

Joint Committee on Northern Australia  
ANSWERS TO QUESTIONS ON NOTICE

**Treasury Portfolio**

**Inquiry into the Northern Australia Workforce Development**

2022 - 2023

**Division:** Housing Division  
**Topic:** Increase in regional rents  
**Reference:** Spoken 31 March 2023  
**Senator:** Penny Allman-Payne

**Question:**

Senator ALLMAN-PAYNE: Does the department have data on how much regional rents have gone up in Northern Australia and what impact that has had on regional economies and their workforces?

Mr Raether: We may be able to assist with some figures on regional rents. I might pass to Ms Holenstein.

Ms Holenstein: We have some data for you. It's not broken down specifically to northern Australia. For that very detailed information, we would have to take that on notice. But we have seen an increase in rental prices. So I can give you data for yearly increases to February 2023. We have data for Greater Darwin, where rents have increased five per cent over the last year; for the rest of the Northern Territory, it's 5.3 per cent; for WA regional—that's WA excluding Greater Perth—it is 9.1 per cent; and, for regional Queensland—that's Queensland excluding Greater Brisbane—it is 10 per cent. That, of course, includes the southern ends of Queensland and WA.

Senator ALLMAN-PAYNE: Is it possible to take on notice the breakdown for northern Australia?

Ms Holenstein: We can take that on notice. We would have to see if we have the detailed data

**Answer:**

As an indication of recent rental price growth in Northern Australia, the figures in the table below show the annual change in advertised rents in Queensland, Western Australia, and Northern Territory areas outside capital cities; and Greater Darwin.

**Table 1: Change in advertised rents, monthly to Feb 2023 and through the year to Feb 2023 (per cent)**

Advertised Rents	QLD regional	NT regional	Greater Darwin	WA regional
Through the year to Feb 2023	10.0	5.3	5.0	9.1
Monthly change Feb 2023	0.5	0.6	0.0	1.0

Source: CoreLogic. 'Regional' signifies areas outside the capital cities.

\*Please note advertised rents are used instead of CPI rents as the data for CPI rents outside of capital cities is less specific.