



Social Determinants of Health

Housing

One commonly used measure of housing affordability is the Housing Industry Association's *Index of Housing Affordability*. The index considers whether a buyer with an average income could 'afford' to purchase a house by taking into account housing prices, incomes, mortgage repayments and prevailing interest rates.

According to the Housing Industry Association, housing affordability in March 2014 has improved across Australia since reaching the most unaffordable levels during mid-2010. Hobart remains the capital city with the most affordable housing, with Canberra being the second most affordable city.

The underlying reasons for greater housing affordability include a fall in interest rates from 6.6% in 2012 to 5.1% in 2014, a small decline in property prices since 2010, and an increase in incomes. (HIA, Housing Affordability Index, May 2014)

Housing Affordability Index* for states and territories

Capital city	June 2002	March 2012	March 2013	March 2014
Sydney	89.9	50.1	60.7	61.5
Melbourne	118.4	60.3	67	78.3
Brisbane	154.7	65.5	74.4	82.0
Perth	173.3	59.7	68.2	71.6
Adelaide	177.5	66.1	72.6	80.5
Hobart	270.2	73.1	86	93.1
Canberra	150.1	65.4	76.1	89.5

HIA-Commonwealth Bank Affordability Report, May 2014 *the most affordable = highest index number

General guidelines for mortgage repayments, as well as for rental payments, are to limit re-payments to 30 per cent or less of a household's disposable income. The table below shows the proportions of residents in the lowest 40 per cent of the income distribution in each state who exceeded these guidelines during 2007/8 and 2009/10. Although Tasmania had the lowest proportion of low income households with excessive

mortgage repayments of all jurisdictions, there has been a significant increase in the proportion of Tasmanians spending 30 per cent or more of their income on housing.

Proportion of mortgagors in the lowest 40 per cent of the income distribution with housing costs of 30 and 50 per cent or more of their income, 2007/8 and 2009/10

	30% or more of income		50% or more of income	
	2007-08	2009-10	2007-08	2009-10
NSW	48%	54%	31%	32%
Vic	47%	43%	17%	24%
Qld	55%	49%	28%	25%
SA	47%	46%	23%	27%
WA	45%	50%	31%	29%
Tas	31%	41%	12%	16%

National Housing Supply Council, Housing supply and affordability –Key Indicators 2012, Table 5.2

The proportion of low income Tasmanians spending 30 per cent or more of their income on a rental property has remained unchanged since 2007/8, but the proportion of those spending 50 per cent or more of their income on rents has almost doubled since 2007/8.

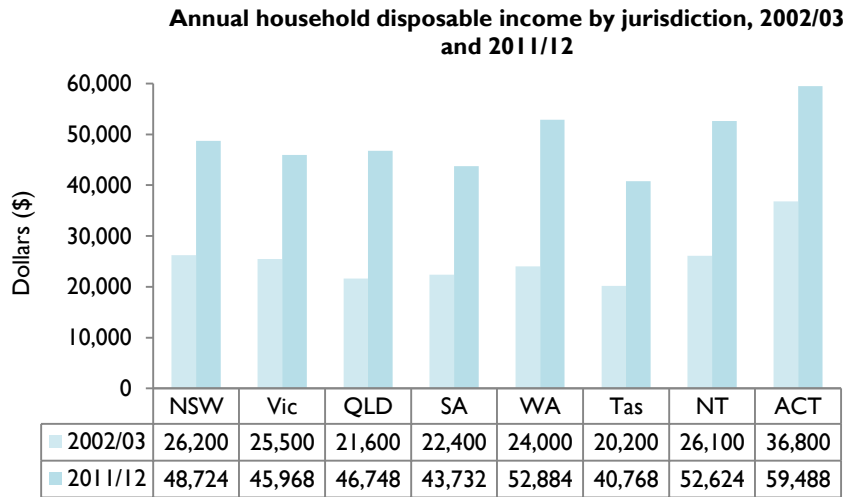
Proportion of renters in the lowest 40 per cent of the income distribution with housing costs of 30 and 50 per cent or more of their income, 2007/8 and 2009/10

	30 % or more of income		50% or more of income	
	2007-08	2009-10	2007-08	2009-10
NSW	65%	62%	22%	28%
Vic	51%	57%	25%	20%
Qld	52%	61%	19%	26%
SA	62%	58%	11%	20%
WA	47%	57%	16%	25%
Tas	55%	55%	8%	15%

National Housing Supply Council, Housing supply and affordability –Key Indicators 2012, Table 5.4

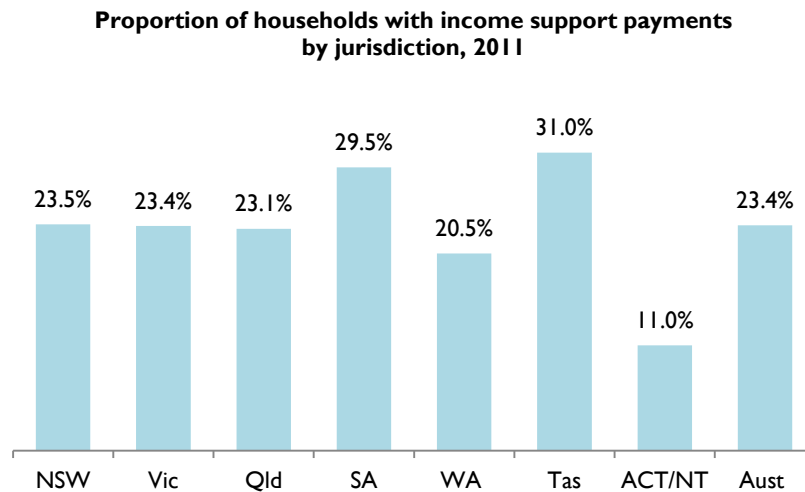
Income

Disposable incomes (net of tax) have more than doubled in some jurisdictions since 2002/03, including Tasmania. However, Tasmanians continue to have the lowest disposable income of all states and territories, with the ACT recording the highest net incomes.



Household income and income distribution, Australia - detailed tables, 2011-12, Cat 6523.0

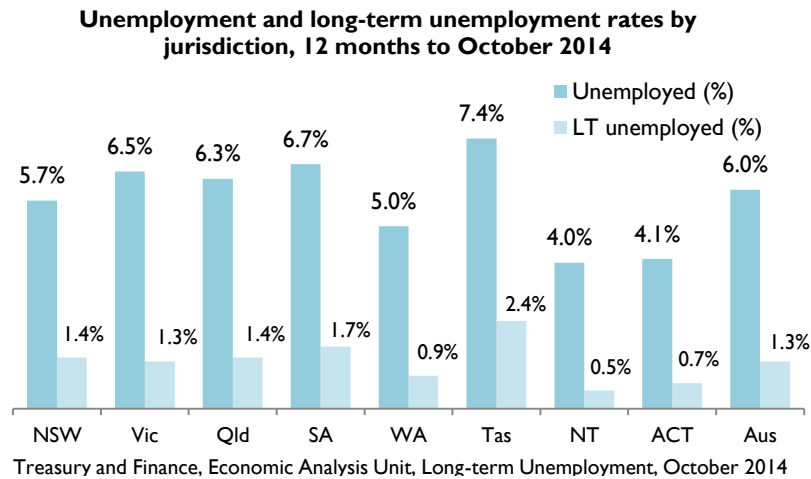
A large proportion of Tasmanian residents receive income support payments. In 2011, around 31 per cent of Tasmanian households received such payments, of which 23 per cent were age or disability pensions.



NATSEM, Cost of Living Indicators for Tasmania, June 2011

Employment

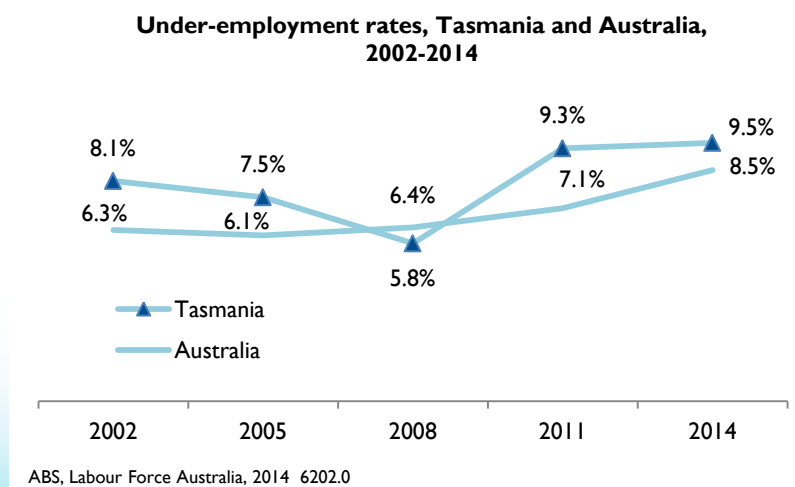
Tasmania's unemployment rate averaged out over a twelve months period to October 2014 was 7.4%. This represents approximately 19,000 unemployed Tasmanians aged 15-64 years. Of these, about 6,200 persons (representing 2.4% of the labour force or about a third of all unemployed persons) were unemployed for 52 consecutive weeks or more. The Tasmanian youth unemployment rate (15-24) was 17.9 per cent, averaged over 12 months to October 2014.



The unemployment rate for the Southern region averaged for three months to October 2014 was 8.2 per cent, with lower rates in the North at 7.6 per cent and North West at 7.9 per cent.

http://lmip.gov.au/default.aspx?LMIP/LFR_SAFOUR/TAS/SouthEast

Underemployment refers to employees who are employed part-time but would prefer to work more hours. The underemployment rates below are annual trend data, and show an increase in both Tasmanian and national rates since 2002. Except for 2008, Tasmanian rates have been higher than national rates.

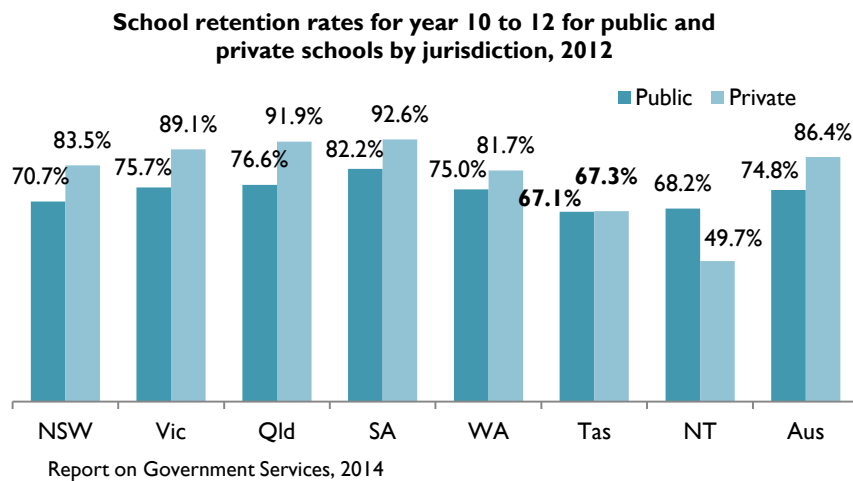


Education

Participation in education can be measured with the apparent retention rate of students to Year 12, which is regarded as an important performance measure of education systems. Apparent retention rates estimate the percentage of full-time students who progress to grade 12. The measure is an 'apparent' measure only, as it is based on enrolment data rather than direct measurement, and excludes part-timers and grade repeats.

In 2012, the apparent retention rates for Tasmanian students for both public (67.1%) and private schools (67.3%) were the second lowest rates nationally. However, when state and territory population differences are taken into account, such as socio-economics and remoteness, the differences are less pronounced. It has been argued that Tasmania's large number of mature age students could add 7.5 per cent to retention rates.

www.curriculum.edu.au/verve/_resources/studentretention_main_file.pdf



Since 2008, all jurisdictions, except Tasmania, have improved the level of education of young people from low socio-economic backgrounds. Tasmania's Year 12 completion rate for students from low socio-economic backgrounds has fallen from 51 per cent in 2008 to 40 per cent in 2012.



Family Structure

Tasmania has a smaller proportion of couple families with children and a larger proportion of one parent families with children under 15 years compared to Australia overall.

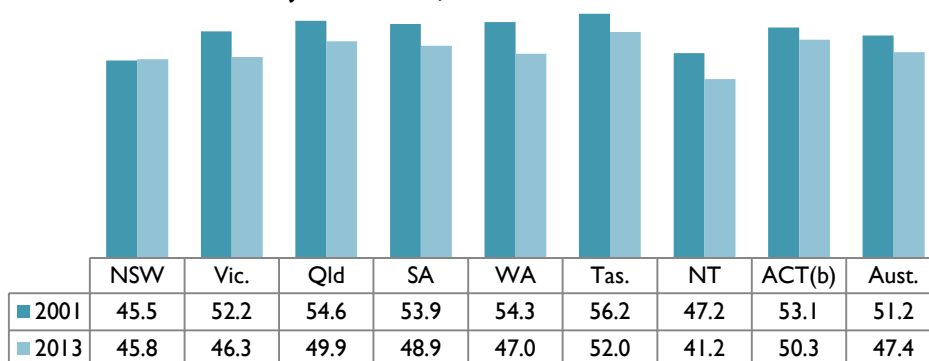
Family composition, Tasmania and Australia 2011

Family Type	Tasmania	Australia
Couple family with no children	42.1%	37.8%
Couple family with:		
children under 15	27.8%	30.7%
no children under 15	11.9%	13.9%
One parent family with:		
children under 15	10.0%	8.3%
no children under 15	7.1%	7.5%
Other family	1.3%	1.7%
Total	100.0%	100.0%

ABS, Census 2011

Divorce rates involving children were lower in 2013 compared to 2001 in all jurisdictions, except NSW. Tasmania continues to have the highest divorce rate involving children. In 2013, a total of 972 divorces were granted in Tasmania, of which 505 (52%) involved a total of 916 children.

Proportion of divorces involving children <18 years by jurisdiction, 2001 and 2013



ABS, Marriages and Divorces, Australia 2013, 3310.0, November

Tasmania had the largest proportion of children (24.5%) living in a lone parent family in 2011.

Proportion of children <15 years living in a lone parent family by jurisdiction, 2011

NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
20.5%	15.5%	20.4%	20.3%	17.9%	24.5%	22.7%	13.2%	19.0%

ABS, State and Territory Statistical Indicators, 2011