



RenewalSA
people partnerships progress

Greater Adelaide

HOUSING AFFORDABILITY

**DEMAND AND SUPPLY BY LOCAL
GOVERNMENT AREA**

12 APRIL 2013



Government of
South Australia

Data included:

Low and moderate income households

Household and family types

Age of household reference person

Housing stress

Recent movers

Indigenous persons

Dwelling prices

Tenure Diversity

Affordable house sales

Affordable private rents Dwelling type

Recent development trends by dwelling type

Social housing stock





Housing Affordability key data sets - Greater Adelaide

The complexity surrounding affordability means that there is no one best measure for assessing the nature and degree of housing affordability problems.

This report describes the extent and general nature of local housing needs. A summary of the report is provided below.

Housing Demand Greater Adelaide			
1	Low and moderate income households	Percentage of low income households (less than 80% of state median) 2011: 33.1%. [Rest of State: 41.1%]	↓
2	Household and family types	Percentage change in the number of households between 2006 and 2011: 5.6%. [Rest of State: 5.7%]	↓
3	Age of household reference person	Percentage of households where the household reference person is aged 60 years or over: 31.0%. [Rest of State: 36.5%]	↓
4	Housing stress, 2011	Percentage of private renter households paying more than 25% of their weekly gross household income on housing: 47.6%. [Rest of State: 56.5%]	↓
5	Recent movers (2006 - 2011)	Percentage of people who were living at a different address five years ago (2011 data): 34.0%. [Rest of State: 32.7%]	↑
6	Indigenous persons (Aboriginal and/or Torres Strait Islanders)	Indigenous persons by age group, 2011: 1.1%. [Rest of State: 4.0%]	↓
Housing Supply Greater Adelaide			
8	Tenure Diversity, 2011	Percentage of households who own, or are purchasing their dwelling, 2011: 66.3%. [Rest of State: 66.2%]	↑
9	Affordable house sales	Proportion of dwelling sales that were affordable to low income households between July 2006 and June 2012 : 4.4%. [Rest of State: 16.8%]	↓
10	Affordable private rents	Proportion of private rents that were affordable to low income households between July 2006 and June 2012 : 42.6%. [Rest of State: 61.7%]	↑
11	Dwelling type	Percentage of dwellings with one or two bedrooms: 23.3%. [Rest of State: 20.2%]	↓
12	Recent development trends by dwelling type	Percentage of new residential dwellings which were flats, units or apartments, July 2008 to June 2012: 26.0%. [Rest of State: 10.8%]	↓
13	Social housing stock	Social housing stock (number of dwellings): 38737	n/a

1 Low and moderate income households

Greater Adelaide

What is the desired trend?

A mix of household incomes is desirable in any location.

What is the current situation in Greater 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, Greater Adelaide has a lower proportion of very low and low income households (33.1%) compared to the Rest of State Statistical Area (41.1%).

The number of very low and low income households in Greater Adelaide was 161,595.

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

Greater 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)	10,398	11.1	12,371	18.3	28,298	33.8	110,453	56.0	16,940	37.3	178,460	36.6
Rented: Public	16,749	17.8	5,351	7.9	2,965	3.5	1,809	0.9	2,655	5.8	29,529	6.1
Rented: Private and not stated	18,879	20.1	13,887	20.5	20,730	24.8	31,946	16.2	7,677	16.9	93,119	19.1
Rented: Other landlord	4,694	5.0	1,579	2.3	1,416	1.7	1,453	0.7	918	2.0	10,060	2.1
Other tenure types	43,285	46.0	34,402	50.9	30,216	36.1	51,680	26.2	17,246	38.0	176,829	36.2
Total	94,005	100.0	67,590	100.0	83,625	100.0	197,341	100.0	45,436	100.0	487,997	100.0

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 Greater Adelaide

What is the desired trend?

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

What is the current situation in Greater Adelaide?

Between 2006 and 2011 the percentage change in total households for Greater Adelaide was 5.6%. This rate of change was lower than that in the Rest of State Statistical Area which experienced a 5.7% 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	48,143	14.2	46,845	14.6	1,298	2.8
Couple Families with Children under 15	96,815	28.5	91,038	28.4	5,777	6.3
Total couples with child(ren)	144,958	42.7	137,883	43.1	7,075	5.1
One Parent Families with Children 15 or over	27,757	8.2	24,783	7.7	2,974	12.0
One Parent Families with Children under 15	29,030	8.5	28,646	8.9	384	1.3
Total one parent families	56,787	16.7	53,429	16.7	3,358	6.3
Other Families	6,046	1.8	5,578	1.7	468	8.4
Couple Families with No Children	132,072	38.9	123,308	38.5	8,764	7.1
Total families	339,863	100.0	320,198	100.0	19,665	6.1
One Family Households	330,159	65.4	312,995	65.5	17,164	5.5
Two or more family households	4,781	0.9	3,567	0.7	1,214	34.0
Total family households	334,940	66.4	316,562	66.2	18,378	5.8
Lone person household	134,138	26.6	127,246	26.6	6,892	5.4
Group household	18,922	3.7	16,388	3.4	2,534	15.5
Other Households	16,678	3.3	17,718	3.7	-1,040	-5.9
Total households	504,678	100.0	477,914	100.0	26,764	5.6

3 Age of household reference person Greater Adelaide

What is the desired trend?

A mix of age groups is desirable for any location.

What is the current situation in Greater Adelaide?

In 2011, Greater Adelaide had a lower proportion of households with a household reference person (or "head") aged 60 years or older (31.0)% compared to the Rest of State Statistical Area (36.5%). The number of "older" households in Greater Adelaide was 156,506.

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.



Greater Adelaide

Age of household reference persons	2011	
	number	%
15-29 years	58,371	11.6
30-44 years	129,253	25.6
45-59 years	139,761	27.7
60-74 years	98,896	19.6
75 and over	57,610	11.4
No Matches	20,806	4.1
Total	504,697	100.0

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

4 Housing Stress, 2011

Greater 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 Greater Adelaide?

In 2011, Greater 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 (75.8)% compared to the Rest of State Statistical Area (56.5%). The number of private renter households earning a moderate income or less which are in housing stress in Greater Adelaide was 46,375.

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.



Greater Adelaide

Housing stress, 2011	Very low income <50%		Low income <80%		Moderate income <120%		Total households
	number	%	number	%	number	%	number
Households paying more than 25% of income on housing							
Being purchased (incl rent/buy)	7,501	8.0	15,500	9.6	32,193	13.1	62,023
Rented: Public	8,739	9.3	10,458	6.5	10,835	4.4	10,858
Rented: Private and not stated	17,692	18.8	29,949	18.5	41,818	17.1	44,526
Rented: Other landlord	3,272	3.5	4,111	2.5	4,557	1.9	4,601
Rented: TOTAL	29,703	31.6	44,518	27.5	57,210	23.3	59,985
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	37,204	39.6	60,018	37.1	89,403	36.5	122,008
Households paying more than 30% of income on housing							
Being purchased (incl rent/buy)	6,920	7.4	13,698	8.5	26,380	10.8	42,461
Rented: Public	6,062	6.4	6,769	4.2	6,871	2.8	6,879
Rented: Private and not stated	17,218	18.3	27,809	17.2	33,921	13.8	34,767
Rented: Other landlord	2,594	2.8	3,176	2.0	3,392	1.4	3,416
Rented: TOTAL	25,874	27.5	37,754	23.4	44,184	18.0	45,062
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	32,794	34.9	51,452	31.8	70,564	28.8	87,523
Households paying more than 50% of income on housing							
Being purchased (incl rent/buy)	5,118	5.4	8,020	5.0	10,529	4.3	12,502
Rented: Public	2,181	2.3	2,234	1.4	2,237	0.9	2,237
Rented: Private and not stated	12,709	13.5	14,515	9.0	14,805	6.0	14,906
Rented: Other landlord	1,395	1.5	1,484	0.9	1,505	0.6	1,517
Rented: TOTAL	16,285	17.3	18,233	11.3	18,547	7.6	18,660
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	21,403	22.8	26,253	16.2	29,076	11.9	31,162
Total households renting or purchasing							
Being purchased (incl rent/buy)	10,398	11.1	22,769	14.1	51,067	20.8	178,460
Rented: Public	16,749	17.8	22,100	13.7	25,065	10.2	29,529
Rented: Private and not stated	18,879	20.1	32,766	20.3	53,496	21.8	93,119
Rented: Other landlord	4,694	5.0	6,273	3.9	7,689	3.1	10,060
Rented: TOTAL	40,322	42.9	61,139	37.8	86,250	35.2	132,708
Other tenure types	43,285	46.0	77,687	48.1	107,903	44.0	176,829
Total households	94,005	100.0	161,595	100.0	245,220	100.0	487,997

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)

Greater Adelaide

What is the desired trend?

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

What is the current situation in Greater Adelaide?

In 2011, Greater Adelaide had a greater proportion of people who were living at a different address five years ago (34.0)% compared to the Rest of State Statistical Area (32.7%). The number of recent movers in Greater Adelaide was 427,307.

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.



Greater Adelaide

Age of persons who had a different address in the 2006 Census	Moved between 2006 and 2011			
	number	%		
5-9 years	31,756	7.4		
10-14 years	27,024	6.3		
15-29 years	136,292	31.9		
30-44 years	124,961	29.2		
45-59 years	62,680	14.7		
60-74 years	28,382	6.6		
75 and over	16,212	3.8		
Total persons	427,307	100.0		

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	23,332	12.3	Very low income	28,496	15.0
Being purchased (incl rent/buy)	75,029	39.6	Low income	21,409	11.3
Rented (incl rent-free)	85,684	45.2	Moderate income	34,183	18.0
Other tenure type (incl life tenure)	2,785	1.5	High income	90,226	47.6
Not stated	2,853	1.5	One or more incomes not stated	15,369	8.1
Total households	189,683	100.0	Total households	189,683	100.0

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

6 Indigenous persons

Greater 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 Greater Adelaide?

In 2011, Greater Adelaide had a lower proportion of Aboriginal and Torres Strait Islanders (1.1%) compared to the Rest of State Statistical Area (66.2%). The number of "indigenous persons in Greater Adelaide was 16,113.

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)

Greater Adelaide

Age group (years)	2011		2006	
	number	%	number	%
0 to 9	3,774	18.7	3,253	19.7
10 to 19	3,697	18.4	3,240	19.7
20 to 29	2,708	13.4	2,020	12.3
30 to 39	1,904	9.5	1,751	10.6
40 to 49	1,795	8.9	1,421	8.6
50 to 59	1,266	6.3	833	5.1
60 and over	969	4.8	661	4.0
Total	16,113	80.0	13,179	80.0

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 Greater 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 Greater Adelaide?

In 2011, Greater Adelaide had a greater proportion of households purchasing or owning their dwelling (66.3%) compared to the Rest of State Statistical Area (66.2%). The number of households purchasing and owning their dwelling in Greater Adelaide was 334,733.

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.

Greater Adelaide

Tenure type	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	136,091	35.0	17,509	16.8	1,105	11.7	782	42.6	41	16.6	155,528	30.8
Being Purchased (incl rent/buy)	159,418	41.0	18,487	17.7	1,077	11.4	147	8.0	76	30.8	179,205	35.5
Rented from State/Territory Housing Authority	11,681	3.0	17,035	16.3	979	10.4	8	0.4	8	3.2	29,711	5.9
Rented from other landlord	59,884	15.4	38,192	36.6	4,669	49.5	521	28.4	80	32.4	103,346	20.5
Rented and landlord type not stated	569	0.1	610	0.6	50	0.5	7	0.4	0	0.0	1,236	0.2
Occupied rent free	2,494	0.6	773	0.7	85	0.9	35	1.9	5	2.0	3,392	0.7
Other Tenure Type	2,554	0.7	4,515	4.3	142	1.5	30	1.6	15	6.1	7,256	1.4
Tenure Not Stated	16,072	4.1	7,292	7.0	1,322	14.0	307	16.7	22	8.9	25,015	5.0
Total	388,763	100.0	104,413	100.0	9,429	100.0	1,837	100.0	247	100.0	504,689	100.0

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 Greater 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 Greater Adelaide?

There were 129,275 dwelling sales in the period 2006-2012 in Greater Adelaide. The proportion of dwelling sales that were affordable to low income households was 4.4%. This was greater compared to the Rest of State Statistical Area with 16.8%.

➔ 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



Greater 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	%
very low income households (up to 50% of the median income)						
2006-07	293	1.3	55	0.2	345	1.5
2007-08	233	1.1	32	0.1	265	1.2
2008-09	222	1.2	52	0.3	270	1.4
2009-10	341	1.5	57	0.3	395	1.8
2010-11	178	0.8	14	0.1	195	0.9
2011-12	209	1.0	38	0.2	245	1.2
Total	1495	1.2	249	0.2	1,745	1.3
low income households (up to 80% of the median income)						
2006-07	998	4.4	435	1.9	1431	6.3
2007-08	614	2.8	188	0.8	800	3.6
2008-09	623	3.2	214	1.1	835	4.4
2009-10	943	4.2	301	1.3	1250	5.6
2010-11	411	1.8	104	0.5	511	2.3
2011-12	730	3.5	170	0.8	900	4.4
Total	4325	3.3	1412	1.1	5750	4.4
moderate income households (up to 120% of the median income)						
2006-07	4,085	18.0	1,848	8.1	5,940	26.2
2007-08	2,201	10.0	1,009	4.6	3,215	14.5
2008-09	2,786	14.5	1,252	6.5	4,040	21.1
2009-10	3,961	17.7	1,788	8.0	5,760	25.7
2010-11	1,464	6.6	785	3.5	2,250	10.1
2011-12	2,979	14.5	1,204	5.9	4,185	20.3
Total	17,475	13.5	7,886	6.1	25,370	19.6
Total properties						
2006-07	18,840	83.0	3,872	17.0	22,710	100.0
2007-08	18,360	83.0	3,763	17.0	22,120	100.0
2008-09	15,940	83.1	3,239	16.9	19,185	100.0
2009-10	18,765	83.6	3,682	16.4	22,440	100.0
2010-11	18,440	83.0	3,790	17.0	22,230	100.0
2011-12	17,505	85.1	3,071	14.9	20,570	100.0
Total	107,850	83.4	21,411	16.6	129,275	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

Greater Adelaide

What is the desired trend?

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

What is the current situation in Greater Adelaide?

The proportion of private rents that were affordable to low income households between July 2006 and June 2012 in Greater Adelaide was 42.6%. This was lower compared to the Rest of State Statistical Area with 61.7%, and represented 262,385 private rentals in Greater 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



Greater 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	%
very low income households (up to 50% of the median)						
2006-07	2,131	5.3	2,878	 7.1	5,250	13.0
2007-08	2,217	5.3	2,387	5.7	4,885	11.7
2008-09	1,766	4.2	1,725	4.1	3,700	8.9
2009-10	2,035	4.7	1,693	3.9	3,975	9.2
2010-11	1,963	4.4	1,448	3.2	3,585	8.0
2011-12	1,871	3.7	1,570	 3.1	3,630	7.2
Total	11,990	4.6	11,710	4.5	25,040	9.5
low income households (up to 80% of the median income)						
2006-07	10,627	26.2	11,171	 27.6	22,250	54.9
2007-08	9,199	22.0	10,178	24.3	19,800	47.3
2008-09	8,394	20.2	9,560	 23.0	18,430	44.3
2009-10	8,187	19.0	9,651	 22.4	18,390	42.6
2010-11	6,451	14.4	8,246	18.5	15,100	33.8
2011-12	7,694	15.2	9,798	 19.4	17,925	35.5
Total	50,545	19.3	58,605	22.3	111,895	42.6
moderate income households (up to 120% of the median income)						
2006-07	21,783	53.8	14,311	 35.3	36,555	90.3
2007-08	22,969	54.9	14,435	34.5	37,835	90.4
2008-09	22,441	53.9	14,247	 34.2	37,185	89.3
2009-10	23,362	54.1	15,050	 34.9	38,990	90.3
2010-11	22,597	50.6	14,812	33.2	37,820	84.7
2011-12	26,292	52.0	16,918	 33.5	43,660	86.4
Total	139,445	53.1	89,775	34.2	232,040	88.4
Total properties						
2006-07	24,390	60.2	15,637	 38.6	40,500	100.0
2007-08	25,715	61.4	15,725	37.6	41,875	100.0
2008-09	25,525	61.3	15,611	 37.5	41,640	100.0
2009-10	26,235	60.8	16,356	 37.9	43,165	100.0
2010-11	27,785	62.2	16,458	36.8	44,665	100.0
2011-12	31,530	62.4	18,551	 36.7	50,535	100.0
Total	161,190	61.4	98,330	37.5	262,385	100.0

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

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11 Dwelling type Greater 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 Greater Adelaide?

In 2011, Greater Adelaide had a greater proportion of dwellings with only one or two bedrooms (23.3)% compared to the Rest of State Statistical Area (20.2%). The number of one and two bedroom dwellings in Greater Adelaide was 117,702.

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

Greater 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)	529	0.1	427	0.4	171	1.8	261	14.5	19	8.0	1,407	0.3
1 bedroom	3,500	0.9	11,976	11.5	1,732	18.4	640	35.4	43	18.1	17,891	3.5
2 bedrooms	40,773	10.5	53,492	51.2	5,146	54.6	359	19.9	41	17.3	99,811	19.8
3 bedrooms	227,672	58.6	29,361	28.1	971	10.3	178	9.9	66	27.8	258,248	51.2
4 bedrooms	88,377	22.7	2,306	2.2	96	1.0	37	2.0	26	11.0	90,842	18.0
5+ bedrooms	15,003	3.9	440	0.4	12	0.1	17	0.9	21	8.9	15,507	3.1
Not stated	12,913	3.3	6,419	6.1	1,303	13.8	314	17.4	21	8.9	20,970	4.2
Total	388,767	100.0	104,421	100.0	9,431	100.0	1,806	100.0	237	100.0	504,676	100.0

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

Greater Adelaide

What is the desired trend?

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

What is the current situation in Greater Adelaide?

The percentage of new residential dwellings which were flats, units or apartments in Greater Adelaide between July 2008 and June 2012 was 26.0%. This was greater compared to the Rest of State Statistical Area with 10.8%, and represented 8,834 new flats, units or apartments approved in Greater 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)

Greater Adelaide								
Financial year ending June 30	Dwelling type							
	Separate houses		Medium density		High density		Total	
	number	%	number	%	number	%	number	%
2008 to 2009	6,575	26.2	2,362	26.7	0	0.0	8,937	26.3
2009 to 2010	7,466	29.7	2,444	27.7	0	0.0	9,910	29.2
2010 to 2011	6,145	24.4	2,455	27.8	0	0.0	8,600	25.3
2011 to 2012	4,947	19.7	1,573	17.8	0	0.0	6,520	19.2
Total 2008 to 2012	25,133	74.0	8,834	26.0	0	0.0	33,967	100.0

Source: [Australian Bureau of Statistics](#)

13 Social housing stock

Greater Adelaide

What is the desired trend?

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

What is the current situation in Greater Adelaide?

As at June 2012 the total stock of social housing in Greater Adelaide was 38,737 dwellings. This comprised of:

- Community Housing: 4395
- Public Housing: 34342

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

Greater Adelaide

As at June 2012	Greater Adelaide		Rest of SA Statistical Area
	number	% Rest of SA Statistical Area total	number
Community Housing	4,395	41.6	685
Public Housing	34,342	67.0	9,358
Total social housing stock	38,737	385.7	10,043

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