



File No.:

# **National Rental Affordability Scheme Tasmanian Information Package**

Version: 2.0

December 2008

# Contents

<b>Introduction</b>	<b>3</b>
<b>Demand for Affordable Housing</b>	<b>5</b>
<b>Tasmanian Rental Market</b>	<b>9</b>
<b>Round 1 Outcomes</b>	<b>10</b>
<b>Key Target Areas</b>	<b>11</b>
<b>Preferred Tenancy Managers</b>	<b>12</b>
<b>Tasmanian Government Assistance</b>	<b>13</b>
<b>Appendix I</b>	<b>14</b>

# Introduction

The National Rental Affordability Scheme offers an annual National Rental Incentive for a period of ten years for each dwelling. The key elements of the Incentive are:

- a Commonwealth contribution in the form of a refundable tax offset or payment of a specified value; and
- a State or Territory contribution in the form of direct financial support of a specified value or some other support of equivalent value.

At the commencement of the Scheme, the Commonwealth contribution will be to the value of \$6,000 per year for each individual dwelling and the State or Territory contribution to the Incentive will be to the value of \$2,000 per year for each individual dwelling. Contributions will be indexed annually by the rental component of the national Consumer Price Index.

## Rents

Rents for dwellings developed under the National Rental Affordability Scheme must be at least 20 per cent below the market rents for equivalent dwellings in the area in which the dwelling is located.

Rents may be set at lower levels if, for example, participating organisations wish to achieve greater improvements in affordability and/or to obtain the tax concessions available to charities that require rents to be set below specified levels

## Scale

The total cost of the National Rental Affordability Scheme over four years is \$622.7 million, as follows:

Financial Year	Maximum Allocation of National Rental Incentives Available	Total cost for the National Rental Incentives (payments + money foregone through tax offsets) (\$ millions)
2008-09	3,500	23.5
2009-10	7,500	72.2
2010-11	14,000	170.2
2011-12	24,000	356.7
<b>TOTAL</b>	<b>50,000</b>	<b>622.7</b>

## Implementation

The National Rental Affordability Scheme will be implemented in two phases.

### I. Establishment Phase

The Establishment Phase will run from July 2008 to June 2010 and will provide for the allocation of 11,000 National Rental Incentives.

## 2. Expansion Phase

The Expansion Phase will run from July 2010 to June 2012 and will provide for the allocation of 39,000 National Rental Incentives.

From 2012 to 2017, an additional 50,000 National Rental Incentives may be allocated subject to market demand. The allocation of National Rental Incentives will be determined through competitive selection processes.

### Dwellings

For the purposes of the National Rental Affordability Scheme, a dwelling must:

- not have been previously occupied; or
- not have been previously zoned for residential purposes; or
- have been made fit for occupancy where otherwise the dwelling was recognised as being uninhabitable; or
- have been subdivided to produce more dwellings than were previously available on the identified block and section.

The Scheme supports a range of different types of dwellings including:

- studio apartments;
- single or multiple bedroom flats, units or apartments;
- single or multiple bedroom townhouses;
- single or multiple bedroom duplexes;
- single or multiple bedroom houses on separate title blocks; and
- dwellings that provide for multiple tenancies but which involve sharing of some amenities such as laundry or front entrance (such an accommodation model can support people with disabilities, for example. Note: only one National Rental Incentive would be available for such dwellings).

### Tenant Eligibility

The current income thresholds for tenant eligibility as at 1 December 2008 are:

<b>Household Types</b>	<b>Entry level annual income for initial tenant eligibility</b>	<b>Upper income level for maintaining eligibility</b>
Single person	\$40 501	\$50 626
Couples or sole parents with up to 1 child	\$55 991	\$69 989
Couple or sole parent with 2 children	\$69 423	\$86 779
Couple or sole parent with 3 or more children	\$82 855	\$103 569

# Demand for Affordable Housing

## General Housing Stress

Table I highlights the six Local Government Areas (LGA's) in Tasmania which contain the highest proportion of private renters paying over 30% of their gross household income on housing costs. The last column of the table identifies the six LGA's in Tasmania which contain the highest proportion of all households paying over 30% of their gross household income on housing costs (this includes those in mortgage stress).

Table I indicates that housing affordability problems are concentrated in major population centres, on the fringes of cities, in growth corridors and, to a lesser extent, rural areas. Households facing high costs in the private rental sector are concentrated in major population centres including Hobart, Launceston, Burnie, and Devonport.

**Table I: Local Government Areas In Most Housing Stress**

	<b>Pay over 30% of income on rent</b>	<b>Paying over 30% of income on housing costs</b>
1	Hobart	Launceston
2	Launceston	Sorell
3	George Town	Hobart
4	Glenorchy	Brighton
5	Burnie	Glenorchy
6	Devonport	George Town

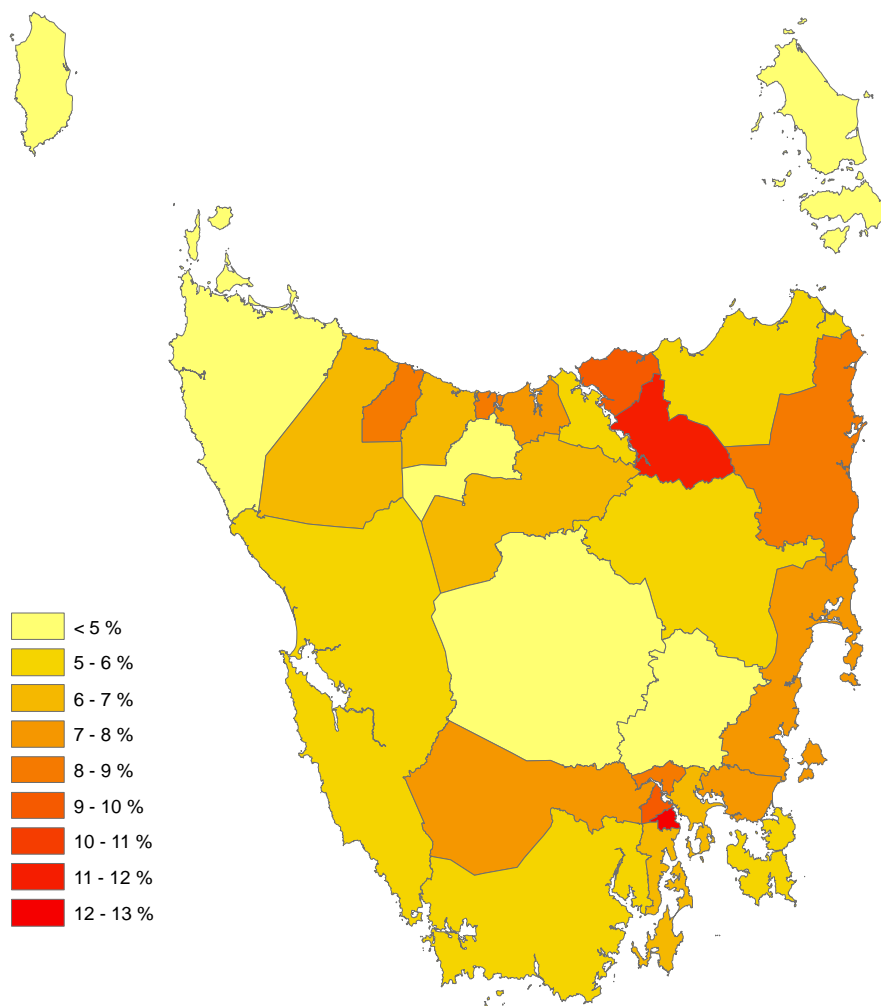
Source: ABS Census 2006

The extent of housing stress across the State is illustrated in the following maps.

Map I shows that private renters facing high housing costs relative to their household income are concentrated in Tasmania's major population centres including Hobart, Launceston, Burnie, Devonport and George Town.

In Hobart, housing affordability problems in the private rental sector are concentrated in inner Hobart, northern areas such as Glenorchy and Brighton, and the commuter region of Sorell.

Housing affordability problems faced by private renters are also recorded in coastal local government areas such as Break O'Day, Glamorgan/Spring Bay and Latrobe, and rural locations such as the Derwent Valley.

**Map 1: Proportion of Households in Rental Stress**

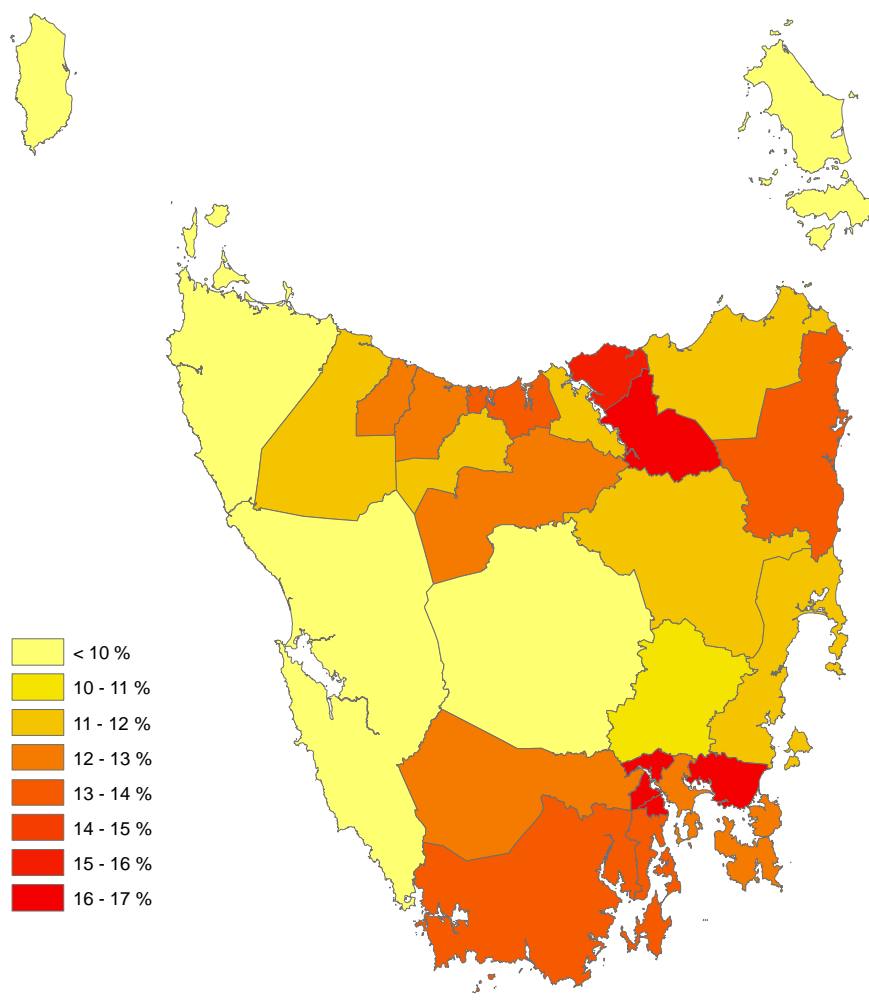
Source: Gabriel M., "Housing Stress in Tasmania: Recent Trends and Future Projections, Report 2", December 2007

Map 2 shows that housing affordability is concentrated in Tasmania's two major cities, Hobart and Launceston, and their surrounds. It also indicates that housing affordability problems affect both Southern and Northern Tasmania.

In Southern Tasmania, housing affordability problems are recorded in inner Hobart, outer suburban areas, particularly in the north, and in growth corridors such as Sorell, Kingborough and Huon Valley. To a lesser extent, housing affordability problems are recorded in rural locations such as the Derwent Valley and the Tasman Peninsula.

In Northern Tasmania, housing affordability problems are recorded across the major settlements, including Launceston, George Town, Devonport and, to a lesser extent, Burnie. Housing affordability problems are also recorded in the coastal regions of Break O'Day, Latrobe and the Central Coast, and the rural area of Kentish.

## Map 2: Proportion of Households in Housing Stress



Source: Gabriel M., "Housing Stress in Tasmania: Recent Trends and Future Projections, Report 2", December 2007

### Low Income Rental Stress

Low income households are those earning \$650 per week or less. The 2006 Census data indicates that there are 11 576 in rental stress. This represents 17.3 per cent of all low income households are in rental stress. It also represents 29.4 percent of all households in rental. Table 2 shows those areas where more than 2 per cent of those in rental stress reside.

**Table 2: Low Income Households in Rental Stress**

LGA	Rental $\geq$ 30%	% of Tas
Launceston	2 134	18.4%
Hobart	1 528	13.2%
Glenorchy	1 365	11.8%
Clarence	903	7.8%
Devonport	705	6.1%
Burnie	541	4.7%

Kingborough	463	4.0%
Central Coast	440	3.8%
West Tamar	314	2.7%
Brighton	306	2.6%
Sorell	276	2.4%
Waratah/Wynyard	273	2.4%
Huon Valley	243	2.1%

Source: ABS Census 2006 customised data request

### Middle Income Rental Stress

For rental stress (Table 3), Hobart has by far the highest share of middle income (being a gross income of \$650-\$999 per week) households in rental stress with 30.4 per cent. This is twice as many as Launceston (15.9%) who featured highest with low income rental stress at 18.4 per cent. Only seven areas have a share of middle income rental stress higher than 2 per cent. Table 3 shows those areas where more than 2 per cent of those in rental stress reside.

**Table 3: Middle Income Households in Rental Stress**

LGA	Rent $\geq$ 30%	% of Tas
Hobart	277	30.4
Launceston	145	15.9
Clarence	102	11.2
Glenorchy	92	10.1
Kingborough	86	9.5
West Tamar	30	3.3
Devonport	24	2.6
<i>Remainder</i>	<i>154</i>	<i>16.9</i>
<b>Tasmania</b>	<b>910</b>	<b>100.0</b>

Source: ABS Census 2006 customised data request

Further information on household formations in housing stress is contained in Appendix I.

# Tasmanian Rental Market

## Rental Levels

Rents throughout Tasmania have experienced significant growth since 2001. The following table has been produced from the Real Estate Institute of Tasmania's publication "Tasmanian Property Market May 2008" and provides median rents for different property types together with rental ranges.

**Table 4: Median Rental Levels (Per Week)**

Property Type	Greater Hobart		Greater Launceston		North-West	
	Median	Range	Median	Range	Median	Range
1 brm unit	\$180	\$110-\$450	\$130	\$100-\$270	\$125	\$110-\$170
2 brm unit	\$240	\$160-\$550	\$165	\$150-\$220	\$153	\$125-\$220
3 brm unit	\$275	\$200-\$450	\$220	\$220	\$165	\$165
2 brm house	\$240	\$180-\$375	\$200	\$200	\$195	\$175-\$250
3 brm house	\$290	\$160-\$1000	\$268	\$175-\$649	\$215	\$150-\$280
4 brm house	\$375	\$250-\$430	\$300	\$300	\$260	\$220-\$300

Source: Real Estate Institute of Tasmania "Tasmanian Property Market May 2008"

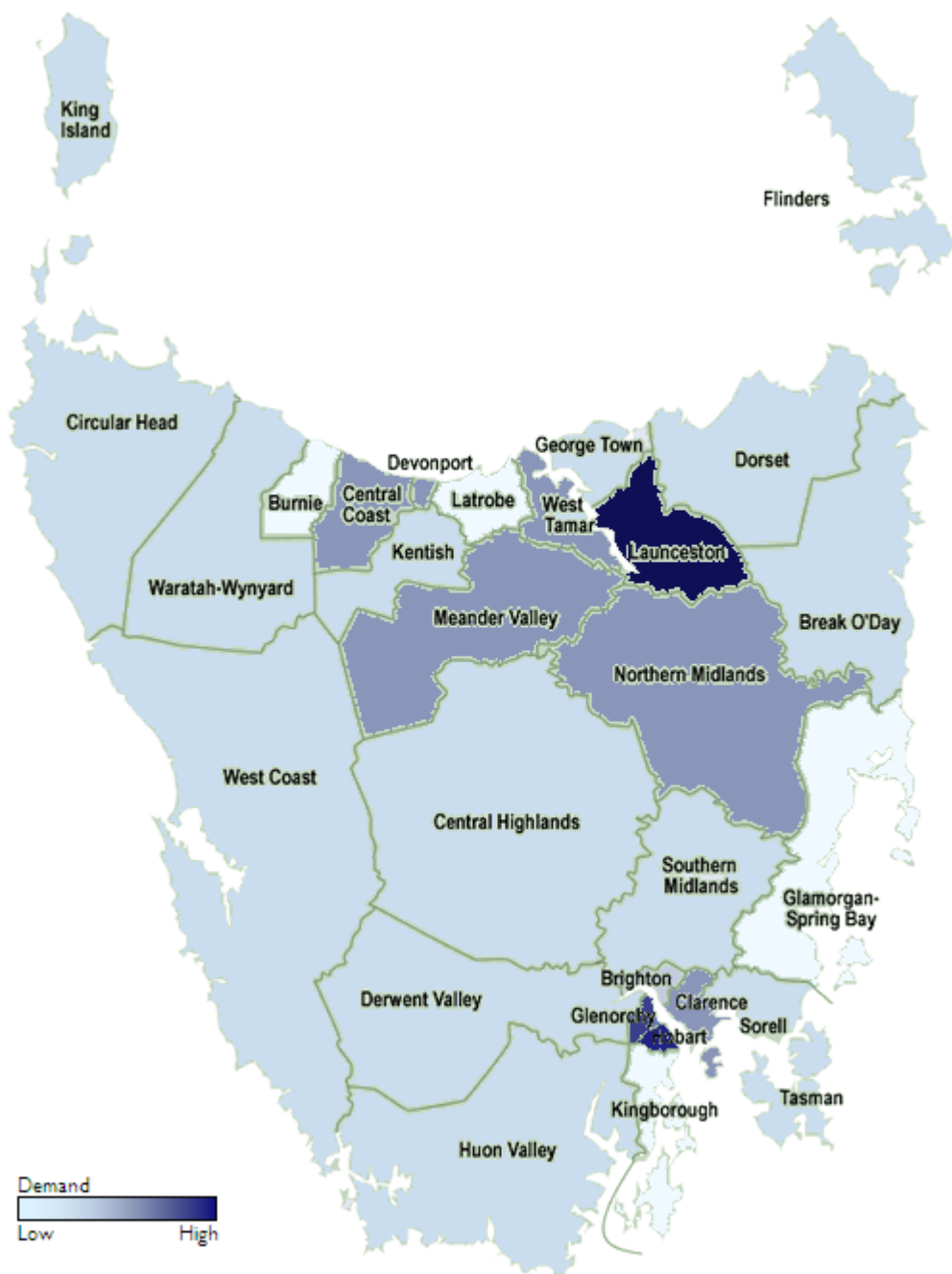
## Vacancy Rates

The Tasmanian market has over recent years experienced very low vacant rates. The Real Estate Institute of Tasmania figures for May 2008 show that the vacancy rate for greater Hobart is 2.5%. For Launceston the figure is 2.1% with the north-west experiencing the tightest market conditions with a vacancy rate of 2%.

# Round I Outcomes

A total of 587 incentives were allocated in Tasmania in the first funding round. Significant allocations were received for the local government areas of Burnie, Kingborough, Glamorgan-Spring Bay and Latrobe. The map below has been produced to indicate those areas where strong demand still exists.

**Map 3: Target Areas for NRAS Round Two**



# Key Target Areas

## Major Urban Areas

The Tasmanian Government is seeking proposals that will target the areas with the greatest levels of housing stress. These include greater Hobart, greater Launceston and Devonport. Developments should deliver homes that are aligned to the demand for rental housing in those markets. Further information on household formations in housing stress is contained at Appendix I.

The Tasmanian Government is also seeking proposals that will target those in greatest need in the major urban areas listed above. Suitably qualified organisations are strongly encouraged to lodge proposals that will address the accommodation and support needs for the homeless, public housing applicants, disabled clients, Indigenous and the elderly. Those proposals may request additional capital and recurrent funding to address the needs of the client groups.

Specifically, proposals are sought for the following:

- a homeless accommodation facility for inner city Hobart that could deliver up to 60 units of accommodation;
- a homeless facility targeted at youth for 20 clients in the Launceston area; and
- a facility for the homeless in the Devonport area that could accommodate at least 10 clients.

The Tasmanian Government will assess such proposals within the NRAS evaluation framework.

## Other Areas

While the major urban areas are the key target, it is recognised that for many groups housing stress exists outside of the major metropolitan areas. Accordingly, proposals targeting smaller communities are welcome provided they will accommodate specific needs groups. Preference will be given for proposals that will target public housing applicants, elderly persons on low incomes, disabled persons, Indigenous persons and the homeless. Those proposals will need to provide evidence of the need that the project will address. For example, for proposals that intend to accommodate elderly persons in a rural area, a proponent will need to show the extent of need from that particular demographic group. Such proposals do not necessarily have to target high needs clients groups exclusively and some mix of client groups is encouraged.

The Housing Innovations Unit within the Department of Health and Human Services may be able to assist proponents seeking to lodge a submission that will target areas outside the major urban centres.

# Preferred Tenancy Managers

The Tasmanian Government has selected two preferred tenancy managers for NRAS. The role of these organisations will be to offer tenancy management services to any interested parties. While parties are under no obligation to utilise these services, it is considered that there are several benefits from using either organisation. These include their ability to specialise in NRAS, target potential tenants, meet the compliance requirements of the Commonwealth Government, and effectively manage tenancies.

The preferred tenancy managers for Tasmania are:

## **Community Housing Limited**

Contact: Mr John Mumme

Phone: (03) 9856 0050

Email: [john.mumme@chl.org.au](mailto:john.mumme@chl.org.au)

## **Mission Australia**

Contact: Mr Noel Mundy

Phone: (03) 6234 3240

Email: [mundyn@missionaustralia.com.au](mailto:mundyn@missionaustralia.com.au)

Interested parties should contact either or both organisations to discuss the services they can provide and associated fee structures. Parties should make their own enquiries in relation to the organisations and should not rely on any material contained in this document. It should be noted that the Tasmanian Government will not be a party to any agreements between the preferred tenancy managers and NRAS recipients.

# Tasmanian Government Assistance

The Tasmanian Government has committed to supporting NRAS by providing \$2,000 per annum for proponents over a period of ten years. That amount will be indexed annually by the increase in the rental component of the national Consumer Price Index.

Other forms of assistance may be available for proponents who can demonstrate a valid requirement for such assistance. Other forms may include capital contributions in lieu of an annual payment, assistance with tenancy management or additional levels of assistance where a proponent intends to target a specific client group. For certain proposals, such as those targeting the homeless, proponents may require both capital and recurrent support from the Tasmanian Government.

Where proponents require additional support from the Tasmanian Government they must detail the extent and forms of support required in their application and discuss their requirements prior to submitting an application. Proposals that do not detail a requirement for additional support will only be eligible to receive the minimum funding.

Proposals must clearly demonstrate how the funding under NRAS will be used to maximise the development of new affordable housing supply. Organisations which intend to develop housing funded through other programs, may apply for assistance under NRAS but their proposals will only be considered if the Tasmanian Government is satisfied that the additional funding through NRAS will be applied to the development of more affordable housing. Proposals that merely seek to obtain NRAS funding over and above previous funding will not be considered.

In allocating its capital funding, the Tasmanian Government will consider best value for money. As such capital funding is limited, organisations are encouraged to submit an alternative funding option that would only rely on recurrent funding as part of their proposal. Proponents should note that funding requests above the minimum level may not be necessarily approved unless value of money is demonstrated.

The Tasmanian Government has identified land to include in the scheme and will conduct a separate process to select exclusive developers for that land. Those developers will then be able to lodge submissions in subsequent phases. Details of the land available will be made public in February 2009.

Further information on NRAS can be obtained by visiting the Department of Families, Housing, Community Services and Indigenous Affairs website at [www.fahcsia.gov.au](http://www.fahcsia.gov.au) or by email to [nras@fahcsia.gov.au](mailto:nras@fahcsia.gov.au).

For matters relating to Tasmanian proposals or queries on the above information, including forms of State assistance, preferred locations, types of accommodation and tenancy management arrangements contact should be made to:

Mr Peter White	Ms Jessemy Stone
Acting Director	Manager Community Organisations
Housing Innovations Unit	Housing Innovations Unit
GPO Box 125	GPO Box 125
Hobart Tasmania 7001	Hobart Tasmania 7001
Phone: (03) 6233 8952	Phone: (03) 6233 4783
Fax: (03) 6233 4778	Fax: (03) 6233 4778
Email: <a href="mailto:peter.white@dhhs.tas.gov.au">peter.white@dhhs.tas.gov.au</a>	Email: <a href="mailto:jessemy.stone@dhhs.tas.gov.au">jessemy.stone@dhhs.tas.gov.au</a>

# Appendix I

## Low Income Rental Stress

Low income households are those earning \$650 per week or less. The 2006 Census data indicates that there are 11 576 in rental stress. This represents 17.3 per cent of all low income households are in rental stress. It also represents 29.4 percent of all households in rental.

**Table I: Low income households (<\$650/wk) in rental stress (gross income) by SLAs with more than 2.0% in stress**

SLA	Rental >=30%	% of Tas
Launceston	2 134	18.4%
Hobart	1 528	13.2%
Glenorchy	1 365	11.8%
Clarence	903	7.8%
Devonport	705	6.1%
Burnie	541	4.7%
Kingborough	463	4.0%
Central Coast	440	3.8%
West Tamar	314	2.7%
Brighton	306	2.6%
Sorell	276	2.4%
Waratah/Wynyard	273	2.4%
Huon Valley	243	2.1%

Source: ABS Census 2006 customised data request

## Launceston

In the Launceston SLA 50 per cent of households in rental stress are lone person households. Of the lone person households, 43 per cent of these are aged 55 years or over. A further 25 per cent of households are single parents with children under 15 years.

**Table 2: Launceston Part B SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	1 066	50
Single parent, children <15	527	25
Couple, no children	160	7
Group (unrelated adults)	130	6
Couple, children <15	119	6
Other	132	6
<b>TOTAL</b>	<b>2 134</b>	<b>100</b>

Source: ABS Census 2006 customised data request

## Hobart

The Hobart SLA has an even higher proportion than Launceston of lone persons in rental stress with 61 per cent falling into this category. Of these lone persons, 40 per cent are aged under 35 years (see Tables 10 and 11). Couple households with no children in rental stress also tend to be younger households, with 61 per cent less than 35 years. There is a higher proportion of group households in rental stress than other SLAs which may be due to higher levels of share accommodation for university students, particularly as 90 per cent of this group is aged under 35 years.

**Table 3: Hobart SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	925	61
Group (unrelated adults)	177	12
Single parent, children <15	162	11
Couple, no children	122	8
Couple, children <15	62	4
Other	80	4
<b>TOTAL</b>	<b>1 528</b>	<b>100</b>

Source: ABS Census 2006 customised data request

Overall Hobart has a younger profile of households in rental stress than other SLAs. Housing needs for younger households are likely to change, for example young couples may wish to start a family and thus require a larger house. Future need should be taken into account for certain household types (e.g. young singles and young couples) rather than finding a solution only for a point in time. Young renters may be more in the market for home ownership than other low income households.

**Table 4: Hobart SLA rental stress by gross income <\$650 by age**

Age	Lone person		Group (unrelated adults)		Couple, no children	
	No.	%	No.	%	No.	%
15 - 34	365	39.5	159	89.8	74	60.7
35 - 54	272	29.4	12	6.8	18	14.8
55+	288	31.1	6	3.4	30	24.6
<b>TOTAL</b>	<b>925</b>			<b>177</b>		<b>122</b>

Source: ABS Census 2006 customised data request

## Glenorchy

Again Glenorchy has a very similar profile to the Launceston SLA with the majority of the predominant lone person household's being aged 55 years and over. Clarence also follows a similar pattern. Both of these SLAs have fewer group households in rental stress than Launceston.

**Table 5: Glenorchy SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	668	49
Single parent, children <15	380	28
Couple, no children	107	8
Couple, children <15	80	6
Other	130	9
<b>TOTAL</b>	<b>1 365</b>	<b>100</b>

Source: ABS Census 2006 customised data request

## Clarence

**Table 6: Clarence SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	384	43
Single parent, children <15	279	31
Couple, no children	86	10
Couple, children <15	73	8
Other	81	8
<b>TOTAL</b>	<b>903</b>	<b>100</b>

Source: ABS Census 2006 customised data request

## Devonport and Burnie

Devonport and Burnie also have similar profiles, including a predominance of older lone person households.

**Table 7: Devonport SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	323	46
Single parent, children <15	215	30
Couple, no children	73	10
Couple, children <15	48	7
Other	46	7
<b>TOTAL</b>	<b>705</b>	<b>100</b>

Source: ABS Census 2006 customised data request

**Table 8: Burnie SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	257	48
Single parent, children <15	173	32
Couple, no children	47	9
Couple, children <15	22	4
Other	46	7
<b>TOTAL</b>	<b>541</b>	<b>100</b>

Source: ABS Census 2006 customised data request

## Kingborough

Kingborough and Central Coast have similar profiles again with older lone persons, single parents with children under 15 years and older couples in rental stress.

**Table 9: Kingborough SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	181	39
Single parent, children <15	155	33
Couple, no children	46	10
Couple, children <15	45	10
Other	36	8
<b>TOTAL</b>	<b>463</b>	<b>100</b>

Source: ABS Census 2006 customised data request

**Table 10: Kingborough SLA rental stress by gross income <\$650 age**

Age	Lone person			Couple, no children	
	No.	%		No.	%
15 - 34	34	18.8		13	28
35 - 54	48	26.5		3	6.5
55+	99	54.7		30	65
<b>TOTAL</b>	<b>181</b>	<b>100</b>		<b>46</b>	<b>100</b>

Source: ABS Census 2006 customised data request

## Central Coast

**Table 11: Central Coast SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Lone person	225	51
Single parent, children <15	117	27
Couple, no children	57	13
Couple, children <15	18	4
Other	23	5
<b>TOTAL</b>	<b>440</b>	<b>100</b>

Source: ABS Census 2006 customised data request

**Table 12: Central Coast SLA rental stress by gross income <\$650 by age**

Age	Lone person			Couple, no children	
	No.	%		No.	%
15 - 34	25	11.1		7	12
35 - 54	65	28.9		8	14
55+	135	60		42	74
<b>TOTAL</b>	<b>225</b>	<b>100</b>		<b>57</b>	<b>100</b>

Source: ABS Census 2006 customised data request

The rest of the SLAs follow the same pattern except for Brighton which has a predominance of single parent households with children under 15 years in rental stress.

## Brighton

**Table 13: Brighton SLA rental stress by gross income <\$650 by household composition**

Household Composition	No.	%
Single parent, children <15	154	50
Lone person	74	24
Couple, children <15	22	7
Couple, no children	19	6
Other	37	13
<b>TOTAL</b>	<b>306</b>	<b>100</b>

Source: ABS Census 2006 customised data request

## Middle Income Rental Stress

**Table 14: Middle income (gross) households (\$650-999/wk) in rental stress by SLAs with more than 2.0% in stress**

SLA	Rent >=30%	% of Tas
Hobart (C) - Remainder	277	30.4
Launceston (C) - Pt B	145	15.9
Clarence (C)	102	11.2
Glenorchy (C)	92	10.1
Kingborough (M) - Pt A	86	9.5
West Tamar (M) - Pt A	30	3.3
Devonport (C)	24	2.6
<i>Remainder</i>	<i>154</i>	<i>16.9</i>
<b>Tasmania</b>	<b>910</b>	<b>100.0</b>

Source: ABS Census 2006 customised data request

The five largest populations in Table 14 are examined overpage.

## Hobart

Hobart has a high proportion of younger households (aged 15-34 years) in rental stress at 57 per cent. The households types most in housing stress are lone persons and young group households.

**Table 15: Hobart Remainder SLA, Rental Stress by gross income \$650-999/wk by household**

Household composition	Age in years			No ref person	Total	%
	15 - 34	35- 54	55+			
Lone person	40	30	7	0	77	27.8
Single parent, children <15	13	16	3	0	32	11.6
Single parent, students 15-24	0	3	3	0	6	2.2
Single parent, non-dependent children	0	3	0	0	3	1.1
Couple, no children	18	9	3	0	30	10.8
Couple, children <15	9	14	0	0	23	8.3
Couple, students 15-24	0	0	0	0	0	0.0
Couple, non-dependent children	0	0	6	0	6	2.2
Group (unrelated adults)	64	6	0	0	70	25.3
Other	15	0	0	15	30	10.8
<b>Total</b>	<b>159</b>	<b>81</b>	<b>22</b>	<b>15</b>	<b>277</b>	<b>100.0</b>
<b>%</b>	<b>57.4</b>	<b>29.2</b>	<b>7.9</b>	<b>5.4</b>	<b>100.0</b>	

Source: ABS Census 2006 customised data request

## Launceston

Launceston also has a high proportion of younger households in rental stress (46.9%) although a lower share than Hobart. Launceston has a relatively high proportion of single parents with children under 15 years in rental stress at 26.9 per cent. This is followed by couples with children under 15 years (17.2%).

**Table 16: Launceston Part B SLA, Rental Stress by gross income \$650-999/wk by household**

Household composition	Age in years			No ref person	Total	%
	15 - 34	35- 54	55+			
Lone person	11	3	3	0	17	11.7
Single parent, children <15	14	19	6	0	39	26.9
Single parent, students 15-24	0	6	0	0	6	4.1
Single parent, non-dependent children	0	0	0	0	0	0.0
Couple, no children	8	7	0	0	15	10.3
Couple, children <15	15	10	0	0	25	17.2
Couple, students 15-24	0	0	0	0	0	0.0
Couple, non-dependent children	0	0	0	0	0	0.0
Group (unrelated adults)	13	3	0	0	16	11.0
Other	7	0	0	20	27	18.6
<b>Total</b>	<b>68</b>	<b>48</b>	<b>9</b>	<b>20</b>	<b>145</b>	<b>100.0</b>
<b>%</b>	<b>46.9</b>	<b>33.1</b>	<b>6.2</b>	<b>13.8</b>	<b>100.0</b>	

Source: ABS Census 2006 customised data request

## Clarence and Glenorchy

Clarence and Glenorchy have similar profiles with higher proportions of singles and couples with children under 15 years, and lone persons. Their profiles are older with the highest proportion in the 35-54 years age group, reflecting higher numbers of families in rental stress.

**Table 17: Clarence SLA, Rental Stress by gross income \$650-999/wk by household**

Household composition	Age in years			No ref person	Total	%
	15 - 34	35- 54	55+			
Lone person	6	17	4	0	27	26.5
Single parent, children <15	14	13	0	0	27	26.5
Single parent, students 15-24	0	0	0	0	0	0.0
Single parent, non-dependent children	0	3	0	0	3	2.9
Couple, no children	6	7	3	0	16	15.7
Couple, children <15	13	13	0	0	26	25.5
Couple, students 15-24	0	0	0	0	0	0.0
Couple, non-dependent children	0	0	0	0	0	0.0
Group (unrelated adults)	3	0	0	0	3	2.9
Other	0	0	0	0	0	0.0
<b>Total</b>	<b>42</b>	<b>53</b>	<b>7</b>	<b>0</b>	<b>102</b>	<b>100.0</b>
<b>%</b>	<b>41.2</b>	<b>52.0</b>	<b>6.9</b>	<b>0.0</b>	<b>100.0</b>	

Source: ABS Census 2006 customised data request

**Table 18: Glenorchy SLA, Rental Stress by gross income \$650-999/wk by household**

Household composition	Age in years			No ref person	Total	%
	15 - 34	35- 54	55+			
Lone person	3	10	3	0	16	17.4
Single parent, children <15	14	15	0	0	29	31.5
Single parent, students 15-24	0	0	0	0	0	0.0
Single parent, non-dependent children	0	0	0	0	0	0.0
Couple, no children	7	0	0	0	7	7.6
Couple, children <15	12	13	0	0	25	27.2
Couple, students 15-24	0	0	0	0	0	0.0
Couple, non-dependent children	0	3	3	0	6	6.5
Group (unrelated adults)	3	0	3	0	6	6.5
Other	0	0	0	3	3	3.3
<b>Total</b>	<b>39</b>	<b>41</b>	<b>9</b>	<b>3</b>	<b>92</b>	<b>100.0</b>
<b>%</b>	<b>42.4</b>	<b>44.6</b>	<b>9.8</b>	<b>3.3</b>	<b>100.0</b>	

Source: ABS Census 2006 customised data request

## Kingborough

Kingborough has a similar household profile to both Clarence and Glenorchy however has a younger profile with 51.2 per cent of the households in rental stress aged 15-34 years.

**Table 19: Kingborough SLA, Rental Stress by gross income \$650-999/wk by household**

Household composition	Age in years			No ref person	Total	%
	15 - 34	35- 54	55+			
Lone person	7	3	7	0	17	19.8
Single parent, children <15	13	7	0	0	20	23.3
Single parent, students 15-24	0	5	0	0	5	5.8
Single parent, non-dependent children	0	3	0	0	3	3.5
Couple, no children	5	0	6	0	11	12.8
Couple, children <15	11	11	0	0	22	25.6
Couple, students 15-24	0	0	0	0	0	0.0
Couple, non-dependent children	0	0	0	0	0	0.0
Group (unrelated adults)	8	0	0	0	8	9.3
Other	0	0	0	0	0	0.0
<b>Total</b>	<b>44</b>	<b>29</b>	<b>13</b>	<b>0</b>	<b>86</b>	<b>100.0</b>
<b>%</b>	<b>51.2</b>	<b>33.7</b>	<b>15.1</b>	<b>0.0</b>	<b>100.0</b>	

Source: ABS Census 2006 customised data request