



Renting in Victoria: Snapshot 2022

Technical Paper

- All populations relate to households and persons in Victoria unless specified otherwise.
- In the 2021 Census, the Australian Bureau of Statistics (ABS) changed the rented categories to exclude *Being occupied rent-free* (in previous Censuses, dwellings being occupied rent-free were included in the rented categories). For this report, *Being occupied rent-free* has been included to allow comparability with the 2016 Census.
- 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	2021, 2016, 2011	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. (2021, 2016, 2011). <i>Census of population and housing: Victoria, Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Persons renting in Victoria	2021	Renting includes rented and being occupied rent-free.	Australian Bureau of Statistics. (2021). <i>Census of population and housing: Victoria, Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Private rental persons and households in Victoria	2021	Private rental data is aggregated by subtracting the Public & Community totals (AIHW) from the ABS renting totals	Australian Bureau of Statistics. (2021). <i>Census of population and housing: Victoria, Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Public housing and Community housing in Victoria	2021		The Australian Institute of Health and Welfare. (2022). <i>Housing assistance in Australia 2022: Social housing households at 30 June 2021</i> . Retrieved from https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia/data
Composition of all Victorian rental households	2021	Includes all Victorian rental households. Family household composition data has been aggregated. 'Other family or multifamily' 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. (2021). <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	2019-20	<p>This figure is calculated using the number of lower income rental households (Table 13.1) and estimated total rental households</p> <p>Lower income households in this publication are those containing the 38% of persons between the 3rd and 40th percentiles of equivalised disposable household income.</p> <p>Rental households include those renting from private landlords and state housing authorities and includes private dwellings only.</p>	Australian Bureau of Statistics. (2022). <i>Housing Occupancy and Costs 2019-20, Table 13.1</i> . Retrieved from https://www.abs.gov.au .
Lower income households paying more than 30% of their income in rent	2019-20	See previous for definition of lower income.	Australian Bureau of Statistics. (2022). <i>Housing Occupancy and Costs 2019-20, Table 13.1</i> . Retrieved from https://www.abs.gov.au .
Commonwealth Rent Assistance (CRA) recipients paying more than 30% of their income in rent	2021		Productivity Commission. (2022). <i>Report on Government Services 2022: Housing and homelessness sector overview. Table GA.13</i> [Data file]. Retrieved from https://www.pc.gov.au .
Commonwealth Rental Assistance recipients by Indigenous status	2021		Productivity Commission ROGS: Housing and homelessness sector overview. Table GA.11 and Table GA.7
Number of active bonds per quarter	2021		DFFH Rental Report statistics – March quarter 2022. Fig 4&8 source [Data file].
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Rental households that are Aboriginal and Torres Strait Islander households	2021	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. (2021). <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	2021	See previous.	See previous.
Aboriginal and Torres Strait Islander households that rent from a state housing authority	2021	See previous.	Australian Bureau of Statistics. (2021). <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	2021	People with a profound or severe core activity limitation are those needing assistance in their day to day lives in one or more of the three core activity areas of self-care, mobility and communication because of a long-term health condition (lasting six months or more), a disability (lasting six months or more), or old age	Australian Bureau of Statistics. (2021). <i>Census of population and housing (Counting Persons, place of enumeration): Victoria, Core activity need for assistance by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .

Indicator	Year	Definitions	Reference
Disabled people that are renters	2021	See previous	Australian Bureau of Statistics. (2021). <i>Census of population and housing (Counting Persons, place of enumeration): 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	2021	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. (2021). <i>Census of population and housing (Counting Persons, Estimating Homelessness): Victoria, 2-digit level Language Used at Home by Tenure Type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Renters aged 55 and over, by sex	2021		Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting persons, place of enumeration): Victoria, Sex by Age in Five Year Groups by Tenure Type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
Renters aged 55 and over, by private and social rentals	2021	<p>Private classified by Landlord types: Real estate agent, Person not in the same household - parent/other relative, Person not in the same household - other person, Owner/Manager of a residential park, Employer - other employer, not stated, not applicable.</p> <p>Social classified by Landlord types: State or territory housing authority, Community housing provider, Employer - Government (includes Defence Housing Australia)</p>	Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting persons, place of enumeration): Victoria, Sex by Age in Five Year Groups by Tenure Type and Landlord Type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
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Rental households by Metro-Regional Local Government Area (LGA)	2021	<p>Excludes unoccupied private dwellings, non-private dwellings, migratory, off-shore and shipping areas.</p> <p>LGAs are classified based on Victorian Government regions. 'Metropolitan' include Melbourne. 'Regional' includes Barwon South West, Gippsland, Grampians, Hume and Loddon Mallee.</p>	<p>Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting dwellings, place of enumeration): Victoria, LGA by Tenure Type by Dwelling Type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au.</p> <p>Regional Development Victoria. (2020). <i>Victoria's Regions</i>. Retrieved from https://www.rdv.vic.gov.au/victorias-regions.</p>

Indicator	Year	Definitions	Reference
Top 10 LGAs with highest percentages of rental households	2021	<p>Excludes unoccupied private dwellings, non-private dwellings, migratory, off-shore and shipping areas.</p> <p>Private is classified by Landlord types: Real estate agent, Person not in the same household - parent/other relative, Person not in the same household - other person, Owner/Manager of a residential park, Employer - other employer, not stated, not applicable.</p> <p>Social is classified by Landlord types: State or territory housing authority, Community housing provider, Employer - Government (includes Defence Housing Australia)</p>	<p>Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting dwellings, place of enumeration): Victoria, LGA by Landlord Type and Tenure Type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au.</p>

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Active rental properties in VIC	2022	<p>Data as of June 2022</p> <p>Suburb names located from Australian Bureau of Statistics.</p>	<p>Homes Victoria (2022). Unpublished data.</p> <p>Australian Statistical Geography Standard (ASGS) Edition 3. Released 20/07/2021. <i>Suburbs and Localities – 2021</i>. Retrieved from: https://www.abs.gov.au/statistics/standards/australian-statistical-geography-standard-asgs-edition-3/jul2021-jun2026/access-and-downloads/allocation-files</p>
Suburbs with the greatest net change in Commonwealth Rental Assistance recipient	2021	<p>“Port Melbourne – Industrial” was removed from the top 5 due to low numbers.</p>	<p>Department of Social Services Australia, <i>DSS Payments by 2016 Statistical Area 2 (2022)</i>. Retrieved from: https://www.data.gov.au/dataset/ds-dga-7144381e-3605-4158-ae90-9c9db6751975/details?q=Commonwealth%20Rental%20Assistance</p>

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Active rental 1- and 3-bedroom properties in VIC	2022	<p>Data as of June 2022</p> <p>Suburb names located from Australian Bureau of Statistics.</p>	<p>Homes Victoria (2022). Unpublished data.</p> <p>Australian Statistical Geography Standard (ASGS) Edition 3. Released 20/07/2021. <i>Suburbs and Localities – 2021</i>. Retrieved from: https://www.abs.gov.au/statistics/standards/australian-statistical-geography-standard-asgs-edition-3/jul2021-jun2026/access-and-downloads/allocation-files</p>
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Rental households by dwelling structure	2021	<p>‘Other’ includes caravans, cabins, houseboats, house/flat attached to shop, improvised home, tent, sleepout or unknown.</p>	<p>Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting dwellings, place of enumeration): Victoria, Dwelling Structure by Tenure and Landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au.</p>
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Indicator	Year	Definitions	Reference
Registered rooming houses	2020/21		Consumer Affairs Victoria. (2021). <i>Annual Report 2020-21, Table 5</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report
Registered rooming house Operators	2020/21		Consumer Affairs Victoria. (2021). <i>Annual Report 2020-21, Table 3</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report
Renters in residential parks	2021	Landlord type 'Owner/Manager of a residential park (including caravan parks and manufactured home estates)'. Renting includes rented and being occupied rent-free.	Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting dwellings, place of enumeration): Victoria, Tenure Type by Landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
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New housing finance attributed to Investors	2021	Total value of new housing finance calculated from 'Total housing excluding refinancing' for Owner Occupiers (Table 6) and Investors (Table 16) for periods and Jan - Dec 2021. 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. (2022). <i>Lending Indicators, Jun 2022</i> (No. 5601.0). Tables 6 & 16. Retrieved from https://www.abs.gov.au/statistics/economy/finance/lending-indicators/latest-release#data-download
Individuals with interests in a rental property, by number of property interests	2004/05 – 2019/20	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. (2021). <i>Taxation statistics 2019–20: Individuals detailed tables, Table 27C</i> [Data file]. Retrieved from https://www.ato.gov.au/About-ATO/Research-and-statistics/In-detail/Taxation-statistics/Taxation-statistics-2019-20/?anchor=Individualsdetailedtables#Individualsdetailedtables
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Rental properties managed by a real estate agent	2021		Australian Bureau of Statistics. (2021). <i>Census of population and housing (counting dwellings, place of enumeration): Victoria, Tenure type by Tenure and landlord type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .

Indicator	Year	Definitions	Reference
Profiles of Agents Representatives & Licensed Estate Agent	2022	<p>These figures include property managers (licenced real estate agents and agent representatives) registered with CAV as of February 2022.</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. (2022). Unpublished data.
Page 13			
Rental vacancy rate of metropolitan Melbourne and regional Victoria	2022		Real Estate Institute of Victoria (REIV) (2022). Unpublished data.
Page 14			
Rental affordability for Centrelink recipients	2022	<p>See <i>A guide to Australian Government payments</i> https://www.servicesaustralia.gov.au/guide-to-australian-government-payments</p>	Homes Victoria (2022). Unpublished data.
Quote/case studies	2021	Individual renter feedback received by the Commissioner of Residential Tenancies	Commissioner of Residential Tenancies. (2022). Unpublished data.
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Affordability for singles and couples on aged and disability pensions - for 1 & 2 bedroom rentals	2022	<p>See <i>A guide to Australian Government payments</i> https://www.servicesaustralia.gov.au/guide-to-australian-government-payments</p>	Homes Victoria (2022). Unpublished data.
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Rent movement for all property types by LGA	2020 - 2021	<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 2020 - September 2021 quarters on advice that the September quarter is less prone to seasonal trends.</p> <p>Queenscliff, West Wimmera, Pyrenees and Loddon LGAs had 10 or less property lettings recorded in the September 2020 or 2021 quarters. Their rent movement has been confidentialised and reported as 0% change.</p>	Department of Health and Human Services. (2022). <i>Quarterly median rents by local government area - March quarter 2022, All Properties</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au .
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Annual change of active bonds between Metropolitan Melbourne and Regional Victoria	2021		DFFH Rental Report statistics – March quarter 2022. Fig 4&8 source [Data file].
Bonds greater than 4 weeks rent	2020/21		Consumer Affairs Victoria. (2022). Unpublished data.

Indicator	Year	Definitions	Reference
Bond lodgements	2020/21		Consumer Affairs Victoria. (2021). <i>Annual Report 2020-21, Table 5</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .
New tenancies that received a RentAssist bond loan	2022		Homes Victoria (2022). Unpublished data.
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Long term tenancy agreements	2022	Long-term tenancy agreements are defined as those five years or greater. This figure includes all agreements in place as of February 2022.	Consumer Affairs Victoria. (2022). Unpublished data.
Fixed long term tenancy agreements of 5 years or more	2020/21	The definition of Fixed long term tenancy agreements is leases that were signed for a period of 5 years or greater.	Consumer Affairs Victoria. (2022). Unpublished data.
Average Length of Tenancy in months	2022		Homes Victoria (2022). Unpublished data.
Assignments by bond transfer	2020/21	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. (2021). <i>Annual Report 2020-21, Table 5</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .
Notices of rental increase	2022		Victorian Civil and Administrative Tribunal (2022). Unpublished data.
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Quote/case studies	2021	Individual renter feedback received by the Commissioner of Residential Tenancies	Commissioner of Residential Tenancies. (2022). Unpublished data.
Bond repayments	2020/21		Consumer Affairs Victoria. (2021). <i>Annual Report 2020-21, Table 5</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .
Rental households that moved in the last 5 years	2021		Australian Bureau of Statistics. (2021). <i>Census of population and housing: Victoria, Household Five Year Mobility by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
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Bond Refunds of 5% or less to tenant	2022		Homes Victoria (2022). Unpublished data.
Change in bond lodgement	2022		Homes Victoria (2022). Unpublished data.
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Quote/case studies	2021	Individual renter feedback received by the Commissioner of Residential Tenancies	Commissioner of Residential Tenancies. (2022). Unpublished data.

Indicator	Year	Definitions	Reference
COVID-19 cases			Victorian COVID-19 data (2022). <i>Daily new cases in Victoria</i> Retrieved from: https://www.coronavirus.vic.gov.au/victorian-coronavirus-covid-19-data
Monthly notices to vacate			Victorian Civil and Administrative Tribunal (2022). Unpublished data.
Rent relief grants		Rental relief grants - two rounds. Round One: Apr 2020 – March 2021 Round Two: Sep 2021 - March 2022	Homes Victoria (2022). Unpublished data.
Private rental eviction moratorium		A moratorium on residential tenancy evictions from 29 March 2020 to 28 March 2021.	Premier of Victoria (2020). <i>Supporting Tenants And Landlords Through Coronavirus</i> . Retrieved from: https://www.premier.vic.gov.au/supporting-tenants-and-landlords-through-coronavirus/ Premier of Victoria (2020). <i>Further Certainty For Victorian Tenants And Landlords</i> . Retrieved from: https://www.premier.vic.gov.au/further-certainty-victorian-tenants-and-landlords
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COVID-19 Rental Relief grants	2020/21/22	Rental relief grants - two rounds. Round One: Apr 2020 – March 2021 Round Two: Sep 2021 - March 2022 Multiple single applicants in one tenancy, where they are each listed on the tenancy agreement, are eligible for one grant each. A couple is eligible for only one grant.	Homes Victoria (2022). Unpublished data.
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Rental enquiries to CAV	2020/21		Consumer Affairs Victoria. (2022). Unpublished data.
Reasons for contacting CAV	2020/21		Consumer Affairs Victoria. (2022). Unpublished data.
CAV 'front line compliance resolution' service delivery	2020/21	CAV receives consumer complaints from tenants and landlords by phone, in writing, by email and online. Figures reported show the number and the percentage of enquiries made at front line level that CAV deems resolved.	Consumer Affairs Victoria. (2022). Unpublished data.
Infringement Notices issued by CAV	2020/21		Consumer Affairs Victoria. (2022). Unpublished data.
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Clients contacted Tenants Victoria	2020/21		Tenants Victoria. (2022). Unpublished data.
Reported issues received by Tenants Victoria	2020/21	This includes the top 5 reported issue types only.	Tenants Victoria. (2022). Unpublished data.
The most visited advice page by users of the Tenants Victoria website	2020/21		Tenants Victoria. (2022). Unpublished data.

Indicator	Year	Definitions	Reference
Tenancy Assistance and Advocacy Program (TAAP) service types	2020/21	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. (2022). Unpublished data.
Page 25			
Tenancy-related services provided by Victoria Legal Aid	2020/21	Residential tenancy service activity types include: Advice, substantive grants, duty lawyer and minor work	Victoria Legal Aid. (2022). Unpublished data.
Victorian Administrative Tribunal (VCAT) applications by type	2020/21	Applicant Type for Residential Tenancy Applications provided by VCAT	Victorian Civil and Administrative Tribunal. (2022). Unpublished data.
VCAT 'At fault' eviction applications and proceedings	2020/21	'At fault' categories provided by VCAT.	Victorian Civil and Administrative Tribunal. (2022). Unpublished data.
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VCAT 'No fault' eviction applications and proceedings	2020/21	'No fault' categories provided by VCAT.	Victorian Civil and Administrative Tribunal. (2022). Unpublished data.
Proportion of applications contested	2020/21	the number of applications where at least one renter attended at least one hearing.	Victorian Civil and Administrative Tribunal. (2022). Unpublished data.
Accommodation related complaints to Victorian Equal Opportunity & Human Rights Commission	2018/19 - 2020/21		Victorian Equal Opportunity & Human Rights Commission. (2022). <i>Annual Report-2020-21, table 2.</i>