



RenewalSA
people partnerships progress

Adelaide (C)

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

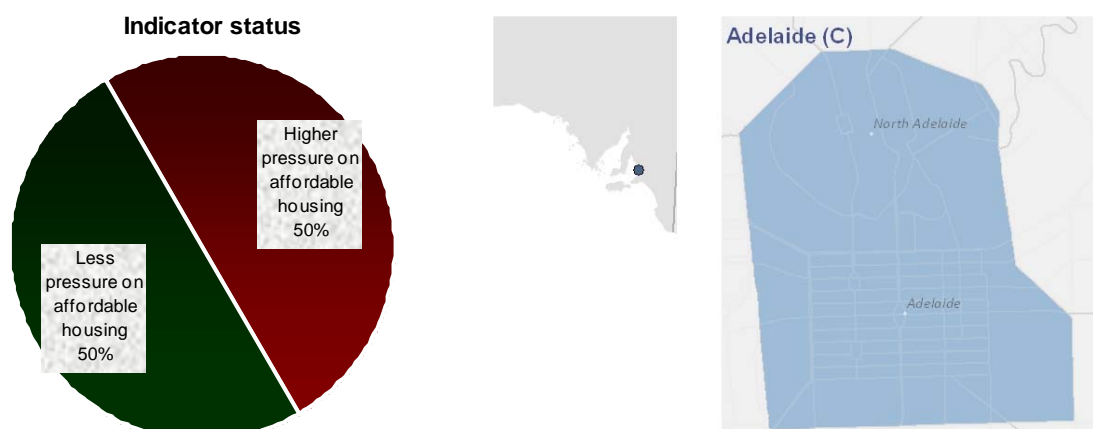
Social housing stock


















Housing Affordability - Adelaide (C)

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 Adelaide (C)		Less pressure on affordable housing market = 
		More pressure on affordable housing market = 
		Stable pressure on affordable housing market = 
1	Low and moderate income households Percentage of low income households (less than 80% of state median) 2011: 35.4%. [Greater Adelaide: 33.1%]	
2	Household and family types Percentage change in the number of households between 2006 and 2011: 20.4%. [Greater Adelaide: 5.5%]	
3	Age of household reference person Percentage of households where the household reference person is aged 60 years or over: 19.3%. [Greater Adelaide: 32.1%]	
4	Housing stress, 2011 Percentage of private renter households paying more than 25% of their weekly gross household income on housing: 52.4%. [Greater Adelaide: 76.1%]	
5	Recent movers (2006 - 2011) Percentage of people who were living at a different address five years ago (2011 data): 59.4%. [Greater Adelaide: 34.0%]	
6	Indigenous persons (Aboriginal and/or Torres Strait Islanders) Indigenous persons by age group, 2011: 1.0%. [Greater Adelaide: 1.3%]	
Housing Supply Adelaide (C)		
7	Dwelling prices Average annual percentage change in median dwelling prices, 2003-04 to 2011-12: 5.6%. [Greater Adelaide: 6.1%]	
8	Tenure Diversity, 2011 Percentage of households who own, or are purchasing their dwelling, 2011: 32.9%. [Greater Adelaide: 66.1%]	
9	Affordable house sales Proportion of dwelling sales that were affordable to low income households between July 2006 and June 2012 : 1.8%. [Greater Adelaide: 4.5%]	
10	Affordable private rents Proportion of private rents that were affordable to low income households between July 2006 and June 2012 : 28.4%. [Greater Adelaide: 43.5%]	
11	Dwelling type Percentage of dwellings with one or two bedrooms: 61.5%. [Greater Adelaide: 23.5%]	
12	Recent development trends by dwelling type Percentage of new residential dwellings which were flats, units or apartments, July 2008 to June 2012: 96.3%. [Greater Adelaide: 26.0%]	
13	Social housing stock Social housing stock (number of dwellings): 743	n/a

1 Low and moderate income households

Adelaide (C)

What is the desired trend?

A mix of household incomes is desirable in any location.

What is the current situation in Adelaide (C)?

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, Adelaide (C) has a greater proportion of very low and low income households (35.4%) compared to the Greater Adelaide Statistical Area (33.1%).

The number of very low and low income households in Adelaide (C) was 2,892.

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

Adelaide (C)

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)	113	5.0	56	8.7	166	15.1	949	27.0	111	16.5	1,395	17.1
Rented: Public	361	16.1	52	8.0	32	2.9	23	0.7	39	5.8	507	6.2
Rented: Private and not stated	983	43.8	299	46.2	562	51.3	1,615	45.9	299	44.4	3,758	46.0
Rented: Other landlord	317	14.1	59	9.1	54	4.9	48	1.4	21	3.1	499	6.1
Other tenure types	471	21.0	181	28.0	282	25.7	882	25.1	203	30.2	2,019	24.7
Total	2,245	100.0	647	100.0	1,096	100.0	3,517	100.0	673	100.0	8,178	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 Adelaide (C)

What is the desired trend?

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

What is the current situation in Adelaide (C)?

Between 2006 and 2011 the percentage change in total households for Adelaide (C) was 20.4%. This rate of change was greater than that in the Greater Adelaide Statistical Area which experienced a 5.5% increase.

What is the current trend?

Household formation rates continue to exceed population growth.

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

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

Why use this information?

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

What does this mean for affordability in the area?

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

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

Household and Family types	2011		2006		Change 2006 to 2011	
	number	%	number	%	number	%
Couple Families with Children 15 or over	206	6.0	184	6.6	22	12.0
Couple Families with Children under 15	517	15.1	392	14.1	125	31.9
Total couples with child(ren)	723	21.1	576	20.7	147	25.5
One Parent Families with Children 15 or over	199	5.8	177	6.3	22	12.4
One Parent Families with Children under 15	157	4.6	144	5.2	13	9.0
Total one parent families	356	10.4	321	11.5	35	10.9
Other Families	226	6.6	170	6.1	56	32.9
Couple Families with No Children	2,123	61.9	1,722	61.7	401	23.3
Total families	3,428	100.0	2,789	100.0	639	22.9
One Family Households	3,380	35.8	2,769	35.3	611	22.1
Two or more family households	15	0.2	11	0.1	4	36.4
Total family households	3,395	36.0	2,780	35.5	615	22.1
Lone person household	3,445	36.5	2,940	37.5	505	17.2
Group household	1,331	14.1	1,040	13.3	291	28.0
Other Households	1,267	13.4	1,081	13.8	186	17.2
Total households	9,438	100.0	7,841	100.0	1,597	20.4
Average household size (Average number of people per household)	1.9		1.9		0.0	0.0

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

3 Age of household reference person

Adelaide (C)

What is the desired trend?

A mix of age groups is desirable for any location.

What is the current situation in Adelaide (C)?

In 2011, Adelaide (C) had a lower proportion of households with a household reference person (or "head") aged 60 years or older (19.3%) compared to the Greater Adelaide Statistical Area (32.1%). The number of "older" households in Adelaide (C) was 1,820.

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.

Adelaide (C)

Age of household reference persons	2011	
	number	%
15-29 years	2,756	29.2
30-44 years	2,009	21.3
45-59 years	1,596	16.9
60-74 years	1,293	13.7
75 and over	527	5.6
No Matches	1,266	13.4
Total	9,447	100.0

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

4 Housing Stress, 2011

Adelaide (C)

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 Adelaide (C)?

In 2011, Adelaide (C) 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 (85.3%) compared to the Greater Adelaide Statistical Area (76.1%). The number of private renter households earning a moderate income or less which are in housing stress in Adelaide (C) was 1,939.

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.

**Adelaide (C)**

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)	82	3.7	116	4.0	227	5.7	525
Rented: Public	208	9.3	229	7.9	236	5.9	236
Rented: Private and not stated	931	41.5	1,210	41.8	1,617	40.5	1,901
Rented: Other landlord	272	12.1	300	10.4	322	8.1	330
Rented: TOTAL	1,411	62.9	1,739	60.1	2,175	54.5	2,467
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	1,493	66.5	1,855	64.1	2,402	60.2	2,992
Households paying more than 30% of income on housing							
Being purchased (incl rent/buy)	79	3.5	110	3.8	199	5.0	393
Rented: Public	157	7.0	171	5.9	174	4.4	174
Rented: Private and not stated	919	40.9	1,177	40.7	1,468	36.8	1,568
Rented: Other landlord	248	11.0	268	9.3	283	7.1	286
Rented: TOTAL	1,324	59.0	1,616	55.9	1,925	48.3	2,028
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	1,403	62.5	1,726	59.7	2,124	53.3	2,421
Households paying more than 50% of income on housing							
Being purchased (incl rent/buy)	74	3.3	90	3.1	124	3.1	167
Rented: Public	76	3.4	80	2.8	80	2.0	80
Rented: Private and not stated	856	38.1	983	34.0	1,007	25.3	1,016
Rented: Other landlord	180	8.0	184	6.4	187	4.7	187
Rented: TOTAL	1,112	49.5	1,247	43.1	1,274	31.9	1,283
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	1,186	52.8	1,337	46.2	1,398	35.1	1,450
Total households renting or purchasing							
Being purchased (incl rent/buy)	113	5.0	169	5.8	335	8.4	1,395
Rented: Public	361	16.1	413	14.3	445	11.2	507
Rented: Private and not stated	983	43.8	1,282	44.3	1,844	46.2	3,758
Rented: Other landlord	317	14.1	376	13.0	430	10.8	499
Rented: TOTAL	1,661	74.0	2,071	71.6	2,719	68.2	4,764
Other tenure types	471	21.0	652	22.5	934	23.4	2,019
Total households	2,245	100.0	2,892	100.0	3,988	100.0	8,178

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)

Adelaide (C)

What is the desired trend?

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

What is the current situation in Adelaide (C)?

In 2011, Adelaide (C) had a greater proportion of people who were living at a different address five years ago (59.4)% compared to the Greater Adelaide Statistical Area (34.0%). The number of recent movers in Adelaide (C) was 11,660.

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.

Adelaide (C)

Age of persons who had a different address in the 2006 Census	Moved between 2006 and 2011				
	number	%			
5-9 years	167	1.4			
10-14 years	143	1.2			
15-29 years	6,690	57.4			
30-44 years	2,558	21.9			
45-59 years	1,272	10.9			
60-74 years	633	5.4			
75 and over	197	1.7			
Total persons	11,660	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	493	9.4	Very low income	1,448	27.5
Being purchased (incl rent/buy)	790	15.0	Low income	399	7.6
Rented (incl rent-free)	3,868	73.4	Moderate income	701	13.3
Other tenure type (incl life tenure)	33	0.6	High income	2,351	44.6
Not stated	86	1.6	One or more incomes not stated	371	7.0
Total households	5,270	100.0	Total households	5,270	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

Adelaide (C)

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 Adelaide (C)?

In 2011, Adelaide (C) had a lower proportion of Aboriginal and Torres Strait Islanders (1.0%) compared to the Greater Adelaide Statistical Area (1.3%). The number of "indigenous persons in Adelaide (C) was 296.

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)

Adelaide (C)

Age group (years)	2011		2006	
	number	%	number	%
0 to 9	24	6.5	17	5.5
10 to 19	26	7.0	22	7.1
20 to 29	74	20.0	57	18.5
30 to 39	68	18.4	72	23.3
40 to 49	52	14.1	53	17.2
50 to 59	37	10.0	18	5.8
60 and over	15	4.1	8	2.6
Total	296	80.0	247	80.0

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

7 Dwelling prices Adelaide (C)

What is the desired trend?

Stable house and rent prices rising proportionate to household income growth.

What is the current situation in Adelaide (C)?

The median house price in Adelaide (C) for the financial year 2011-12 was \$450,000. Between July 2003 and June 2012 the average annual change in median house prices for Adelaide (C) was 5.6%. This rate of change is lower when compared to the Greater Adelaide Statistical Area with 6.1%.

What is the current trend?

House and land prices have nearly doubled over the past decade across Australia.

Rental prices have been more stable although steadily increasing, in excess of household income growth. Tight vacancy rates and the recent upswing in house prices indicate further price rises in coming years.

Why use this information?

Median prices provide an indication of accessibility of home ownership and rental options.

One of the most pertinent factors preventing households in the private rental market from leaving the tenure and entering home ownership is the rapid increase in house prices.

House prices are derived from data held by the Valuer General and are calculated based on all sales for the previous year.

Median rent prices are 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?

Increases in median house and rent prices in excess of household income growth have a negative impact on housing affordability.

Median dwelling prices, 2003 to 2012

Financial year ending June 30	Dwelling type			Total median price \$
	Detached house	Attached dwelling (Maisonettes / Row Houses)	Flat/Unit (Home units / Flats / Townhouses)	
	median price \$	median price \$	median price \$	
2003 to 2004	475,000	312,000	250,000	291,000
2004 to 2005	585,000	330,000	250,000	290,000
2005 to 2006	480,000	360,000	289,000	328,450
2006 to 2007	540,250	395,500	293,510	340,000
2007 to 2008	947,500	428,000	370,000	399,056
2008 to 2009	760,000	450,000	375,000	415,000
2009 to 2010	671,000	512,000	425,000	467,900
2010 to 2011	795,000	520,000	411,500	449,950
2011 to 2012	715,000	520,000	362,000	450,000

Source: Valuer Generals Office

8 Tenure Diversity, 2011

Adelaide (C)

What is the desired trend?

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

What is the current situation in Adelaide (C)?

In 2011, Adelaide (C) had a lower proportion of households purchasing or owning their dwelling (32.9%) compared to the Greater Adelaide Statistical Area (66.1%). The number of households purchasing and owning their dwelling in Adelaide (C) was 3,104.

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.

Adelaide (C)

Tenure type	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	416	38.3	817	18.9	441	11.4	0	0.0	3	13.0	1,677	17.8
Being Purchased (incl rent/buy)	274	25.2	721	16.7	424	10.9	3	2.3	5	21.7	1,427	15.1
Rented from State/Territory Housing Authority	18	1.7	324	7.5	172	4.4	0	0.0	0	0.0	514	5.4
Rented from other landlord	288	26.5	1,943	44.9	2,247	58.0	23	18.0	12	52.2	4,513	47.8
Rented and landlord type not stated	3	0.3	24	0.6	19	0.5	0	0.0	0	0.0	46	0.5
Occupied rent free	14	1.3	49	1.1	41	1.1	0	0.0	0	0.0	104	1.1
Other Tenure Type	6	0.6	41	0.9	42	1.1	0	0.0	0	0.0	89	0.9
Tenure Not Stated	68	6.3	407	9.4	490	12.6	102	79.7	3	13.0	1,070	11.3
Total	1,087	100.0	4,326	100.0	3,876	100.0	128	100.0	23	100.0	9,440	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

Adelaide (C)

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 Adelaide (C)?

There were 3,320 dwelling sales in the period 2006-2012 in Adelaide (C). The proportion of dwelling sales that were affordable to low income households was 1.8%. This was lower compared to the Greater Adelaide Statistical Area with 4.5%.

What is the current trend?

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

Why use this information?

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

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

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

What does this mean for affordability in the area?

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

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

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

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



Adelaide (C)

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	*	0.2-0.8	*	0.2-0.8	*	0.2-0.8
2007-08	*	0.2-0.9	0	0.0	*	0.2-0.9
2008-09	*	0.2-1.0	7	1.4	10	2.1
2009-10	*	0.2-0.8	*	0.2-0.8	5	0.8
2010-11	*	0.2-0.8	*	0.2-0.8	*	0.2-0.8
2011-12	*	0.2-1.1	*	0.2-1.1	*	0.2-1.1
Total	10	0.3	15	0.5	25	0.8
low income households (up to 80% of the median income)						
2006-07	1	0.2	10	1.7	15	2.5
2007-08	*	0.2-0.9	*	0.2-0.9	*	0.2-0.9
2008-09	*	0.2-1.0	11	2.3	15	3.1
2009-10	8	1.3	*	0.2-0.8	15	2.5
2010-11	*	0.2-0.8	9	1.4	10	1.6
2011-12	*	0.2-1.1	*	0.2-1.1	5	1.1
Total	20	0.6	40	1.2	60	1.8
moderate income households (up to 120% of the median income)						
2006-07	11	1.8	43	7.2	55	9.2
2007-08	9	1.6	19	3.4	30	5.4
2008-09	6	1.2	28	5.8	35	7.2
2009-10	12	2.0	49	8.2	60	10.0
2010-11	10	1.6	29	4.6	40	6.3
2011-12	*	0.2-1.1	34	7.4	40	8.7
Total	55	1.7	200	6.0	255	7.7
Total properties						
2006-07	270	45.0	330	55.0	600	100.0
2007-08	235	42.3	320	57.7	555	100.0
2008-09	185	38.1	295	60.8	485	100.0
2009-10	250	41.7	350	58.3	600	100.0
2010-11	230	36.5	400	63.5	630	100.0
2011-12	230	50.0	230	50.0	460	100.0
Total	1,400	42.2	1,920	57.8	3,320	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

Adelaide (C)

What is the desired trend?

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

What is the current situation in Adelaide (C)?

The proportion of private rents that were affordable to low income households between July 2006 and June 2012 in Adelaide (C) was 28.4%. This was lower compared to the Greater Adelaide Statistical Area with 43.5%, and represented 18,220 private rentals in Adelaide (C) 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

**Adelaide (C)**

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	30	1.2	101	4.1	140	5.7
2007-08	37	1.5	132	5.2	185	7.3
2008-09	19	0.7	126	4.5	155	5.5
2009-10	31	1.0	147	4.5	285	8.7
2010-11	43	1.2	125	3.6	180	5.1
2011-12	19	0.5	161	4.4	190	5.2
Total	180	1.0	790	4.3	1,135	6.2
low income households (up to 80% of the median income)						
2006-07	110	4.5	439	18.0	680	27.8
2007-08	96	3.8	421	16.7	580	23.0
2008-09	70	2.5	491	17.5	720	25.7
2009-10	98	3.0	592	18.2	990	30.4
2010-11	136	3.9	712	20.3	985	28.1
2011-12	62	1.7	1,024	27.9	1,220	33.2
Total	570	3.1	3,680	20.2	5,175	28.4
moderate income households (up to 120% of the median income)						
2006-07	412	16.9	970	39.7	1,515	62.0
2007-08	437	17.3	1,074	42.5	1,580	62.6
2008-09	366	13.0	1,296	46.2	1,840	65.6
2009-10	415	12.7	1,621	49.7	2,360	72.4
2010-11	453	12.9	1,743	49.7	2,335	66.5
2011-12	347	9.5	2,086	56.8	2,570	70.0
Total	2,430	13.3	8,790	48.2	12,195	66.9
Total properties						
2006-07	650	26.6	1,665	68.1	2,445	100.0
2007-08	700	27.7	1,755	69.5	2,525	100.0
2008-09	665	23.7	1,960	69.9	2,805	100.0
2009-10	675	20.7	2,260	69.3	3,260	100.0
2010-11	840	23.9	2,525	71.9	3,510	100.0
2011-12	675	18.4	2,850	77.7	3,670	100.0
Total	4,200	23.1	13,015	71.4	18,220	100.0

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

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All totals have been rounded to the nearest 5

11 Dwelling type

Adelaide (C)

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 Adelaide (C)?

In 2011, Adelaide (C) had a greater proportion of dwellings with only one or two bedrooms (61.5)% compared to the Greater Adelaide Statistical Area (23.5%). The number of one and two bedroom dwellings in Adelaide (C) was 5,803.

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

Adelaide (C)

Number of bedrooms	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
None (includes bedsitters)	4	0.4	20	0.5	132	3.4	4	3.1	0	0.0	160	1.7
1 bedroom	56	5.2	654	15.1	966	24.9	8	6.3	4	20.0	1,688	17.9
2 bedrooms	330	30.4	1,928	44.6	1,843	47.5	11	8.7	3	15.0	4,115	43.6
3 bedrooms	383	35.2	1,133	26.2	374	9.6	3	2.4	4	20.0	1,897	20.1
4 bedrooms	182	16.7	130	3.0	68	1.8	3	2.4	0	0.0	383	4.1
5+ bedrooms	68	6.3	66	1.5	3	0.1	0	0.0	6	30.0	143	1.5
Not stated	64	5.9	394	9.1	495	12.8	98	77.2	3	15.0	1,054	11.2
Total	1,087	100.0	4,325	100.0	3,881	100.0	127	100.0	20	100.0	9,440	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

Adelaide (C)

What is the desired trend?

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

What is the current situation in Adelaide (C)?

The percentage of new residential dwellings which were flats, units or apartments in Adelaide (C) between July 2008 and June 2012 was 96.3%. This was greater compared to the Greater Adelaide Statistical Area with 26.0%, and represented 643 new flats, units or apartments approved in Adelaide (C) during the period.

What is the current trend?

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

Why use this information?

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

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

Building approval data is collected by the ABS.

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

Financial year ending June 30	Adelaide (C)							
	Dwelling type						Total	
	Separate houses		Medium density		High density		number	%
	number	%	number	%	number	%	number	%
2008 to 2009	7	28.0	223	34.7	0	0.0	230	34.4
2009 to 2010	10	40.0	41	6.4	0	0.0	51	7.6
2010 to 2011	4	16.0	342	53.2	0	0.0	346	51.8
2011 to 2012	4	16.0	37	5.8	0	0.0	41	6.1
Total 2008 to 2012	25	3.7	643	96.3	0	0.0	668	100.0

Source: [Australian Bureau of Statistics](#)

13 Social housing stock

Adelaide (C)

What is the desired trend?

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

What is the current situation in Adelaide (C)?

As at June 2012 the total stock of social housing in Adelaide (C) was 743 dwellings. This comprised of:

- Community Housing: 170
- Public Housing: 573

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

Adelaide (C)

As at June 2012	Adelaide (C)		Greater Adelaide Statistical Area
	number	% Greater Adelaide Statistical Area total	number
Community Housing	170	3.9	4,395
Public Housing	573	1.7	34,342
Total social housing stock	743	1.9	38,737

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