

NSW housing: a factsheet

Quick guide to key housing facts and figures

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In New South Wales in 2009–10, 62% of lower-income renter-households were in rental stress.

Homeownership — page 3

In NSW in September 2013, 2% of home purchase stock was affordable for very low income households, and 7% was affordable for low-income households.

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Social housing — page 8

There were 58,206 applicants waiting for social housing in NSW at 31 December 2013.

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There were estimated to be 28,190 homeless people in NSW on census night 2011.

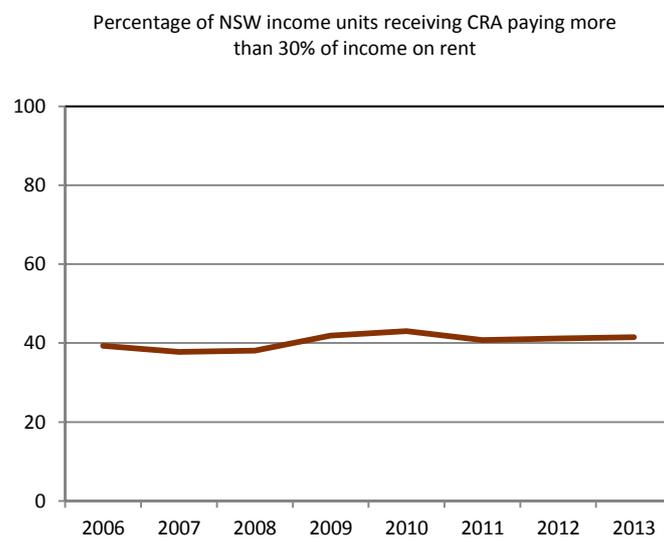
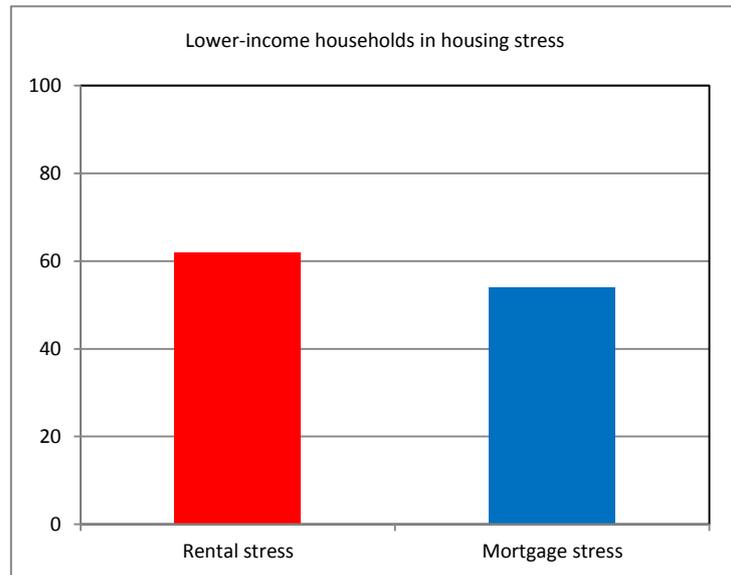
Housing stress

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.¹

Housing stress can vary by tenure. In New South Wales in 2009–10:

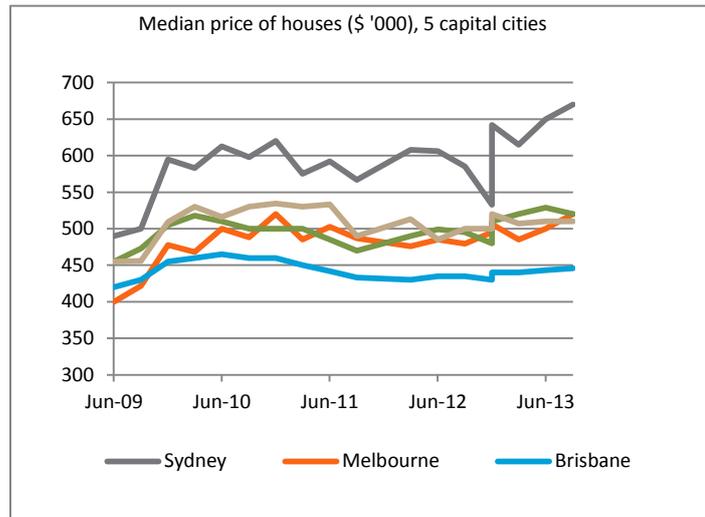
- 62% of lower-income renter-households were in rental stress — compared to the national rate of 60%²;
- 54% of lower-income households with a mortgage were in mortgage stress — compared to the national rate of 48%.³

In 2013, 42% of NSW households receiving Centrelink Rent Assistance were in rental stress.⁴



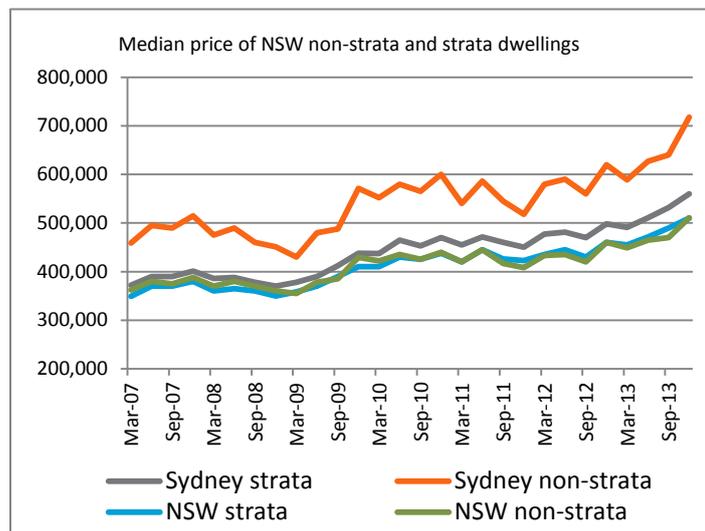
Homeownership

Sydney has the most heated market for private housing amongst capital cities in Australia, retaining its position between the June 2013 and September 2013 quarters. The median house price in Sydney in the September 2013 quarter was \$670,000. Sydney's median house price in the September quarter was a 3.1% increase from the June 2013 quarter.⁵



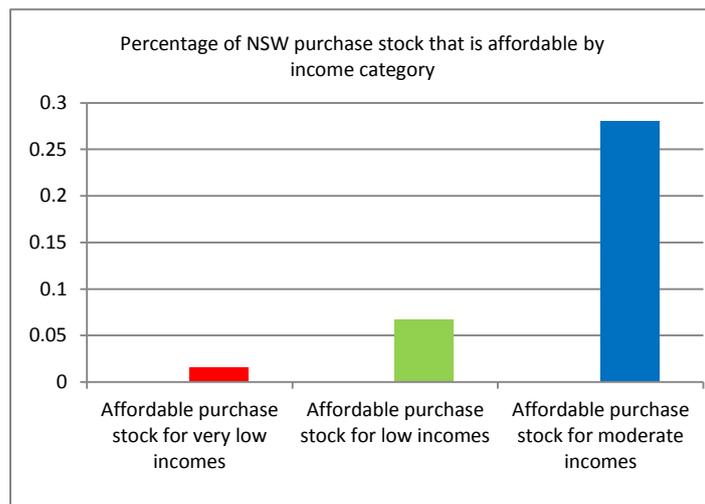
There has been a sharp increase in the price for private housing over the past year in New South Wales. From December 2012 to December 2013:

- median prices for non-strata dwellings in Sydney increased by 15.8%; and
- median prices for non-strata dwellings across New South Wales increased by 11.1%.⁶



There is an insufficient supply of affordable housing stock available for purchase in New South Wales — in September 2013:

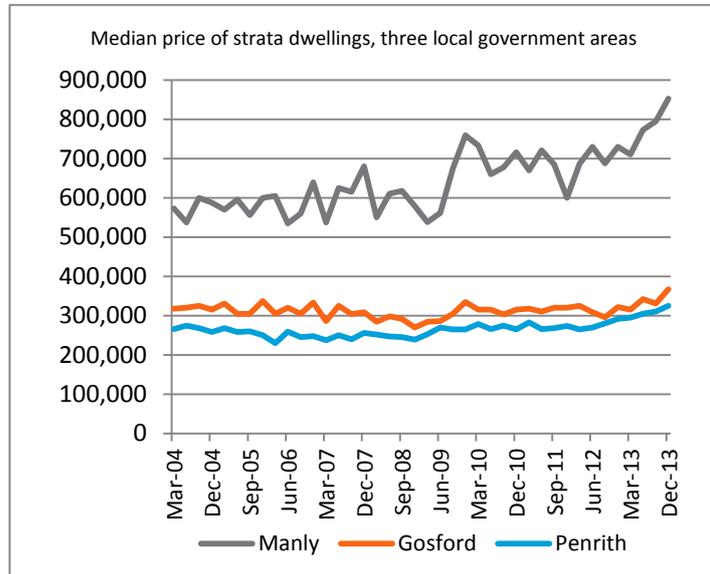
- 2% of home purchase stock was affordable for very low income households;
- 7% was affordable for low-income households; and
- 28% was affordable for moderate-income households.⁷



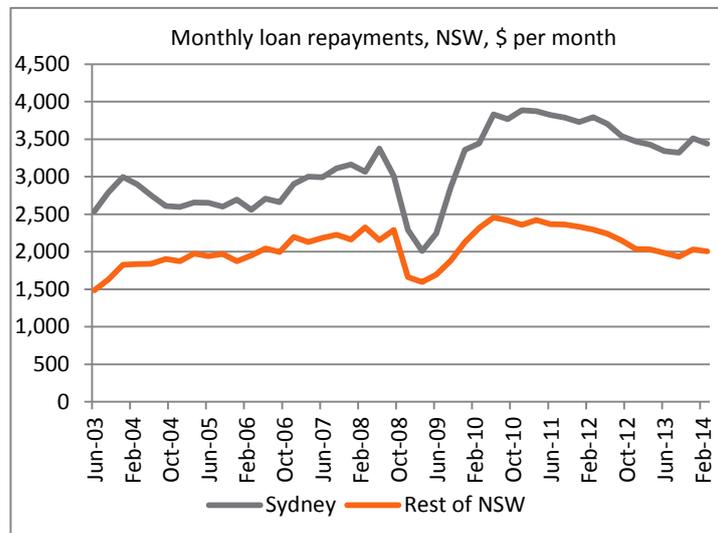
Homeownership

There is some variation among local housing markets. This can be seen in the median sales price for a strata dwelling in a sample of local government areas:⁸

- Gosford – from \$322,000 in December 2012 to \$367,000 in December 2013, up 14%;
- Manly – from \$730,000 in December 2012 to \$853,000 in December 2013, up 17%;
- Penrith – from \$292,000 in December 2012 to \$325,000 in December 2013, up 11%.

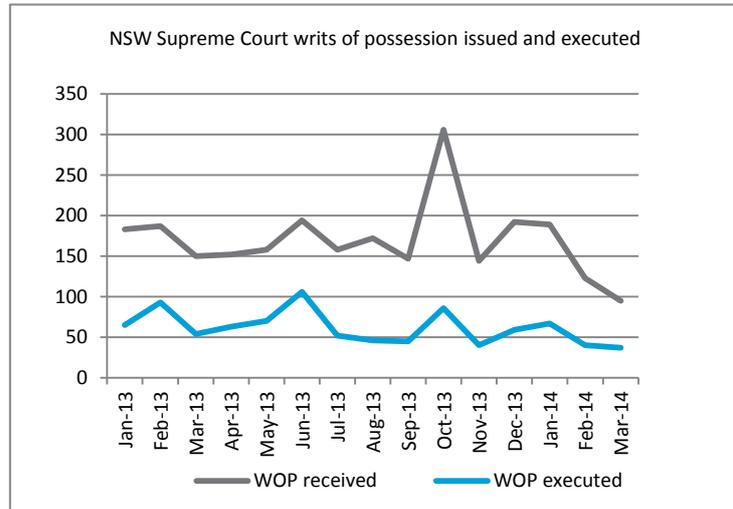


Average monthly repayments for a loan from the Commonwealth Bank in Sydney have increased from \$3,428 in the March 2013 quarter to \$3,440 in the March 2014 quarter.⁹

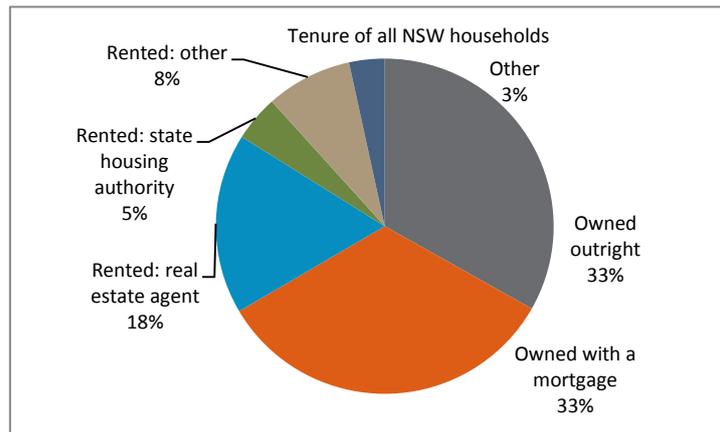


Homeownership

Home repossessions indicate the extent of financial pressure on mortgage-holders. In March 2014, 130 writs of possession (WOP) were issued by the NSW Supreme Court — 37 dwellings were repossessed by banks and building societies (28% of the writs were executed) and 93 borrowers were able to make last-minute arrangements with the lenders to avoid repossession (72% of the writs were not executed).¹⁰

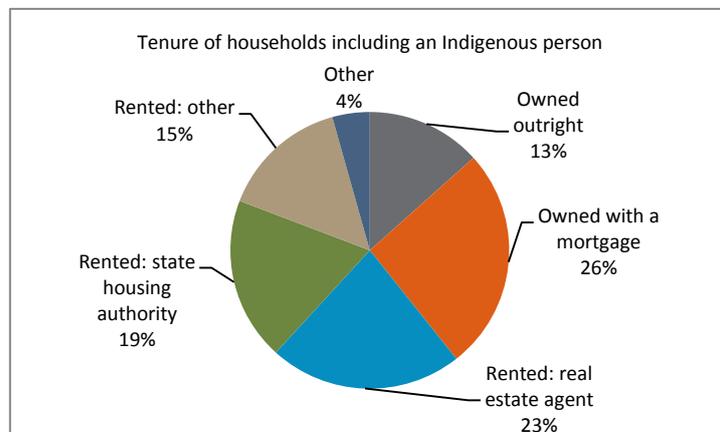


The NSW homeownership rate is declining slightly. In 2011, the homeownership rate was 66.6%.¹¹ This is similar to the whole-of-Australia homeownership rate of 67%.



In 2011, the tenure profile of households including an Aboriginal person differed from that for the NSW total. They were:

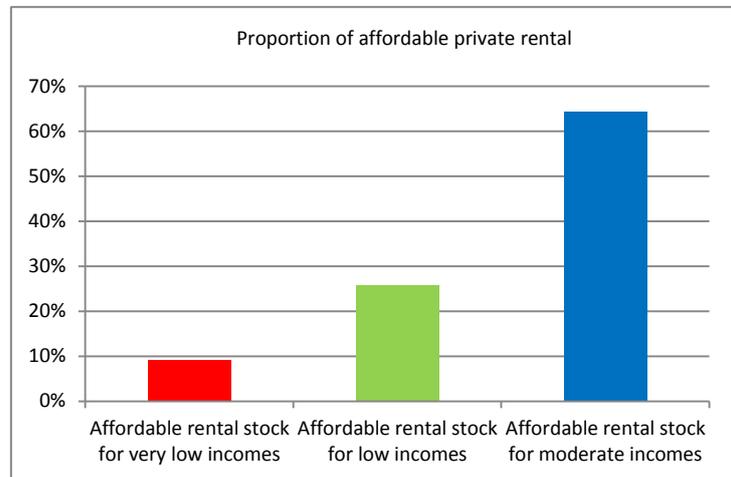
- less likely to be homeowners (39%, compared to 66% of NSW households generally);
- more likely to be in private rental (23%, compared to 18% of NSW households generally);
- more likely to be in public housing (19%, compared to 5% of NSW households generally).¹²



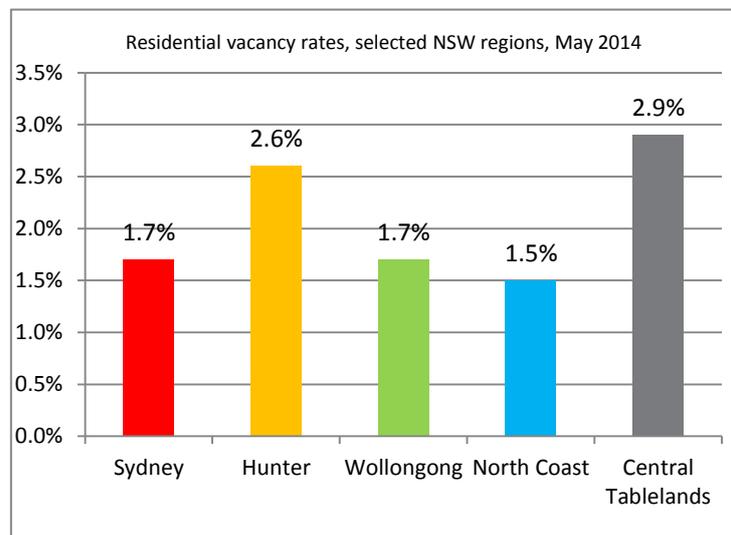
Private rental

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 2013:

- 9% of rental stock was affordable for very low income households;
- 26% was affordable for low-income households; and
- 64% was affordable for moderate-income households.¹³



Vacancy rates for dwellings in the private housing market are generally low in New South Wales.¹⁴ A vacancy rate of 3% is considered to indicate a balance between supply and demand, which provides leeway for households to move between homes.



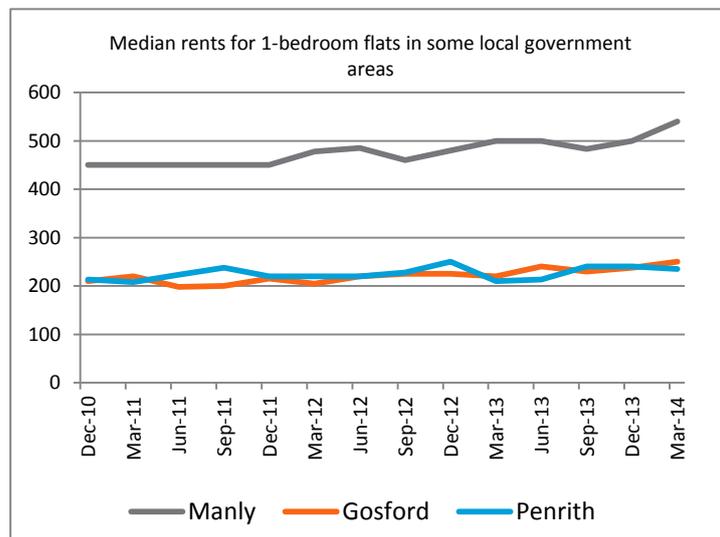
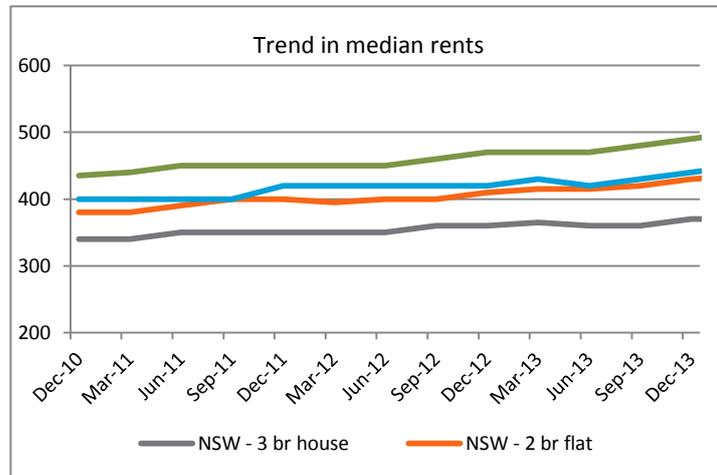
Private rental

The median rent for new tenancies for all dwellings in NSW increased by 1.2%, to \$415 per week, over the March quarter 2014. In this quarter the median rent for new tenancies for all dwellings in greater Sydney increased by 2.1%, to \$490 per week. The median rent for all dwellings across the state increased by 3.8% and increased by 5.4% in greater Sydney.

Outside the greater metropolitan region, median rents for new tenancies for 2-bedroom flats/units increased by 2.2% over the March 2014 quarter, but remained unchanged over the year.¹⁵

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

- Gosford – from \$220 in March 2013 to \$250 in March 2014, a 14% increase;
- Manly – from \$500 in March 2013 to \$540 in March 2014, a 8% increase;
- Penrith – from \$210 in March 2014 to \$235 in March 2014, a 12% increase.¹⁶



Social housing

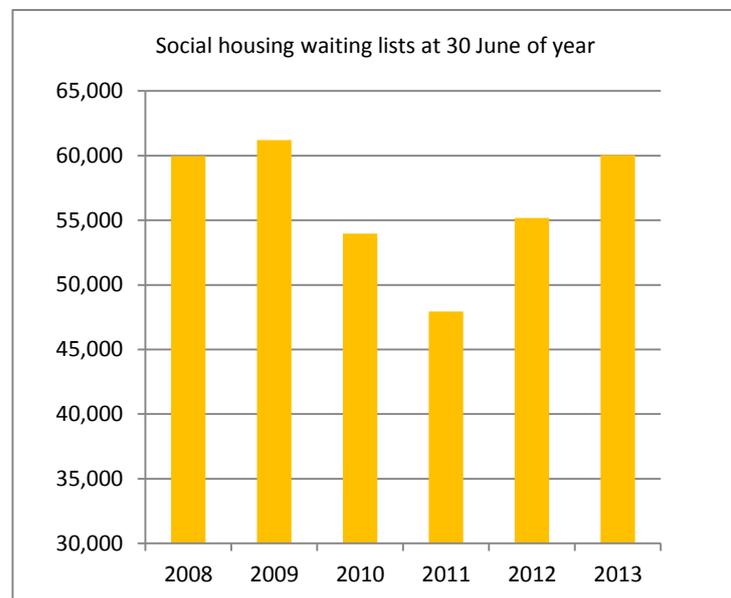
Social housing includes public housing, community housing, state-owned and -managed Aboriginal housing, and Aboriginal community housing organisation housing.

There were 144,390 social housing dwellings, excluding Aboriginal community housing, in New South Wales at 31 December 2013.¹⁷

There were some 146,500 social housing dwellings in New South Wales at 30 June 2013. The number of Aboriginal community housing dwellings at 30 June 2013 is still to be published and, thus, Aboriginal community housing dwellings at this date are excluded from the top bar chart. However, the figure of 146,500 social housing dwellings assumes that the numbers of Aboriginal community housing dwellings in 2013 were the same as in 2012.^{18 19}

There were 58,206 applicants waiting for social housing in New South Wales at 31 December 2013.²⁰

The number of social housing applicants is slightly less than in 2008.^{21 22}



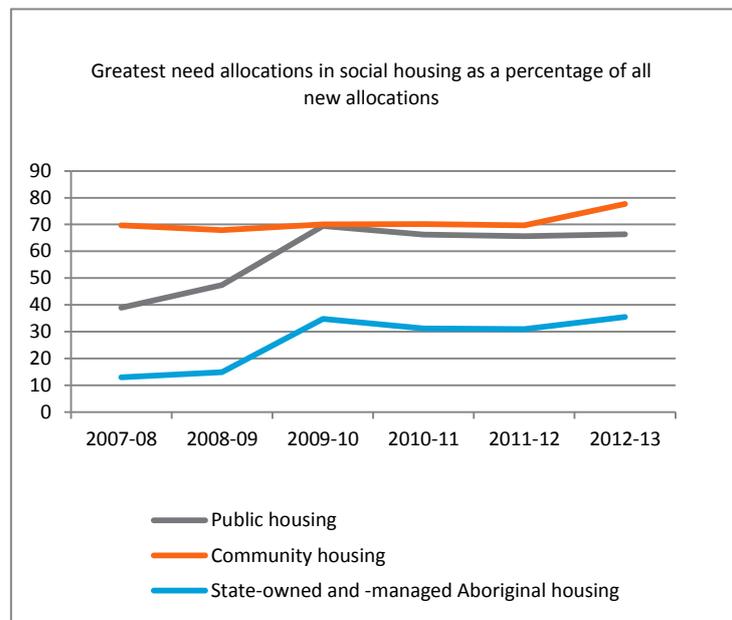
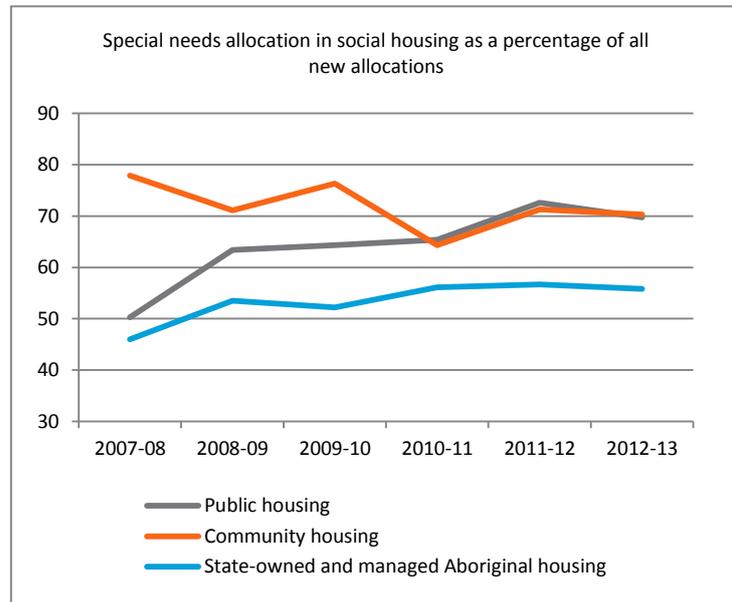
Social housing

Households with ‘special needs’ are given preference in the allocation of social housing. They are defined as:

- for public and community housing — households that have a member with disability, a main tenant aged 24 years or under, or 75 years or over, or one or more Aboriginal members;
- for state-owned and -managed Aboriginal housing — households that have a member with disability or a main tenant aged 24 years or under, or 50 years or over.²³

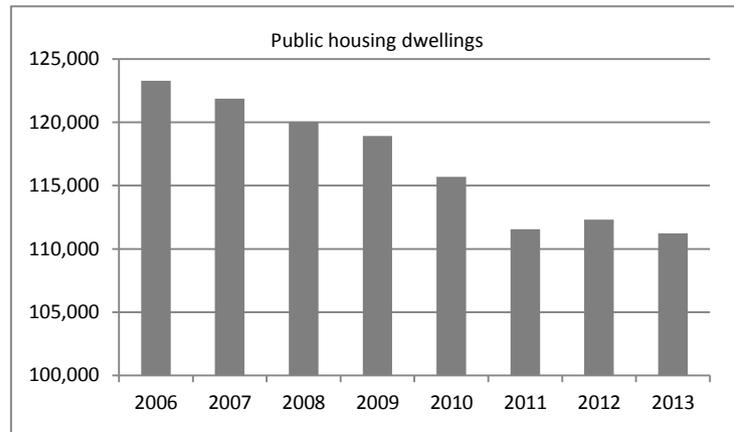
Of new allocations in NSW in 2012–13, 69.7% in public housing, 70.3% of households in community housing and 55.8% of households in state-owned and -managed Aboriginal housing were to households with special needs.²⁴

Households in ‘greatest need’ are also given priority in social housing allocation — reasons for ‘greatest need’ include homelessness, health conditions being aggravated by housing, and life or safety being at risk in accommodation. In NSW in 2012–13, 66.4% of newly-assisted households in public housing had a greatest need.²⁵

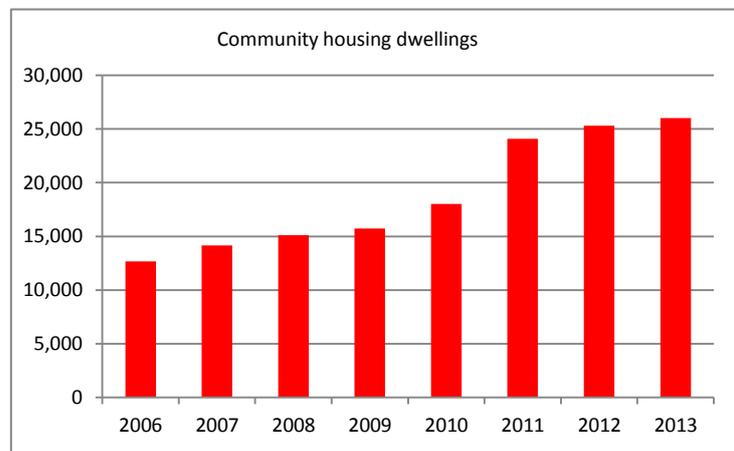


Social housing

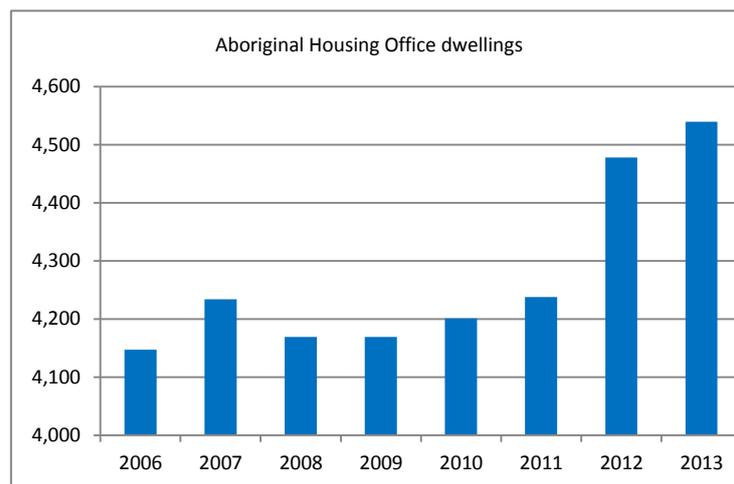
Public housing comprised 76% of the NSW social housing sector in 2013. In 2013, there were 111,216 public housing dwellings in NSW. There has been a 9.8% decrease in supply in the NSW public housing subsector between 2006 and 2013.²⁶



Community housing comprised 18% of the NSW social housing sector in 2013. In 2013, there were 26,022 community housing dwellings in NSW. Between 2006 and 2013, there was a 105% increase in the number of community housing dwellings.^{27 28}

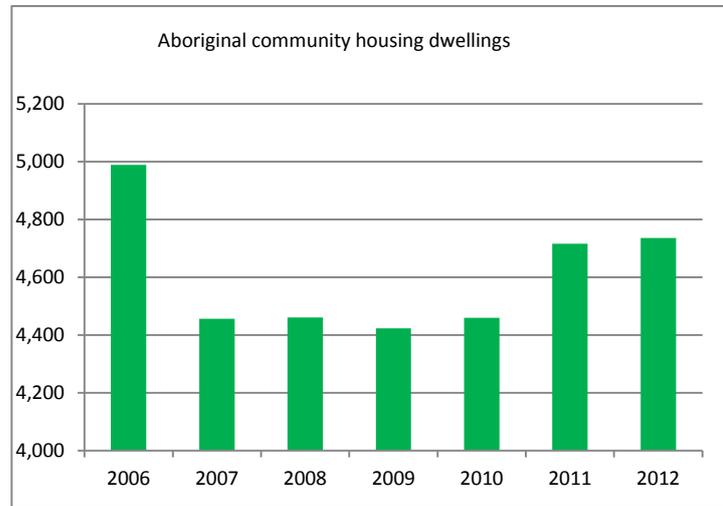


Aboriginal Housing Office dwellings comprised 3% of the NSW social housing sector in 2013. In NSW, there were 4,540 AHO dwellings in 2013. Between 2006 and 2013, there has been a 9% increase in the number of dwellings in this subsector.²⁹



Social housing

In 2012, there were 206 Aboriginal community housing organisations in NSW, including 121 that were funded or registered by the state government.³⁰ Aboriginal community housing organisations comprised 3% of the NSW social housing sector in 2012.³¹



Homelessness

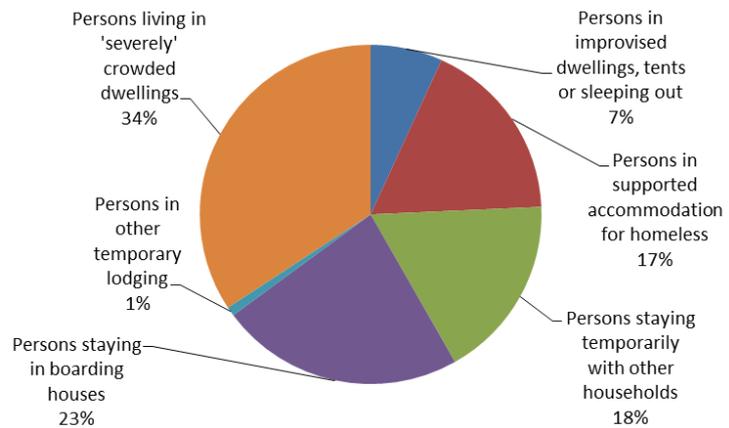
There were an estimated 28,190 homeless people in New South Wales on the night of the Census of Population and Housing in 2011. This was a 26.9% increase from the 22,219 estimated to be homeless in NSW in 2006. Most of the increase between 2006 and 2011 is attributed to a 63.6% increase in the number of people living in 'severely overcrowded' dwellings.³²

In 2011, 26.8% of the total population of homeless people in Australia were located in New South Wales. Of all the states and territories, NSW had the largest number of homeless people in Australia in 2011.³³

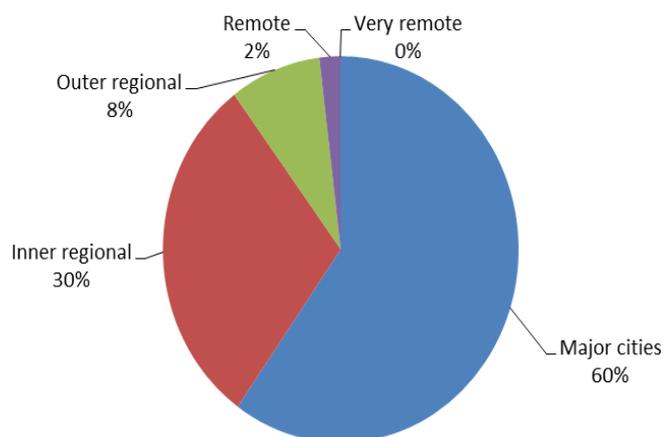
The NSW homeless population in 2011 was comprised of people living in improvised dwellings or sleeping rough (7%), as well as other groups such as people staying in homelessness services (17%) and people living in 'severely overcrowded' dwellings (34%).³⁴

In 2011, 60% of the people living in improvised dwellings or tents, or who were sleeping out in NSW were living in major cities.³⁵

Composition of homeless population



Location of people who are in improvised dwellings, tents or sleeping out



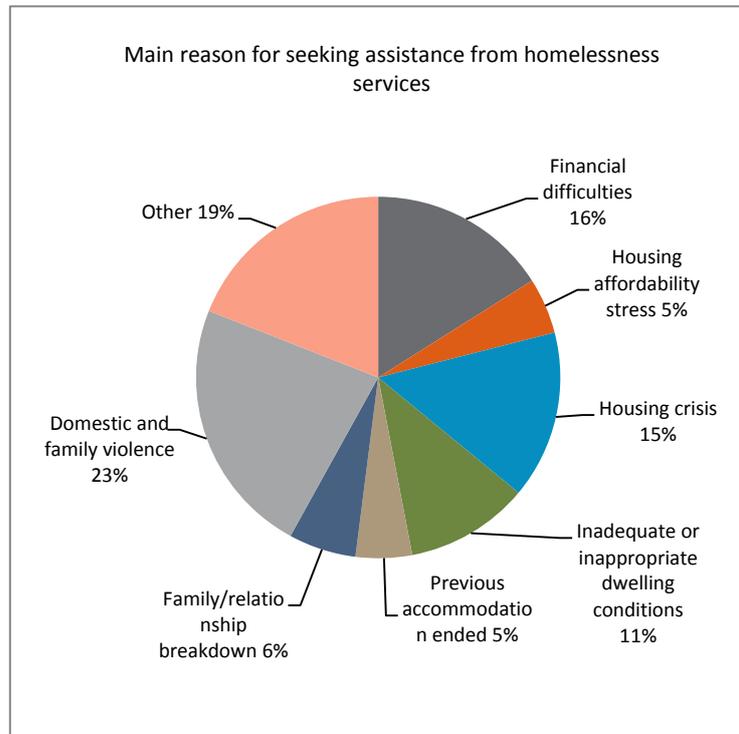
Homelessness

In 2012-13, 51,953 people used homelessness services.³⁶ The most common main reasons for seeking assistance from homelessness services in 2011–12 were:

- domestic and family violence (23%);
- financial difficulties (16%); and
- housing crisis (15%).³⁷

In 2011–12, there were 543 Aboriginal persons per 10,000 head of the population who used homelessness services, compared to a rate of 52 non-Aboriginal persons per 10,000 of the population.³⁸

Aboriginal people are 'over-represented' in the population of homeless people in NSW. In 2011, 7.8% of the homeless population were Aboriginal³⁹, whereas only 2.5% of the population identified as Aboriginal.⁴⁰



Notes

- ¹ National Housing Supply Council, *Housing supply and affordability issues*, March 2013, p.143. The '30/40 rule' uses a 30% housing cost ratio to determine potential affordability problems, defines lower-income households as those in the lowest two quintiles of the equivalent disposable income distribution and assesses housing costs in relation to *gross* household income (Judith Yates and Michelle Gabrielle, 'Housing affordability in Australia', Australian Housing and Urban Research Institute, 2006, p.14). Ryanti Miranti and Binod Nepal, 'Housing stress in Australia 2007', National Centre for Social and Economic Modelling (University of Canberra, 2008) define 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.
- ² National Housing Supply Council, *Housing supply and affordability — key indicators, 2012*, 2012, table 5.4, p 45. The table shows the proportion of renters in the lower 40% of income distribution with housing costs of more than 30% of income.
- ³ National Housing Supply Council, *Housing supply and affordability — key indicators, 2012*, table 5.2, p.42. The table shows the proportion of mortgagors in the lowest 40% of the income distribution facing direct housing costs of 30% or more of income.
- ⁴ Steering Committee for the Review of Government Services Provision, 'Report on government services provision, 2014', Productivity Commission, 2014, table GA.25. Tenants of both community housing and state-owned and managed Aboriginal housing receive Commonwealth Rent Assistance and it is unknown if the rent reported by these bodies included the CRA component of the rent. If it did, then this figure is inflated.
- ⁵ Australian Bureau of Statistics, 'Residential property price Indexes: eight capital cities, March 2014', cat. No. 6416.0, 13 May 2014, table 4. The table presents data for unstratified (city-wide) median prices for established houses, by city, by quarter.
- ⁶ Housing NSW, *Rent and Sales Report*, no.107, 2014, tables 9 and 10, viewed on 26 June 2014 at <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/Overview.htm>.
- ⁷ Centre for Affordable Housing, 'Local Government Housing Kit Database', table M3b. Viewed on 14 April 2014 at <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>.
- ⁸ Housing NSW, *Rent and Sales Report*, no.107, table 10.
- ⁹ HIA—Commonwealth Bank, 'HIA—Commonwealth Bank affordability report', March 2014 quarter.
- ¹⁰ NSW Attorney-General's Department, Writs of possession, April 2014. Unpublished data supplied to Shelter NSW, April 2014.
- ¹¹ Australian Bureau of Statistics, '2011 census quickstats', viewed on 1 February 2013 at <http://www.abs.gov.au/websitedbs/censushome.nsf/home/quickstats?opendocument&navpos=220>.
- ¹² Australian Bureau of Statistics, 'Census of Population and Housing, 2011, ATSI peoples (Indigenous) profile, NSW', cat. no. 2002.0, table 10.
- ¹³ Centre for Affordable Housing, 'Local Government Housing Kit Database', table M3a.
- ¹⁴ SQM Research viewed on 26 June 2014 at www.sqmresearch.com.au.
- ¹⁵ Housing NSW, *Rent and Sales Report*, no. 107, tables 1, 3 and 4.
- ¹⁶ Housing NSW, *Rent and Sales Report*, no. 107, table 4.
- ¹⁷ Housing Pathways. Viewed on 26/6/2014 at http://www.housingpathways.nsw.gov.au/NR/rdonlyres/9C300EE3-F53A-46C9-A43B-48A8CBA05003/0/Expected_Waiting_Times.pdf
- ¹⁸ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', table 17A.3. Crisis and transitional housing is a form of social housing. Funding for the Crisis Accommodation Program (CAP) was separately reported under the former Commonwealth—State Housing Agreement. Crisis Accommodation Program data was last reported in the Australian Institute of Welfare, 'Crisis Accommodation Program' (Housing assistance data development series) 2008–09 report, but the Australian Institute of Welfare data has not been used in calculating the total social housing supply in this factsheet. Data for crisis and transitional housing is not separately identified in 'Report on government services 2014', but it might be indirectly reported under other forms of social housing (page 17.2). The community housing dwelling data in the 'Report on government services 2014' might include dwellings

which provide crisis accommodation, but there is currently no way of identifying and reporting these types of dwellings separately. Government-owned and managed Aboriginal housing does not comprise the entire Aboriginal social housing sector: it refers to that part financed through the Commonwealth–state/territory multilateral funding agreements. Government-owned and managed Aboriginal housing does not include social housing provided by Aboriginal organisations (such as land councils) with finance from other sources. Government-subsidised community housing does not comprise all of the non-profit, non-government affordable rental housing sector: it refers to social housing provided through the Commonwealth–state/territory multilateral funding agreements by non-Aboriginal organisations, and does not include affordable rental housing provided by community organisations with finance from other sources; it specifically does not include nonmarket rental housing provided under disability and aged care programs. (Although this housing is a form of social housing, conventional discourse seems to derive classifications from government-funding sources and programs.) The numbers indicates the numbers of dwellings at 30 June of each financial year.

- ¹⁹ The apparent discrepancy between the figures referred to in Endnotes 17 and 18 is explained by the different sources.
- ²⁰ Housing Pathways: viewed on 26/6/2014 at: http://www.housingpathways.nsw.gov.au/NR/rdonlyres/9C300EE3-F53A-46C9-A43B-48A8CBA05003/0/Expected_Waiting_Times.pdf
- ²¹ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', tables 17A.5, 17A.6, 17A.7. In April 2010, NSW implemented an integrated social housing waiting list, combining public and community housing into a single list (so that community housing waiting list data is now reported as public housing waiting list data). The social housing waiting lists data in this table covers the combined public housing and community housing waiting list, and the waiting list for state-owned and -managed Aboriginal housing, but do not include waiting list data from Aboriginal community housing organisations whose tenancy allocations processes are independent of government (table 17A.8). The public housing waiting list data and the state-owned and -managed Aboriginal housing waiting list data exclude applicants for transfer, but the community housing waiting list data does include applicants for transfer.
- ²² Any apparent discrepancy between the figures referred to in Endnotes 20 and 21 is explained by the different sources.
- ²³ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', page 17.18.
- ²⁴ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', tables 17A.9, 17A.10, 17A.11.
- ²⁵ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', table 17A.12, 17A.13, 17A.14.
- ²⁶ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', table 17A.3.
- ²⁷ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', table 17A.3. Community housing here refers to social housing provided through Commonwealth–state/territory multilateral funding agreements by non-Aboriginal organisations. It does not include affordable rental housing provided by community organisations with finance from other sources; it specifically does not include submarket rental housing provided under disability and aged care programs.
- ²⁸ There were 27,569 community housing dwellings shown on the 'Directory of Housing Associations' viewed on 26 June 2014 at http://www.communityhousing.org.au/F3_directory.html Any apparent discrepancy between the figure in Endnote 27 and this figure is explained by the different sources.
- ²⁹ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', table 17A.3. Government-owned and managed Aboriginal housing does not comprise the entire Aboriginal social housing sector: it refers to that part financed through the Commonwealth–state/territory multilateral funding agreements on housing, and does not include social housing provided by Aboriginal organisations (for example, land councils) with finance from other sources.
- ³⁰ Steering Committee for the Review of Government Service Provision, 'Report on government services 2014', table 17A.8.
- ³¹ Data is unavailable for 2013.

- ³² Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', p. 6 and table 3.1, pp. 16–17. People are assessed as living in 'severely crowded' dwellings where the dwellings require four or more extra rooms to accommodate them, under the Canadian National Occupancy Standard.
- ³³ Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', November 2012, table 3.1, p.16; Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2006', September 2012, table 1.1, p.47. The ABS defines a person as being homeless where they do not have suitable accommodation alternatives and their current living arrangement: is in a dwelling that is inadequate; has no tenure, or if their initial tenure is short and not extendable; or does not allow them to have control of, and access to space for social relations (Australian Bureau of Statistics, 'Information paper: a statistical definition of homelessness', 4 September 2012, p.11).
- ³⁴ Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', table 3.1, p.16.
- ³⁵ Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011, remoteness by state and territory of usual residence', 28 November 2012, table 1.
- ³⁶ Australian Institute of Health and Welfare, 'Specialist homelessness services, NSW supplementary tables, 2012-13', 17 December 2013, table NSW 2.1.
- ³⁷ Australian Institute of Health and Welfare, 'Specialist homelessness services, 2012-13: NSW, supplementary tables', 17 December 2013, table S2.14.
- ³⁸ Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: Australia, supplementary tables', 18 December 2012, table S4.16, p. 48. Data for 2012-13 was unavailable at 16 April 2014.
- ³⁹ Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', table 3.1, p.16.
- ⁴⁰ Australian Bureau of Statistics, '2011 census quickstats'.