

1. Record Nr.	UNINA9910484102903321
Autore	Morris Alan
Titolo	The private rental sector in Australia : living with uncertainty // Alan Morris, Kath Hulse, Hal Pawson
Pubbl/distr/stampa	Singapore : , : Springer, , [2021] ©2021
ISBN	981-336-672-9
Descrizione fisica	1 online resource (173 pages)
Disciplina	363.5
Soggetti	Rental housing - Australia Low-income housing - Australia Low-income housing
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Nota di contenuto	Intro -- Preface -- References -- Acknowledgements -- Contents -- About the Authors -- Abbreviations -- 1 Back to the Future? The Decline and Rise of Private Renting in Australia -- Introduction -- An Increasingly Unpopular Form of Housing: Private Renting 1919-1945 -- Private Renting from WW2 to the Early 1980s: A Declining and Forgotten Sector -- The Decline of Private Renting and the Rise of Home Ownership and Public Housing -- Gentrification and Slum Clearance -- Private Renting and Poverty -- The Growth of the PRS from the Mid-1980s -- Housing Finance Deregulation and the Favourable Tax Regime for Private Investors -- Affordability Barriers to Home Ownership and the Relative Decline of Social Housing -- A Profile of the Contemporary Private Rental Sector -- Who Lives in the Sector? -- Who Owns and Manages Australia's Privately Rented Properties? -- What Are the Characteristics of Private Rental Properties? -- Conclusion -- References -- 2 Private Rental in Australia: A Lightly Regulated Sector -- Introduction -- Regulatory Context and Rationale -- Tenancy Regulation in Australia: A National Overview -- Rent Regulation -- Security of Tenure -- PRS Security of Tenure in Australia Compared to Other Countries -- Property Condition, Maintenance and the Resolution of Landlord-Tenant Disputes -- Regulating Boarding Houses -- Reforming Private Rental Regulation --

Conclusions -- References -- 3 Private Rental Property Ownership -- Introduction -- PRS Provision-Overview of Market Segments and Landlord Types -- Private Rental Sub-Sectors -- Landlord Typologies -- Australian Context for Rental Property Investment -- Market Conditions -- Tax Settings -- Narratives Around Rental Property Ownership -- Financial Regulation and the PRS -- Australia's Private Landlords: Property Portfolios and Investment Behaviour -- Private Rental Property Ownership.

Landlord Incomes -- Corporate Landlords and Build to Rent -- Investor Landlord Motivations and Behaviour -- The Changing Geography of Australia's Private Rental Housing -- Conclusions -- References -- 4 Housing Pathways of Private Renters-Rebounds, Blockages and Dead Ends -- Context -- The "Groups" Focused on and Housing Pathways -- Priced Out of Home Ownership -- Disruption in Income and Accumulation of Disadvantage -- Divorce and Separation -- Retrenchment, Bankruptcy, Poor Health, Death of Partner -- Fall out with Children -- An Inability to Access Social Housing -- Homeownership Aspirations, But Unable to Purchase in Desired Area -- Choosing to Rent -- Conclusion -- References -- 5 Finding a Rental Property and Feeling at Home -- Introduction -- Finding a Rented Property -- Feeling at Home -- Condition of the Dwelling -- Maintenance -- The Relationship of the Tenant with the Landlord/Estate Agent and Feeling at Home -- The Neighbourhood -- Conclusions -- References -- 6 Private Renting and Rental Stress -- Introduction -- Rental Stress: Defining the Problem -- Rental Stress is About Rents Relative to Household Incomes -- The Impact of Rental Stress on Wellbeing -- Financial Hardship in Low Versus Medium/High Rent Areas in Sydney and Melbourne -- Private Renters Dependent on Government Benefits -- Renters Reliant on the Government Age Pension -- Employed Renters -- Households with Employed Members and Still Struggling -- Share Houses -- Dual Income Households -- Can Comfortably Rent, but Cannot Buy -- Conclusions -- References -- 7 Renting and Insecurity -- Introduction -- The Dimensions of Housing Insecurity -- Legal Security-Negotiated Through Everyday Practices -- De facto Security -- Perceptual Insecurity -- Legal Security: Fixed Term Leases and Periodic Tenancies -- De facto Insecurity: Negotiating Relationships with Landlords and Agents.

Keeping Under the Radar: Being a "Good Tenant" and "Not Troublesome" -- Developing Relationships with Landlords and Agents -- Perceptions of Insecurity -- Insecurity "At the Back of My Mind" -- Constantly Insecure -- Flexibility as the Flip Side of Insecurity -- Control and Choice -- Control -- Choice -- Conclusion -- References -- 8 Conclusions: Living with Uncertainty -- Private Renting: Growth, Institutional Settings and Tenant Experiences -- Back to the Future? -- Continued Growth of Private Renting and More of the Same? -- The COVID-19 Pandemic and Beyond -- The Way Forward -- References -- Appendix -- Methodology -- Reference -- Name Index -- Subject Index.
