



THE RENTAL MARKET IN CANBERRA

A Comprehensive Guide

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Abstract

The rental market in Canberra reflects a complex intersection of supply, demand, and affordability that continues to influence the lives of tenants and landlords across the city. This guide explores current rental trends, vacancy rates, tenant responsibilities, and the broader financial pressures shaping the local housing landscape. Drawing on reliable ACT and Australian government sources, the discussion highlights the role of public policy in addressing affordability challenges while also considering national perspectives on housing stress. A dedicated section examines why bond cleaning is essential in maintaining compliance with tenancy agreements and ensuring fair outcomes for all parties. By providing a balanced view of market data, legal frameworks, and practical insights, this document aims to offer a comprehensive and accessible resource for understanding Canberra's evolving rental environment.



Getting Started

The rental journey in Canberra can feel overwhelming, especially when navigating complex regulations, rising demand, and evolving housing policies. Understanding how the system works is the first step toward making informed decisions whether you are a tenant searching for stability, a landlord aiming to maintain a property, or a policymaker seeking to balance affordability with growth. This guide begins with an overview of Canberra's unique rental market before examining legal frameworks, financial pressures, housing supply, and national comparisons. A specific focus is placed on the importance of bond cleaning, as outlined in the included article, to connect practical tenant obligations with broader rental market realities. By following this structure, readers will gain both a macro view of the market and practical knowledge to navigate it effectively.

Aussie cities where rents are up to \$17k a year higher than in 2020



Australia's rental crisis could be even worse than previously thought, with alarming figures revealing rents have climbed by more than three times the rises in the average Aussie's pay over the last five years.

The PropTrack data laid just how much of a struggle it has been for tenants to keep up, with nationwide rents rising by \$10,920 annually since June 2020. In the capitals, rents rose by \$11,180 a year on average.

Meanwhile, the average Aussie's pay has only gone up by about \$3,000 in that time, according to the Australian Bureau of Statistics.

And that's full-time earnings, not taking into account the wide range of people working part-time and those who are unemployed.



PropTrack economist Anne Flaherty said she was surprised by the degree of rent growth since 2020.

“What really jumps out is the magnitude of the increases we’re seeing and how much of people’s incomes are being spent just on the cost of rent,” she said.

Ms Flaherty said the rental crisis came down to the central issue of low housing supply and high demand for rental properties. “There’s a whole multitude of factors for why demand for rental properties has increased,” she said. Perth experienced the highest annual rent growth since 2020, with renters forking out an extra \$16,640 a year. REIWA President Suzanne Brown said the major imbalance between supply and demand in WA saw the vacancy rate fall to record lows and put “strong upward pressure on prices.”

Mr Brown said that even though the WA rental market was improving, state and federal policymakers “could not afford to be complacent” when it comes to rental reform. Greater Sydney and Brisbane experienced the second highest growth for capital cities, with rents increasing by \$13,000 a year since 2020.

Meanwhile, rents in Melbourne grew by \$8,580 a year, almost half that of those in Perth.

Ms Flaherty attributes this imbalance to Melbourne’s higher housing supply and density pre-Covid, which allowed Victoria’s capital to accommodate for post-pandemic population growth.

“This is incredible evidence on the impact that higher supply has,” she said.

“Having said that, we are seeing differences in different markets.”

ANNUAL RISE IN MEDIAN ADVERTISED RENTS (JUNE 2020-JUNE 2025)

Australia	\$10,920
Combined capital markets	\$11,180
Combined regional markets	\$10,140
Greater Perth	\$16,640
Regional WA	\$15,600
Regional QLD	\$13,520
Greater Brisbane	\$13,000
Greater Sydney	\$13,000
Greater Darwin	\$12,480
Greater Adelaide	\$11,700
Regional NSW	\$9,880
Greater Melbourne	\$8,580
Regional SA	\$8,320
Regional VIC	\$7,280

Greater Hobart	\$6,500
Regional TAS	\$6,240
Greater Canberra	\$5,720
Regional NT	\$3,276

‘Australia is a landlord’s market’: rents still at record high despite slow growth, report shows



Rents are growing at the slowest rate in four years thanks in part to increased supply, but are still at record highs, Domain’s March quarterly report has revealed.

It comes as Anglicare Australia launches a heat map showing rental affordability in each electorate, with Kingsford Smith, Bradfield, Sydney and Warringah in New South Wales and Fadden in Queensland the five least-affordable electorates in the country.

For the capitals, Adelaide, Hobart and Perth have a vacancy rate of just 0.4%, Darwin 0.6%, Brisbane 0.8%, Sydney 0.9% and Canberra 1.2%.

“Despite a softening of growth, the data suggests Australia is still very much a landlord’s market,” Domain’s research and economics chief, Nicola Powell, said. “Most cities experienced 5% or less annual change, a sharp drop from the double-digit gains seen in recent years.

Anglicare Australia’s executive director, Kasy Chambers, said Australia’s rental situation had become so dire that just 0.6% of rentals are affordable for a full-time worker on the minimum wage – and “for a person out of work, it’s 0%”.

“We keep hearing that this election is about living costs, but housing is the biggest cost facing Australians,” Chambers said.

“Voters are desperate for action. Instead, parties are promising more of the same.

“At best, there are plans that don’t match the scale of the crisis. At worst, there are schemes that could push prices up.”

ACT budget to boost Canberra's dwindling public housing stock as federal funding debate stalls



Canberra's public housing stock will increase substantially for the first time in years, despite a stalemate in federal parliament over funding. Next week's ACT budget includes what the government says is a record investment to build new public housing. Over four years, the government will build 400 new public housing dwellings and renew or replace another 1,000. It will also fund three new "build-to-rent" apartment complexes — run by either the private or community sector — to provide long-term rental housing for a minimum of 15 years. About 160 of these homes will be set aside as affordable dwellings for lower-income Canberrans.

Another 22 dwellings will be built in Strathnairn for low-income women, to help them transition from renting to owning their home. This week, the Senate blocked a federal government plan to set up a \$10 billion national fund for social and affordable housing, which would have operated like a trust fund. Instead, the federal government gave states and territories \$2 billion to build homes themselves.



The ACT has almost twice as much public housing, on a per-person basis, than the national average — a legacy from last century, when many public servants were housed by the government. However, this proportion has been falling for years. The new investment would increase the number of public housing dwellings in Canberra from about 11,550 to almost 12,000 — the highest number in more than a decade. However, that increase is unlikely to be enough to keep pace with population growth. Canberra is Australia's second-most-expensive city in which to buy a house or unit, behind Sydney. It is also the second-most expensive city in which to rent, and demand for housing support has increased. The average waiting times to access public housing in the ACT are nine months for priority cases, three years and four months for "high needs" Canberrans, and more than five years for other applicants.

New housing sites to be revealed

The ACT government will announce more details of its housing policy during next week's budget. This will include a timeline for its land-release program, which is expected to clear the way for about 16,000 new dwellings over five years. As part of the Labor-Greens power-sharing agreement in the ACT, at least 70 per cent of new homes in Canberra must be built in existing suburbs.

ACT Chief Minister Andrew Barr noted Canberra's rapid population increase and said his government was focused on improving housing affordability.

"We are increasing housing stock across the board with a range of new initiatives designed to increase choice, access and affordability," he said.

The budget will also continue the ACT's decade-old policy of cutting stamp duty in favour of land taxes, which Mr Barr said was "removing a significant barrier to home ownership in the ACT". A government paper says stamp duty on a \$900,000 Canberra home bought in 2023-24 will cost \$14,896 less than it would have without this tax change.

Minimum housing standard for ceiling insulation in rental properties



What the standard is

An R-value tells you how well insulation can keep heat from passing through it. The higher the R-value, the better it is at insulating.

Rental properties with no ceiling insulation or insulation below an R-value of R2, need to install or upgrade the ceiling insulation to a minimum R-value of R5.

Rental properties with existing ceiling insulation with a minimum R-value of R2 meet the standard.

Landlords are responsible for ensuring their rental property meets the standard.

When the standard needs to be met

When the standard needs to be met depends on if:

- the property is under an existing tenancy agreement
- a new tenancy agreement will be entered into.

For existing tenancy agreements, landlords must ensure the property complies with the standard by 30 November 2026.

For new tenancy agreements, the landlord must ensure the property complies with the standard within 9 months of signing the new tenancy agreement.

These timeframes apply unless the property is exempt.

Exemptions from the standard

Properties can be exempt from the standard. This means they don't need to install new ceiling insulation.

An exemption can be permanent or temporary.

Permanent exemption



If a property has a permanent exemption, the landlord does not need to install ceiling insulation under the standard.

A permanent exemption applies to properties that:

- are heritage-listed, where installing insulation would affect the heritage value
- are lower floor units in apartment complexes, as the apartments above provide insulation
- have a physical constraint, such as roof design that prevents the installation of insulation
- are dwellings where the cost of installing ceiling insulation for the entire property is over \$10,000.

If the cost for new insulation is over \$10,000 for the entire property, a landlord must install insulation up to the value of \$10,000. This is for rooms that tenants spend more time in, like lounge and living areas and bedrooms.

Temporary exemption

For temporary exemptions a landlord will need to install new insulation when the temporary exemption ends. A temporary exemption applies to properties:

- are a top-floor unit of an apartment building, and the owners' corporation refuses permission, or is arranging the installation of ceiling insulation collectively
- have a tenant who objects in writing to work to install or upgrade ceiling insulation
- have a tenant who is the former owner of the property and is renting the property from the new owner for up to 12 months
- will be demolished, or a substantial part demolished, within 2 years of signing the lease, landlords must notify tenants of this before they sign a lease.

When a temporary exemption ends, the property must meet the minimum standard:

- within 9 months, if a temporary exemption stops applying between 1 April 2023 and 30 November 2026, or
- within 3 months, if a temporary exemption stops applying after 30 November 2026.

What landlords need to do



Keep evidence of the standard being met

Landlords must keep records of their property's compliance with, or exemption from, the standard.

Evidence about compliance with the standard can include:

- a receipt for insulation installation services that includes the R-value of the ceiling insulation
- an inspection report from an insulation installer
- an Energy Efficiency Rating report from a building assessor, if the property was built after 1997
- a statutory declaration that the existing insulation has not been disturbed
- a statutory declaration that ceiling insulation with an R-value of R2 or more has been installed

Disclose that the standard has been met or is exempt



Landlords must disclose whether their property meets the standard or is exempt:

- when advertising the property
- when entering the tenancy agreement.

When advertising the property, the landlord or property manager can add information on ceiling insulation compliance to the Energy Efficiency Rating (EER).

The statement on compliance should state that the property either:

- complies with the minimum ceiling insulation standard
- does not comply with the minimum ceiling insulation standard
- has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

It is an offence if landlords:

- fail to disclose if their property complies with, or is exempt from, the minimum standard in a rental advertisement

Meet requirements if new ceiling insulation is required

If the property requires new ceiling insulation to meet the standard, the landlord must:

- ensure an electrical safety inspection is conducted by a licensed electrician before any ceiling insulation is installed
- have a licenced electrician complete any required work to fix any electrical issues before the insulation is installed.

This is to ensure the safety of the rental property and tenants. As part of an electrical safety inspection, landlords must ensure that the licenced electrician:

- completes a required electrical work report [PDF 376& kB]
- completes an electrical work report [PDF 376 kB], for any electrical work
- provides a Certificate of Electrical Safety (CES) to Access Canberra within 14 days.

Landlords should ask for a copy of the CES for their records.

Have ceiling insulation installed by a certified installer



A certified installer must install insulation.

Find a certified insulation installer on the Energy Efficiency Council's website.

Failure to use certified installer may have consequences for insurance.

Insurance may not cover injury or damage from insulation installations that do not comply with the regulation.

What tenants need to do

Tenants can support the installation of ceiling insulation by providing access to the rental property.

Tenants will generally not need to leave the property for the electrical safety check or insulation installation, which will usually take less than half a day.

Landlords have a right to access the property to meet the standard's requirements in the same way that applies to non-urgent repairs or maintenance.

Landlords should give tenants at least one week written notice that they need to access the property. The tenant and landlord should agree on a time to access the property that suits them both.

If a tenant refuses access to the property in writing, the landlord may claim a temporary exemption from compliance with the standard for the duration of the tenancy.

Dispute resolution

Tenants have the right to request and receive documentary evidence that either:

- the property meets the minimum standard for ceiling insulation
- the property has a valid exemption.

Tenants can apply to ACT Civil and Administrative Tribunal (ACAT) for dispute resolution if:

- they dispute a claim that the property meets the standard
- they dispute a claim that the property is exempt from meeting the standard
- the property does not comply with the minimum standard within the required timeframe.

If ACAT agrees that the property does not meet the standard when it needs to, ACAT can order:

- a rent reduction
- financial compensation
- that the tenancy end (if that is what the tenant wants).

Read more about how ACAT can help resolve rental property disputes.

Rental bonds



About Rental Bonds

Most landlords or agents will ask you to pay a bond when renting a residential property. A bond acts as a security for the performance of the tenant's obligations under a residential tenancy agreement.

Lessors and agents are not required by law to take a bond from a tenant, however, if they do receive a bond, they are required to lodge it with the Rental Bonds Office. Bonds can be any amount up to a maximum of four weeks rent. Lessors and agents must give the tenant a receipt as proof of payment of the bond.

Occupancy agreements may require a security deposit be paid. When a refund is requested, a claim may be made by the lessor (also known as the landlord) for damage caused by a tenant (besides normal wear and tear) or outstanding rent owed.

The Rental Bonds Office is responsible for the receipt and management of residential tenancy rental bonds in the ACT under the Residential Tenancies Act 1997 (the Act) and the Residential Tenancies Regulation 1998 (the Regulation).

The Rental Bonds Office does not provide legal advice to tenants, landlords or real estate agents. Further information regarding rental laws in the ACT can be found at [Rental laws in the ACT - ACT Government](#).

If you are the lessor, you will need to pay land tax for both a rented or vacant property that is not your principal place of residence. You may be liable for the foreign ownership surcharge if you are not an Australian citizen or resident.

The Rental Bonds Portal



As part of the Rental Bonds Office ongoing commitment to provide faster, more efficient digital services, we have developed an online Rental Bonds Portal.

The portal offers real estate agents and landlords the ability to lodge, manage and request refunds for bonds online. The new 360 view provides a detailed summary of bonds held in the portal, including the bond number, property address and bond status e.g. lodged, refund pending and refunded. The portal will also issue receipts, co-tenant change notices and Bond Refund Notices electronically, improving turnaround times.

Agencies have the added capability of being able to manage their own user accounts and can easily add multiple property managers to administer bonds on behalf of their agency.

Registering for the Rental Bonds Portal

- **Agents** and lessors can access the portal via the 'Rental Bonds Portal' button on the top of this page or by clicking [here](#). This will take you to the portal sign in page.
- Select the 'Create Account' button to commence the registration process and follow the on-screen prompts.
- **Agencies** will need to elect an agency administrator to register their account, it is recommended to elect two administrators. The administrators may be a director, principal, an owner, or person responsible financially for the agency that has been duly authorised to register the agency's account.
- You will be required to provide the agency's ABN, licence number, contact information and bank details in order to complete the registration process.
- **Lessors** managing their own properties will also need to register for the portal. This should be done by the principal lessor for a property, that is, the person responsible for lodging and managing the bond. The principal lessor will need to supply contact information and bank details to complete the registration process.
- **Tenants** will be notified when they are able to register for the Rental Bonds Portal via email.

Rent Assistance



A regular extra payment we'll automatically pay you if you pay rent and get certain payments from us.

You don't need to submit a claim for Rent Assistance. We'll check if you can get it when you either:

- submit a claim for certain payments
- already get a payment from us, and you tell us that your address, accommodation or rent details have changed.

If you're eligible, we may ask you to complete a Rent Certificate or provide a formal tenancy agreement. You only need to do this if we ask you to.

Who can get it

You can get Rent Assistance if you get an eligible payment and your eligible accommodation costs are over a certain amount.

You need to meet some rules to get Rent Assistance. If you meet the rules we pay you automatically, you don't need to apply. You need to be getting an eligible payment and you need to meet rules about the rent type and amount of accommodation.

Eligible payments

To be eligible for Rent Assistance, you must be getting one of these payments. Some payments have special rules for Rent Assistance.

We'll check if you can get Rent Assistance when you submit a new claim for any of these payments:

- ABSTUDY Living Allowance, special rules apply
- Age Pension
- Austudy
- Carer Payment
- Disability Support Pension, special rules apply
- Family Tax Benefit - Part A at more than the base rate
- Farm Household Allowance
- JobSeeker Payment, special rules apply
- Parenting Payment partnered and single
- Special Benefit
- Youth Allowance, special rules apply.

Eligible accommodation cost types

To be eligible for Rent Assistance, you must also be paying one of the following accommodation costs:

- rent
- fees in a retirement village
- fees in an over 55's village or lifestyle park
- lodging
- board and lodging
- site or mooring fees.

Why Bond Cleaning Is Crucial In Canberra's Rental Market



Canberra's Rental Property Market has emerged as one of the most competitive markets in Australia, with a rise in vacancy rate. The best part is that property owners and landlords can get enough exposure to attract potential occupants and earn long-run rental income. Tenants can also explore multiple options and choose to live in a desired rental property within their estimated budget.

However, moving out of a rental property seems challenging and distressing for various reasons. One of them is the deduction of hard-earned money or unwanted landlord-tenant disputes over cleaning issues. Thus, bond cleaning is one of the crucial aspects of Canberra's Rental market. It is not only a basic requirement for reclaiming deposited security but also establishes a trust and strong relationship between the renter and the landlord. Both parties can benefit from expert end of lease cleaning Canberra.

Today, we are sharing some pivotal aspects that can help you understand the importance of bond cleaning in the leased rental market. Ensure you know your duties and responsibilities as a tenant and adhere to your agreement when vacating.

1. Bond Cleaning is a Legal Obligation



In rental or lease agreements ACT, tenants are obligated to return the rental property in the pristine condition it was in when they vacated it, excluding normal wear and tear. So, bond cleaning is beyond a regular clean-up session.

For a hassle-free move-out, you should perform a thorough session, covering all nooks and crannies according to the cleaning causes mentioned in the agreement. This can help reduce the likelihood of cleaning disputes.

Overlooking move-out cleaning, on the other hand, can lead to bond money deductions, which is equal to four weeks of rent in Canberra. So, it is good to get serious about your cleaning responsibilities and tackle all dirt and grime with perfection.

2. Adheres to Meeting Landlord's Cleaning Expectations

Property agents and landlords set high expectations related to cleaning during the final rental inspection. That's why they inspect all crannies, hard-to-reach

areas, exterior spots, bathroom fixtures, fittings, etc., to ensure the property is in pristine condition.

You can make a wise decision by hiring end of lease cleaning Canberra experts because they strictly follow the pre-approved checklist and help you secure your bond back. From windows, carpets, walls, kitchen appliances, doors to showerheads, bathtubs, toilets and bathtubs, everything will be covered to meet the strict requirements set by landlords and property managers.

3. Securing Full-Bond Money



Bond Cleaning is crucial in Canberra because tenants can get the full bond back after passing the rental inspection. Property managers and landlords in ACT have stringent standards for cleanliness and maintenance. If you leave the property dirty or damaged, the landlord has the right to hold back some part or full bond money (equal to four weeks' rent).

However, a thorough and well-defined cleaning service can increase your chances of getting your full bond back. They follow a proven checklist, using high-end equipment and products to clean every nook and cranny, including ceiling walls, air vents, and patio areas, to help you impress your fussy landlord.

4. It Helps in Avoiding Unwanted Rental Disputes

Leaving the rental premises dirty is one of the most common reasons for bond disputes in Canberra's rental market. These conflicts often involve time-consuming negotiations and mediation via the ACT Civil and Administrative Tribunal.

Therefore, it is crucial for tenants to consider the initial condition report and click photos and videos as evidence. It can help you resolve disputes if the landlord fails you in the property inspection.

Also, prefer hiring highly-trained and experienced professionals for a thorough bond cleaning Canberra. This will reduce the risk of property managers finding faults, ensuring a seamless moving-out journey.

5. Establishing A Positive Rental History

Believe it or not! A spotless, hygienic and well-maintained property can leave a great impression on your landlord or property manager. They are more likely to consider you for future rentals if you establish a positive reputation for leaving the premises in a pristine state.

Of course regular cleaning is imperative to keep dirt and allergens at bay, but one-time bond cleaning is crucial to impressing your fussy landlord. Preparing the property for move-out cleaning helps maintain its shine and overall curb appeal, leaving a positive impact on your rental history and opening doors to future tenancy opportunities. So, prefer hiring seasoned professionals for quality end of lease cleaning Canberra and achieving the desired outcomes.

6. Landlord's Perspective: Quick Turnover of Tenants



Did you know that Canberra is one of the most expensive cities to rent a property? That's why potential tenants thoroughly inspect the property and want it in good condition before signing the tenancy agreement.

With a detailed bond cleaning, landlords can ensure the property is thoroughly spruced up and ready for the next occupant without delay. Sparkling windows, floors, clean walls, shiny bathroom fixtures, de-greased kitchen appliances, and well-maintained yards can help you attract potential occupants easily. This can help them maintain a steady rental income for a long-term period.

Housing affordability

Access to good quality, affordable housing is fundamental to wellbeing. It can help reduce poverty and enhance equality of opportunity, social inclusion and mobility (Gurran et al. 2021; MacLennan et al. 2019). Housing affordability is an ongoing challenge for many Australians who are renting, seeking to purchase a home, or managing mortgage repayments. A range of factors influence the supply, demand and cost of housing, including Australia's growing and ageing population, as well as government policy settings (AIHW 2023; Burke et al. 2020; Gurran et al. 2021; NHSAC 2025).

Housing affordability generally refers to the relationship between housing costs – such as dwelling prices, mortgage payments or rents – and household income (Thomas and Hall 2016). It is linked to patterns of Home ownership and housing tenure and the provision of Housing assistance provided by governments when people do not have enough income for housing.

The cost of housing



Purchasing a home

House prices have risen across Australia over the decade to the last quarter of 2024. The median transfer price for established houses in capital cities increased substantially, with the median house transfer price in Sydney increasing from around \$680,000 in the first quarter of 2014 to around \$1.4 million at the end of 2024 (ABS 2025b). Median transfer house prices in Canberra (\$980,000) were the second highest among the capital cities at the end of 2024, followed by Brisbane (\$925,000), whilst Darwin (\$555,000) was the lowest.

The median transfer price of attached dwellings (such as units and apartments) in capital cities also generally increased since 2014, though not to the same extent as established houses. Sydney prices increased from \$592,000 at the

start of 2014 to \$815,000 at the end of 2024 (ABS 2025b). Brisbane (\$652,000) was the second most expensive for units/apartments at the end of 2024, followed by Adelaide (\$635,000) and Melbourne (\$605,000).

Rising house prices have not been the only factor driving up the cost of purchasing a home in recent years. Rising interest rates in more recent times have emerged as a key contributor to higher housing costs. Between May 2022 and November 2023, the Reserve Bank of Australia increased the cash rate 13 times – from a historic low of 0.1% to 4.35% – substantially increasing mortgage repayments and the financial burden on homebuyers.

Cost of rental accommodation



Almost one-third (31%) of households in Australia were estimated to be renting in 2021 (ABS 2022b). While private rental costs surged in the period following the COVID-19 pandemic, the rate of rental price growth has slowed more recently (ABS 2025a). Over the ten years to March 2025, median advertised rents in Australia rose by approximately 48% for both houses and units (CoreLogic 2025). The strongest increases in advertised rents for houses were recorded in Hobart (64%), Adelaide (57%), and Perth (50%).

Over the 12 months to March 2025, median advertised rents for all dwellings in capital city areas rose by 3.1%. The strongest increases were recorded in Perth

(6.3%), Adelaide (5.5%), and Hobart (4.6%). Notably, median advertised rents did not decline in any capital city during this period (CoreLogic 2025).

Advertised rents provide insight into the potential barriers faced by people seeking a new rental lease. However, rental affordability extends beyond advertised prices. To better understand housing affordability – particularly in the context of broader cost of living pressures – it is important to consider the rents paid by both new and existing tenants.

Over the ten years to March 2025, rents paid in Australia rose by 22% – less than half the increase seen in median advertised rents over the same period. Between the first quarters of 2024 and 2025, rents paid in Australia increased by 5.5%. During this period, all capital cities recorded rent increases except Hobart which experienced a 1.3% decline. Perth saw the largest rise at 8.9%, while Canberra had the smallest increase at 0.6% (ABS 2025a).

Conclusion

The rental market in Canberra reflects both national challenges and local characteristics, shaped by rising housing demand, evolving government regulations, and tenant landlord responsibilities. While rental prices have reached record levels across Australia, Canberra shows unique trends, including significant public housing investment and minimum housing standards designed to improve living conditions. Federal and territory policies play a vital role in balancing affordability with sustainability, ensuring that both renters and landlords are supported. Looking ahead, Canberra's market will continue to evolve, requiring tenants to stay informed and proactive in understanding their rights, obligations, and the opportunities available within the rental system.

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'Australia is a landlord's market': rents still at record high despite slow growth, report shows

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Why Bond Cleaning Is Crucial In Canberra's Rental Market

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