

# 1 Low and moderate income households

## Metropolitan Adelaide

### What is the desired trend?

A mix of household incomes is desirable in any location.

### What is the current situation in Metropolitan Adelaide?

Very Low and Low income households are defined as those households earning up to 80% of the State's median income. In 2011 80% of the State's median income was \$835 per week.

In 2011, Metropolitan Adelaide has a greater proportion of very low and low income households (33.7%) compared to the Greater Adelaide Statistical Area (33.1%).

The number of very low and low income households in Metropolitan Adelaide was 150,763.

### What is the current trend?

South Australia is a lower income state, with lower median household incomes than the eastern states.

As affordability declines, lower income households concentrate in areas which are less well located, often further from employment, education and other services.

### Why use this information?

Understanding the mix of household types in a community informs the demand and need for housing.

The median household income is the household income at which half the households have more income and half have less income.

The low and moderate income households indicator uses the following widely used description for very low, low and moderate income households.

- Very low income – 50% of median household income
- Low income – 80% of median household income
- Moderate income – 120% of median household income

As housing markets operate regionally, calculations of very low, low and moderate income households are based on two medians – one for metropolitan and one for rest of state.

### What does this mean for affordability in the area?

A vibrant and healthy community needs a broad social mix - in terms of family types, family backgrounds, incomes, ages, etc. A wide mix of people in a community will result in a greater diversity of activities and ideas.

A larger concentration of higher income households and people in stable employment will drive up house prices and rents beyond the affordability of lower income households and those employed on a flexible basis.

### Household income by tenure type, 2011

Metropolitan Adelaide												
Tenure type	Very low income (<50% of median)		Low income (50%-80% of median)		Moderate income (80%-120% of median)		High income (>120% of median)		Income not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Being purchased (incl rent/buy)	9,393	10.7	11,154	17.8	25,579	33.3	98,749	55.3	14,855	36.0	159,730	35.7
Rented: Public	16,438	18.6	5,240	8.4	2,892	3.8	1,758	1.0	2,613	6.3	28,941	6.5
Rented: Private and not stated	17,810	20.2	13,114	20.9	19,579	25.5	30,200	16.9	7,244	17.6	87,947	19.7
Rented: Other landlord	4,425	5.0	1,491	2.4	1,296	1.7	1,311	0.7	849	2.1	9,372	2.1
Other tenure types	40,090	45.5	31,608	50.5	27,459	35.8	46,433	26.0	15,689	38.0	161,279	36.1
<b>Total</b>	<b>88,156</b>	<b>100.0</b>	<b>62,607</b>	<b>100.0</b>	<b>76,805</b>	<b>100.0</b>	<b>178,451</b>	<b>100.0</b>	<b>41,250</b>	<b>100.0</b>	<b>447,269</b>	<b>100.0</b>

Source: Based on Australian Bureau of Statistics data, 2011 Census of Population and Housing  
Data based on [Place of Usual Residence](#)

## 2 Household and family types Metropolitan Adelaide

### What is the desired trend?

A mix of household sizes and types is desirable in all locations.

### What is the current situation in Metropolitan Adelaide?

Between 2006 and 2011 the percentage change in total households for Metropolitan Adelaide was 5.4%. This rate of change was lower than that in the Greater Adelaide Statistical Area which experienced a 5.5% increase.

### What is the current trend?

Household formation rates continue to exceed population growth.

National household size is reducing and there are less people living in each home. This decline has been attributed to declining fertility rates, ageing of the population, higher divorce rates and preferences for living alone.

The exception to this trend is the Indigenous community. The average household size with at least one Indigenous person was 3.5 people.

### Why use this information?

Informs the extent of the demand and need for different housing types.

### What does this mean for affordability in the area?

Housing demand is fuelled more by household formation rates than it is by growth of total population. This means that there is often a continued growth for housing, even in areas of no or low population growth.

Nationally, single person households are the fastest growing household type. There is limited housing stock affordable for them, even in lower demand areas.

Household and Family types	2011		2006		Change 2006 to 2011	
	number	%	number	%	number	%
Couple Families with Children 15 or over	43,422	14.1	42,507	14.6	915	2.2
Couple Families with Children under 15	86,340	28.0	81,090	27.9	5,250	6.5
<b>Total couples with child(ren)</b>	<b>129,762</b>	<b>42.1</b>	<b>123,597</b>	<b>42.5</b>	<b>6,165</b>	<b>5.0</b>
One Parent Families with Children 15 or over	26,070	8.5	23,283	8.0	2,787	12.0
One Parent Families with Children under 15	26,976	8.8	26,681	9.2	295	1.1
<b>Total one parent families</b>	<b>53,046</b>	<b>17.2</b>	<b>49,964</b>	<b>17.2</b>	<b>3,082</b>	<b>6.2</b>
Other Families	5,805	1.9	5,326	1.8	479	9.0
Couple Families with No Children	119,289	38.7	111,777	38.5	7,512	6.7
<b>Total families</b>	<b>307,902</b>	<b>100.0</b>	<b>290,664</b>	<b>100.0</b>	<b>17,238</b>	<b>5.9</b>
One Family Households	299,047	64.6	284,110	64.7	14,937	5.3
Two or more family households	4,364	0.9	3,239	0.7	1,125	34.7
<b>Total family households</b>	<b>303,411</b>	<b>65.5</b>	<b>287,349</b>	<b>65.4</b>	<b>16,062</b>	<b>5.6</b>
Lone person household	125,771	27.2	119,912	27.3	5,859	4.9
Group household	18,096	3.9	15,612	3.6	2,484	15.9
Other Households	15,593	3.4	16,435	3.7	-842	-5.1
<b>Total households</b>	<b>462,871</b>	<b>100.0</b>	<b>439,308</b>	<b>100.0</b>	<b>23,563</b>	<b>5.4</b>

### 3 Age of household reference person

#### Metropolitan Adelaide

#### What is the desired trend?

A mix of age groups is desirable for any location.

#### What is the current situation in Metropolitan Adelaide?

In 2011, Metropolitan Adelaide had a lower proportion of households with a household reference person (or "head") aged 60 years or older (31.1%) compared to the Greater Adelaide Statistical Area (32.1%). The number of "older" households in Metropolitan Adelaide was 144,134.

#### What is the current trend?

SA is ageing faster than the rest of Australia and 22.2% of its population is expected to be aged 65 or more by 2021 compared to 18.7% nationally.

Age profiles vary across housing tenures, with older persons predominately in outright homeownership.

#### Why use this information?

The indicator provides an age profile of heads of households and its influence on housing need and demand.

Data on the age profile of the population (as opposed to head of household) is available from the ABS.

#### What does this mean for affordability in the area?

An age profile of a community effects relative housing need. Age cohorts provide an indication of likely housing demand.

- Young people (typically 15-24 years) often experience the highest incidence of housing stress and require housing options that support a transition to independence.
- Households in the mid 20s to 40s are often starting a family and seeking opportunities to enter homeownership.
- Mature aged householders in their 50s and 60s are more likely to be outright owners. Those in private rental are unlikely to enter homeownership at this stage in life.
- Older households (over 65) are often asset rich but income poor and looking for housing options which enable ageing within their community or support services that assists them to age in place.



#### Metropolitan Adelaide

Age of household reference persons	2011	
	number	%
15-29 years	55,234	11.9
30-44 years	117,983	25.5
45-59 years	125,808	27.2
60-74 years	90,253	19.5
75 and over	53,881	11.6
No Matches	19,719	4.3
<b>Total</b>	<b>462,878</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing  
Data based on Place of Usual Residence

## 4 Housing Stress, 2011

### Metropolitan Adelaide

#### What is the desired trend?

Reduction in the proportion of households, particularly private renters, in housing stress and extreme stress.

#### What is the current situation in Metropolitan Adelaide?

In 2011, Metropolitan Adelaide had a greater proportion of private renter households (includes those with a landlord type of 'other') who were earning a moderate income or less and paying more than 25% of their income on housing (76.2)% compared to the Greater Adelaide Statistical Area (76.1%). The number of private renter households earning a moderate income or less which are in housing stress in Metropolitan Adelaide was 43,953.

#### What is the current trend?

While increasing in total numbers, the proportion of households in housing stress increased in SA from 2006 to 2011.

Housing stress affects some tenures disproportionately, with private tenants bearing the brunt of declining housing affordability, and increasingly first homebuyers.

#### Why use this information?

Housing stress is an indicator of housing need, which was initially developed by the National Housing Strategy in 1990/91 and is widely used across Australia.

The South Australian Strategic Plan sets a target to lead the nation over the period to 2020 in the proportion of low income households not experiencing housing stress. It describes housing stress as low income households (lowest 40% of incomes) paying more than 25% of gross household income for private rental or 30% for mortgage repayments.

Low and moderate income households paying more than 50% of their gross household income on housing are often considered to be in extreme housing stress.

Housing stress calculations are limited to the proportion of income paid on rent and mortgage payments, as reported through the Census. Affordability issues are compounded often by associated energy and water consumption and transport costs. However these are difficult to quantify, given variations in household type, health and lifestyle preferences and employment patterns and have therefore been excluded.

#### What does this mean for affordability in the area?

A household that is in stress is less likely to be able to contribute to community life, either due to the need to work longer hours to pay the bills, or simply because there isn't enough money for other activities.

The housing stress problem manifests itself in different ways, such as moving to a lower priced area (and hence often away from job opportunities), postponement of child bearing or family breakdown.

As alternative housing forms and tenures increase, providing greater opportunities for a range of more affordable housing options, the level of housing stress in the community should decline.



## Metropolitan Adelaide

Housing stress, 2011	Very low income <50%		Low income <80%		Moderate income <120%		Total households
	number	%	number	%	number	%	number
<b>Households paying more than 25% of income on housing</b>							
Being purchased (incl rent/buy)	6,800	7.7	14,033	9.3	29,172	12.8	55,870
Rented: Public	8,567	9.7	10,248	6.8	10,619	4.7	10,642
Rented: Private and not stated	16,722	19.0	28,329	18.8	39,612	17.4	42,210
Rented: Other landlord	3,113	3.5	3,924	2.6	4,341	1.9	4,379
Rented: TOTAL	28,402	32.2	42,501	28.2	54,572	24.0	57,231
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	35,202	39.9	56,534	37.5	83,744	36.8	113,101
<b>Households paying more than 30% of income on housing</b>							
Being purchased (incl rent/buy)	6,280	7.1	12,400	8.2	23,926	10.5	38,344
Rented: Public	5,924	6.7	6,612	4.4	6,714	3.0	6,722
Rented: Private and not stated	16,284	18.5	26,350	17.5	32,158	14.1	32,981
Rented: Other landlord	2,460	2.8	3,018	2.0	3,219	1.4	3,240
Rented: TOTAL	24,668	28.0	35,980	23.9	42,091	18.5	42,943
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	30,948	35.1	48,380	32.1	66,017	29.0	81,287
<b>Households paying more than 50% of income on housing</b>							
Being purchased (incl rent/buy)	4,622	5.2	7,246	4.8	9,518	4.2	11,295
Rented: Public	2,123	2.4	2,176	1.4	2,179	1.0	2,179
Rented: Private and not stated	12,092	13.7	13,805	9.2	14,083	6.2	14,184
Rented: Other landlord	1,340	1.5	1,421	0.9	1,439	0.6	1,448
Rented: TOTAL	15,555	17.6	17,402	11.5	17,701	7.8	17,811
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	20,177	22.9	24,648	16.3	27,219	12.0	29,106
<b>Total households renting or purchasing</b>							
Being purchased (incl rent/buy)	9,393	10.7	20,547	13.6	46,126	20.3	159,730
Rented: Public	16,438	18.6	21,678	14.4	24,570	10.8	28,941
Rented: Private and not stated	17,810	20.2	30,924	20.5	50,503	22.2	87,947
Rented: Other landlord	4,425	5.0	5,916	3.9	7,212	3.2	9,372
Rented: TOTAL	38,673	43.9	58,518	38.8	82,285	36.2	126,260
Other tenure types	40,090	45.5	71,698	47.6	99,157	43.6	161,279
Total households	88,156	100.0	150,763	100.0	227,568	100.0	447,269

Source: Based on Australian Bureau of Statistics data, 2011 Census of Population and Housing  
Data based on Place of Usual Residence

## 5 Recent movers (2006 -2011)

### Metropolitan Adelaide

#### What is the desired trend?

A mix of household sizes and types is desirable in all locations.

#### What is the current situation in Metropolitan Adelaide?

In 2011, Metropolitan Adelaide had a greater proportion of people who were living at a different address five years ago (34.1%) compared to the Greater Adelaide Statistical Area (34.0%). The number of recent movers in Metropolitan Adelaide was 390,881.

#### What is the current trend?

Migration trends influence the housing form and demand and movement across the metropolitan area is important factor in residential planning.

Non metropolitan areas often have a net migration of young adults from the areas in search of educational and employment opportunities. There is also a 'sea-change' and 'tree-change' phenomenon nationally with older households moving outside inner metropolitan areas, placing greater demands on physical and social infrastructure for the destination communities.

#### Why use this information?

This indicator provides a measure of recent movers into the Council area and therefore likely future housing need through identifying population and demographic trends that can influence housing demand.

#### What does this mean for affordability in the area?

Developing a broad picture of future household profile will assist in determining the likely demand for housing in the future, as differing groups, household types and sizes have differing housing needs.

It also can inform local housing strategies which may promote certain population groups into the community, eg younger workforce in an ageing community.

#### Metropolitan Adelaide

Age of persons who had a different address in the 2006 Census	Moved between 2006 and 2011			
	number	%		
5-9 years	28,286	7.2		
10-14 years	24,046	6.2		
15-29 years	127,993	32.7		
30-44 years	114,222	29.2		
45-59 years	56,226	14.4		
60-74 years	25,250	6.5		
75 and over	14,858	3.8		
<b>Total persons</b>	<b>390,881</b>	<b>100.0</b>		

Households who had a different address in the 2006 Census by current tenure	Moved between 2006 and 2011		Households who had a different address in the 2006 Census by household income	Moved between 2006 and 2011	
	number	%		number	%
Fully owned	20,837	11.9	Very low income	133,865	15.3
Being purchased (incl rent/buy)	67,245	38.6	Low income	99,405	11.4
Rented (incl rent-free)	81,098	46.5	Moderate income	157,915	18.1
Other tenure type (incl life tenure)	2,582	1.5	High income	411,220	47.2
Not stated	2,668	1.5	One or more incomes not stated	69,745	8.0
<b>Total households</b>	<b>174,430</b>	<b>100.0</b>	<b>Total households</b>	<b>872,150</b>	<b>100.0</b>

Source: Based on Australian Bureau of Statistics data, 2011 Census of Population and Housing  
Data based on Place of Usual Residence

## 6 Indigenous persons

### Metropolitan Adelaide

#### What is the desired trend?

A mix of population groups is desirable in any location, promoting tolerance and providing choice for a diversity of people.

#### What is the current situation in Metropolitan Adelaide?

In 2011, Metropolitan Adelaide had a lower proportion of Aboriginal and Torres Strait Islanders (1.2)% compared to the Greater Adelaide Statistical Area (1.3%). The number of "indigenous persons in Metropolitan Adelaide was 15,210.

#### What is the current trend?

Nationally, proportions of households with an Indigenous person continues to grow. Over the last 5 years the median age of Indigenous people has increased and the median household size has decreased.

#### Why use this information?

Across Australia, Indigenous people experience higher levels of housing need. Indigenous homelessness is 3.5 times and overcrowding almost 6 times the national figures. Indigenous home ownership is less than half the national figure.

#### What does this mean for affordability in the area?

A diversity of dwelling types and sometimes specialised services are needed to support a diversity of population groups. Indigenous people, for example typically have larger households and often experience discrimination in the private rental market.

#### Indigenous persons (Aboriginal and/or Torres Strait Islanders)

##### Metropolitan Adelaide

Age group (years)	2011		2006	
	number	%	number	%
0 to 9	3,578	18.8	3,102	19.9
10 to 19	3,430	18.0	3,027	19.4
20 to 29	2,583	13.6	1,937	12.4
30 to 39	1,827	9.6	1,650	10.6
40 to 49	1,702	9.0	1,354	8.7
50 to 59	1,186	6.2	804	5.2
60 and over	904	4.8	610	3.9
<b>Total</b>	<b>15,210</b>	<b>80.0</b>	<b>12,484</b>	<b>80.0</b>

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing  
Data based on Place of Enumeration (Place on Census night)

## 8 Tenure Diversity, 2011 Metropolitan Adelaide

### What is the desired trend?

A mix of housing tenure options with a strong level of home ownership.

### What is the current situation in Metropolitan Adelaide?

In 2011, Metropolitan Adelaide had a lower proportion of households purchasing or owning their dwelling (65.2)% compared to the Greater Adelaide Statistical Area (66.1%). The number of households purchasing and owning their dwelling in Metropolitan Adelaide was 301,897.

### What is the current trend?

While home ownership rates in SA and nationally have been relatively static since the mid 1980s, there has been an increase in outright ownership and a decrease in those purchasing their home.

The national and South Australian trends indicate a decline in home purchase rates for 25 to 44 year olds. It is unclear at this stage whether the decline among younger households represents a deferral or permanent reduction in purchase and hence ownership rates.

Nationally, there is a substantially lower level of homeownership among the Indigenous population (less than half the national rate).

### Why use this information?

Tenure profile provides an indication of housing choices available within a community.

### What does this mean for affordability in the area?

A variety of housing tenures will encourage a mix of people in a community. A vibrant and healthy community needs a wide social mix, in terms of family types, family backgrounds, ages, etc. A wide mix of people in a community will result in a greater diversity of activities and ideas.

Whilst the "Great Australian Dream" of home ownership remains a real goal for most, at some stages in life, there is a need for alternative forms of accommodation. For example, students and other young single people leaving home or older persons wish to downsize but remain within the local community.

Providing greater choice in housing tenure results in greater affordability of housing for all. A wide mix of housing provision in an area will provide a sense of security to existing residents that they and their children can afford to live in their community through all stages of life, should they choose to do so.



### Metropolitan Adelaide

Tenure type	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	122,496	35.1	17,164	16.7	1,107	11.8	691	43.8	37	18.4	141,495	30.6
Being Purchased (incl rent/buy)	140,955	40.4	18,216	17.8	1,071	11.4	108	6.9	52	25.9	160,402	34.7
Rented from State/Territory Housing Authority	11,265	3.2	16,876	16.5	976	10.4	4	0.3	10	5.0	29,131	6.3
Rented from other landlord	54,933	15.7	37,357	36.5	4,666	49.5	444	28.2	67	33.3	97,467	21.1
Rented and landlord type not stated	519	0.1	588	0.6	54	0.6	3	0.2	0	0.0	1,164	0.3
Occupied rent free	2,088	0.6	749	0.7	83	0.9	28	1.8	6	3.0	2,954	0.6
Other Tenure Type	2,202	0.6	4,373	4.3	139	1.5	24	1.5	11	5.5	6,749	1.5
Tenure Not Stated	14,729	4.2	7,162	7.0	1,325	14.1	274	17.4	18	9.0	23,508	5.1
<b>Total</b>	<b>349,187</b>	<b>100.0</b>	<b>102,485</b>	<b>100.0</b>	<b>9,421</b>	<b>100.0</b>	<b>1,576</b>	<b>100.0</b>	<b>201</b>	<b>100.0</b>	<b>462,870</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing  
Data based on Place of Enumeration (Place on Census Night)



## 9 Affordable house sales

### Metropolitan Adelaide

#### What is the desired trend?

Increased proportion of house sales which are affordable for low and moderate income households.

#### What is the current situation in Metropolitan Adelaide?

There were 120,000 dwelling sales in the period 2006-2012 in Metropolitan Adelaide. The proportion of dwelling sales that were affordable to low income households was 4.6%. This was greater compared to the Greater Adelaide Statistical Area with 4.5%.

#### What is the current trend?

The percentage of sales affordable for low and moderate income households has declined dramatically such that only a small percentage of sales are within an affordable range.

#### Why use this information?

This is an indicator of the feasibility of attaining the Australian dream of home ownership for low and moderate income households.

House prices provide a good indicator of home purchase affordability for a local area.

House prices are derived from data held by the Valuer General.

#### What does this mean for affordability in the area?

Low and moderate income households represent 60% of households in the state. With access to a limited percentage of the sales, there will be greater pressure on the private rental market and people's aspirations for home ownership will not be realised.

Price Points - Home purchase	2006-2007		2007-2008		2008-2009	
	Capital City	Rest of State	Capital City	Rest of State	Capital City	Rest of State
Very Low Income	\$91,000	\$79,000	\$88,000	\$79,000	\$106,000	\$98,000
Low Income	\$145,000	\$127,000	\$141,000	\$126,000	\$170,000	\$157,000
Median Income	\$181,000	\$158,000	\$176,000	\$158,000	\$212,000	\$196,000
Moderate Income	\$218,000	\$190,000	\$211,000	\$189,000	\$255,000	\$235,000





Price Points - Home purchase	2009-2010		2010-2011		2011-2012	
	Capital City	Rest of State	Capital City	Rest of State	Capital City	Rest of State
Very Low Income	\$120,000	\$102,000	\$100,000	\$80,000	\$113,000	\$89,000
Low Income	\$192,000	\$182,000	\$161,000	\$128,000	\$180,000	\$142,000
Median Income	\$240,000	\$227,000	\$201,000	\$160,000	\$225,000	\$177,000
Moderate Income	\$288,000	\$273,000	\$241,000	\$192,000	\$271,000	\$213,000

**Please note:** based on current RBA bank rate and 5% deposit



## Metropolitan Adelaide

All percentage figures refer to the percentage of the total sales for that year.

Affordable house sales Year ending June 30	Detached and semi-detached houses		Flats, units and apartments		Total private sales	
	number	%	number	%	number	%
<b>very low income households (up to 50% of the median income)</b>						
2006-07	279	1.3	54	0.3	330	1.6
2007-08	218 	1.1	32	0.2	250	1.2
2008-09	210	1.2	52	0.3	260	1.5
2009-10	323	1.6	55	0.3	375	1.8
2010-11	168 	0.8	14	0.1	180	0.9
2011-12	202 	1.1	38	0.2	240	1.3
Total	1405	1.2	246	0.2	1,650	1.4
<b>low income households (up to 80% of the median income)</b>						
2006-07	961	4.5	432	2.0	1390	6.6
2007-08	575	2.8	186	0.9	760	3.7
2008-09	569	3.2	211	1.2	780	4.4
2009-10	868	4.2	291	1.4	1160	5.6
2010-11	390	1.9	104	0.5	495	2.4
2011-12	700	3.7	168 	0.9	870	4.6
Total	4060	3.4	1390	1.2	5460	4.6
<b>moderate income households (up to 120% of the median income)</b>						
2006-07	3,923	18.6	1,824	8.6	5,750	27.2
2007-08	2,065	10.1	983	4.8	3,045	14.9
2008-09	2,590	14.5	1,229	6.9	3,820	21.4
2009-10	3,641	17.5	1,746	8.4	5,390	25.9
2010-11	1,383	6.7	781	3.8	2,165	10.5
2011-12	2,883	15.1	1,198	6.3	4,080	21.4
Total	16,485	13.7	7,760	6.5	24,245	20.2
<b>Total properties</b>						
2006-07	17,345	82.1	3,775	17.9	21,125	100.0
2007-08	16,850	82.2	3,660	17.8	20,505	100.0
2008-09	14,670	82.2	3,175	17.8	17,845	100.0
2009-10	17,220	82.7	3,590	17.3	20,810	100.0
2010-11	16,925	82.0	3,715	18.0	20,640	100.0
2011-12	16,065	84.2	3,010	15.8	19,070	100.0
Total	99,075	82.6	20,920	17.4	120,000	100.0

Source: South Australian Department for Communities and Social Inclusion, 2013

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Where there are 1 to 5 dwellings the number is replaced with a "\*\*\*"

All totals have been rounded to the nearest 5

# 10 Affordable private rents

## Metropolitan Adelaide

### What is the desired trend?

An increase in the percentage of rental properties which have affordable rents.

### What is the current situation in Metropolitan Adelaide?

The proportion of private rents that were affordable to low income households between July 2006 and June 2012 in Metropolitan Adelaide was 43.4%. This was lower compared to the Greater Adelaide Statistical Area with 43.5%, and represented 249,130 private rentals in Metropolitan Adelaide during the period.

### What is the current trend?

While the SA private rental market continues to grow (17.0% of all dwellings in 2006 to 19.3% in 2011), the proportion of low cost private rental stock has decreased at a time when the proportion of low income private renters has increased.

### Why use this information?

An affordable rent is calculated to be 30% of weekly gross income.

Household incomes, the bases for determining very low, low and moderate income households, have been calculated from Census data and indexed by CPI in gap years.

The data is made available from the Residential Tenancies Branch in South Australia and is derived from new rent bonds lodged.

### What does this mean for affordability in the area?

Private rental market continues to grow in South Australia, particularly as social housing stock levels and home purchase opportunities decline. Renters are also in the private rental market for longer periods of time with around 40% renting for longer than 10 years. The most dramatic change in the private rental market in South Australia has been the increase in low income households. Access into low cost stock by low income people is further limited as more than half of low cost rental properties are being occupied by households who could afford to pay more(a).

(a) Yates J., Wulff M., and Burke T. (2000) *Low Rent Housing in Australia 1986 - 1996 and 2001*

Price Points - Rental	2006-2007		2007-2008		2008-2009	
	Capital City	Rest of State	Capital City	Rest of State	Capital City	Rest of State
Very Low Income	\$145	\$127	\$152	\$136	\$159	\$147
Low Income	\$232	\$202	\$243	\$218	\$255	\$235
Median Income	\$290	\$253	\$304	\$273	\$318	\$294
Moderate Income	\$348	\$304	\$365	\$327	\$382	\$353

Price Points - Rental	2009-2010		2010-2011		2011-2012	
	Capital City	Rest of State	Capital City	Rest of State	Capital City	Rest of State
Very Low Income	\$167	\$142	\$166	\$132	\$172	\$135
Low Income	\$267	\$253	\$265	\$211	\$275	\$216
Median Income	\$334	\$317	\$332	\$264	\$344	\$271
Moderate Income	\$400	\$380	\$398	\$317	\$413	\$325



## Metropolitan Adelaide

All percentage figures refer to the percentage of the total private rentals for that year.

Affordable private rents Year ending June 30	Detached and semi-detached houses		Flats, units and apartments		Total private rentals	
	number	%	number	%	number	%
<b>very low income households (up to 50% of the median)</b>						
2006-07	2,069	5.4	2,841	7.4	5,145	13.4
2007-08	2,148	5.4	2,351	5.9	4,780	12.0
2008-09	1,704	4.3	1,691	4.3	3,605	9.1
2009-10	1,974	4.8	1,674	4.1	3,910	9.5
2010-11	1,928	4.5	1,432	3.4	3,525	8.3
2011-12	1,831	3.8	1,544	3.2	3,575	7.4
Total	11,655	4.7	11,535	4.6	24,540	9.9
<b>low income households (up to 80% of the median income)</b>						
2006-07	10,059	26.2	10,908	28.5	21,405	55.9
2007-08	8,703	21.9	9,957	25.1	19,085	48.1
2008-09	7,917	20.0	9,339	23.6	17,725	44.8
2009-10	7,586	18.5	9,432	23.0	17,575	42.9
2010-11	6,252	14.7	8,125	19.1	14,775	34.8
2011-12	7,500	15.6	9,677	20.1	17,620	36.7
Total	48,015	19.3	57,440	23.1	108,185	43.4
<b>moderate income households (up to 120% of the median income)</b>						
2006-07	20,208	52.7	13,940	36.4	34,590	90.3
2007-08	21,467	54.1	14,032	35.4	35,935	90.5
2008-09	21,051	53.2	13,859	35.0	35,400	89.4
2009-10	21,839	53.3	14,648	35.7	37,070	90.4
2010-11	21,555	50.8	14,450	34.0	36,410	85.8
2011-12	25,165	52.4	16,505	34.3	42,105	87.6
Total	131,285	52.7	87,435	35.1	221,510	88.9
<b>Total properties</b>						
2006-07	22,620	59.0	15,260	39.8	38,325	100.0
2007-08	23,955	60.4	15,315	38.6	39,690	100.0
2008-09	23,880	60.3	15,215	38.4	39,600	100.0
2009-10	24,485	59.7	15,955	38.9	41,005	100.0
2010-11	25,975	61.2	16,035	37.8	42,440	100.0
2011-12	29,535	61.4	18,085	37.6	48,065	100.0
Total	150,440	60.4	95,855	38.5	249,130	100.0

Source: South Australian Department for Communities and Social Inclusion, 2013

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# 11 Dwelling type

## Metropolitan Adelaide

### What is the desired trend?

Dwelling types which reflect the changing nature of households in South Australia, particularly the prevalence of single and smaller households.

### What is the current situation in Metropolitan Adelaide?

In 2011, Metropolitan Adelaide had a greater proportion of dwellings with only one or two bedrooms (24.1)% compared to the Greater Adelaide Statistical Area (23.5%). The number of one and two bedroom dwellings in Metropolitan Adelaide was 111,520.

### What is the current trend?

The market is supplying more large (3 and 4 bedroom) stock and less small stock (1 and 2 bedroom), even though household size is decreasing, both nationally and in SA.

While the size of the average new house continues to increase, the average household size in South Australia continues to decline.

### Why use this information?

Dwelling types and size provides an indication of housing choice in the area.

Combined with recent development data, it provides a useful profile of the community's housing supply.

### What does this mean for affordability in the area?

Providing greater choice in housing types and sizes results in greater levels of social mix and enhanced community sustainability as people, across all stages of life can find suitable and affordable housing within the community.

### Dwelling type by number of bedrooms, 2011

Metropolitan Adelaide												
Number of bedrooms	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
None (includes bedsitters)	473	0.1	421	0.4	171	1.8	214	13.8	19	9.2	1,298	0.3
1 bedroom	2,888	0.8	11,662	11.4	1,732	18.4	529	34.1	40	19.3	16,851	3.6
2 bedrooms	36,524	10.5	52,650	51.4	5,146	54.6	323	20.8	26	12.6	94,669	20.5
3 bedrooms	208,043	59.6	28,746	28.0	971	10.3	148	9.5	60	29.0	237,968	51.4
4 bedrooms	76,515	21.9	2,257	2.2	96	1.0	37	2.4	26	12.6	78,931	17.1
5+ bedrooms	12,919	3.7	426	0.4	12	0.1	14	0.9	18	8.7	13,403	2.9
Not stated	11,814	3.4	6,327	6.2	1,303	13.8	286	18.4	18	8.7	19,748	4.3
<b>Total</b>	<b>349,176</b>	<b>100.0</b>	<b>102,489</b>	<b>100.0</b>	<b>9,431</b>	<b>100.0</b>	<b>1,551</b>	<b>100.0</b>	<b>207</b>	<b>100.0</b>	<b>462,868</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing  
Data based on Place of Enumeration (Place on Census night)

## 12 Recent development trends by dwelling type

### Metropolitan Adelaide

#### What is the desired trend?

Increasing diversity of housing type, particularly around transport nodes and activity centres.

#### What is the current situation in Metropolitan Adelaide?

The percentage of new residential dwellings which were flats, units or apartments in Metropolitan Adelaide between July 2008 and June 2012 was 28.1%. This was greater compared to the Greater Adelaide Statistical Area with 26.0%, and represented 8,599 new flats, units or apartments approved in Metropolitan Adelaide during the period.

#### What is the current trend?

SA has been dominated by detached dwellings with 2 or more bedrooms. The changing ageing demographic profile of SA and average number of people per household suggests a need for a greater diversity of housing and specifically smaller dwellings to accommodate smaller households.

#### Why use this information?

Residential development trends can inform the adoption of strategic priorities for the future.

Comparing current profile of the community with recent movers as well as recent development trends describes the future trajectory for the Council.

Building approval data is collected by the ABS.

#### Recent residential development by type, 2008 to 2012 (financial years)

Financial year ending June 30	Metropolitan Adelaide							
	Dwelling type							
	Separate houses		Medium density		High density		Total	
	number	%	number	%	number	%	number	%
2008 to 2009	5,762	26.2	2,324	27.0	0	0.0	8,086	26.4
2009 to 2010	6,509	29.6	2,268	26.4	0	0.0	8,777	28.7
2010 to 2011	5,399	24.5	2,434	28.3	0	0.0	7,833	25.6
2011 to 2012	4,336	19.7	1,573	18.3	0	0.0	5,909	19.3
<b>Total 2008 to 2012</b>	<b>22,006</b>	<b>71.9</b>	<b>8,599</b>	<b>28.1</b>	<b>0</b>	<b>0.0</b>	<b>30,605</b>	<b>100.0</b>

Source: [Australian Bureau of Statistics](#)

# 13 Social housing stock

## Metropolitan Adelaide

### What is the desired trend?

A proportion of local social housing stock relative to housing need.

### What is the current situation in Metropolitan Adelaide?

As at June 2012 the total stock of social housing in Metropolitan Adelaide was 37,986 dwellings. This comprised of:

- Community Housing: 4265
- Public Housing: 33721

### What is the current trend?

Consistent with national trends, South Australia public housing stock numbers continues to decline, while Community and Indigenous managed social housing stock has increased.

### Why use this information?

Stock levels are an indication of the availability of publicly funding housing options available to the local community.

Data is sourced from the Department for Communities and Social Inclusion. Public housing figures vary from those reported in the Census making calculations of proportion to all households difficult.

### What does this mean for affordability in the area?

The provision of publicly funded social housing within the community provides housing opportunities for those people who have needs in addition to affordability and links the housing response to other support services necessary for them to maintain their tenancy.

Areas with a low percentage of publicly funded housing will mean that family or community members who require such assistance will need to move out of the community to access appropriate housing.

There are also a number of urban renewal areas across the state that have had a higher concentration of public housing stock and efforts are progressing to reconfigure housing stock to meet the current needs of the community.

### Social housing stock

#### Metropolitan Adelaide

As at June 2012	Metropolitan Adelaide		Greater Adelaide Statistical Area
	number	% Greater Adelaide Statistical Area total	number
Community Housing	4,265	97.0	4,395
Public Housing	33,721	98.2	34,342
<b>Total social housing stock</b>	<b>37,986</b>	<b>98.1</b>	<b>38,737</b>

Source: [South Australian Department for Communities and Social Inclusion, 2012](#)