



RenewalSA
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Port Adelaide Enfield (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

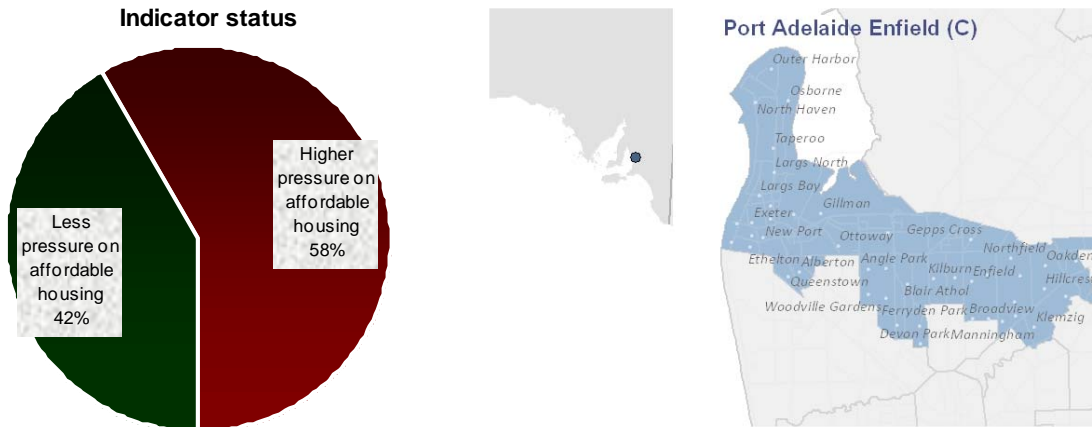




Housing Affordability - Port Adelaide Enfield (C)

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 Port Adelaide Enfield (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: 39.1%. [Greater Adelaide: 33.1%]	
2	Household and family types Percentage change in the number of households between 2006 and 2011: 6.6%. [Greater Adelaide: 5.5%]	
3	Age of household reference person Percentage of households where the household reference person is aged 60 years or over: 29.8%. [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: 47.4%. [Greater Adelaide: 76.1%]	
5	Recent movers (2006 - 2011) Percentage of people who were living at a different address five years ago (2011 data): 36.1%. [Greater Adelaide: 34.0%]	
6	Indigenous persons (Aboriginal and/or Torres Strait Islanders) Indigenous persons by age group, 2011: 15.5%. [Greater Adelaide: 1.3%]	
Housing Supply Port Adelaide Enfield (C)		
7	Dwelling prices Average annual percentage change in median dwelling prices, 2003-04 to 2011-12: 6.3%. [Greater Adelaide: 6.1%]	
8	Tenure Diversity, 2011 Percentage of households who own, or are purchasing their dwelling, 2011: 57.4%. [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 : 3.8%. [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 : 46.9%. [Greater Adelaide: 43.5%]	
11	Dwelling type Percentage of dwellings with one or two bedrooms: 28.6%. [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: 20.2%. [Greater Adelaide: 26.0%]	
13	Social housing stock Social housing stock (number of dwellings): 7441	n/a

1 Low and moderate income households

Port Adelaide Enfield (C)

What is the desired trend?

A mix of household incomes is desirable in any location.

What is the current situation in Port Adelaide Enfield (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, Port Adelaide Enfield (C) has a greater proportion of very low and low income households (39.1%) compared to the Greater Adelaide Statistical Area (33.1%).

The number of very low and low income households in Port Adelaide Enfield (C) was 17,464.

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

Port Adelaide Enfield (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)	942	8.9	1,144	16.7	2,441	32.3	8,578	55.3	1,201	29.2	14,306	32.0
Rented: Public	3,016	28.4	976	14.2	535	7.1	358	2.3	526	12.8	5,411	12.1
Rented: Private and not stated	1,892	17.8	1,442	21.0	2,154	28.5	3,055	19.7	756	18.4	9,299	20.8
Rented: Other landlord	581	5.5	237	3.5	180	2.4	235	1.5	131	3.2	1,364	3.1
Other tenure types	4,175	39.4	3,059	44.6	2,256	29.8	3,287	21.2	1,495	36.4	14,272	32.0
Total	10,606	100.0	6,858	100.0	7,566	100.0	15,513	100.0	4,109	100.0	44,652	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 Port Adelaide Enfield (C)

What is the desired trend?

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

What is the current situation in Port Adelaide Enfield (C)?

Between 2006 and 2011 the percentage change in total households for Port Adelaide Enfield (C) was 6.6%. 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	3,497	12.0	3,320	12.5	177	5.3
Couple Families with Children under 15	8,085	27.8	6,828	25.7	1,257	18.4
Total couples with child(ren)	11,582	39.9	10,148	38.2	1,434	14.1
One Parent Families with Children 15 or over	2,973	10.2	2,657	10.0	316	11.9
One Parent Families with Children under 15	3,077	10.6	3,144	11.8	-67	-2.1
Total one parent families	6,050	20.8	5,801	21.8	249	4.3
Other Families	711	2.4	653	2.5	58	8.9
Couple Families with No Children	10,702	36.8	9,957	37.5	745	7.5
Total families	29,045	100.0	26,559	100.0	2,486	9.4
One Family Households	27,776	59.9	25,768	59.3	2,008	7.8
Two or more family households	620	1.3	388	0.9	232	59.8
Total family households	28,396	61.3	26,156	60.1	2,240	8.6
Lone person household	14,195	30.6	13,659	31.4	536	3.9
Group household	2,061	4.4	1,662	3.8	399	24.0
Other Households	1,688	3.6	2,011	4.6	-323	-16.1
Total households	46,340	100.0	43,488	100.0	2,852	6.6
Average household size (Average number of people per household)	2.4		2.3		0.1	4.3

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

Port Adelaide Enfield (C)

What is the desired trend?

A mix of age groups is desirable for any location.

What is the current situation in Port Adelaide Enfield (C)?

In 2011, Port Adelaide Enfield (C) had a lower proportion of households with a household reference person (or "head") aged 60 years or older (29.8%) compared to the Greater Adelaide Statistical Area (32.1%). The number of "older" households in Port Adelaide Enfield (C) was 13,804.

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.

Port Adelaide Enfield (C)

Age of household reference persons	2011	
	number	%
15-29 years	5,503	11.9
30-44 years	12,870	27.8
45-59 years	12,474	26.9
60-74 years	8,225	17.8
75 and over	5,579	12.0
No Matches	1,686	3.6
Total	46,337	100.0

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

4 Housing Stress, 2011

Port Adelaide Enfield (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 Port Adelaide Enfield (C)?

In 2011, Port Adelaide Enfield (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 (75.1%) 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 Port Adelaide Enfield (C) was 4,870.

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.



Port Adelaide Enfield (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)	686	6.5	1,438	8.2	2,959	11.8	5,475
Rented: Public	1,553	14.6	1,849	10.6	1,927	7.7	1,936
Rented: Private and not stated	1,761	16.6	3,018	17.3	4,231	16.9	4,417
Rented: Other landlord	439	4.1	584	3.3	639	2.6	639
Rented: TOTAL	3,753	35.4	5,451	31.2	6,797	27.2	6,992
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	4,439	41.9	6,889	39.4	9,756	39.0	12,467
Households paying more than 30% of income on housing							
Being purchased (incl rent/buy)	628	5.9	1,287	7.4	2,449	9.8	3,832
Rented: Public	1,074	10.1	1,203	6.9	1,223	4.9	1,223
Rented: Private and not stated	1,710	16.1	2,783	15.9	3,383	13.5	3,429
Rented: Other landlord	322	3.0	422	2.4	448	1.8	448
Rented: TOTAL	3,106	29.3	4,408	25.2	5,054	20.2	5,100
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	3,734	35.2	5,695	32.6	7,503	30.0	8,932
Households paying more than 50% of income on housing							
Being purchased (incl rent/buy)	475	4.5	766	4.4	1,026	4.1	1,167
Rented: Public	359	3.4	373	2.1	373	1.5	373
Rented: Private and not stated	1,278	12.0	1,478	8.5	1,497	6.0	1,505
Rented: Other landlord	158	1.5	165	0.9	165	0.7	165
Rented: TOTAL	1,795	16.9	2,016	11.5	2,035	8.1	2,043
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	2,270	21.4	2,782	15.9	3,061	12.2	3,210
Total households renting or purchasing							
Being purchased (incl rent/buy)	942	8.9	2,086	11.9	4,527	18.1	14,306
Rented: Public	3,016	28.4	3,992	22.9	4,527	18.1	5,411
Rented: Private and not stated	1,892	17.8	3,334	19.1	5,488	21.9	9,299
Rented: Other landlord	581	5.5	818	4.7	998	4.0	1,364
Rented: TOTAL	5,489	51.8	8,144	46.6	11,013	44.0	16,074
Other tenure types	4,175	39.4	7,234	41.4	9,490	37.9	14,272
Total households	10,606	100.0	17,464	100.0	25,030	100.0	44,652

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)

Port Adelaide Enfield (C)

What is the desired trend?

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

What is the current situation in Port Adelaide Enfield (C)?

In 2011, Port Adelaide Enfield (C) had a greater proportion of people who were living at a different address five years ago (36.1%) compared to the Greater Adelaide Statistical Area (34.0%). The number of recent movers in Port Adelaide Enfield (C) was 40,708.

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.

Port Adelaide Enfield (C)

Age of persons who had a different address in the 2006 Census	Moved between 2006 and 2011			
	number	%		
5-9 years	2,808	6.9		
10-14 years	2,329	5.7		
15-29 years	13,549	33.3		
30-44 years	12,686	31.2		
45-59 years	5,799	14.2		
60-74 years	2,399	5.9		
75 and over	1,138	2.8		
Total persons	40,708	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	1,751	9.5	Very low income	3,134	17.1
Being purchased (incl rent/buy)	6,531	35.6	Low income	2,272	12.4
Rented (incl rent-free)	9,591	52.3	Moderate income	3,448	18.8
Other tenure type (incl life tenure)	162	0.9	High income	8,057	43.9
Not stated	303	1.7	One or more incomes not stated	1,427	7.8
Total households	18,338	100.0	Total households	18,338	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

Port Adelaide Enfield (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 Port Adelaide Enfield (C)?

In 2011, Port Adelaide Enfield (C) had a greater proportion of Aboriginal and Torres Strait Islanders (15.5)% compared to the Greater Adelaide Statistical Area (1.3%). The number of "indigenous persons in Port Adelaide Enfield (C) was 2,756.



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)



Port Adelaide Enfield (C)

Age group (years)	2011		2006	
	number	%	number	%
0 to 9	603	17.5	555	19.4
10 to 19	570	16.5	540	18.9
20 to 29	500	14.5	360	12.6
30 to 39	385	11.2	293	10.2
40 to 49	326	9.5	263	9.2
50 to 59	200	5.8	173	6.0
60 and over	172	5.0	105	3.7
Total	2,756	80.0	2,289	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

Port Adelaide Enfield (C)

What is the desired trend?

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

What is the current situation in Port Adelaide Enfield (C)?

The median house price in Port Adelaide Enfield (C) for the financial year 2011-12 was \$351,000. Between July 2003 and June 2012 the average annual change in median house prices for Port Adelaide Enfield (C) was 11.0%. 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 median price \$
	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	230,000	170,000	155,000	215,000
2004 to 2005	255,000	190,000	172,000	242,000
2005 to 2006	260,000	205,000	187,500	247,200
2006 to 2007	289,000	223,250	200,000	275,000
2007 to 2008	347,000	260,300	254,000	330,000
2008 to 2009	355,000	285,000	299,750	345,000
2009 to 2010	380,000	278,000	281,300	360,000
2010 to 2011	388,000	288,080	284,000	369,000
2011 to 2012	370,000	260,000	274,000	351,000

Source: Valuer Generals Office

8 Tenure Diversity, 2011

Port Adelaide Enfield (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 Port Adelaide Enfield (C)?

In 2011, Port Adelaide Enfield (C) had a lower proportion of households purchasing or owning their dwelling (57.4%) compared to the Greater Adelaide Statistical Area (66.1%). The number of households purchasing and owning their dwelling in Port Adelaide Enfield (C) was 26,604.

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.

Port Adelaide Enfield (C)

Tenure type	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	10,604	31.5	1,530	12.8	13	2.7	76	42.2	3	8.3	12,226	26.4
Being Purchased (incl rent/buy)	12,135	36.0	2,174	18.2	34	7.0	27	15.0	8	22.2	14,378	31.0
Rented from State/Territory Housing Authority	2,313	6.9	3,088	25.8	35	7.2	4	2.2	0	0.0	5,440	11.7
Rented from other landlord	6,294	18.7	3,935	32.9	309	63.4	50	27.8	17	47.2	10,605	22.9
Rented and landlord type not stated	82	0.2	79	0.7	4	0.8	0	0.0	0	0.0	165	0.4
Occupied rent free	213	0.6	75	0.6	0	0.0	4	2.2	0	0.0	292	0.6
Other Tenure Type	238	0.7	233	1.9	0	0.0	3	1.7	5	13.9	479	1.0
Tenure Not Stated	1,787	5.3	856	7.2	92	18.9	16	8.9	3	8.3	2,754	5.9
Total	33,666	100.0	11,970	100.0	487	100.0	180	100.0	36	100.0	46,339	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

Port Adelaide Enfield (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 Port Adelaide Enfield (C)?

There were 12,560 dwelling sales in the period 2006-2012 in Port Adelaide Enfield (C). The proportion of dwelling sales that were affordable to low income households was 3.8%. 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



Port Adelaide Enfield (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	26	1.2	*	0.0-0.2	30	1.4
2007-08	16	0.7	0	0.0	15	0.7
2008-09	18	0.9	*	0.0-0.2	25	1.2
2009-10	39	1.7	7	0.3	45	2.0
2010-11	19	0.9	*	0.0-0.2	20	0.9
2011-12	31	1.7	*	0.1-0.3	35	1.9
Total	150	1.2	25	0.2	175	1.4
low income households (up to 80% of the median income)						
2006-07	56	2.7	60	2.8	115	5.5
2007-08	43	1.9	9	0.4	50	2.2
2008-09	38	1.9	37	1.8	75	3.7
2009-10	67	3.0	39	1.7	105	4.7
2010-11	31	1.5	10	0.5	40	1.9
2011-12	54	3.0	36	2.0	90	5.0
Total	290	2.3	190	1.5	480	3.8
moderate income households (up to 120% of the median income)						
2006-07	342	16.2	229	10.9	570	27.0
2007-08	152	6.8	149	6.7	300	13.4
2008-09	168	8.2	144	7.0	310	15.2
2009-10	310	13.8	218	9.7	530	23.7
2010-11	95	4.5	134	6.3	230	10.8
2011-12	294	16.2	147	8.1	440	24.3
Total	1,360	10.8	1,020	8.1	2,380	18.9
Total properties						
2006-07	1,745	82.7	365	17.3	2,110	100.0
2007-08	1,820	81.4	415	18.6	2,235	100.0
2008-09	1,625	79.5	420	20.5	2,045	100.0
2009-10	1,880	83.9	360	16.1	2,240	100.0
2010-11	1,770	83.3	355	16.7	2,125	100.0
2011-12	1,530	84.5	280	15.5	1,810	100.0
Total	10,370	82.6	2,190	17.4	12,560	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

Port Adelaide Enfield (C)

What is the desired trend?

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

What is the current situation in Port Adelaide Enfield (C)?

The proportion of private rents that were affordable to low income households between July 2006 and June 2012 in Port Adelaide Enfield (C) was 46.9%. This was greater compared to the Greater Adelaide Statistical Area with 43.5%, and represented 26,650 private rentals in Port Adelaide Enfield (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



Port Adelaide Enfield (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	300	7.4	418	10.3	735	18.1
2007-08	316	7.3	312	7.3	650	15.1
2008-09	275	6.3	212	4.9	495	11.3
2009-10	261	6.0	216	4.9	480	11.0
2010-11	274	6.1	146	3.2	425	9.4
2011-12	251	5.0	163	3.3	425	8.5
Total	1,675	6.3	1,465	5.5	3,205	12.0
low income households (up to 80% of the median income)						
2006-07	1,289	31.7	1,252	30.8	2,560	62.9
2007-08	1,097	25.5	1,178	27.4	2,305	53.6
2008-09	967	22.1	1,110	25.4	2,090	47.8
2009-10	826	18.9	1,164	26.6	1,995	45.7
2010-11	681	15.0	965	21.3	1,650	36.5
2011-12	779	15.5	1,106	22.1	1,895	37.8
Total	5,640	21.2	6,775	25.4	12,495	46.9
moderate income households (up to 120% of the median income)						
2006-07	2,531	62.2	1,400	34.4	3,950	97.1
2007-08	2,658	61.8	1,456	33.9	4,145	96.4
2008-09	2,690	61.6	1,472	33.7	4,175	95.5
2009-10	2,685	61.4	1,506	34.5	4,195	96.0
2010-11	2,754	60.9	1,440	31.8	4,200	92.8
2011-12	3,130	62.5	1,579	31.5	4,720	94.2
Total	16,450	61.7	8,855	33.2	25,380	95.2
Total properties						
2006-07	2,650	65.1	1,405	34.5	4,070	100.0
2007-08	2,800	65.1	1,470	34.2	4,300	100.0
2008-09	2,860	65.4	1,500	34.3	4,370	100.0
2009-10	2,835	64.9	1,530	35.0	4,370	100.0
2010-11	3,050	67.4	1,465	32.4	4,525	100.0
2011-12	3,400	67.9	1,600	31.9	5,010	100.0
Total	17,595	66.0	8,970	33.7	26,650	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

Port Adelaide Enfield (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 Port Adelaide Enfield (C)?

In 2011, Port Adelaide Enfield (C) had a greater proportion of dwellings with only one or two bedrooms (28.6%) compared to the Greater Adelaide Statistical Area (23.5%). The number of one and two bedroom dwellings in Port Adelaide Enfield (C) was 13,255.



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



Port Adelaide Enfield (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)	68	0.2	40	0.3	3	0.6	19	10.6	8	25.0	138	0.3
1 bedroom	377	1.1	1,252	10.5	168	34.4	54	30.2	4	12.5	1,855	4.0
2 bedrooms	5,240	15.6	5,908	49.3	203	41.6	43	24.0	6	18.8	11,400	24.6
3 bedrooms	20,658	61.4	3,610	30.1	20	4.1	29	16.2	8	25.0	24,325	52.5
4 bedrooms	5,126	15.2	311	2.6	0	0.0	8	4.5	3	9.4	5,448	11.8
5+ bedrooms	753	2.2	64	0.5	0	0.0	4	2.2	0	0.0	821	1.8
Not stated	1,446	4.3	790	6.6	94	19.3	22	12.3	3	9.4	2,355	5.1
Total	33,668	100.0	11,975	100.0	488	100.0	179	100.0	32	100.0	46,342	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

Port Adelaide Enfield (C)

What is the desired trend?

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

What is the current situation in Port Adelaide Enfield (C)?

The percentage of new residential dwellings which were flats, units or apartments in Port Adelaide Enfield (C) between July 2008 and June 2012 was 20.2%. This was lower compared to the Greater Adelaide Statistical Area with 26.0%, and represented 832 new flats, units or apartments approved in Port Adelaide Enfield (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	Port Adelaide Enfield (C)							
	Dwelling type						Total	
	Separate houses		Medium density		High density		number	%
	number	%	number	%	number	%	number	%
2008 to 2009	762	23.2	163	19.6	0	0.0	925	22.5
2009 to 2010	1,013	30.8	367	44.1	0	0.0	1,380	33.5
2010 to 2011	806	24.5	185	22.2	0	0.0	991	24.1
2011 to 2012	704	21.4	117	14.1	0	0.0	821	19.9
Total 2008 to 2012	3,285	79.8	832	20.2	0	0.0	4,117	100.0

Source: [Australian Bureau of Statistics](#)

13 Social housing stock

Port Adelaide Enfield (C)

What is the desired trend?

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

What is the current situation in Port Adelaide Enfield (C)?

As at June 2012 the total stock of social housing in Port Adelaide Enfield (C) was 7,441 dwellings. This comprised of:

- Community Housing: 1130
- Public Housing: 6311

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

Port Adelaide Enfield (C)

As at June 2012	Port Adelaide Enfield (C)		Greater Adelaide Statistical Area
	number	% Greater Adelaide Statistical Area total	number
Community Housing	1,130	25.7	4,395
Public Housing	6,311	18.4	34,342
Total social housing stock	7,441	19.2	38,737

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