

# NSW housing factsheet

A quick guide to housing facts and figures

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## Housing stress

Housing stress is experienced by lower-income households (households in the bottom 40% of income distribution) who pay more than 30% of their gross income on housing.<sup>1</sup>

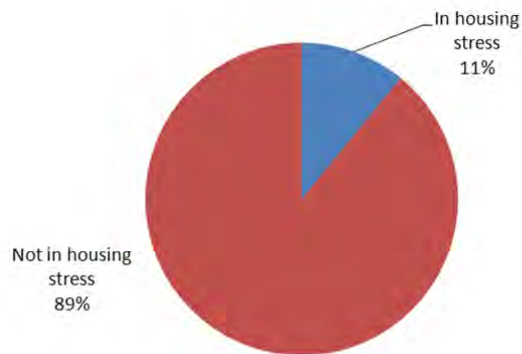
In 2007, 10.9% of NSW families, or 387,876 families, were in housing stress (that is, they were lower-income families paying more than 30% of their gross income on recurrent housing costs).<sup>2</sup> And 59.4% of those NSW families experiencing housing stress in 2007 were located in Sydney.<sup>3</sup>

Housing stress varies by tenure. In New South Wales in 2007–08:

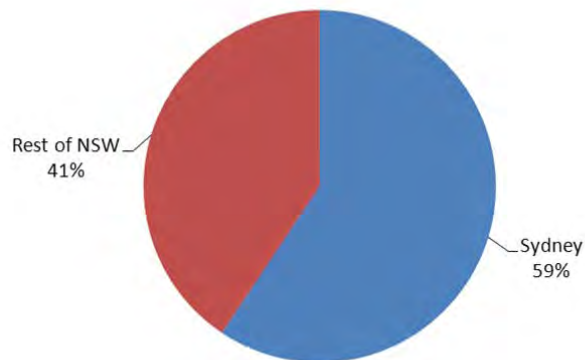
- 57.0% of low-income renters in the private rental market were in rental stress<sup>4</sup>;
- 49.3% of low-income households with a mortgage were in mortgage stress<sup>5</sup>;
- 0.2% of low-income renters in public housing were in rental stress.<sup>6</sup>

In 2010, 43.0% of households receiving Commonwealth Rent Assistance in New South Wales (or 158,983 households) were in rental stress.<sup>7</sup>

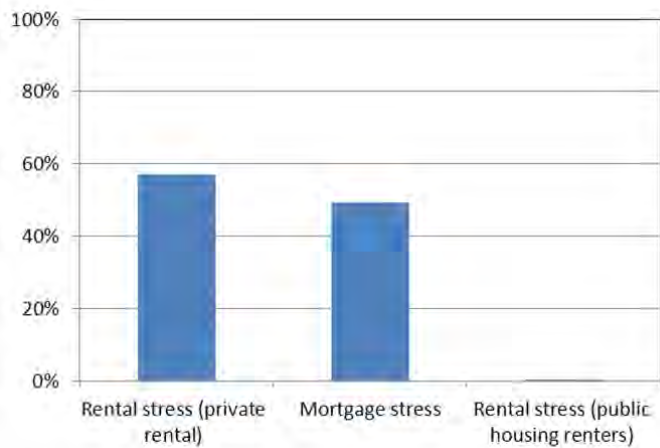
Proportion of NSW families in housing stress, 2007



Location of NSW families in housing stress, 2007



NSW low-income households in rental stress and mortgage stress, 2007–08



## Home purchase

Sydney has the most heated market for private housing amongst capital cities in Australia, and this position was maintained between the December 2010 and March 2011 quarters. The median house price in Sydney in the March 2011 quarter was \$575,000 (a 7.3% drop from the December 2010 quarter). After Sydney, the most expensive capital cities are Canberra, Darwin and Perth.<sup>8</sup>

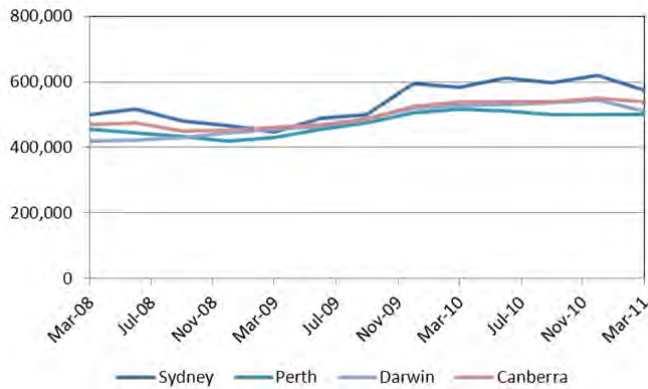
From June 2009 to June 2011:

- median prices for non-strata dwellings in Sydney increased by 19.8%; and
- median prices for non-strata dwellings across New South Wales increased by 17.7%.<sup>9</sup>

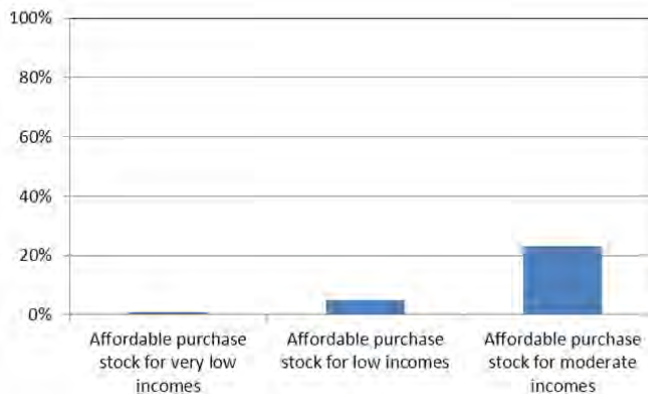
There is an insufficient supply of affordable housing stock available for purchase in New South Wales – in September 2011:

- 1% of home purchase stock was affordable for very low income households;
- 5% was affordable for low-income households; and
- 23% was affordable for moderate-income households.<sup>10</sup>

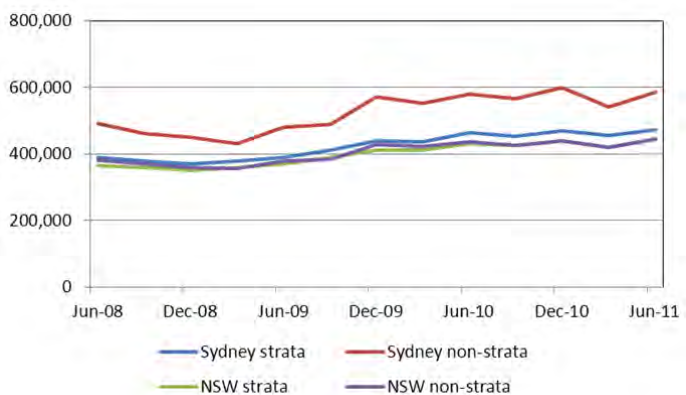
Median price of houses, 4 capital cities



Percentage of affordable purchase stock in NSW



Median price of NSW non-strata and strata dwellings

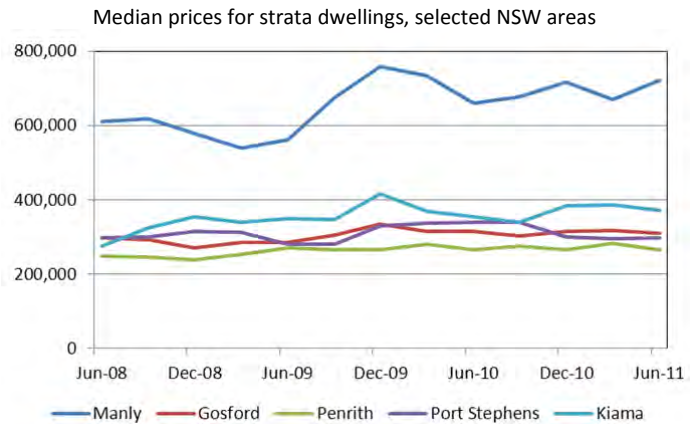


## Home purchase

Although the overall NSW trend in house prices is upward, there is some variation amongst local housing markets. This can be seen in the median sales price for a strata dwelling in a sample of local government areas:

- Gosford – from \$286,000 in June 2009 to \$310,000 in June 2011, an 8.4% increase;
- Kiama – from \$348,000 in June 2009 to \$372,000 in June 2011, a 6.9% increase
- Manly – from \$562,000 in June 2009 to \$721,000 in June 2011, a 28.3% increase;
- Penrith – from \$270,000 in June 2009 to \$266,000 in June 2011, a 1.5% decrease;
- Port Stephens – from \$279,000 in June 2009, to \$298,000 in June 2011, a 6.8% increase.<sup>11</sup>

Take-up of state government financial home purchase assistance to first homebuyers in Sydney is greater in outer suburbs than in inner and middle-ring suburbs.<sup>12</sup>



## Home purchase

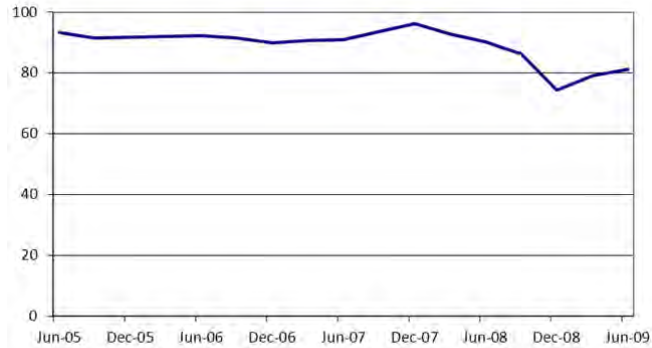
Australia-wide, the deposit required for a first home loan for a median-priced dwelling was an amount equivalent to 81.3% of the average household disposable income in June 2009.<sup>13</sup>

After deposits, the cost of meeting loan repayments presents the second financial barrier to homeownership for low-income households.

Average monthly repayments for a loan from the Commonwealth Bank in Sydney have decreased from \$3,824 in the June quarter 2011 to \$3,790 in the September quarter 2011. Monthly mortgage repayments between the June and September 2011 quarters decreased in Sydney, Brisbane, Adelaide and Canberra, increased in Perth and Hobart, and stayed the same in Melbourne.<sup>14</sup>

In October 2011, 235 writs of possession were issued by the NSW Supreme Court. Of these, 83 writs were executed (the homes were repossessed by the lenders) and 152 were not executed (because borrowers were able to make last minute arrangements with the lenders to avoid repossession).<sup>15</sup>

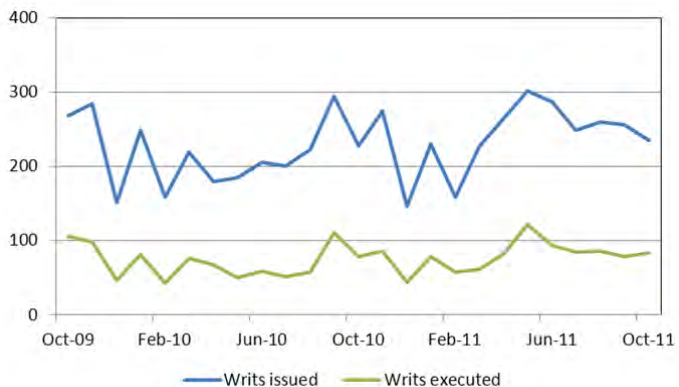
First homebuyer deposit gap as % of average household disposable income, Australia, Reserve Bank of Australia



Monthly loan repayments, NSW, \$ per month



NSW Supreme Court writs of possession issued and executed

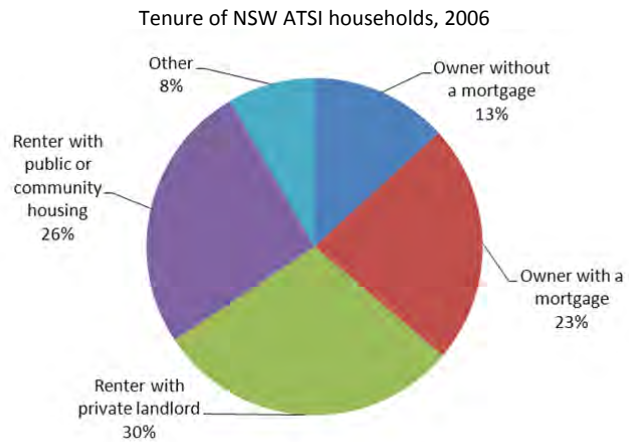
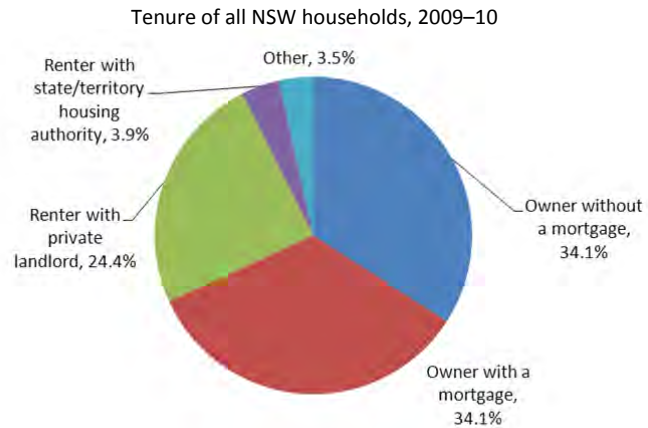


## Home purchase

In 2009–10, the home ownership rate in New South Wales was 68.2%.<sup>16</sup>

In 2006, the tenure profile of households with an Aboriginal and Torres Strait Islander (ATSI) person differed from that for the NSW total. They were:

- less likely to be homeowners (36%, compared to 66% of NSW households generally);
- more likely to be in private rental (29%, compared to 22% of NSW households generally);
- more likely to be in public housing (21%, compared to 5% of NSW households generally); and
- more likely to be in community housing (5%, compared to 1% of NSW households generally).<sup>17</sup>



## Private rental

The supply of rental housing is dependent on many factors. These include the relative attraction of investment in housing compared with the returns on investment in other areas, which is influenced by the taxation treatment of each.

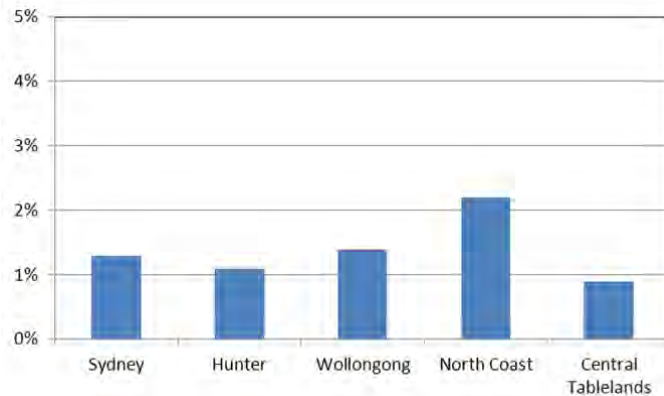
Short-term income from rents has not been a significant driver of investment in this sector. Gross yields from investment in rental dwellings (rental income as a proportion of dwelling value) averaged 4.8% for units and 3.4% for three-bedroom houses in Australia, in June 2008.<sup>18</sup>

Vacancy rates for dwellings in the private housing market are low. They also vary between regions as indicated in two data sources.<sup>19</sup>

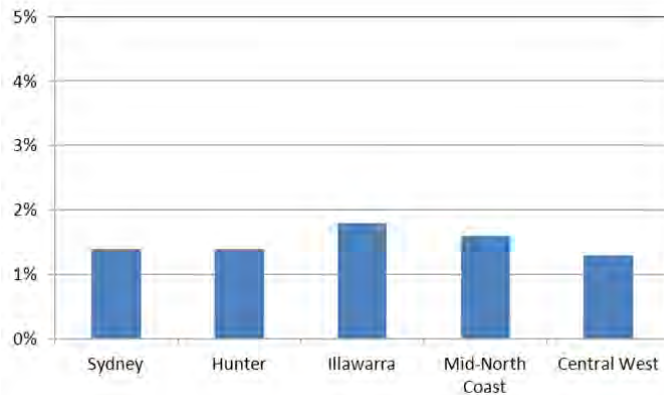
Rental yields on residential properties, Australia



Residential vacancy rates, selected NSW regions, October 2011



Residential vacancy rates, selected NSW regions, November 2011

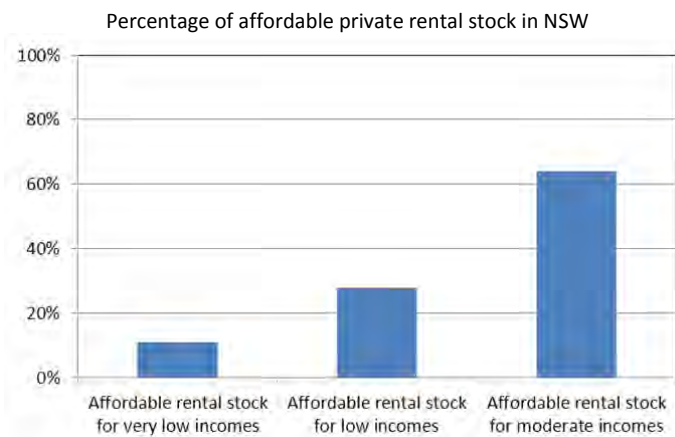


## Private rental

There is a shortage of dwellings for rental in the private market for households with very low to moderate incomes in New South Wales – in September 2011:

- 11% of rental stock was affordable for very low income households;
- 28% was affordable for low-income households; and
- 64% was affordable for moderate-income households.<sup>20</sup>

The shortage of affordable dwellings is intensified by higher-income households renting the affordable stock, so it is not available for lower-income households. In 2006, there was a shortage of 44,500 private rental dwellings that were both affordable and available for very low income households in Sydney (those in the bottom 20% of the income distribution), a shortage of 5,900 in Newcastle and a shortage of 3,200 in Wollongong.<sup>21</sup>



## Private rental

The median weekly rent for private rental in New South Wales was \$339 in 2009–10.<sup>22</sup>

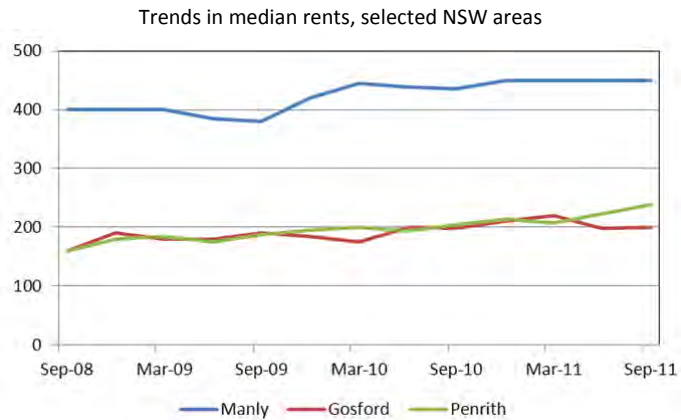
In the September quarter 2011, the median rent for new tenancies for all dwellings in the Sydney statistical division increased by \$10 to \$450 per week. Median rents increased by \$30 in the Sydney statistical division in the previous year.

Outside the greater metropolitan region:

- median rents for new tenancies for 2-bedroom flats/units increased by 2.4% in the September quarter 2011, but increased by 7.7% over a 12-month period; and
- median rents for 3-bedroom separate dwellings remained unchanged in the September quarter 2011, but increased by 3.7% over a 12-month period.<sup>23</sup>

Median weekly rents for a 1-bedroom dwelling in a sample of local government areas reveal some variation in rent increases:

- Gosford – from \$190 in September 2009 to \$200 in September 2011, a 5.3% increase;
- Manly – from \$380 in September 2009 to \$450 in September 2011, an 18.4% increase;
- Penrith – from \$188 in September 2009 to \$238 in September 2011, a 25.6% increase.<sup>24</sup>



## Social housing

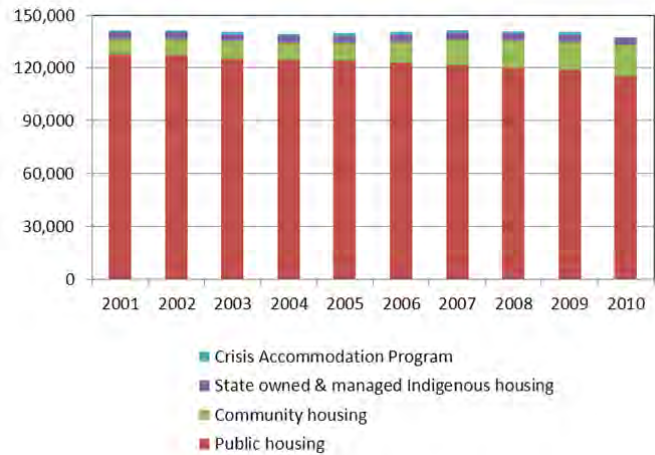
As at 2010, there were 137,529 social housing dwellings in New South Wales,<sup>25</sup> comprised of dwellings from these sub-sectors: public housing; community housing; and state owned and managed Indigenous housing.

Slight movements in the supply of social housing are mainly the result of a very slow increase in the supply of community housing, which is edging towards being 13% of the social housing stock in this state.

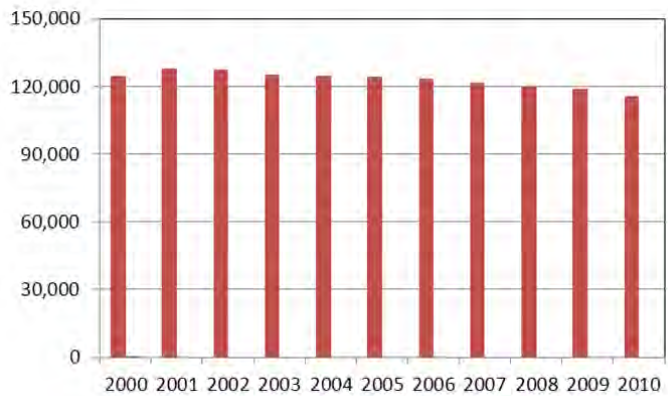
Between 2000 and 2010, there was a 7.3% decrease in the supply of public housing (or 9,164 fewer public housing dwellings) in New South Wales.<sup>26</sup> There were 115,585 public housing dwellings in the state in 2010.<sup>27</sup>

As at June 2010, there were 60,444 applicants waiting for public housing.

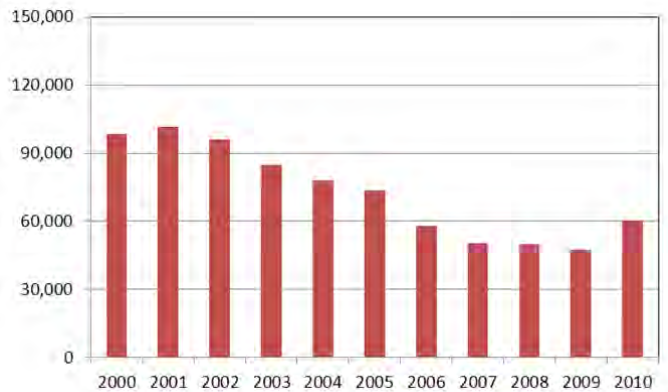
Composition of social housing sector, NSW



Public housing dwellings, NSW



Applicants on public housing waiting list, NSW



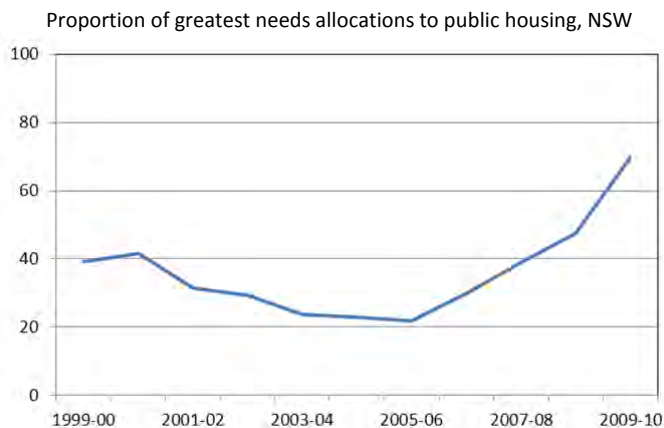
## Social housing

In 2009–10, there were 5,861 new allocations of public housing tenancies. This means that of the 114,421 households in public housing, 5.1% were new allocations.<sup>28</sup>

Of the new allocations to public housing in 2009–10, 69.5% were allocated to applicants assessed with a 'greatest need' – that is, a priority allocation.<sup>29</sup> This proportion of allocations on a 'greatest need' basis compares to 39.1% in 1999–00.<sup>30</sup>

Greatest needs households are defined as low-income households that at the time of allocation were subject to one or more of the following circumstances:

- they were homeless;
- their life or safety was at risk in their accommodation;
- their health condition was aggravated by their housing;
- their housing was inappropriate to their needs;
- they had very high rental housing costs.<sup>31</sup>

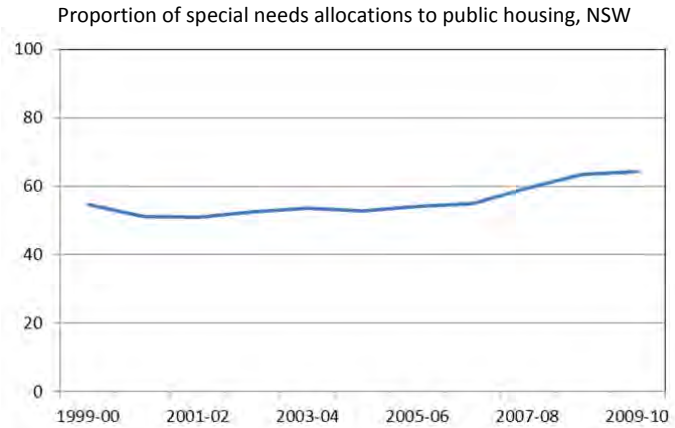


## Social housing

Of the new allocations to public housing in 2009–10, 64.3% were allocated to applicants assessed with a 'special need'.<sup>32</sup> This proportion of allocations on a special needs basis compares to 54.7% in 1999–00.<sup>33</sup>

Special needs households are defined as low-income households:

- that satisfy the ATSI household definition;
- that have a household member with a disability;
- where a principal tenant is aged 24 years or under;
- where a principal tenant is aged 75 years or more.<sup>34</sup>



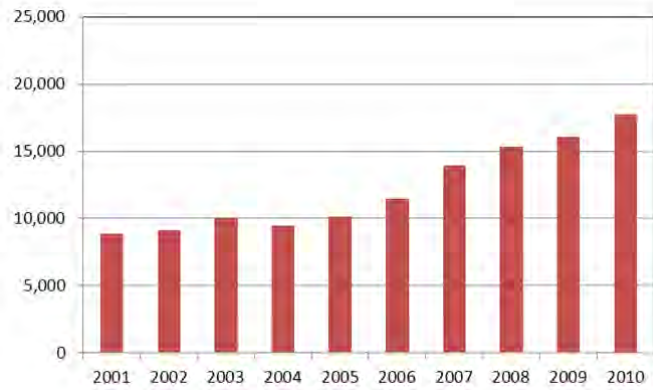
## Social housing

As at 2010, there were 17,744 community housing dwellings in New South Wales.<sup>35</sup>

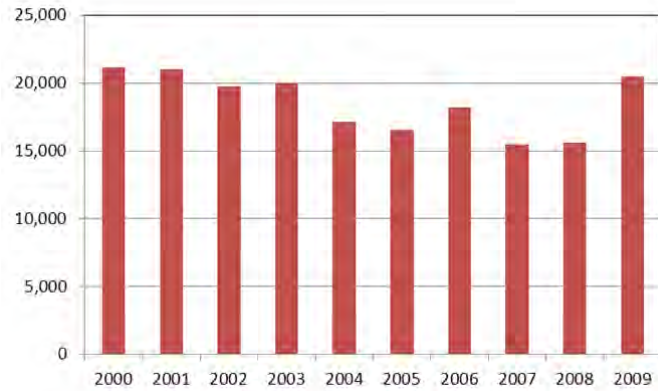
Between 2001 and 2010, there has been an 100.4% increase in the number of community housing dwellings.

There were 20,504 applicants on the community housing waiting list as at 2009.<sup>36</sup>

Community housing dwellings, NSW



Applicants on community housing waiting list, NSW



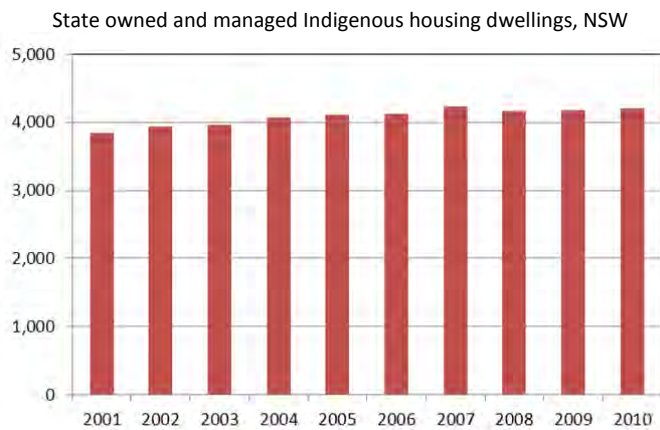
## Social housing

In New South Wales, there were 4,200 state owned and managed Indigenous housing dwellings in 2010.<sup>37</sup>

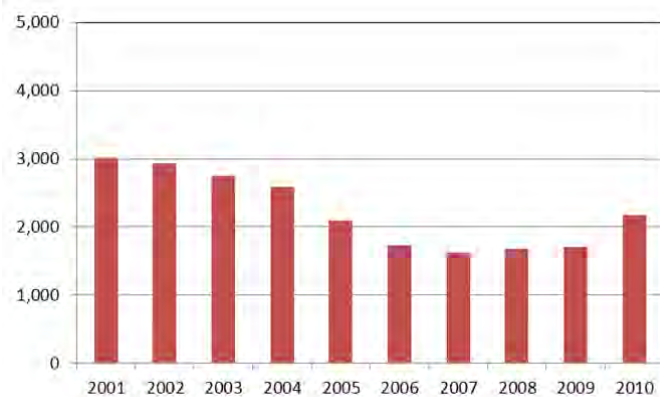
Between 2001 and 2010, there has been a 9.3% increase in the number of dwellings in this sector.

In 2010, there were 2,175 applicants on the state owned and managed Indigenous housing waiting list in this state.<sup>38</sup>

There has been a 28.0% decrease in the number of applicants on this subsector's waiting list between 2001 and 2010.



Applicants on state owned and managed Indigenous housing waiting list, NSW



## Homelessness

On census night in 2006, there were 27,374 homeless people in New South Wales<sup>39</sup>, and 26.1% of the total population of homeless people in Australia were located in this state.<sup>40</sup>

The rate of homelessness in New South Wales has remained constant between census nights in 2001 and 2006, at 42 homeless people per 10,000 of the population.<sup>41</sup>

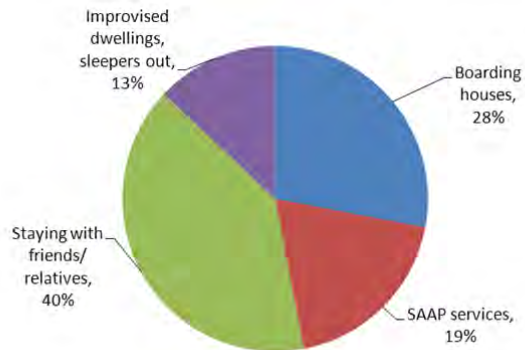
A Street Count by the City of Sydney in August 2011 found that there were 307 people sleeping rough in the city centre and surrounding suburbs, compared to 399 in August 2009.<sup>42</sup>

ATSI people are 'over-represented' in the NSW population of homeless people. In 2006 in New South Wales, there were 134 ATSI homeless people per 10,000 of the population, compared to 39 non-ATSI homeless people per 10,000 of the population.<sup>43</sup>

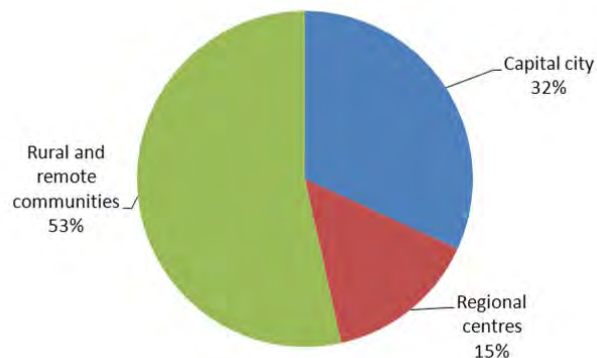
Of the homeless population in 2006 in New South Wales:

- 13% were rough sleepers, with 53% of them being located in rural and remote communities<sup>44</sup>;
- 19% were staying in Supported Accommodation Assistance Program (SAAP) services (now known as homelessness services).<sup>45</sup>

Composition of NSW homeless population, 2006



Location of NSW rough sleepers by region, 2006



## Homelessness

In 2010–11, 65,400 people used homelessness services in New South Wales (or one in every 111 people).<sup>46</sup>

In New South Wales, the most common reasons given for seeking assistance from homelessness agencies in 2010–11 were:

- domestic or family violence (17.1% of support periods);
- relationship/family breakdown (11.7%); and
- other financial difficulty (9.0%).<sup>47</sup>

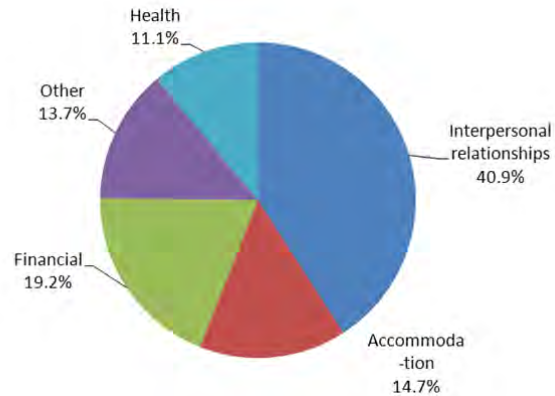
In contrast, the most common primary reasons for contacting the Homeless Persons Information Centre (the statewide referral service for people who are homeless or at risk of homelessness) in 2009–10 were:

- housing stress (25.3% of calls);
- family breakdown (19.3%); and
- interpersonal conflict (7.8%).<sup>48</sup>

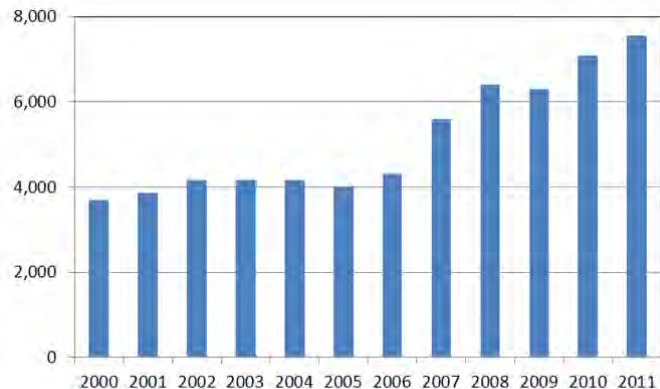
ATSI people comprised 21.5% of the total number of clients of NSW homelessness services in 2010–11<sup>49</sup>, and comprised 2.2% of the general NSW population in 2006.<sup>50</sup>

On an average day in 2010–11, 54.2% of people seeking immediate accommodation from homelessness services in New South Wales were turned away.<sup>51</sup>

Broad reasons for seeking support from homelessness services, 2010–11



ATSI clients of homelessness services



## Sources for charts and tables

### Housing stress

- Proportion of NSW families in housing stress, 2007. Ryanti Miranti and Binod Nepal, 'Housing stress in Australia 2007', National Centre for Social and Economic Modelling, University of Canberra, 2008, Table 1a.
- Location of NSW families in housing stress, 2007. Ryanti Miranti and Binod Nepal, 'Housing stress in Australia 2007', National Centre for Social and Economic Modelling, University of Canberra, 2008, Table 2a.
- NSW low-income households in rental stress and mortgage stress, 2007–08. Council of Australian Governments (COAG) Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2008–09', April 2010, volume 1, figures 5.3 and 6.8, pp. 57, 73 (rental stress for private renters and mortgage stress). COAG Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2009–10', April 2011, volume 1, table 3.2, p. 22 (rental stress for public housing renters).

### Home purchase

- Median price of houses, 4 capital cities. Australian Bureau of Statistics, 'House price indexes: eight capital cities – September quarter 2011', ABS cat. No. 6416.0, 1 November 2011, table 7, p. 12. The table presents data for unstratified (city-wide) median prices for established houses, by city, by quarter.
- Percentage of affordable purchase stock in NSW. Valuer General, September 2011 ('M3: Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 14 December 2011: <<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>>.
- Median price of NSW non-strata and strata dwellings. Housing NSW, *Rent and sales report*, no. 97, 2011, <<http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/>>.
- Median prices for strata dwellings, selected NSW areas. Housing NSW, *Rent and sales report*, no. 97, 2011, <<http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/>>.
- First homebuyer deposit gap as % of average household disposable income. Reserve Bank of Australia, unpublished data provided to Shelter NSW, 29 September 2009.
- Monthly loan repayments, NSW, \$ per month. *HIA–Commonwealth Bank affordability report*, September quarter 2011.
- NSW Supreme Court writs of possession issued and executed. NSW Attorney-General's Department, October 2011; data supplied to Shelter NSW, 18 November 2011.
- Tenure of all NSW households, 2009–10. Australian Bureau of Statistics, 'Housing occupancy and costs, 2009–10', 16 November 2011, cat. no. 4130.0, table 25, p. 62.
- Tenure of NSW ATSI households, 2006. Australian Bureau of Statistics, 'Indigenous profile: 2006 census community profile series', cat. no. 2002.0, 'Tenure type and landlord type by dwelling structure by Indigenous status of household', table I18.

### Private rental

- Rental yields on residential properties, Australia. Real Estate Institute of Australia data cited in National Housing Supply Council, *State of supply report 2008*, 2009, p. 26.
- Residential vacancy rates, selected NSW regions, October 2011. SQM Research, <[www.sqmresearch.com.au](http://www.sqmresearch.com.au)>, viewed 14 December 2011.
- Residential vacancy rates, selected NSW regions, November 2011. Real Estate Institute of New South Wales, 'Rental vacancies in Sydney unchanged for third consecutive month', media release, 14 December 2011, viewed 14 December 2011: <<http://www.reinsw.com.au/Rental-vacancies-in-Sydney-unchanged-for-third-consecutive-month/default.aspx>>.

Percentage of affordable private rental stock in NSW. Rental Bond Board, September 2011 ('M3: Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 14 December 2011: <<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit+Local+Government+Housing+Kit+Database.htm>>.

Trends in median rents, selected NSW areas. Housing NSW, *Rent and sales report*, no. 97, 2011.

### **Social housing**

Composition of social housing sector, NSW. Australian Institute of Health and Welfare, Housing assistance data development series reports for public rental housing, community housing, and state owned and managed Indigenous housing. The number indicates the number of tenable dwellings as at 30 June of each financial year. Data for the Crisis Accommodation Program was included in this table for 2001 to 2009. The total of social housing dwellings in 2010 does not include dwellings under the Crisis Accommodation Program, as this data is not separately reported under the National Affordable Housing Agreement (which commenced operation on 1 January 2009).

Public housing dwellings, NSW. Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series.

Applicants on public housing waiting list, NSW. Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series.

Proportion of greatest needs allocations to public housing, NSW. Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series.

Proportion of special needs allocations to public housing, NSW. Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series.

Community housing dwellings, NSW. Australian Institute of Health and Welfare, 'Community housing', Housing assistance data development series.

Applicants on community housing waiting list, NSW. Australian Institute of Health and Welfare, 'Community housing', Housing assistance data development series. Data was not available for all community housing providers in New South Wales as at 30 June 2010, due to the development of systems to capture waiting list information relating to a common application process for public and community housing.

State owned and managed Indigenous housing dwellings, NSW. Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing', Housing assistance data development series.

Applicants on state owned and managed Indigenous housing waiting list, NSW. Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing', Housing assistance data development series.

### **Homelessness**

Composition of NSW homeless population. Chris Chamberlain and David MacKenzie, *Counting the homeless 2006*, Australian Bureau of Statistics, Australian Census Analytic Program, cat. no. 2050.0, 4 September 2008, table 6.3, homeless people in different sectors of the population 2006, p. 35.

Location of NSW rough sleepers by region. Department of Families, Housing, Community Services and Indigenous Affairs, *The road home*, 2008, p. 4, table 1, rough sleepers by state and region, unpublished table from Department of Families, Housing, Community Services and Indigenous Affairs using ABS census 2006 data.

Broad reasons for seeking support from homelessness services, by category, 2010–11. Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services, SAAP National Data Collection annual report 2010–11, New South Wales', December 2011, table A19, p. 29.

ATSI clients of NSW homelessness services. Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services', SAAP National Data Collection annual reports, New South Wales.

## Notes

- 1 National Housing Supply Council, *State of supply report 2010*, 2010, pp. 223–224. See also the ‘30/40 rule’ as defined in Judith Yates and Michelle Gabrielle, ‘Housing affordability in Australia’, Australian Housing and Urban Research Institute, Research Paper 3, 2006, p.14.
- 2 Ryanti Miranti and Binod Nepal, ‘Housing stress in Australia 2007’, National Centre for Social and Economic Modelling, University of Canberra, 2008. NATSEM defines a family as an individual or group of individuals in a household who share their income; this definition does not include shared households, where individuals do not share their income. NATSEM defines housing stress as the situation where a family’s housing costs are more than 30% of its *disposable* income and the family is in the bottom two quintiles of the equivalised income distribution. This definition is referred to as the ‘30/40 rule’. For information about equivalised income, go to: Australian Bureau of Statistics, ‘Government benefits, taxes and household income, Australia, 2003–04’ (6537.0), 2007, Appendix 2. The ‘30/40 rule’ defined in ‘Housing affordability in Australia’ refers to a 30% housing cost ratio to determine potential affordability problems and defines lower-income households as those in the lowest two quintiles of the equivalent disposable income distribution, but it assesses housing costs in relation to *gross* household income (Judith Yates and Michelle Gabrielle, ‘Housing affordability in Australia’, Australian Housing and Urban Research Institute, Research Paper 3, 2006, p.14).
- 3 Miranti and Nepal, Table 2a.
- 4 COAG Reform Council, ‘National Affordable Housing Agreement: baseline performance report for 2008–09’, 2010, volume 1, figure 5.3, p. 57. Low-income households are defined as households in the bottom 40%, or the bottom two quintiles, of equivalised *disposable* household income (p. 54).
- 5 COAG Reform Council, figure 6.8, p. 73.
- 6 COAG Reform Council, ‘National Affordable Housing Agreement: baseline performance report for 2009–10’, 2011, volume 1, table 3.2, p. 22.
- 7 Unpublished data from the Department of Families, Housing, Community Services and Indigenous Affairs, from Steering Committee for the Review of Government Service Provision, ‘Report on government services 2011’, volume 2, January 2011, chapter 16, table 16A.74. The data refers to ‘income units’, which are defined as a single person or a couple, with or without dependents (p. 16.13).
- 8 Australian Bureau of Statistics, ‘House price indexes: eight capital cities – September quarter 2011’, cat. no. 6416.0, 1 November 2011, table 7, p. 12. The table presents data for unstratified (city-wide) median prices for established houses, by city, by quarter.
- 9 Housing NSW, *Rent and sales report*, no. 97, 2011, tables 9 and 10, <<http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/>>.
- 10 Valuer General, September 2011 (‘M3: Proportion of rental and purchase stock that is affordable’), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 14 December 2011: <<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>>.
- 11 Housing NSW, *Rent and sales report*, no. 97, 2011, table 10.
- 12 NSW Treasury, ‘First home benefits: top 20 postcodes by value – NSW, 1 December 2010 to 30 November 2011’, viewed 15 December 2011, <[http://www.osr.nsw.gov.au/lib/doc/stats/fhb\\_top20.pdf](http://www.osr.nsw.gov.au/lib/doc/stats/fhb_top20.pdf)>.
- 13 Reserve Bank of Australia, unpublished data provided to Shelter NSW, 29 September 2009.
- 14 *HIA–Commonwealth Bank affordability report*, September quarter 2011.
- 15 NSW Attorney-General’s Department, October 2009–October 2011; data supplied to Shelter NSW, 18 November 2011.
- 16 Australian Bureau of Statistics, ‘Housing and occupancy costs, 2009–10’, 16 November 2011, cat. no. 4130.0, table 25, p. 62.
- 17 Australian Bureau of Statistics, ‘Indigenous profile: 2006 census community profile series’, cat. no. 2002.0, ‘Tenure type and landlord type by dwelling structure by Indigenous status of household’, Table I18.
- 18 National Housing Supply Council, *State of supply report 2008*, 2009, pp. 25–26, citing data prepared by the Real Estate Institute of Australia.
- 19 SQM Research, <[www.sqmresearch.com.au](http://www.sqmresearch.com.au)>, viewed 14 December 2011. Real Estate Institute of New South Wales, ‘Rental vacancies in Sydney unchanged for third consecutive month’, media

- release, 14 December 2011, viewed 14 December 2011: <<http://www.reinsw.com.au/Rental-vacancies-in-Sydney-unchanged-for-third-consecutive-month/default.aspx>>.
- <sup>20</sup> Rental Bond Board, September 2011 ('M3: 'Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 14 December 2011: <<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>>.
- <sup>21</sup> Maryann Wulff, Margaret Reynolds, Dharmalingam Arunachalam, Kath Hulse and Judith Yates, 'Australia's private rental market: the supply of, and demand for, affordable dwellings', Australian Housing and Urban Research Institute, May 2011, AHURI final report no. 168, table 3, p. 15 (based on 2006 census data).
- <sup>22</sup> Australian Bureau of Statistics, 'Housing occupancy and costs: 2009-10', table 22, p. 59.
- <sup>23</sup> Housing NSW, *Rent and sales report*, no. 97, 2011, p. 1.
- <sup>24</sup> Housing NSW, *Rent and sales report*, table 4, p. 5.
- <sup>25</sup> Australian Institute of Health and Welfare, Housing assistance data development series reports for public rental housing, community housing, and state owned and managed Indigenous housing. The number indicates the number of tenatable dwellings as at 30 June of each financial year. The total of social housing dwellings in 2010 does not include dwellings under the Crisis Accommodation Program, as this data is not separately reported under the National Affordable Housing Agreement (which commenced operation on 1 January 2009).
- <sup>26</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10', Housing assistance data development series.
- <sup>27</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>28</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>29</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>30</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>31</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'. Households with 'very high rental housing costs' are however excluded from the data for 'greatest need' allocations in New South Wales, as most applicants in that state face high private rental costs. (Otherwise, nearly all applicants in New South Wales would be considered to be in 'greatest need'.) Therefore, the 'greatest need' data for New South Wales is an undercount.
- <sup>32</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>33</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>34</sup> Australian Institute of Health and Welfare, 'Public rental housing 2009-10'.
- <sup>35</sup> Australian Institute of Health and Welfare, 'Community housing 2009-10', Housing assistance data development series.
- <sup>36</sup> Australian Institute of Health and Welfare, 'Community housing 2009-10'. Data was not available for all community housing providers in New South Wales as at 30 June 2010, due to the development of systems to capture waiting list information relating to a common application process for public and community housing.
- <sup>37</sup> Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing 2009-10', Housing assistance data development series.
- <sup>38</sup> Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing 2009-10'.
- <sup>39</sup> Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, Australian Bureau of Statistics, Australian Census Analytic Program, cat. no. 2050.0, 4 September 2008, p. x. The report uses a cultural definition of homelessness, which is comprised of: primary homelessness (people without conventional accommodation, such as people sleeping in parks and using cars for temporary shelter); secondary homelessness (people who move frequently from one form of shelter to another, such as those in emergency or transitional accommodation provided under the Supported Accommodation Assistance Program, people staying with other households because they have no accommodation of their own and people staying in boarding houses on a short-term basis, defined as 12 weeks or less); and tertiary homelessness (people living in boarding houses on a medium to long-term basis, defined as 13 weeks or longer – that is, they are staying in accommodation which is below the minimum community standard of a small self-contained flat).
- <sup>40</sup> Table 7 on homeless people by state and territory in Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia* on p. x refers to a national total of 104,676 who were

- counted as homeless in the 2006 census, but p. vii states that for policy and planning purposes, a national figure of 105,000 can be quoted.
- <sup>41</sup> Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, table 8.3, rate of homelessness per 10,000 of the population, p. 46.
- <sup>42</sup> City of Sydney, 'The City of Sydney street count', viewed 19 August 2011: <<http://www.cityofsydney.nsw.gov.au/community/homelessnessservices/StreetCount.asp>>.
- <sup>43</sup> Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: New South Wales*, Australian Institute of Health and Welfare, cat. no. HOU 204, June 2009, p. 69.
- <sup>44</sup> Department of Families, Housing, Community Services and Indigenous Affairs, *The road home*, 2008, p. 4, table 1, unpublished table from Department of Families, Housing, Community Services and Indigenous Affairs using ABS census 2006 data.
- <sup>45</sup> Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, table 6.3, homeless people in different sectors of the population 2006, p. 35.
- <sup>46</sup> Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services, SAAP National Data Collection annual report 2010–11, New South Wales', December 2011, p. 1.
- <sup>47</sup> 'Government-funded specialist homelessness services, SAAP National Data Collection annual report 2010–11, New South Wales', table A19, p. 29.
- <sup>48</sup> Data for the Homeless Persons Information Centre for 2009–10 was supplied to Shelter NSW on 25 May 2011.
- <sup>49</sup> 'Government-funded specialist homelessness services, SAAP National Data Collection annual report 2010–11, New South Wales', table 2.3, p. 5.
- <sup>50</sup> Australian Bureau of Statistics, 'NSW state and regional indicators, March 2010', cat. no. 13381DO006\_200903, Table 1, population summary table, NSW.
- <sup>51</sup> Australian Institute of Health and Welfare, 'People turned away from government-funded specialist homelessness accommodation 2010–11, appendix', December 2011, table A5, p. 5.