



RenewalSA
people partnerships progress

Charles Sturt (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

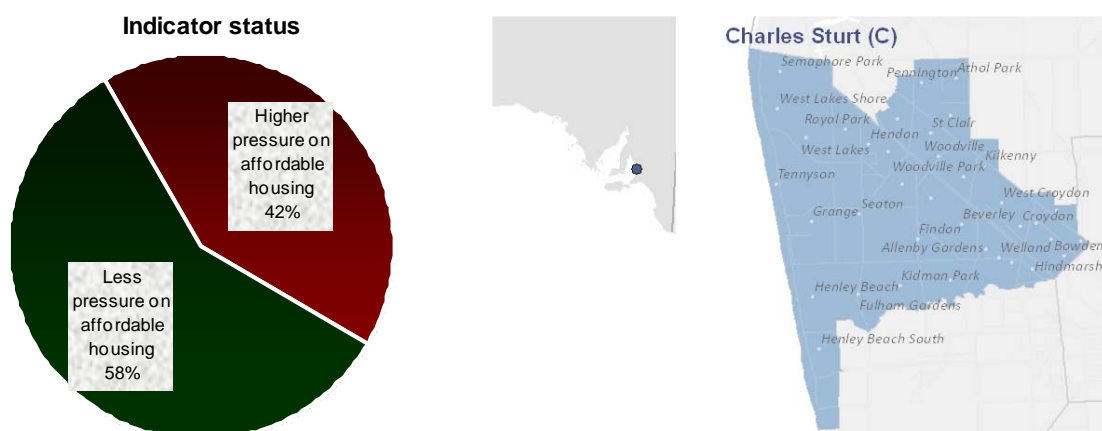
Social housing stock


















Housing Affordability - Charles Sturt (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 Charles Sturt (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: 36.4%. [Greater Adelaide: 33.1%]	
2	Household and family types Percentage change in the number of households between 2006 and 2011: 3.4%. [Greater Adelaide: 5.5%]	
3	Age of household reference person Percentage of households where the household reference person is aged 60 years or over: 34.9%. [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: 45.1%. [Greater Adelaide: 76.1%]	
5	Recent movers (2006 - 2011) Percentage of people who were living at a different address five years ago (2011 data): 31.3%. [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 Charles Sturt (C)		
7	Dwelling prices Average annual percentage change in median dwelling prices, 2003-04 to 2011-12: 6.2%. [Greater Adelaide: 6.1%]	
8	Tenure Diversity, 2011 Percentage of households who own, or are purchasing their dwelling, 2011: 62.9%. [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 : 3.1%. [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 : 42.4%. [Greater Adelaide: 43.5%]	
11	Dwelling type Percentage of dwellings with one or two bedrooms: 30.0%. [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: 45.9%. [Greater Adelaide: 26.0%]	
13	Social housing stock Social housing stock (number of dwellings): 4747	n/a

1 Low and moderate income households

Charles Sturt (C)

What is the desired trend?

A mix of household incomes is desirable in any location.

What is the current situation in Charles Sturt (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, Charles Sturt (C) has a greater proportion of very low and low income households (36.4%) compared to the Greater Adelaide Statistical Area (33.1%).

The number of very low and low income households in Charles Sturt (C) was 15,464.

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

Charles Sturt (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)	673	7.3	808	12.9	1,843	26.2	7,938	49.6	1,082	27.4	12,344	29.1
Rented: Public	2,118	23.0	699	11.2	396	5.6	240	1.5	358	9.1	3,811	9.0
Rented: Private and not stated	1,496	16.3	1,174	18.7	1,815	25.8	3,041	19.0	763	19.3	8,289	19.5
Rented: Other landlord	411	4.5	157	2.5	133	1.9	82	0.5	87	2.2	870	2.0
Other tenure types	4,504	48.9	3,424	54.7	2,847	40.5	4,708	29.4	1,662	42.1	17,145	40.4
Total	9,202	100.0	6,262	100.0	7,034	100.0	16,009	100.0	3,952	100.0	42,459	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 Charles Sturt (C)

What is the desired trend?

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

What is the current situation in Charles Sturt (C)?

Between 2006 and 2011 the percentage change in total households for Charles Sturt (C) was 3.4%. This rate of change was lower than that in the Greater Adelaide Statistical Area which experienced a 5.5% increase.

What is the current trend?

Household formation rates continue to exceed population growth.

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

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

Why use this information?

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

What does this mean for affordability in the area?

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

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

Household and Family types	2011		2006		Change 2006 to 2011	
	number	%	number	%	number	%
Couple Families with Children 15 or over	4,243	15.0	4,180	15.4	63	1.5
Couple Families with Children under 15	7,398	26.2	6,962	25.7	436	6.3
Total couples with child(ren)	11,641	41.2	11,142	41.1	499	4.5
One Parent Families with Children 15 or over	2,680	9.5	2,467	9.1	213	8.6
One Parent Families with Children under 15	2,236	7.9	2,263	8.3	-27	-1.2
Total one parent families	4,916	17.4	4,730	17.4	186	3.9
Other Families	580	2.1	570	2.1	10	1.8
Couple Families with No Children	11,102	39.3	10,680	39.4	422	4.0
Total families	28,239	100.0	27,122	100.0	1,117	4.1
One Family Households	27,421	62.4	26,501	62.4	920	3.5
Two or more family households	404	0.9	308	0.7	96	31.2
Total family households	27,825	63.3	26,809	63.1	1,016	3.8
Lone person household	12,891	29.3	12,635	29.7	256	2.0
Group household	1,743	4.0	1,425	3.4	318	22.3
Other Households	1,480	3.4	1,606	3.8	-126	-7.8
Total households	43,939	100.0	42,475	100.0	1,464	3.4
Average household size (Average number of people per household)	2.3		2.3		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

Charles Sturt (C)

What is the desired trend?

A mix of age groups is desirable for any location.

What is the current situation in Charles Sturt (C)?

In 2011, Charles Sturt (C) had a greater proportion of households with a household reference person (or "head") aged 60 years or older (34.9%) compared to the Greater Adelaide Statistical Area (32.1%). The number of "older" households in Charles Sturt (C) was 15,325.

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.

Charles Sturt (C)

Age of household reference persons	2011	
	number	%
15-29 years	4,158	9.5
30-44 years	10,967	25.0
45-59 years	12,008	27.3
60-74 years	8,757	19.9
75 and over	6,568	14.9
No Matches	1,479	3.4
Total	43,937	100.0

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

4 Housing Stress, 2011

Charles Sturt (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 Charles Sturt (C)?

In 2011, Charles Sturt (C) had a lower 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 (74.6%) 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 Charles Sturt (C) was 3,867.

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.



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)	465	5.1	999	6.5	2,136	9.5	4,526
Rented: Public	1,093	11.9	1,299	8.4	1,361	6.0	1,361
Rented: Private and not stated	1,377	15.0	2,397	15.5	3,443	15.3	3,705
Rented: Other landlord	267	2.9	368	2.4	424	1.9	427
Rented: TOTAL	2,737	29.7	4,064	26.3	5,228	23.2	5,493
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	3,202	34.8	5,063	32.7	7,364	32.7	10,019
Households paying more than 30% of income on housing							
Being purchased (incl rent/buy)	430	4.7	877	5.7	1,777	7.9	3,159
Rented: Public	752	8.2	841	5.4	860	3.8	860
Rented: Private and not stated	1,331	14.5	2,207	14.3	2,782	12.4	2,849
Rented: Other landlord	217	2.4	290	1.9	319	1.4	322
Rented: TOTAL	2,300	25.0	3,338	21.6	3,961	17.6	4,031
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	2,730	29.7	4,215	27.3	5,738	25.5	7,190
Households paying more than 50% of income on housing							
Being purchased (incl rent/buy)	334	3.6	551	3.6	784	3.5	955
Rented: Public	273	3.0	280	1.8	280	1.2	280
Rented: Private and not stated	936	10.2	1,090	7.0	1,118	5.0	1,126
Rented: Other landlord	129	1.4	143	0.9	146	0.6	146
Rented: TOTAL	1,338	14.5	1,513	9.8	1,544	6.9	1,552
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	1,672	18.2	2,064	13.3	2,328	10.3	2,507
Total households renting or purchasing							
Being purchased (incl rent/buy)	673	7.3	1,481	9.6	3,324	14.8	12,344
Rented: Public	2,118	23.0	2,817	18.2	3,213	14.3	3,811
Rented: Private and not stated	1,496	16.3	2,670	17.3	4,485	19.9	8,289
Rented: Other landlord	411	4.5	568	3.7	701	3.1	870
Rented: TOTAL	4,025	43.7	6,055	39.2	8,399	37.3	12,970
Other tenure types	4,504	48.9	7,928	51.3	10,775	47.9	17,145
Total households	9,202	100.0	15,464	100.0	22,498	100.0	42,459

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)

Charles Sturt (C)

What is the desired trend?

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

What is the current situation in Charles Sturt (C)?

In 2011, Charles Sturt (C) had a lower proportion of people who were living at a different address five years ago (31.3)% compared to the Greater Adelaide Statistical Area (34.0%). The number of recent movers in Charles Sturt (C) was 32,904.

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.

Charles Sturt (C)

Age of persons who had a different address in the 2006 Census	Moved between 2006 and 2011			
	number	%		
5-9 years	2,086	6.3		
10-14 years	1,833	5.6		
15-29 years	10,153	30.9		
30-44 years	10,434	31.7		
45-59 years	4,998	15.2		
60-74 years	2,054	6.2		
75 and over	1,346	4.1		
Total persons	32,904	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	1,918	12.7	Very low income	2,182	14.5
Being purchased (incl rent/buy)	5,196	34.4	Low income	1,700	11.3
Rented (incl rent-free)	7,569	50.1	Moderate income	2,653	17.6
Other tenure type (incl life tenure)	146	1.0	High income	7,310	48.4
Not stated	271	1.8	One or more incomes not stated	1,255	8.3
Total households	15,100	100.0	Total households	15,100	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

Charles Sturt (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 Charles Sturt (C)?

In 2011, Charles Sturt (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 Charles Sturt (C) was 1,346.

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)

Charles Sturt (C)

Age group (years)	2011		2006	
	number	%	number	%
0 to 9	292	17.4	253	16.6
10 to 19	274	16.3	300	19.7
20 to 29	230	13.7	166	10.9
30 to 39	164	9.7	188	12.3
40 to 49	161	9.6	130	8.5
50 to 59	136	8.1	97	6.4
60 and over	89	5.3	87	5.7
Total	1,346	80.0	1,221	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

Charles Sturt (C)

What is the desired trend?

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

What is the current situation in Charles Sturt (C)?

The median house price in Charles Sturt (C) for the financial year 2011-12 was \$424,250. Between July 2003 and June 2012 the average annual change in median house prices for Charles Sturt (C) was 6.2%. This rate of change is greater 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
	Detached house	Attached dwelling <i>(Maisonettes / Row Houses)</i>	Flat/Unit <i>(Home units / Flats / Townhouses)</i>	
	median price \$	median price \$	median price \$	
2003 to 2004	295,000	201,500	192,000	262,500
2004 to 2005	310,000	268,500	205,000	285,000
2005 to 2006	317,000	260,000	219,000	285,000
2006 to 2007	350,000	309,975	240,000	322,000
2007 to 2008	412,000	385,000	270,000	377,000
2008 to 2009	421,000	395,000	291,500	392,000
2009 to 2010	450,000	430,000	314,000	420,000
2010 to 2011	474,000	456,000	340,000	437,000
2011 to 2012	452,500	415,000	340,000	424,250

Source: Valuer Generals Office

8 Tenure Diversity, 2011

Charles Sturt (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 Charles Sturt (C)?

In 2011, Charles Sturt (C) had a lower proportion of households purchasing or owning their dwelling (62.9%) compared to the Greater Adelaide Statistical Area (66.1%). The number of households purchasing and owning their dwelling in Charles Sturt (C) was 27,653.

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.

Charles Sturt (C)

Tenure type	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	13,222	42.0	1,868	16.0	71	12.0	58	34.3	7	43.8	15,226	34.7
Being Purchased (incl rent/buy)	10,252	32.6	2,107	18.0	55	9.3	10	5.9	3	18.8	12,427	28.3
Rented from State/Territory Housing Authority	1,175	3.7	2,523	21.6	140	23.6	0	0.0	0	0.0	3,838	8.7
Rented from other landlord	4,902	15.6	3,950	33.7	237	40.0	68	40.2	6	37.5	9,163	20.9
Rented and landlord type not stated	62	0.2	67	0.6	0	0.0	0	0.0	0	0.0	129	0.3
Occupied rent free	205	0.7	74	0.6	6	1.0	4	2.4	0	0.0	289	0.7
Other Tenure Type	181	0.6	318	2.7	0	0.0	4	2.4	0	0.0	503	1.1
Tenure Not Stated	1,458	4.6	800	6.8	84	14.2	25	14.8	0	0.0	2,367	5.4
Total	31,457	100.0	11,707	100.0	593	100.0	169	100.0	16	100.0	43,942	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

Charles Sturt (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 Charles Sturt (C)?

There were 10,435 dwelling sales in the period 2006-2012 in Charles Sturt (C). The proportion of dwelling sales that were affordable to low income households was 3.1%. 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



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	17	1.0	*	0.1-0.3	20	1.2
2007-08	35	2.1	*	0.1-0.3	35	2.1
2008-09	20	1.4	*	0.1-0.3	20	1.4
2009-10	17	0.9	*	0.1-0.3	20	1.1
2010-11	9	0.5	0	0.0	10	0.5
2011-12	*	0.1-0.3	*	0.1-0.3	10	0.5
Total	105	1.0	15	0.1	120	1.1
low income households (up to 80% of the median income)						
2006-07	39	2.3	42	2.5	80	4.7
2007-08	48	2.9	8	0.5	55	3.3
2008-09	45	3.1	17	1.2	60	4.1
2009-10	49	2.6	23	1.2	70	3.7
2010-11	13	0.7	*	0.1-0.3	15	0.8
2011-12	25	1.4	12	0.7	35	1.9
Total	220	2.1	105	1.0	325	3.1
moderate income households (up to 120% of the median income)						
2006-07	125	7.4	161	9.5	285	16.9
2007-08	103	6.2	74	4.4	175	10.5
2008-09	98	6.6	109	7.4	205	13.9
2009-10	122	6.5	148	7.9	270	14.4
2010-11	48	2.5	77	4.1	125	6.6
2011-12	96	5.2	129	7.0	225	12.2
Total	590	5.7	700	6.7	1,290	12.4
Total properties						
2006-07	1,345	79.6	345	20.4	1,690	100.0
2007-08	1,355	81.4	310	18.6	1,665	100.0
2008-09	1,170	79.3	305	20.7	1,475	100.0
2009-10	1,530	81.6	345	18.4	1,875	100.0
2010-11	1,520	80.6	365	19.4	1,885	100.0
2011-12	1,455	79.1	385	20.9	1,840	100.0
Total	8,375	80.3	2,060	19.7	10,435	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

Charles Sturt (C)

What is the desired trend?

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

What is the current situation in Charles Sturt (C)?

The proportion of private rents that were affordable to low income households between July 2006 and June 2012 in Charles Sturt (C) was 42.4%. This was lower compared to the Greater Adelaide Statistical Area with 43.5%, and represented 22,605 private rentals in Charles Sturt (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



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	178	5.0	330	9.2	555	15.4
2007-08	170	4.7	257	7.1	465	12.9
2008-09	145	4.1	190	5.3	385	10.8
2009-10	158	4.3	163	4.4	365	9.9
2010-11	160	4.2	138	3.6	335	8.7
2011-12	176	4.1	141	3.3	350	8.1
Total	985	4.4	1,220	5.4	2,455	10.9
low income households (up to 80% of the median income)						
2006-07	774	21.5	1,207	33.6	2,030	56.5
2007-08	586	16.3	1,091	30.3	1,730	48.1
2008-09	505	14.2	1,039	29.1	1,615	45.3
2009-10	463	12.6	937	25.5	1,465	39.8
2010-11	382	9.9	870	22.6	1,315	34.2
2011-12	454	10.5	934	21.6	1,440	33.3
Total	3,165	14.0	6,080	26.9	9,590	42.4
moderate income households (up to 120% of the median income)						
2006-07	1,782	49.6	1,479	41.1	3,310	92.1
2007-08	1,811	50.3	1,469	40.8	3,330	92.5
2008-09	1,710	48.0	1,427	40.0	3,205	89.9
2009-10	1,860	50.5	1,388	37.7	3,315	90.1
2010-11	1,762	45.8	1,447	37.6	3,270	85.0
2011-12	2,061	47.7	1,575	36.5	3,685	85.3
Total	10,985	48.6	8,785	38.9	20,115	89.0
Total properties						
2006-07	2,020	56.2	1,525	42.4	3,595	100.0
2007-08	2,040	56.7	1,510	41.9	3,600	100.0
2008-09	1,985	55.7	1,510	42.4	3,565	100.0
2009-10	2,155	58.6	1,460	39.7	3,680	100.0
2010-11	2,230	58.0	1,560	40.6	3,845	100.0
2011-12	2,555	59.1	1,710	39.6	4,320	100.0
Total	12,985	57.4	9,275	41.0	22,605	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

Charles Sturt (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 Charles Sturt (C)?

In 2011, Charles Sturt (C) had a greater proportion of dwellings with only one or two bedrooms (30.0)% compared to the Greater Adelaide Statistical Area (23.5%). The number of one and two bedroom dwellings in Charles Sturt (C) was 13,171.

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

Charles Sturt (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)	40	0.1	36	0.3	3	0.5	26	15.6	0	0.0	105	0.2
1 bedroom	348	1.1	1,022	8.7	23	3.9	38	22.8	4	57.1	1,435	3.3
2 bedrooms	5,095	16.2	6,162	52.6	432	72.4	44	26.3	3	42.9	11,736	26.7
3 bedrooms	18,361	58.4	3,440	29.4	52	8.7	29	17.4	0	0.0	21,882	49.8
4 bedrooms	5,665	18.0	306	2.6	4	0.7	3	1.8	0	0.0	5,978	13.6
5+ bedrooms	855	2.7	43	0.4	0	0.0	6	3.6	0	0.0	907	2.1
Not stated	1,094	3.5	697	6.0	83	13.9	21	12.6	0	0.0	1,895	4.3
Total	31,458	100.0	11,706	100.0	597	100.0	167	100.0	7	100.0	43,938	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

Charles Sturt (C)

What is the desired trend?

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

What is the current situation in Charles Sturt (C)?

The percentage of new residential dwellings which were flats, units or apartments in Charles Sturt (C) between July 2008 and June 2012 was 45.9%. This was greater compared to the Greater Adelaide Statistical Area with 26.0%, and represented 1,403 new flats, units or apartments approved in Charles Sturt (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	Charles Sturt (C)							
	Dwelling type						Total	
	Separate houses		Medium density		High density		number	%
	number	%	number	%	number	%	number	%
2008 to 2009	545	32.9	342	24.4	0	0.0	887	29.0
2009 to 2010	431	26.0	394	28.1	0	0.0	825	27.0
2010 to 2011	406	24.5	297	21.2	0	0.0	703	23.0
2011 to 2012	274	16.5	370	26.4	0	0.0	644	21.1
Total 2008 to 2012	1,656	54.1	1,403	45.9	0	0.0	3,059	100.0

Source: [Australian Bureau of Statistics](#)

13 Social housing stock

Charles Sturt (C)

What is the desired trend?

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

What is the current situation in Charles Sturt (C)?

As at June 2012 the total stock of social housing in Charles Sturt (C) was 4,747 dwellings. This comprised of:

- Community Housing: 276
- Public Housing: 4471

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

Charles Sturt (C)

As at June 2012	Charles Sturt (C)		Greater Adelaide Statistical Area
	number	% Greater Adelaide Statistical Area total	number
Community Housing	276	6.3	4,395
Public Housing	4,471	13.0	34,342
Total social housing stock	4,747	12.3	38,737

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