

MEDIA RELEASE

Wednesday 30 September 2026

Australian Community Housing CEO sees little relief in fresh ABS data showing stubborn rental inflation in Brisbane, Perth and Darwin – Rents rising ‘substantially faster than cost of living’ or general inflation.

With ABS Consumer Price Index data released today, peak body calls on government to ease pressure on renters over the long term with commitment to more social and affordable housing.

ABS Consumer Price Index data released today shows renters in Sydney, Melbourne, Canberra and Hobart are seeing some relief, but in three capital cities rents are still going up substantially faster than the cost of goods and services generally.

Rents in Darwin rose by 6.3 per cent in the year to August, the biggest increase of any capital city, Australian Community Housing (ACH) said today. Rents also rose substantially faster than headline inflation in Perth (5.3%) and Brisbane (4.7%). In Adelaide the increase was on par with headline inflation (4.1%).

ACH CEO Mark Degotardi said the figures show renters have experienced significant pressures in recent years, with rental increases consistently outpacing general inflation throughout the last three years, with little relief.

"Renters have had a very hard few years. Rents have gone up faster than the cost of living for almost three years running, and there are still many places where that is still happening," Mr Degotardi said. To ease pressure on renters over the long term, Australia needs more homes that people on low and moderate incomes can afford. Social and affordable homes are rented to these households at a price they can manage.

"That's why ACH is calling for at least 6 per cent of Australia's housing stock to be social and affordable homes by 2050, with a longer-term ambition of 10 per cent. Social and affordable housing is nation-building infrastructure, and community housing providers are ready to build it.

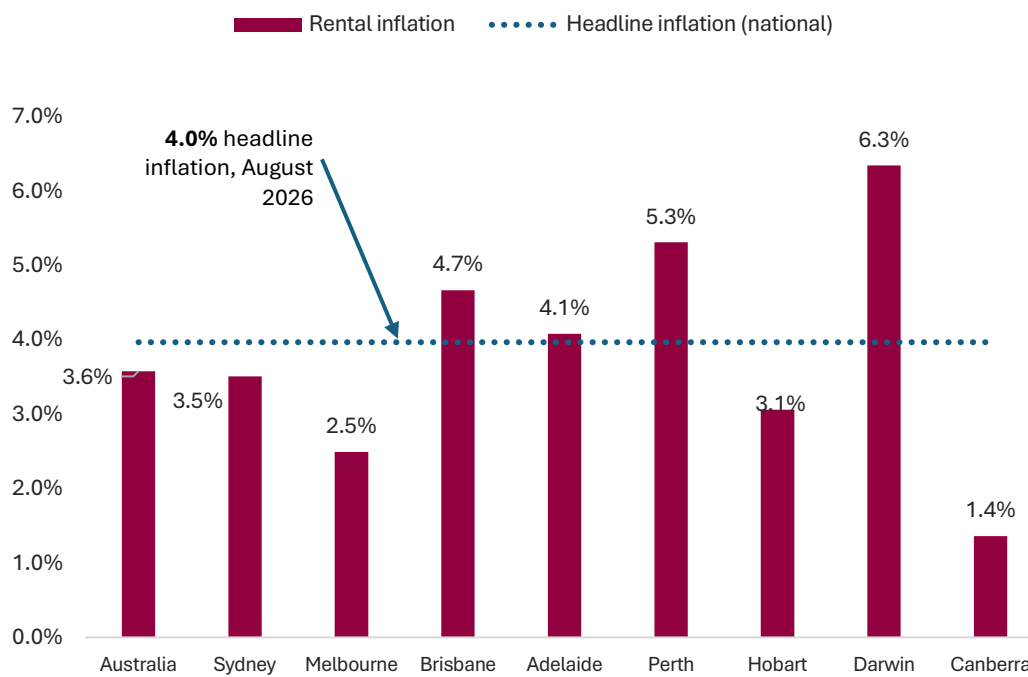
"Community housing providers are ready to build these homes. The Australian Government's Housing Australia Future Fund has made a start. Providers now need a permanent national program with steady funding, so they can plan and build homes year after year.

ENDS

Media contact:

CPI and rental inflation - annual, August 2026

Source: ABS Consumer Price Index,



CPI and rental inflation - annual

Source: ABS Consumer Price Index, quarterly series

