



Rental Affordability Snapshot

About the Anglicare Australia Rental Affordability Snapshot

Every year Anglicare Australia tests if it is possible for people on low incomes to find a home they can afford to rent through the private market. We do this by taking a snapshot, examining all the thousands of properties listed for rent on a weekend in March or April on realestate.com.au. We assess whether each property is affordable and suitable for 14 types of households on low income.

Those households cover:

- » Single people receiving the Disability Support Pension, Youth Allowance, Newstart and the Aged Pension, or earning minimum wage
- » Single parents receiving the Parenting Payment or earning the minimum wage
- » Couples including an elderly couple without children on the Aged Pension, and couples with children on Newstart, Parenting Payment, earning the minimum wage or a combination of these options.

Key figures

Out of 67,365 rentals, we found that:

- » 485 rentals were affordable for a single person on the Disability Support Pension
- » 180 rentals were affordable for a single parent with one child on Newstart
- » 3 rentals were affordable for a single person on Newstart
- » 2 rentals were affordable for a single person in a property or share house on Youth Allowance
- » 0 rentals were affordable for a single person on Newstart or Youth Allowance in Sydney, Canberra, Melbourne, Adelaide, Darwin or Perth.

What this means

These findings confirm what many of us already know - that our housing system is failing millions of Australians. Our system is rigged against renters. The tax system is driving up the cost of rent for millions of Australians. There is a shortage of secure, affordable rentals. And more and more people have been pushed into rental stress and hardship.

To tackle the problem, Anglicare Australia is calling for:

- » **Funding homes for people on low incomes by fixing the tax system.** We need to create a fairer tax system, by phasing out negative gearing and capital gains tax exemptions. We can invest the billions we save in social and affordable rental housing for people in need.
- » **Relief for people struggling to make the rent.** We need to reform and increase Commonwealth Rent Assistance so that it works for people struggling to pay the rent.
- » **Tackling the causes of homelessness.** We need to provide enough public and social housing to meet the needs of the more than 100,000 Australians without a home. Once people have a home, we need to provide support for them to tackle the other problems they face.
- » **A better deal for renters.** Millions of Australians will be renting for their whole lives. We need all Australian states and territories to change their laws to protect renters' from unfair evictions, rent rises, discrimination and landlords who refuse to maintain properties.