

2026 | SOUTHERN QUEENSLAND

Rental Affordability Snapshot



Acknowledgement of Country

Anglicare Southern Queensland acknowledges Aboriginal and Torres Strait Islander peoples as the first Australians and recognises their culture, history, diversity, and deep connection to the land. We acknowledge the Traditional Owners and Custodians of the land on which our service was founded and on which our sites are operating today.

We pay our respects to Aboriginal and Torres Strait Islander Elders both past and present, who have influenced and supported Anglicare Southern Queensland on its journey thus far. We also extend that respect to our Aboriginal and Torres Strait Islander staff, clients and partners (past, present and future) and we hope we can work together to build a service that values and respects our First Nations people.

We acknowledge the past and present injustices that First Nations people have endured and seek to understand and reconcile these histories as foundational to moving forward together in unity.

Anglicare is committed to being more culturally responsive and inclusive of Aboriginal and Torres Strait Islander people and we are committed to embedding cultural capabilities across all facets of the organisation.

About Anglicare Southern Queensland

Anglicare Southern Queensland (Anglicare) has responded to the needs of our community through more than 150 years of delivering innovative, quality care services.

More than 3,000 Anglicare staff and volunteers operate across southern Queensland and in Townsville. Our comprehensive, integrated range of community services includes community aged care; residential

aged care; and community support programs, including youth justice, child safety, disability support, counselling and education, mental health, homelessness, and chronic conditions. Our services are designed to 'wrap around' clients in a comprehensive way, recognising their health needs but also addressing the social needs which contribute to wellness.

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Introduction

Now in its seventeenth year, Anglicare Australia's annual *Rental Affordability Snapshot* continues to find dire trends in the affordability of the private rental market across the country.

In the Anglicare Southern Queensland 2025 *Snapshot*, we revealed the cascading impacts of a lack of rental affordability on communities stretching from the Queensland–New South Wales border, north to Bundaberg, and west to the Northern Territory border. We focused particularly on the difficulties young people face in a competitive rental market, and noted that they were more likely than any other age cohort to be in precarious housing.¹

This year, we spotlight the impacts of housing insecurity on an even younger age group. There is no question that a roof over a child's head is critical, but home is so much more than basic shelter: it is a retreat from which to negotiate all the other challenges of life. The United Nations Convention on the Rights of the Child (Article 27) describes children's right to food, clothing and a *safe home*; and in *The State of Australia's Children 2025*, from UNICEF Australia and ARACY, the authors note that "Children who have material basics live in *suitable, secure, stable* housing".²

While the physical aspects of a home are important to children's health, socially determined dimensions of housing may be equally important.³ This year's Anglicare Southern Queensland *Rental Affordability Snapshot* spotlights the mounting evidence that children's physical and mental health, cognitive and social development suffer when their right to a safe, stable and secure home is challenged by issues related to rental stress, such as multiple moves or overcrowding. These elements of housing insecurity, experienced during childhood, can have negative health and other impacts right across an individual's lifespan.⁴

We make the case this year therefore not only for increased long term investment in social and affordable housing, to ensure families have a roof over their heads, but also for a more coherent policy focus that recognises the interlinked nature of housing, sufficient income, and child wellbeing.

A safe, stable home should not be a privilege for children: it is a right.

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The bottom line

The lack of rental affordability for people on low incomes across southern Queensland continues to be extreme.

Of the 8163 rental properties surveyed, we found:

	Number (%) of unique properties affordable and appropriate for households on income support.	Number (%) of unique properties affordable and appropriate for those on minimum wage.
Brisbane metro (N, S, E, W, Inner) (3027 properties)	9 (0.1%)	26 (0.3%)
Darling Downs–Maranoa (351 properties)	8 (0.1%)	105 (1.3%)
Gold Coast (1487 properties)	0 (0%)	1 (0%)
Ipswich (651 properties)	0 (0%)	95 (1.2%)
Logan–Beaudesert (741 properties)	2 (0%)	68 (0.8%)
Moreton Bay (North and South) (779 properties)	1 (0%)	70 (0.9%)
Qld Outback (southern) (4 properties)	3 (0%)	3 (0%)
Sunshine Coast (651 properties)	0 (0%)	0 (0%)
Wide Bay (472 properties)	3 (0%)	76 (0.9%)
OVERALL (8163 properties)	26 (0.3%)	444 (5.4%)

Table 1. Unique properties affordable and appropriate for people on income support and minimum wage, southern Queensland regions

Of the 8163 rental properties surveyed across southern Queensland, we found:

0.3%

Only **26** unique properties (0.3%) were affordable and appropriate for households on income support.

5.4%

Only **444** unique properties (5.4%) were affordable and appropriate for those on minimum wage.

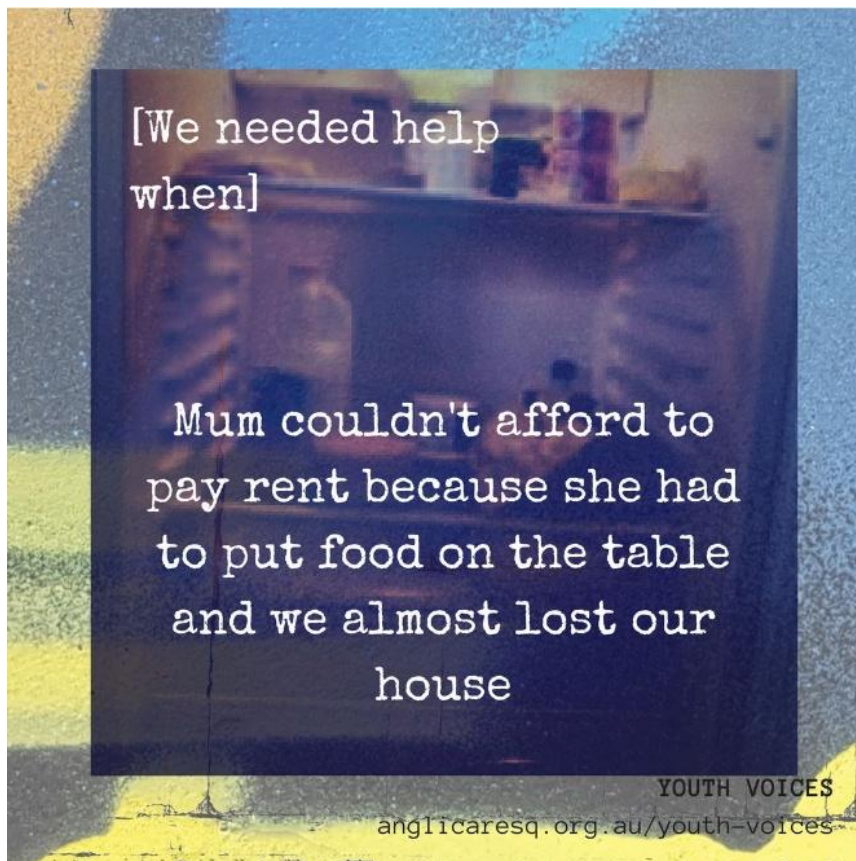


Figure 1: From Anglicare *Youth Voices* project (anglicaresq.org.au/research-advocacy/projects/youth-voices)

Number and percentage of affordable & appropriate properties by household type

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	8163	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	8163	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	8163	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	13	0%	8008	98%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	13	0%	8163	98%	13	0%
Single	Minimum Wage	25	0%	8163	100%	25	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	18	0%	7308	90%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	41	1%	7308	90%	1	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	67	1%	5378	66%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	449	5%	5378	66%	24	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	92	1%	8008	98%	12	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	150	2%	5378	66%	2	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	452	6%	5378	66%	24	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	1355	17%	5378	66%	419	5%
Total no. of properties	8163						

Table 2. Number and percentage of affordable and appropriate properties by household type, southern Queensland. (Note: A rental property may be affordable and appropriate for more than one household type.)

What did we find?

Unsurprisingly, this year's *Snapshot* paints an even more dire picture of availability and affordability than in previous years.

There were 483 fewer rentals available across the whole of southern Queensland on the *Snapshot* weekend than there were in 2025,⁵ with most regions seeing reduced availability. Only three regions had more rentals available than in 2025: Darling Downs–Maranoa (2.3% increase); Logan–Beaudesert (5.7%) and Wide Bay (32%).

Of the rentals available across southern Queensland, there were 0% affordable and appropriate homes available for every household category on income support and almost every household on minimum wage, with the sole exception of couple households where both adults are working.

In the **Brisbane** metropolitan region, there were 417 fewer properties available this year (from 3,444 to 3,027); and the affordability of appropriate housing also plummeted for households on both income support and minimum wage:

	Total rentals available on <i>Snapshot</i> weekend (Brisbane)	Number (%) of unique properties affordable and appropriate for households on income support.	Number (%) of unique properties affordable and appropriate for those on minimum wage.
2026	3027	9 (0.3%)	26 (0.9%)
2025	3444	20 (0.6%)	75 (2.2%) ⁶

Table 3: Comparison of Brisbane availability and affordability/appropriateness 2025–2026

It is worth noting that this year has also seen rent increases being flagged in advance to take effect during the lease period, particularly in the Brisbane metropolitan area. This trend suggests that the raw number of affordable properties would be even lower than our figures indicate if the price rise signalled for after the *Snapshot* weekend was taken into account (see the following examples from real estate advertisements):

Current rent \$310/w. Rent increase to \$540/w effective on 13/08/2026 [2 bedroom apartment, Brisbane metro]

Currently \$350/w. Rent increase to \$395 per week on 01/08/2026 [1 bedroom apartment, Brisbane metro]

Currently \$390/wk. Rent will increase to \$450 on 18/06/2026 [2 bedroom apartment, Brisbane metro]

Both availability and affordability in coastal areas remains dismal in 2026. Significant numbers of properties in these areas specified leases of less than six months, and were not therefore included in our calculations. As we pointed out last year, and again in the section below, establishing a 'home' and a place in a community can rarely be achieved when individuals and families barely have time to settle in one place before having to move again.

- Of 1487 properties for rent on the **Gold Coast**, 0% of properties are affordable and appropriate in every household category, with a nearly 5% decrease in total availability (from 1563 properties to 1487).
- There were no properties on the **Sunshine Coast** that were affordable and appropriate for any of our 14 household types. The number of Sunshine Coast rentals advertised on the *Snapshot* weekend also dropped from last year, with an 11% decrease from 732 to 651.
- There are 0% affordable and appropriate properties in the **Moreton Bay** region for any household type apart from an adult couple who are both on minimum wage (9%).
- **Wide Bay** is the only region in which the number of available rentals increased on the *Snapshot* weekend from 2025 (358) to 2026 (472). Despite this, there was very little difference in the number of properties that were

affordable and appropriate, with only 6 additional homes available this year for those on minimum wage, and still only 3 for families on income support.

In **Ipswich** and **Logan–Beaudesert**, affordable and appropriate properties were only available for couple households on minimum wage, where both adults were working (14% and 9% of properties, respectively). There were no properties available in either region that were affordable and appropriate for any of the other 13 household types.

In the **Darling Downs–Maranoa** region, 0%–3% of properties were affordable for any single adult household, with or without children.

In the southern area of the **Queensland Outback** SA4 included in this report, which covers more than 500,000km², there were 4 properties available — two in Blackall and two in Tambo. Lack of availability makes any discussion of affordability almost meaningless. For 10 of our 14 household types, even assuming they live in or near one of these two towns, the 4 homes are nevertheless unaffordable and/or inappropriate.

What does this mean for Queensland children?

The dire situation outlined above has direct and long-term impacts on Queensland children. Many approaches to children's wellbeing emphasise the importance of children's experiences of their environments, and the particular significance of 'home'.⁷ Research with children themselves, exploring their perceptions of home, consistently highlights that their living environment is rarely just a physical building: it is a 'fundamentally relational idea and experience'⁸ that includes an environment that should foster a sense of belonging and safety.⁹

Rental stress, in its various forms, can seriously undermine children's right to a home that meets these criteria. In 2024, the national housing campaign Everybody's Home, in which Anglicare Australia is an active partner, convened a People's Commission into the Housing Crisis that heard and shared the direct experiences of more than 1,600 individuals and organisations. The final report from the Commission notes the prevalence of intersecting issues such as mental ill-health, domestic violence, family abuse, and homelessness that emerge as people struggle to keep a roof over their own and their family's heads. The impact on children is woven through the voices of parents and others, as they reported the impact of absorbing — or not being able to meet — rent increases; of substandard rental accommodation; of repeated moves; of overcrowding; and of the fear and anxiety that accompanies potential homelessness.

Absorbing rent increases

Parents and carers regularly shared with the Commission the pressures they faced as they tried to maintain stability for their children by absorbing rental increases, often working excessive hours to do so. One witness, Lucie, took on three jobs in an effort to continue paying the rent, saying:

Every chance I get I am working only to pay rent and bills. I have nothing left over. I am exhausted. I have had just four days off in six months ... We have a roof over our heads but I am struggling to pay all the basics. I sometimes do go without to provide for my kids, meaning skipping meals.¹⁰

Housing researcher Amy Claire notes that high housing costs will 'crowd out' spending on other essentials, including food and educational resources.¹¹ Young people in Anglicare's Youth Voices research, which explored children's experiences of help, also highlighted these tensions:

[Kids need help when] they are struggling with their parents at home running out of food and finding it hard to attend school.¹²

Substandard living conditions

In some situations, people will endure substandard living conditions to maintain a rental at all costs, putting up with pest infestations such as cockroaches and ants, leaks or flooding, mould or damp, and structural wear and tear, often in aged properties. A recent report, *Rights at risk: Rising rents and repercussions*, revealed that half of renters nationally live in homes that need repairs, with almost seven in ten people who rent privately worrying about asking for repairs in case they face a rent increase.¹³

The People's Commission into the Housing Crisis also heard of the hardships inflicted by inadequate insulation in many rental homes, making them too cold in winter and too hot in summer. As the Commission report notes:

These conditions can contribute to health problems and exacerbate existing vulnerabilities, particularly for older people, children, and those with chronic illnesses.¹⁴

Research from the Children’s Policy Centre, mentioned above, highlighted children’s* own awareness of substandard housing, including structural problems and inadequate heating and cooling:¹⁵

It was winter and it was freezing. I didn’t have enough clothes to keep me warm, and there was no heating in the house. So I was kinda freezing. (*Atomic Bomb*, 12 years)

My dad is trying to fix it [the roof], like two months ago...there’s like cardboard there but it’s just a very bad smell, the filling they put in the roof for when it rains it smells. (*Suii*, 12 years)

An international review of evidence revealed that nearly four out of five (79.4 %) studies demonstrated a link between adverse or substandard housing conditions and mental health difficulties in children and young people including emotional and behavioural problems, and depression.¹⁶ Other research points out that poor quality housing can also have effects on physical health: for example, children living in homes that suffer from damp or mould have been found to be at high risk of developing asthma.¹⁷

Repeated, forced moves

Where rents increase beyond what can be managed, families may be faced with repeated moves. While the environment of the individual home is clearly important, researcher Amy Claire also notes the significance of connections *between* environments. Housing is both gatekeeper to and facilitator of other services, such as education, health care and public transport. For children, being forced to move repeatedly can mean leaving schools and friendship groups, denying them stability at a formative time in their lives.¹⁸

An AHURI–QShelter report that aims to monitor the impact of the upcoming Olympics in the Brisbane metro region discusses the concept of ‘displacement’, which involves “a process of un-homing that severs the links between residents and the communities to which they belong”.¹⁹ Bessell et al, noting that frequent moving often results in children feeling unfamiliar with the streets around their home and not knowing their neighbours, cite the experience of a 10-year-old participant in their research, who explained that:

*after his family’s most recent move (one of many, due to housing insecurity) he felt afraid of his new neighbours, who were unfriendly and rude ... the most recent move had added stress to his life, and he described feeling worried and exhausted as a result.*²⁰

For children and their families who are forced to move repeatedly, the process of ‘un-homing’ can be both real and damaging.

Overcrowding

Overcrowding is more than two children sharing a room. It encompasses uncomfortable or irregular sleeping arrangements such as multiple children of different ages and sexes sharing bedrooms, parents required to share with their children, single adults or multiple couples sharing a room, and/or people forced to sleep in living, dining or other areas of the house not typically used as a bedroom.²¹

The *State of Australia’s Children 2025* notes an increase in the overall proportion of families with dependent children in overcrowded housing over the five years from 2015–2020, from 7% to 7.7%. There is a significant and

* Children who participated in the More for Children study chose their own research names.

disproportionate difference in the overcrowding experiences of Aboriginal and Torres Strait Islander individuals and families, with 17.2% living in overcrowded housing in 2021 compared to 6.2% of non-Indigenous Australians.²²

In the Children's Policy Centre research noted above, children commonly described their experiences of overcrowding, and particularly their longing for a space of their own. One 11-year-old girl shared her view for example that doors are important, and explained that there was no door on her bedroom. A 14-year-old summed up their experience in saying they don't "really want a massive mansion, like just big enough to have our own space";²³ and a 12-year-old described her sleeping arrangements as follows:

[My brother] sleeps on the couch, and I sleep on the ground on a mattress. She [younger sister] sleeps next to me.

Overcrowding has been shown to have flow-on impacts on children, including education attendance and completion, and health outcomes.²⁴ A North American study found that emotional and behavioural problems were more common in children in low-income families who had moved in with other people because of financial difficulties than in children in similar families who had their own homes;²⁵ and the stress and anxiety of housing instability is hard to hide from children in an overcrowded space:

Fourteen-year-old Blank said she hears her parents talking about money problems, explaining 'we live in a very tiny house, we all share bedrooms', so it is not possible to keep anything — including the deep stress of housing unaffordability and insecurity — secret.

Fear of homelessness

Many of the children in the More for Children research considered homelessness as a possibility that they may face, even if they had not experienced it previously. Home did not fulfil its promise as a place of security, as the researchers noted:

Some children lived daily knowing that they could lose their house, many described homelessness as a genuine fear.²⁶

In the People's Commission into the Housing Crisis, parents talked about their children having high levels of anxiety, not sleeping well and being chronically unsettled. The risk of homelessness sometimes brought an added concern about attention from child protection authorities and custodial issues, and some mothers reported housing their children with relatives so they would not attract departmental attention²⁷ — adding an additional layer of instability and anxiety for children in these circumstances. Similarly, Bessell et al note that:

Both children and parents spoke of their fears that lack of housing would be misunderstood as a child protection issue, and some lived in fear of being reported to authorities. Rather than being empowered to seek help, families feel forced to hide their need for support.²⁸

While there are often perceptions that children, particularly young children, are unaware or have limited knowledge of familial housing stress, and parents often attempt to protect their children from such worries, South Australian research has shown that children and teenagers are acutely aware of housing instability and the stress it causes their parents and carers.²⁹ In the recent QCOSS Raising Queensland research, young people explicitly linked unconditional Housing First approaches with opportunities to break cycles of poverty and disadvantage, and associated attempts for people to "make their life better".³⁰

It is clear that children's experiences of housing instability can have significant and long-term impacts on their physical and emotional wellbeing. As Bessell et al point out:

Housing insecurity impacts every aspect of children's lives and is deeply intertwined with the stress caused by poverty.³¹

‘Kids need a safe place and a home to have an amazing life’

11-year-old Lily³²

The housing crisis is a multifaceted issue with many layers of responsibility, strategies and levers. Effective solutions need to consider not only targeted responses, but also interactions across the whole housing spectrum, as well as broader social conditions such as economic hardship, employment, and education. This requires coordinated action by government (at every level and across almost every department); the not-for-profit and business sectors; and the community itself.

Australian Government

Increased long term investment in social and affordable housing

In recent years, the Australian Government has taken important steps to re-enter the housing policy space. There has been a welcome focus, after years of inaction, on the expansion of funding for social and affordable housing. Emeritus Professor of Housing Hal Pawson, from the University of New South Wales, points out that funding made available in the 2020s is impacting social housing “on a scale unparalleled since the 1980s”,³³ with an extra 55,000 good quality homes around Australia predicted to be available to people on the lowest incomes by 2030.³⁴

National data however make clear that these measures are not keeping pace with need.

With the expiry of the National Rental Affordability Scheme, more than 30,000 individuals and families across the country face increased rents. All Queensland participants have already exited the scheme, and a final 4,591 Australian homes will be phased out of NRAS by June 2026.³⁵ News media have captured numerous stories of hardship as tenants face the impact of increased rents or eviction, demonstrating the urgency of immediate support as well as long term investment in social and affordable housing.³⁶

As of November 2025, 889 homes under the federal government’s Housing Australia Future Fund (HAFF) had been completed, with a further 9,501 under construction.³⁷ It will take years to address the need created by the phasing out of NRAS, not to mention the thousands of homes required for others in need. As Professor Pawson notes:

... even with the recent investment boom, we’re still not building enough to cut the backlog of need — leaving hundreds of thousands of Australians without an adequate, affordable home... Australian governments need to extend recent investment into the next decade and beyond at similar, or expanded, levels [and] to officially, transparently track social housing construction in more detail at a national level.³⁸

Income adequacy

While boosting housing supply is essential, it cannot be considered in isolation from income adequacy. Rental affordability is driven not only by housing costs, but by what families have left after paying the rent. The Everybody’s Home policy platform rightly identifies low income support payments as a structural contributor to housing insecurity. Families relying on JobSeeker are being locked out of the private rental market entirely, regardless of the number of properties available, because the payment remains well below the level required to meet basic living and housing costs. For children, as the discussion above makes clear, this translates into prolonged instability, physical and mental health challenges, and potentially increased risk of contact with child protection systems.

A meaningful increase to the JobSeeker rate is therefore a child wellbeing reform as much as an economic one — it would immediately reduce rental stress and help families maintain stable tenancies. As the Queensland Family

and Child Commission points out in the *Growing Up in Queensland* discussion paper, which includes indicators of income sufficiency, housing affordability, overcrowding, and access to social housing:

*Having sufficient material basics to meet needs means that families have access to suitable housing and transport, nutritious food, clothing, technology and items such as school supplies or sporting equipment. It also means families have a household income that is adequate to pay their living expenses and to provide their children with access to essential resources.*³⁹

The Australian Government needs to align its housing, income support and child wellbeing agendas into a coherent national response. As well as further scaling up direct investment in social and affordable housing, this multi-pronged approach include raising JobSeeker to provide a liveable income, so families are not set up to fail in an increasingly competitive rental market. As the Australian Council of Social Services points out:

*Income support should be there to support people through the tough times, not keep them in a struggle for survival.*⁴⁰

Queensland Government

In recent years, the Queensland Government has acknowledged the growing pressure on the housing system and its implications for families, with a range of initiatives and strategies including the current \$2 billion Residential Activation Fund and a commitment to deliver 1 million homes, including 53,500 social and community homes, by 2044.⁴¹ This focused attention is essential and welcome.

Evidence shows however that too many of our children remain affected by housing stress, overcrowding and instability. The Raising Queensland research reinforces that housing insecurity interacts with other pressures — low income, service fragmentation and limited access to supports — compounding risk for families with young children.⁴² Many of the services provided across multiple portfolios operate in silos, with limited mechanisms for shared accountability, joint planning or timely responses.⁴³

We need stronger alignment between housing, families, and child wellbeing strategies, with housing stability embedded as a core outcome within policy frameworks. Focused investment in prevention and early intervention is essential to provide timely assistance for families experiencing rental stress, proactive tenancy support, and pathways that prevent eviction and homelessness before they occur. These are protective measures that keep children safe, connected to school, and supported within their communities.

The appointment of a new Queensland Minister for Families, and the addition of 'families' to the now Department of Families, Seniors, Disability Services, and Child Safety offers revitalised opportunities for collaboration across government agencies.⁴⁴ This includes prioritising family-appropriate social and affordable housing, strengthening place-based service integration, and ensuring children's voices and experiences are reflected in housing reform.

Without this stronger focus, housing insecurity will continue to undermine the wellbeing gains Queensland is seeking to achieve for children. We need to ensure that progress is assessed not only by dwellings delivered, but by whether housing for children and families is safe, stable and sustained over time.

Anglicare Southern Queensland

The right to a safe and secure home has long been a key focus of Anglicare's advocacy and service delivery.

Complementing our existing homelessness and tenancy support services,⁴⁵ in 2026 we will complete a new 30-unit youth accommodation building in Beenleigh for up to 42 young people (16–25 years) experiencing homelessness. The complex will include high quality studio apartments for singles and couples, as well as one-bedroom apartments for young families.

Young people can stay for more than a year if needed, allowing them time to recover, develop life skills, and prepare for independence. Our focus is on long term impact and change, providing young people with the time, support, and skills to genuinely break the cycle of homelessness.⁴⁶

We are also working with University of the Sunshine Coast researchers on the 'Anglicare Homeshare' project, which will respond to the housing crisis by bringing together older people with rooms to share, and younger people in need of a home. The project is exploring the opportunities and challenges of home sharing or 'co-housing' in Southeast Queensland, and developing a model that we aim to pilot.⁴⁷

A final word

Housing stability is not a peripheral issue for children — it is central to their capacity to thrive. A secure home is the base from which children attend school consistently, form relationships, and recover from adversity. National and international evidence is unequivocal: children's physical health, mental health and developmental outcomes are compromised when families experience housing stress, frequent relocations or homelessness.

Governments at both federal and state level need to take a holistic view of the interaction between safe, secure housing and child wellbeing; and to develop and prioritise policy and action that addresses the housing needs of families within that context.

Without this approach, children will continue to experience housing as a source of disruption and distress rather than safety and belonging, and will be left caught in the gap between policy ambition and lived reality.

Acknowledgements

This report was prepared by Leanne Wood (Manager, Research Evaluation & Advocacy) with the valued assistance of Emma Barrie, Data Analyst.

Appendix A: Summary tables by region

Brisbane Metro

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	3027	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	3027	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	3027	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	6	0%	2966	98%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	11	0%	3027	100%	6	0%
Single	Minimum Wage	18	1%	3027	100%	10	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	8	0%	2519	83%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	18	1%	2519	83%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	30	1%	1572	52%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	152	5%	1572	52%	1	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	39	1%	2966	98%	3	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	2966	0%	1572	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	155	0%	155	0%	1	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	371	12%	1572	52%	16	1%
Total no. of properties	3027						
Households on income support payment	9						
Households on minimum wage	26						

Table 4. Summary table, Brisbane Metropolitan area

Darling Downs–Maranoa

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	351	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	351	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	351	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	4	1%	338	96%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	4	1%	351	100%	4	1%
Single	Minimum Wage	7	2%	351	100%	7	2%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	4	1%	331	94%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	9	3%	331	94%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	9	3%	266	76%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	60	17%	266	76%	11	3%
Couple, no children	Age Pension, Pension supplement and Energy supplement	13	4%	338	96%	4	1%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	21	0%	266	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	60	0%	266	0%	11	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	173	49%	266	76%	98	28%
Total no. of properties	351						
Households on income support payment	8						
Households on minimum wage	105						

Table 5. Summary table, Darling Downs– Maranoa

Gold Coast

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	1487	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	1487	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	1487	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%	1479	99%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	0	0%	1487	100%	0	0%
Single	Minimum Wage	0	0%	1487	100%	0	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	1370	92%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	1370	92%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	926	62%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	13	1%	926	62%	0	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	2	0%	1479	99%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	3	0%	926	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	13	0%	926	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	51	3%	926	62%	1	0%
Total no. of properties	1487						
Households on income support payment	0						
Households on minimum wage	1						

Table 6. Summary table, Gold Coast

Ipswich

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	651	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	651	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	651	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%	629	97%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	0	0%	651	100%	0	0%
Single	Minimum Wage	2	0%	651	100%	2	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0%	590	91%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	0%	590	91%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	6	1%	559	86%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	61	9%	559	86%	1	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	9	1%	629	97%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	18	0%	559	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	61	0%	559	0%	1	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	179	27%	559	86%	93	14%
Total no. of properties	651						
Households on income support payment	0						
Households on minimum wage	95						

Table 7. Summary table, Ipswich

Logan–Beaudesert

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	741	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	741	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	741	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	2	0%	711	96%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	2	0%	741	100%	2	0%
Single	Minimum Wage	3	0%	741	100%	3	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	2	0%	700	94%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	6	1%	700	94%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	11	1%	601	81%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	54	7%	601	81%	1	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	12	2%	711	96%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	27	0%	601	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	54	0%	601	0%	1	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	196	26%	601	81%	65	9%
Total no. of properties	741						
Households on income support payment	2						
Households on minimum wage	68						

Table 8. Summary table, Logan–Beaudesert

Moreton Bay

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	779	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	779	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	779	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	1	0%	769	99%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	1	0%	779	100%	1	0%
Single	Minimum Wage	3	0%	779	100%	3	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	0%	742	95%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	0%	742	95%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	4	1%	637	82%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	37	5%	637	82%	3	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	6	1%	769	99%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	11	0%	637	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	37	0%	637	0%	3	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	173	22%	637	82%	67	9%
Total no. of properties	779						
Households on income support payment	1						
Households on minimum wage	70						

Table 9. Summary table, Moreton Bay

Queensland Outback SA4 (southern area)

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	4	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	4	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	4	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%	4	100%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	0	0%	4	100%	0	0%
Single	Minimum Wage	0	0%	4	100%	0	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	4	100%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	25%	4	100%	1	25%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	25%	3	75%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	4	100%	3	75%	3	75%
Couple, no children	Age Pension, Pension supplement and Energy supplement	2	50%	4	100%	2	50%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	3	0%	3	0%	2	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	4	0%	3	0%	3	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	4	100%	3	75%	3	75%
Total no. of properties	4						
Households on income support payment	3						
Household on minimum wage	3						

Table 10. Summary table, Queensland Outback SA4 (southern area)

Sunshine Coast

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	651	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	651	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	651	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%	645	99%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	0	0%	651	100%	0	0%
Single	Minimum Wage	0	0%	651	100%	0	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	605	93%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0%	605	93%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	0%	459	71%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	15	2%	459	71%	0	0%
Couple, no children	Age Pension, Pension supplement and Energy supplement	4	1%	645	99%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	6	0%	459	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	15	0%	459	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	43	7%	459	71%	0	0%
Total no. of properties	651						
Households on income support payment	0						
Households on minimum wage	0						

Table 11. Summary table, Sunshine Coast

Wide Bay

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single in share house	Youth Allowance + Energy Supplement	0	0%	472	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	472	100%	0	0%
Single	JobSeeker Payment and Energy Supplement	0	0%	472	100%	0	0%
Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%	467	99%	0	0%
Single	Age Pension, Pension supplement and Energy supplement	0	0%	472	100%	0	0%
Single	Minimum Wage	0	0%	472	100%	0	0%
Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	447	95%	0	0%
Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%	447	95%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & appropriate	% Affordable & appropriate
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	1%	355	75%	0	0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	54	11%	355	75%	4	1%
Couple, no children	Age Pension, Pension supplement and Energy supplement	8	2%	467	99%	3	1%
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	13	0%	355	0%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	54	0%	355	0%	4	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	180	38%	355	75%	76	16%
Total no. of properties	472						
Households on income support payment	3						
Households on minimum wage	76						

Table 12. Summary table, Wide Bay

Appendix B: A note on methodology

This *Snapshot* was undertaken over the weekend of 14–15 March 2026 (the *Snapshot* weekend). Anglicare Australia again partnered with REA Group (who operate the realestate.com.au website) to collect data on rental listings across Australia. State- or region-based data from the total dataset was provided to participating Anglicare and affiliate organisations.

Anglicare Southern Queensland assessed a data set of 335 postcodes that comprised the following Australian Bureau of Statistics Statistical Area Level 4 regions: Brisbane (a combination of inner city, north, south, east, and west SA4 areas, comparable to previous Anglicare SQ *Snapshots*); Logan–Beaudesert; Ipswich; Gold Coast; Sunshine Coast; Moreton Bay north and south (combined); Wide Bay; Darling Downs–Maranoa; and the southern part of the Queensland Outback SA4, drawing a rough line from Blackall to the Northern Territory border.

Nationally, 48,776 properties were surveyed. The following property types were excluded from the data:

- Advertisements for ‘non dwellings’ such as workshops, garages, shops, warehouses etc.
- Duplicate advertisements for the same property.
- Properties that included conditions such as house cleaning or childminding.
- Short term leases (less than 6 months), holiday accommodation, boarding houses and student-only accommodation.
- Properties already listed as ‘leased’.

For the purposes of the *Snapshot*, we also applied the following assumptions to the dataset:

- Where rents are banded (e.g., the property was advertised as renting at \$500-\$520 per week) the higher rent in the band was used.
- Where rents were not stated in the advertisement, they were assumed to be too expensive.
- Where rents are listed as “from x” or “offers above x” or “x neg”, the figure given as ‘x’ was used.

Where multiple properties were advertised in the same advertisement (e.g., 2 rooms available in the one share house), these were counted as separate properties. The exception to this rule was where it was not clear from the advertisement how many properties were available. In these cases, they were counted as two properties.

Predefined tests of affordability and appropriateness were then applied to the survey data, resulting in the number of advertised properties on a given day which were adequate for households of different types living on a low income. For a dwelling to be determined as suitable, it had to satisfy tests of both affordability and appropriateness.

Affordability

The *Snapshot* uses a commonly used benchmark of housing affordability called the ‘30:40 indicator’.⁴⁸ That is, when housing costs are greater than 30% of disposable income and that household’s income is in the bottom 40% of the income distribution, the household is deemed to be in ‘housing stress’.⁴⁹

Household incomes are derived from the maximum rate of Centrelink pensions, allowances or net minimum wage combined with the Commonwealth Rent Assistance (CRA) and Family Tax Benefits (FTB) where applicable. Consistent with Australian Housing and Urban Research Institute (AHURI) research about the nature of housing assistance,⁵⁰ CRA was included in the household’s total income, rather than being treated separately as a specific housing allowance. The total resulting income for each household type was used to establish a maximum affordable weekly rent based on the 30% rule.

While any measure of affordability will have weaknesses, the Australian Housing and Urban Research Institute (AHURI) has found that the 30:40 measure (or the Ratio method) was a reasonable indicator of housing stress and

was useful in identifying “households likely to be at risk of problems associated with a lack of affordable housing.”⁵¹ The then Council of Australian Governments also used the ratio method in what was the National Affordable Housing Agreement, as its measure of affordability.⁵²

Appropriateness

We applied the following assumptions with regard to appropriateness:

- A room in a share house, bedsit or at least a one-bedroom property is suitable for a single person with no children.
- A room in a share house is not suitable for couples or those on a disability support pension.
- A 2-bedroom property is suitable for a single person or couple with one child.
- Households with 2 children require a 3-bedroom property. We assume that the children are of different gender, and that it is not appropriate for the children to share a room. We acknowledge that in cases where two children under 18 years are of the same gender, there will be slightly more suitable (2 bedroom) properties available.

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