

Media Statement

Monday, 9 January 2023 – for immediate release

Renters continue to struggle in Queensland

Trends for renters leading into Christmas and beyond continue to be challenging across Queensland.

Rental vacancy rates until the end of September 2022 remained below 1.0% in most population centres, a trend that is likely to have continued over the Christmas period.

The level of housing advertised in the private rental market is reducing and the result for renters is that rental prices have increased substantially. According to CoreLogic data on rental costs, the average rental prices increased by 11.4% in regional Queensland in the 12 months to November 2022. In Brisbane it was 13.6%. In both cases it was the highest rent increase in Australia.

Commenting on Q Shelter's own relevant data, Executive Director Fiona Caniglia said:

'Q Shelter conducted a survey with over 200 renters at the end of 2022 and found serious cases of hardship. 86% said they had experienced a rental increase in the past six months, and at least two-thirds were spending more than 30% of their household income in rent.

'One young person had applied for over 100 rental properties, and it took more than 18 months to secure a home,' Ms Caniglia reported.

'This most likely also reflects high internal migration in addition to migration from overseas. Our housing market just can't cope with the influx, leaving people on low to middle incomes unable to compete for rental homes.'

'This is why it is important that Queensland benefits from Federal Government initiatives to alleviate housing affordability stress. Queensland is struggling with more demand for housing supply than many other states.'

Another trend over recent decades is the gradual decline in household size, which is forcing the need for more dwellings. In that context, supply has not kept pace with demand.

The recent Queensland Housing Summit announced new supports and services to assist people in housing need. It is important that people know where to seek help. Q Stars can be contacted on 1300 764 263 with advice and information for renters. Anyone who needs housing assistance can contact their local Housing Service Centre during business hours or call the 24/7 Homeless Hotline on 1800 474 753.

[Q Shelter's annual policy position to government](#) addresses housing need and homelessness in the context of recent events. All our statements and policy positions can be accessed from Q Shelter's website: <https://qshelter.asn.au/what-we-do/influence/policy-statements/>.

ENDS

Media comment

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