



Renting in Victoria: Snapshot 2021

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 .
Persons renting in Victoria	2016	Renting includes rented and being occupied rent-free.	Australian Bureau of Statistics. (2016). Unpublished data.
Private rental persons and households in Victoria	2016	Private rental data is aggregated by subtracting the Public & Community totals (AIHW) from the ABS renting totals	Australian Bureau of Statistics. (2016). Unpublished data.
Public housing and Community housing in Victoria	2016		The Australian Institute of Health and Welfare. (2020). <i>Housing assistance in Australia 2020: Social housing households</i> Retrieved from https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia-2020/notes
Composition of all Victorian rental households	2016	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. (2016). <i>Census of population and housing: Victoria, Family household composition by Tenure type</i> [Tablebuilder]. Retrieved from http://www.censusdata.abs.gov.au .
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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.

Indicator	Year	Definitions	Reference
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 .
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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 .

Indicator	Year	Definitions	Reference
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	2019/20		Consumer Affairs Victoria. (2020). <i>Annual Report 2019-20</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .
Registered rooming house Operators	2019/20		Consumer Affairs Victoria. (2020). <i>Annual Report 2019-20</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .

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New housing finance attributed to Investors	2020	<p>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 2019 and Jan - Dec 2020.</p> <p>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.</p>	Australian Bureau of Statistics. (2021). <i>Lending Indicators, Dec 2020</i> (No. 5601.0). Tables 6 & 16. Retrieved from https://www.abs.gov.au .
Individuals with interests in a rental property, by number of property interests	2003 - 2018	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. (2018). <i>Taxation statistics 2017–18: 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 .
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Indicator	Year	Definitions	Reference
Profiles of registered property managers	2021	<p>These figures include property managers (licenced real estate agents and agent representatives) registered with CAV as of February 2021.</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. (2021). Unpublished data.

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Affordable new lettings by region (by quarter)	2020 - 2021	<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. (2021). <i>Tables from rental report – March 2021, Fig 4&8 source</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au .
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 .
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	2020		Productivity Commission. (2020). <i>Report on Government Services 2020: Housing and homelessness sector overview. Table GA.13</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	2019 - 2020		Productivity Commission. (2020). <i>Report on Government Services 2020: 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>	<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.</p>
Renters in severely crowded dwellings	2016	See 'severely crowded' definition above.	See previous.
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Rent movement for all property types by LGA	2019 - 2020	<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 2019 - September 2020 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>	<p>Department of Health and Human Services. (2020). <i>Quarterly median rents by local government area - December quarter 2020, All Properties</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au.</p>
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Number of active bonds per quarter	2016 - 2021		<p>Department of Health and Human Services. (2021). <i>Tables from rental report – March 2021, Fig 4&8 source</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au.</p>
Annual percentage change of quarterly active bonds	2016 - 2021		<p>Department of Health and Human Services. (2021). <i>Tables from rental report – March 2021, Fig 4&8 source</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au.</p>
Assignments by bond transfer	2018 - 2020	<p>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.</p>	<p>Consumer Affairs Victoria. (2021). Unpublished data.</p>

Indicator	Year	Definitions	Reference
Bonds greater than 4 weeks rent	2018 - 2020	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. (2021). Unpublished data.
Bond repayments and lodgements	2019/20		Consumer Affairs Victoria. (2020). <i>Annual Report 2019-20</i> . Retrieved from https://www.consumer.vic.gov.au/about-us/annual-report .

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Long term tenancy agreements	2021	Long-term tenancy agreements are defined as those five years or greater. This figure includes all agreements in place as of February 2021.	Consumer Affairs. Victoria (2021). Unpublished data.
Fixed long term tenancy agreements of 5 years or more		The definition of Fixed long term tenancy agreements is leases that were signed for a period of 5 years or greater.	Consumer Affairs Victoria (2021). Unpublished data.
Average length of tenancy	2019/20	Tenancy length measured by period from bond lodgement date to bond claim date for refunds in that quarter.	Consumer Affairs Victoria (2021). Unpublished data.
Accommodation related complaints to Victorian Equal Opportunity & Human Rights Commission	2017/18 – 2019/20	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. (2021). <i>Data request</i>

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Vacancy rate movement by region	2019 - 2020	The Estimated Sample Size is the share of REIV rental properties collected as a proportion of Census 2016 Rental Dwellings Managed By Real Estate Agents in Victoria. The REIV has adopted the 6-month average trend vacancy as it is less susceptible to monthly supply movements. Vacancy Rate = the proportion of unlet properties to the total rent roll (%). Inner (0-10km); Middle (10-20km); Outer (>20km) refers to the radius from Melbourne Central Business District.	The Real Estate Institute of Victoria Ltd. REIV rental market data request (2021)
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Quote/case studies	2020	Individual renter feedback received by the Commissioner of Residential Tenancies	Commissioner of Residential Tenancies. (2021). Unpublished data.
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Indicator	Year	Definitions	Reference
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 .

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COVID-19 Headlines	2020	Boxes 1, 2, 3, 5	Baker, E., Bentley, R., Beer, A. and Daniel, L. (2020) Renting in the time of COVID-19: understanding the impacts, AHURI Final Report No. 340, Australian Housing and Urban Research Institute Limited, Melbourne. Retrieved from https://www.ahuri.edu.au/research/final-reports/340
COVID-19 Headlines	2020	Inner Metropolitan Melbourne vacancy rates	The Real Estate Institute of Victoria Ltd. REIV rental market data request (2021)
COVID-19 Headlines	2020	Median weekly rent in Melbourne CBD	Department of Health and Human Services. (2020). <i>Quarterly median rents by local government area - December quarter 2020, All Properties</i> [Data file]. Retrieved from https://www.dhhs.vic.gov.au .
Quote/case studies	2020	Individual renter feedback received by the Commissioner of Residential Tenancies	Commissioner of Residential Tenancies. (2021). Unpublished data.
COVID-19 Rental policies	2020	COVID-19 rental measures initiated by Victorian Government	Victorian Government (2020). Retrieved from https://www.coronavirus.vic.gov.au/renting-laws-and-support-during-coronavirus-covid-19-pandemic (retrieved Feb 2021) https://www.sro.vic.gov.au/coronavirus-land-tax-relief (Details of Land tax relief)

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Residential Tenancies Dispute Resolution Scheme (RTDRS)	2020/21	Case information just prior to closure of scheme (between 13 th May 2020 to 21st March 2021)	Consumer Affairs Victoria (2021). Unpublished data.
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COVID-19 Rental Relief grants	2020/21	Rental relief grants are from April 2020 to February 2021 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 (2021) Data request
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Enquiries to CAV	2019/20	Figures relate to enquiries received by CAV.	Consumer Affairs Victoria (2021). Unpublished data.
Reasons for contacting CAV	2019/20	Figures relate to complaint types received by CAV.	Consumer Affairs Victoria. (2021). Unpublished data.

Indicator	Year	Definitions	Reference
CAV 'front line compliance resolution' service delivery	2019/20	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. (2021). Unpublished data.
Infringement Notices issued by CAV	2019/20		Consumer Affairs Victoria. (2021). Unpublished data.
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Enquiries received by Tenants Victoria	2019-2020		Tenants Victoria. (2021). Unpublished data.
Enquiry types received by Tenants Victoria	2020	This includes the top 5 complaint types only. Enquiries can include multiple problem types.	Tenants Victoria. (2021). Unpublished data.
Tenancy Assistance and Advocacy Program (TAAP) service types	2019/20	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. (2021). 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. (2021). Unpublished data.
Victorian Administrative Tribunal (VCAT) 'No fault' eviction applications and proceedings	2020	'No fault' categories provided by VCAT.	Victorian Civil and Administrative Tribunal. (2021). Unpublished data.
VCAT 'At fault' eviction applications and proceedings	2020	'At fault' categories provided by VCAT.	Victorian Civil and Administrative Tribunal. (2021). Unpublished data.
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Applications to VCAT	2019/20	'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. (2021). Unpublished data.
Proportion of applications contested	2020/21	This is an approximate figure and represents the number of applications where at least one renter attended at least one hearing.	Victorian Civil and Administrative Tribunal. (2021). Unpublished data.
Quotes and case studies	2020	Individual renter feedback received by the Commissioner of Residential Tenancies	Commissioner of Residential Tenancies. (2021). Unpublished data.