



Renting in Victoria: Snapshot 2020

Technical Paper

- All populations relate to households and persons in Victoria unless specified otherwise.
- Australian Bureau of Statistics (ABS) Census rental household and person populations include 'Tenure types' *Rented* and *Being occupied rent-free*.
- All ABS references that include [TableBuilder] refer to findings based on the use of ABS TableBuilder data.
- All map images are sourced from OpenStreetMap contributors and retrieved from <https://www.openstreetmap.org>.

Indicator	Year	Definitions	Reference
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Rental households in Victoria	2016	Includes households that do not pay rent but are identified as renters. Landlord types include real estate agent, state housing authority, person not in household, housing co-operatives, community or church groups, other landlord and where landlord is unknown or not stated.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Tenure type by Tenure and landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Private dwellings that are rental households	2016	Excludes unoccupied private dwellings.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Dwelling type by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Private rental households in Victoria	2016	Private rental households is aggregated from households renting from a real estate agent or a person not in the same household (including parents, other relatives, or other person).	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Tenure type by Landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Households renting from state housing authorities in Victoria	2016	Where rent is paid to or the tenure contract/arrangements is made with a state or territory housing authority or trust.	See previous.
Public housing and Community housing in Victoria	2017		Productivity Commission. (2017). <i>Report on Government Services 2017: Housing and homelessness sector overview</i> . Retrieved from https://www.pc.gov.au .
Composition of all Victorian rental households	2016	Includes all Victorian rental households. Family household composition data has been aggregated. 'Other family or multi family' includes other one family households and all two and three family households, 'other/unknown' includes visitor only and other non-classifiable households.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Family household composition by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .

Indicator	Year	Definitions	Reference
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Rental households that are lower-income	2017/18	<p>This figure is calculated using the number of lower income rental households (Table 21.1) and estimated total rental households (calculated using Table 12.5).</p> <p>Lower-income households are defined as those containing the 40% of people at or below the 40th percentile of equivalised disposable household income (excluding Rent Assistance).</p> <p>Rental households include those renting from private landlords and state housing authorities and includes private dwellings only.</p>	Australian Bureau of Statistics. (2019). <i>Housing Occupancy and Costs 2017-18</i> (No. 4130.0), Tables 12.5 and 21.1. Retrieved from https://www.abs.gov.au .
Rental households that are Aboriginal and Torres Strait Islander households	2016	An Aboriginal and Torres Strait Islander household is one in which at least one person usually resident in a dwelling identifies as being of Aboriginal and/or Torres Strait Islander origin.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Indigenous Household Indicator by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Aboriginal and Torres Strait Islander households that are rental households	2016	See previous.	See previous.
Aboriginal and Torres Strait Islander households that rent from a state housing authority	2016	See previous.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Indigenous Household Indicator by Tenure & landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Renters with a profound or severe disability	2016	People with a profound or severe disability are defined as those people needing help or assistance in one or more of the three core activity areas of self-care, mobility and communication, because of a disability, long-term health condition (lasting six months or more) or old age.	Australian Bureau of Statistics. (2016). <i>Census of population and housing (Counting Persons, Estimating Homelessness): Victoria, Core activity need for assistance by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Renters who speak a language other than English at home	2016	This figure includes where a person has answered yes to 'Does the person speak a language other than English at home?' This figure includes sign, invented and creole languages.	Australian Bureau of Statistics. (2016). <i>Census of population and housing (Counting Persons, Estimating Homelessness): Victoria, Language spoken at home by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Renters aged 55 and over, by sex	2016		Australian Bureau of Statistics. (2016). <i>Census of population and housing (Counting Persons, Estimating Homelessness): Victoria, Age in five year groups by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .

Indicator	Year	Definitions	Reference
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Rental households by Metro-Regional Local Government Area (LGA)	2016	Excludes unoccupied private dwellings, non-private dwellings, migratory, off-shore and shipping areas. LGAs are classified based on Victorian Government regions. 'Metropolitan' include Melbourne. 'Regional' includes Barwon South West, Gippsland, Grampians, Hume and Loddon Mallee.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Local Government Area by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au . Regional Development Victoria. (2020). <i>Victoria's Regions</i> . Retrieved from https://www.rdv.vic.gov.au/victorias-regions .
Top 10 LGAs with highest percentages of rental households	2016	Excludes unoccupied private dwellings, non-private dwellings, migratory, off-shore and shipping areas.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Local Government Area by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
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Rental households by dwelling structure	2016	'Other' includes caravans, houseboats, house/flat attached to shop, improvised home, tent, sleepout or unknown.	Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Dwelling Structure by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Victorians living in boarding houses	2016		Australian Bureau of Statistics. (2016). <i>Census of population and housing (Counting Persons, Estimating Homelessness): Victoria, Homelessness Operational Groups by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Registered rooming houses	2018/19		Consumer Affairs Victoria. (2019). <i>Annual Report 2018-19</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .
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New housing finance attributed to Investors	2019	Total value of new housing finance calculated from 'Total housing excluding refinancing' for Owner Occupiers (Table 6) and Investors (Table 16) for periods Jan - Dec 2018 and Jan - Dec 2019. Note Investor loans include loans to a household for the purpose of housing where the funds are used for a residential property that is <i>not</i> owner-occupied. Therefore the 'Investor loan' figures relate to investment properties including holiday/vacation homes and part-time residences as well as properties rented out privately.	Australian Bureau of Statistics. (2020). <i>Lending Indicators, Dec 2019</i> (No. 5601.0). Tables 6 & 16. Retrieved from https://www.abs.gov.au .

Indicator	Year	Definitions	Reference
Individuals with interests in a rental property, by number of property interests	2002 - 2017	The number of property interests is counted at the rental property schedule level and is not representative of the total number of properties. This is because the same property can have more than one individual with an interest in any income year (joint owners, or different owners - buy and sell). The number of individuals reported in this data does not represent the total number of rental property owners as not all individuals lodge rental property schedules.	Australian Taxation Office. (2017). <i>Taxation statistics 2016–17: Individuals detailed tables, Table 27C</i> [Data file]. Retrieved from https://www.ato.gov.au .

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Rental properties managed by a real estate agent	2016		Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Tenure type by Tenure and landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Profiles of registered property managers	2020	<p>These figures include property managers (licenced real estate agents and agent representatives) registered with CAV as of February 2020.</p> <p>An agent's representative is employed by or acts for a licensed estate agent, and with written authority, can perform any of the legal functions of that estate agent.</p>	Consumer Affairs Victoria. (2020). Unpublished data.

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Lower income households paying more than 30% of their income in rent	2017/18	See definition of lower-income households under <i>Page 5 - Percentage of rental households that are lower-income</i> .	Australian Bureau of Statistics. (2019). <i>Housing Occupancy and Costs 2017-18</i> (No. 4130.0), Table 21.1. Retrieved from https://www.abs.gov.au .
Commonwealth Rent Assistance (CRA) recipients paying more than 30% of their income in rent	2019		Productivity Commission. (2020). <i>Report on Government Services 2020: Housing and homelessness sector overview, Table GA.14</i> [Data file]. Retrieved from https://www.pc.gov.au .
Change in CRA recipients paying more than 30% of their income in rent between 2018 - 2019	2018 - 2019		Productivity Commission. (2019). <i>Report on Government Services 2019: Housing and homelessness sector overview, Table GA.13</i> [Data file]. Retrieved from https://www.pc.gov.au .

Indicator	Year	Definitions	Reference
Renters in crowded dwellings	2016	<p>Figures include dwellings classified as 'other crowded' (dwellings that require three extra bedrooms) and 'severely crowded' (dwellings that require four extra bedrooms).</p> <p>The ABS uses the Canadian National Occupancy Standard (CNOS) which specifies that: there should be no more than two persons per bedroom; children less than 5 years of age of different sexes may reasonably share a bedroom; children 5 years of age or older of opposite sex should have separate bedrooms; children less than 18 years of age and of the same sex may reasonably share a bedroom; and single household members 18 years or over should have a separate bedroom, as should parents or couples.</p>	Australian Bureau of Statistics. (2016). <i>Census of population and housing (Counting Persons, Estimating Homelessness): Victoria, Homelessness Operational Groups by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Renters in severely crowded dwellings	2016	See 'severely crowded' definition above.	See previous.
Affordable new lettings by region (by quarter)	2018 - 2019	<p>The proportion of all new private rental market lettings that were considered affordable in the September quarter based on Residential Tenancies Bond Authority (RTBA) data.</p> <p>The affordability benchmark used is that no more than 30 per cent of gross income is spent on rent. Low income households are defined as those receiving Centrelink incomes. Median weekly rent is based on all new rental lettings for the quarter.</p>	Department of Health and Human Services. (2019). <i>Tables from rental report – September 2019, Fig 4&8 source</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au .
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Rent movement for all property types by LGA	2018 - 2019	<p>Median weekly rent is based on all new rental lettings for the quarter based on RTBA data. Percentage change calculations are based on September 2018 - September 2019 quarters on advice that the September quarter is less prone to seasonal trends.</p> <p>Queenscliff, West Wimmera and Loddon LGAs had 10 or less property lettings recorded in the September 2018 or 2019 quarters. Their rent movement has been confidentialised and reported as 0% change.</p>	Department of Health and Human Services. (2020). <i>Quarterly median rents by local government area - December quarter 2019, All Properties</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au .
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Vacancy rate movement by region	2017 - 2019	<p>This is calculated monthly by Real Estate Institute of Australia based on survey of real estate agents. Measures proportion of all rental properties managed by agents which are unlet at a given point in time. Six-monthly data points have been included in this graph.</p>	Department of Health and Human Services. (2019). <i>Tables from rental report – September 2019, Fig 6&7 source</i> . [Data file]. Retrieved from https://www.dhhs.vic.gov.au .

Indicator	Year	Definitions	Reference
Accommodation related complaints to Victorian Equal Opportunity & Human Rights Commission	2018/19	This figure is inclusive of all accommodation complaints. It includes tenancy and rental complaints and complaints relating to other accommodation providers including boarding houses or hostels, business premises, camping sites, caravans or caravan sites, hotels or motels, houses or flats, or mobile homes or mobile home sites.	Victorian Equal Opportunity & Human Rights Commission. (2019). <i>2018-19 Annual Report</i> . Retrieved from https://www.humanrightscommission.vic.gov.au .
Bonds greater than 4 weeks rent	2018/19	Calculations based on number of bonds held that are greater than 4 weeks rent (data provided by Consumer Affairs Victoria (CAV)) and total number of bonds held (data obtained from Residential Tenancy Bond Authority).	Consumer Affairs Victoria. (2020). Unpublished data. Residential Tenancy Bond Authority. (2019). <i>Annual Report 2018-19</i> . Retrieved from https://www.consumer.vic.gov.au .
Assignments by bond transfer	2017 - 2019	Transferring the lease from one tenant to another is referred to as assignment in the <i>Residential Tenancies Act 1997</i> . When a lease is transferred (assigned), the bond must also be transferred into the new tenant's name via the RTBA.	Consumer Affairs Victoria. (2020). Unpublished data.

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Rental households that moved in the last 5 years	2016		Australian Bureau of Statistics. (2016). <i>Census of population and housing: Victoria, Household Five Year Mobility by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Long term tenancy agreements	2020	Long-term tenancy agreements are defined as those five years or greater. This figure includes all agreements in place as of February 2020.	Consumer Affairs. Victoria (2020). Unpublished data.
Median length of tenancy	2019	Tenancy length measured by period from bond lodgement date to bond claim date for refunds in that quarter.	Consumer Affairs Victoria (2020). Unpublished data.

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Victorian Administrative Tribunal (VCAT) 'No fault' eviction applications and proceedings	2019	'No fault' categories provided by VCAT.	Victorian Civil and Administrative Tribunal. (2020). Unpublished data.
VCAT 'At fault' eviction applications and proceedings	2019	'At fault' categories provided by VCAT.	Victorian Civil and Administrative Tribunal. (2020). Unpublished data.

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Renters who experienced tenancy issues	2019	Figures relate to findings from a survey of 1,000 private renters in Victoria.	Consumer Affairs Victoria (2019). Unpublished data.
Renters in properties in poor condition or with maintenance issues	2019	Figures relate to findings from a survey of 1,000 private renters in Victoria.	Consumer Affairs Victoria (2019). Unpublished data.
Enquiries to CAV	2018/19	Figures relate to enquiries received by CAV.	Consumer Affairs Victoria (2019). Unpublished data.

Indicator	Year	Definitions	Reference
Complaints made to CAV	2018/19	Figures relate to complaint types received by CAV.	Consumer Affairs Victoria. (2020). Unpublished data.
CAV 'front line compliance resolution' service delivery	2018/19	CAV receives consumer complaints from tenants and landlords by phone, in writing, by email and online. Figures reported show the numbers on enquiries made at front line level and the percentage of those enquiries CAV deems resolved.	Consumer Affairs Victoria. (2020). Unpublished data.
Infringement Notices issued by CAV	2018/19	Figures includes infringement under sections of the <i>Residential Tenancies Act 1997</i> (Vic), s406: Duty to pay bond to Authority, s142b: Standards for rooming houses etc, s405(1): Bond lodgement form (landlord must complete and sign bond lodgement form and give to tenant to sign).	Consumer Affairs Victoria. (2020). Unpublished data.
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Enquiries received by Tenants Victoria	2018/19		Tenants Victoria. (2019). <i>2018-19 Annual Report</i> . Retrieved from https://www.tenantsvic.org.au .
Enquiry types received by Tenants Victoria	2018/19	This includes the top 5 complaint types only. Enquiries can include multiple problem types.	Tenants Victoria. (2020). Unpublished data.
Tenancy Assistance and Advocacy Program (TAAP) service types	2018/19	Under TAAP community agencies provide private tenancy information and services to Victorian residential tenants who are financially disadvantaged and/or experiencing family violence.	Consumer Affairs Victoria. (2020). Unpublished data.
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Tenancy-related services provided by Victoria Legal Aid	2018/19	Complex residential tenancy service activity types include: Advice provided, Case approved/Substantive grants, In-house duty lawyer and Minor work.	Victoria Legal Aid. (2020). Unpublished data.
Applications to VCAT	2018/19	'Estate agents/Property managers' refers to applicant type 'Landlords represented by estate agents or property Managers' and 'Public Housing' refers to applicant type 'Director of Housing'.	Victorian Civil and Administrative Tribunal. (2019). Annual Report 2018-2019. Retrieved from https://www.vcat.vic.gov.au .
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Quotes and Word theme map	2019	Word theme map draws from individual renter feedback received by the Commissioner of Residential Tenancies' <i>Tell Us Your Story</i> online engagement tool.	Commissioner of Residential Tenancies. (2020). Unpublished data.