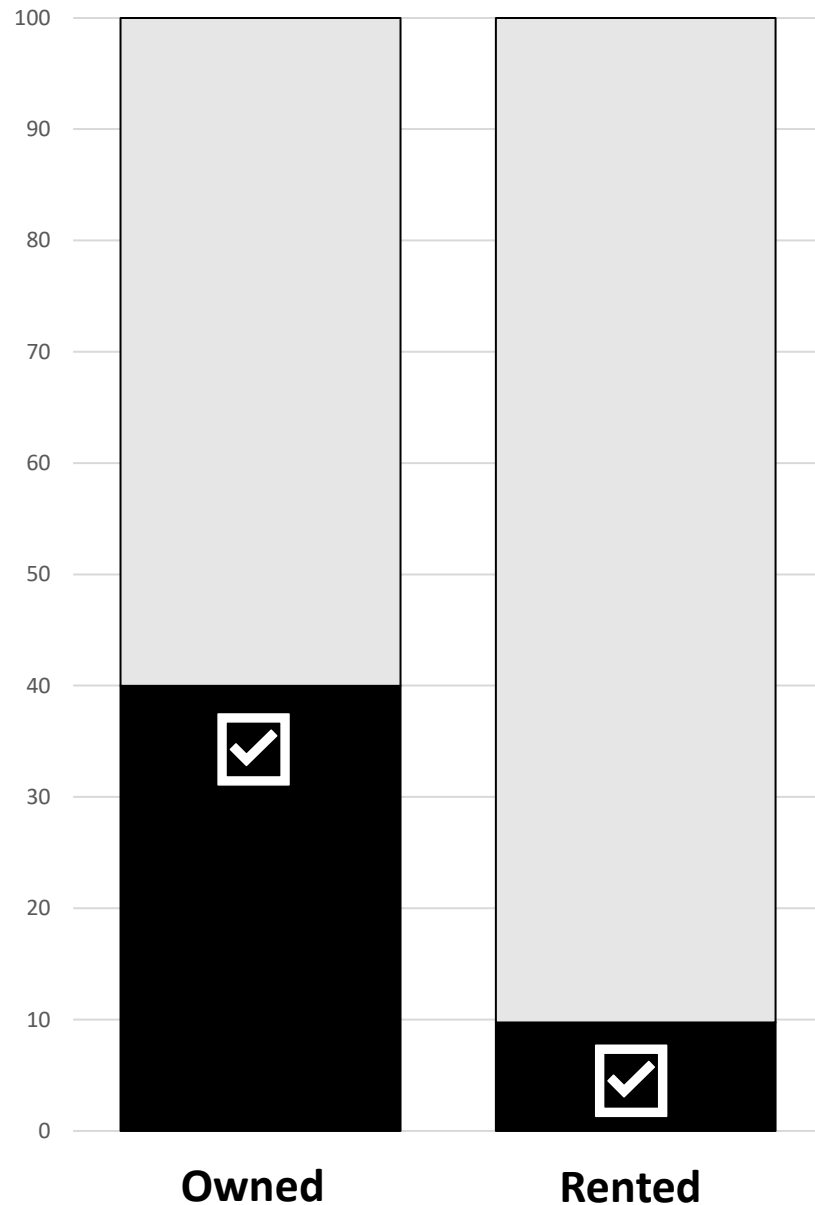
Not comfortably warm
in winter

Not comfortably cool
in summer



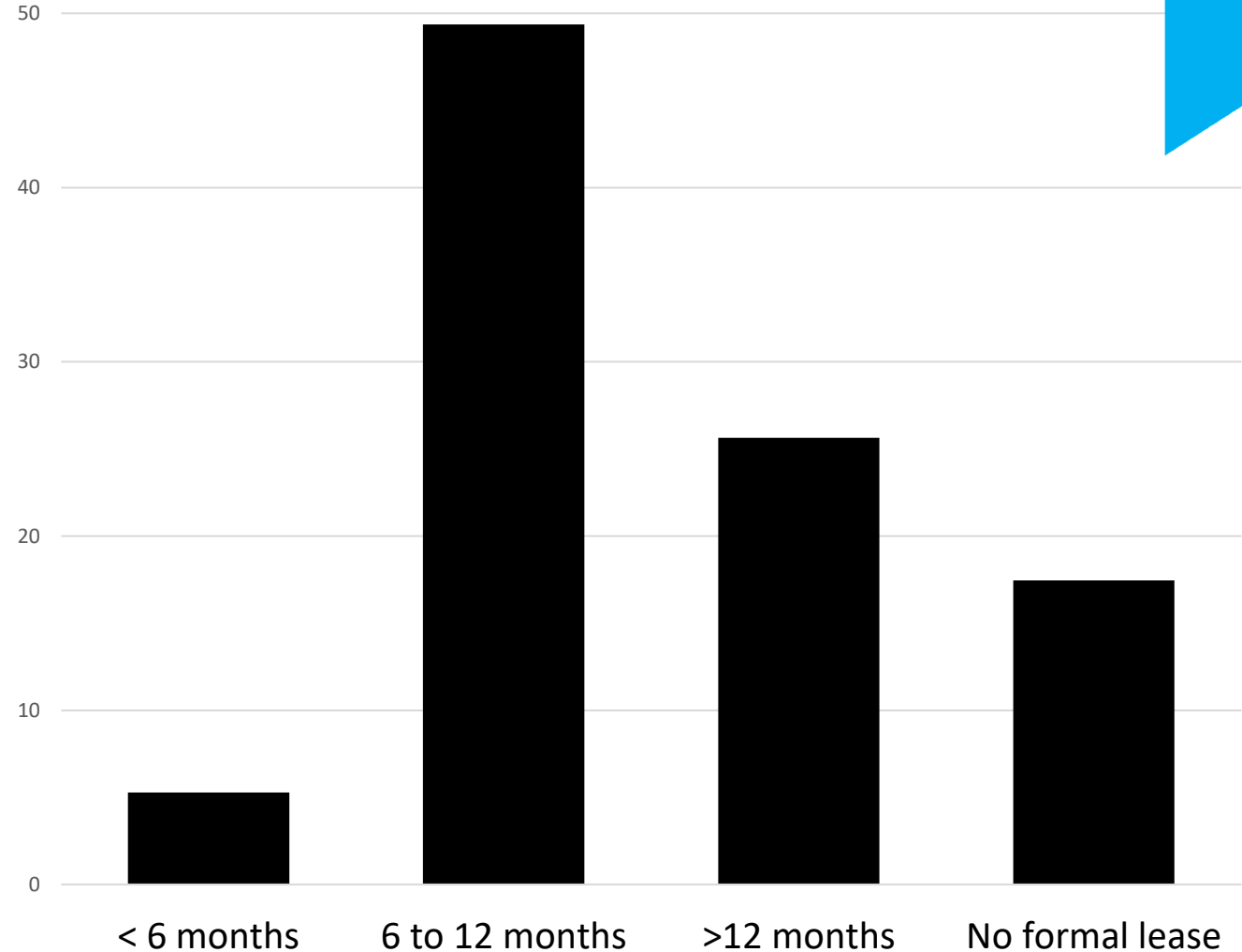
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Solar panels?




Length of current lease arrangement

2022



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New priorities for a 'mature' pandemic?

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