



RenewalSA
people partnerships progress

Whyalla (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

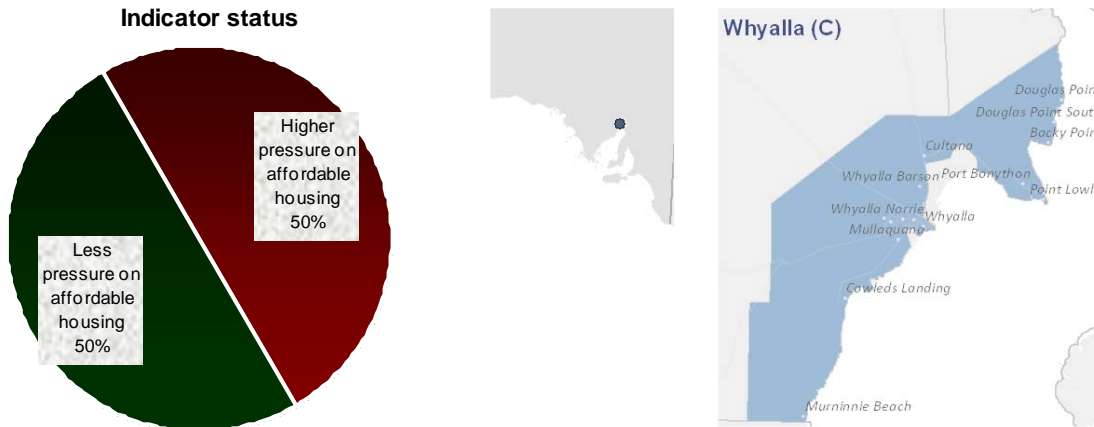




Housing Affordability - Whyalla (C)

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 Whyalla (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: 40.3%. [Rest of State: 41.1%]		
2	Household and family types	Percentage change in the number of households between 2006 and 2011: 5.9%. [Rest of State: 5.7%]		
3	Age of household reference person	Percentage of households where the household reference person is aged 60 years or over: 15.7%. [Rest of State: 36.5%]		
4	Housing stress, 2011	Percentage of private renter households paying more than 25% of their weekly gross household income on housing: 34.1%. [Rest of State: 56.5%]		
5	Recent movers (2006 - 2011)	Percentage of people who were living at a different address five years ago (2011 data): 31.3%. [Rest of State: 32.7%]		
6	Indigenous persons (Aboriginal and/or Torres Strait Islanders)	Indigenous persons by age group, 2011: 3.3%. [Rest of State: 4.0%]		
Housing Supply Whyalla (C)				
7	Dwelling prices	Average annual percentage change in median dwelling prices, 2003-04 to 2011-12: 13.8%. [Rest of State: 6.9%]		
8	Tenure Diversity, 2011	Percentage of households who own, or are purchasing their dwelling, 2011: 54.9%. [Rest of State: 66.2%]		
9	Affordable house sales	Proportion of dwelling sales that were affordable to low income households between July 2006 and June 2012 : 30.8%. [Rest of State: 16.8%]		
10	Affordable private rents	Proportion of private rents that were affordable to low income households between July 2006 and June 2012 : 62.8%. [Rest of State: 61.7%]		
11	Dwelling type	Percentage of dwellings with one or two bedrooms: 17.6%. [Rest of State: 20.2%]		
12	Recent development trends by dwelling type	Percentage of new residential dwellings which were flats, units or apartments, July 2008 to June 2012: 1.1%. [Rest of State: 10.8%]		
13	Social housing stock	Social housing stock (number of dwellings): 2296		n/a

1 Low and moderate income households

Whyalla (C)

What is the desired trend?

A mix of household incomes is desirable in any location.

What is the current situation in Whyalla (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, Whyalla (C) has a greater proportion of very low and low income households (40.3%) compared to the Rest of State Statistical Area (33.1%).

The number of very low and low income households in Whyalla (C) was 3,597.

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

Whyalla (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)	212	9.6	251	18.0	421	34.1	1,858	57.9	296	33.1	3,038	34.0
Rented: Public	1,040	47.1	348	25.0	166	13.4	151	4.7	183	20.5	1,888	21.1
Rented: Private and not stated	317	14.4	209	15.0	267	21.6	455	14.2	116	13.0	1,364	15.3
Rented: Other landlord	44	2.0	19	1.4	27	2.2	88	2.7	7	0.8	185	2.1
Other tenure types	593	26.9	564	40.5	354	28.7	658	20.5	292	32.7	2,461	27.5
Total	2,206	100.0	1,391	100.0	1,235	100.0	3,210	100.0	894	100.0	8,936	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 Whyalla (C)

What is the desired trend?

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

What is the current situation in Whyalla (C)?

Between 2006 and 2011 the percentage change in total households for Whyalla (C) was 5.9%. This rate of change was greater than that in the Rest of State Statistical Area which experienced a 5.7% 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	607	10.4	624	11.0	-17	-2.7
Couple Families with Children under 15	1,629	28.0	1,636	28.8	-7	-0.4
Total couples with child(ren)	2,236	38.4	2,260	39.8	-24	-1.1
One Parent Families with Children 15 or over	445	7.6	393	6.9	52	13.2
One Parent Families with Children under 15	757	13.0	800	14.1	-43	-5.4
Total one parent families	1,202	20.6	1,193	21.0	9	0.8
Other Families	83	1.4	57	1.0	26	45.6
Couple Families with No Children	2,304	39.6	2,172	38.2	132	6.1
Total families	5,825	100.0	5,682	100.0	143	2.5
One Family Households	5,726	60.0	5,592	62.0	134	2.4
Two or more family households	51	0.5	44	0.5	7	15.9
Total family households	5,777	60.5	5,636	62.5	141	2.5
Lone person household	2,928	30.7	2,710	30.1	218	8.0
Group household	232	2.4	202	2.2	30	14.9
Other Households	609	6.4	465	5.2	144	31.0
Total households	9,546	100.0	9,013	100.0	533	5.9
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

Whyalla (C)

What is the desired trend?

A mix of age groups is desirable for any location.

What is the current situation in Whyalla (C)?

In 2011, Whyalla (C) had a lower proportion of households with a household reference person (or "head") aged 60 years or older (15.7%) compared to the Rest of State Statistical Area (36.5%). The number of "older" households in Whyalla (C) was 1,499.

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.

Whyalla (C)

Age of household reference persons	2011	
	number	%
15-29 years	2,420	25.3
30-44 years	2,495	26.1
45-59 years	1,777	18.6
60-74 years	886	9.3
75 and over	613	6.4
No Matches	1,358	14.2
Total	9,549	100.0

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

4 Housing Stress, 2011

Whyalla (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 Whyalla (C)?

In 2011, Whyalla (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 (59.5%) compared to the Rest of State Statistical Area (56.5%). The number of private renter households earning a moderate income or less which are in housing stress in Whyalla (C) was 525.

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.

**Whyalla (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)	167	7.6	306	8.5	501	10.4	773
Rented: Public	600	27.2	689	19.2	689	14.3	689
Rented: Private and not stated	296	13.4	427	11.9	483	10.0	486
Rented: Other landlord	30	1.4	39	1.1	42	0.9	42
Rented: TOTAL	926	42.0	1,155	32.1	1,214	25.1	1,217
Other tenure types	0	0.0	0	0.0	0	0.0	3
Total households	1,093	49.5	1,461	40.6	1,715	35.5	1,993
Households paying more than 30% of income on housing							
Being purchased (incl rent/buy)	147	6.7	255	7.1	387	8.0	499
Rented: Public	409	18.5	426	11.8	426	8.8	426
Rented: Private and not stated	278	12.6	350	9.7	368	7.6	368
Rented: Other landlord	30	1.4	36	1.0	39	0.8	39
Rented: TOTAL	717	32.5	812	22.6	833	17.2	833
Other tenure types	0	0.0	0	0.0	0	0.0	3
Total households	864	39.2	1,067	29.7	1,220	25.2	1,335
Households paying more than 50% of income on housing							
Being purchased (incl rent/buy)	87	3.9	117	3.3	137	2.8	148
Rented: Public	135	6.1	135	3.8	135	2.8	135
Rented: Private and not stated	150	6.8	158	4.4	158	3.3	158
Rented: Other landlord	14	0.6	17	0.5	17	0.4	17
Rented: TOTAL	299	13.6	310	8.6	310	6.4	310
Other tenure types	0	0.0	0	0.0	0	0.0	3
Total households	386	17.5	427	11.9	447	9.3	461
Total households renting or purchasing							
Being purchased (incl rent/buy)	212	9.6	463	12.9	884	18.3	3,038
Rented: Public	1,040	47.1	1,388	38.6	1,554	32.2	1,888
Rented: Private and not stated	317	14.4	526	14.6	793	16.4	1,364
Rented: Other landlord	44	2.0	63	1.8	90	1.9	185
Rented: TOTAL	1,401	63.5	1,977	55.0	2,437	50.4	3,437
Other tenure types	593	26.9	1,157	32.2	1,511	31.3	2,461
Total households	2,206	100.0	3,597	100.0	4,832	100.0	8,936

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)

Whyalla (C)

What is the desired trend?

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

What is the current situation in Whyalla (C)?

In 2011, Whyalla (C) had a lower proportion of people who were living at a different address five years ago (31.3)% compared to the Rest of State Statistical Area (32.7%). The number of recent movers in Whyalla (C) was 6,904.

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.

Whyalla (C)

Age of persons who had a different address in the 2006 Census	Moved between 2006 and 2011			
	number	%		
5-9 years	621	9.0		
10-14 years	532	7.7		
15-29 years	2,422	35.1		
30-44 years	1,824	26.4		
45-59 years	972	14.1		
60-74 years	357	5.2		
75 and over	176	2.5		
Total persons	6,904	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	237	7.2	Very low income	679	20.7
Being purchased (incl rent/buy)	1,165	35.5	Low income	391	11.9
Rented (incl rent-free)	1,819	55.4	Moderate income	539	16.4
Other tenure type (incl life tenure)	9	0.3	High income	1,430	43.5
Not stated	55	1.7	One or more incomes not stated	246	7.5
Total households	3,285	100.0	Total households	3,285	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

Whyalla (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 Whyalla (C)?

In 2011, Whyalla (C) had a lower proportion of Aboriginal and Torres Strait Islanders (3.3%) compared to the Rest of State Statistical Area (66.2%). The number of "indigenous persons in Whyalla (C) was 906.

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)

Whyalla (C)

Age group (years)	2011		2006	
	number	%	number	%
0 to 9	247	21.8	208	21.8
10 to 19	193	17.0	176	18.5
20 to 29	142	12.5	104	10.9
30 to 39	110	9.7	104	10.9
40 to 49	106	9.4	85	8.9
50 to 59	61	5.4	51	5.4
60 and over	47	4.2	34	3.6
Total	906	80.0	762	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

Whyalla (C)

What is the desired trend?

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

What is the current situation in Whyalla (C)?

The median house price in Whyalla (C) for the financial year 2011-12 was \$205,000. Between July 2003 and June 2012 the average annual change in median house prices for Whyalla (C) was 13.8%. This rate of change is greater when compared to the Rest of State Statistical Area with 6.9%.

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	117,500	55,000	90,000	73,000
2004 to 2005	145,000	68,000	81,000	94,750
2005 to 2006	170,000	80,000	135,000	125,000
2006 to 2007	212,500	110,000	120,000	150,000
2007 to 2008	275,000	150,000	170,000	185,000
2008 to 2009	260,000	160,000	234,250	207,000
2009 to 2010	285,000	151,000	199,500	200,000
2010 to 2011	255,000	133,000	199,500	209,000
2011 to 2012	280,000	135,000	170,000	205,000

Source: Valuer Generals Office

8 Tenure Diversity, 2011

Whyalla (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 Whyalla (C)?

In 2011, Whyalla (C) had a lower proportion of households purchasing or owning their dwelling (54.9%) compared to the Rest of State Statistical Area (66.2%). The number of households purchasing and owning their dwelling in Whyalla (C) was 5,244.

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.

Whyalla (C)

Tenure type	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	1,831	29.0	330	10.9	0	0.0	29	20.4	0	0.0	2,190	22.9
Being Purchased (incl rent/buy)	2,392	37.9	658	21.8	0	0.0	4	2.8	0	0.0	3,054	32.0
Rented from State/Territory Housing Authority	800	12.7	1,102	36.4	0	0.0	0	0.0	0	0.0	1,902	19.9
Rented from other landlord	846	13.4	674	22.3	38	58.5	52	36.6	6	100.0	1,616	16.9
Rented and landlord type not stated	7	0.1	10	0.3	6	9.2	0	0.0	0	0.0	23	0.2
Occupied rent free	41	0.6	10	0.3	4	6.2	6	4.2	0	0.0	61	0.6
Other Tenure Type	12	0.2	14	0.5	0	0.0	3	2.1	0	0.0	29	0.3
Tenure Not Stated	382	6.1	226	7.5	17	26.2	48	33.8	0	0.0	673	7.0
Total	6,311	100.0	3,024	100.0	65	100.0	142	100.0	6	100.0	9,548	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

Whyalla (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 Whyalla (C)?

There were 2,060 dwelling sales in the period 2006-2012 in Whyalla (C). The proportion of dwelling sales that were affordable to low income households was 30.8%. This was greater compared to the Rest of State Statistical Area with 16.8%.

➔ 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



Whyalla (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	42	8.8	*	0.2-1.1	45	9.5
2007-08	11	2.9	*	0.3-1.3	10	2.6
2008-09	8	2.8	0	0.0	10	3.5
2009-10	8	2.7	0	0.0	10	3.3
2010-11	*	0.4-1.9	0	0.0	*	0.4-1.9
2011-12	*	0.3-1.4	*	0.3-1.4	5	1.4
Total	80	3.9	*	0.0-0.2	85	4.1
low income households (up to 80% of the median income)						
2006-07	173	36.4	12	2.5	185	38.9
2007-08	68	17.7	9	2.3	75	19.5
2008-09	75	26.3	*	0.4-1.8	80	28.1
2009-10	118	39.3	13	4.3	130	43.3
2010-11	53	19.6	*	0.4-1.9	55	20.4
2011-12	103	29.9	*	0.3-1.4	110	31.9
Total	590	28.6	45	2.2	635	30.8
moderate income households (up to 120% of the median income)						
2006-07	296	62.3	16	3.4	310	65.3
2007-08	203	52.7	18	4.7	220	57.1
2008-09	169	59.3	17	6.0	185	64.9
2009-10	196	65.3	31	10.3	225	75.0
2010-11	119	44.1	6	2.2	125	46.3
2011-12	179	51.9	13	3.8	190	55.1
Total	1,160	56.3	100	4.9	1,265	61.4
Total properties						
2006-07	450	94.7	25	5.3	475	100.0
2007-08	360	93.5	25	6.5	385	100.0
2008-09	250	87.7	35	12.3	285	100.0
2009-10	270	90.0	30	10.0	300	100.0
2010-11	250	92.6	20	7.4	270	100.0
2011-12	325	94.2	20	5.8	345	100.0
Total	1,905	92.5	155	7.5	2,060	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

Whyalla (C)

What is the desired trend?

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

What is the current situation in Whyalla (C)?

The proportion of private rents that were affordable to low income households between July 2006 and June 2012 in Whyalla (C) was 62.8%. This was greater compared to the Rest of State Statistical Area with 61.7%, and represented 5,055 private rentals in Whyalla (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



Whyalla (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	112	16.6	90	13.3	200	29.6
2007-08	72	9.4	64	8.3	135	17.5
2008-09	71	8.8	51	6.3	125	15.4
2009-10	90	10.1	69	7.8	160	18.0
2010-11	39	4.2	40	4.3	80	8.6
2011-12	43	4.4	34	3.5	75	7.6
Total	425	8.4	350	6.9	775	15.3
low income households (up to 80% of the median income)						
2006-07	337	49.9	159	23.6	495	73.3
2007-08	382	49.6	145	18.8	525	68.2
2008-09	387	47.8	143	17.7	530	65.4
2009-10	470	52.8	171	19.2	640	71.9
2010-11	380	41.1	137	14.8	515	55.7
2011-12	355	36.0	108	11.0	465	47.2
Total	2,310	45.7	865	17.1	3,175	62.8
moderate income households (up to 120% of the median income)						
2006-07	432	64.0	186	27.6	620	91.9
2007-08	510	66.2	183	23.8	695	90.3
2008-09	577	71.2	185	22.8	765	94.4
2009-10	678	76.2	198	22.2	875	98.3
2010-11	636	68.8	186	20.1	825	89.2
2011-12	603	61.2	170	17.3	775	78.7
Total	3,435	68.0	1,110	22.0	4,545	89.9
Total properties						
2006-07	480	71.1	195	28.9	675	100.0
2007-08	580	75.3	190	24.7	770	100.0
2008-09	625	77.2	185	22.8	810	100.0
2009-10	695	78.1	200	22.5	890	100.0
2010-11	735	79.5	190	20.5	925	100.0
2011-12	780	79.2	205	20.8	985	100.0
Total	3,890	77.0	1,165	23.0	5,055	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

Whyalla (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 Whyalla (C)?

In 2011, Whyalla (C) had a lower proportion of dwellings with only one or two bedrooms (17.6%) compared to the Rest of State Statistical Area (20.2%). The number of one and two bedroom dwellings in Whyalla (C) was 1,683.

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

Number of bedrooms	Separate house		Medium density		High density		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
None (includes bedsitters)	8	0.1	10	0.3	0	0.0	16	11.3	0	0.0	34	0.4
1 bedroom	55	0.9	155	5.1	18	27.7	26	18.4	0	0.0	254	2.7
2 bedrooms	622	9.9	734	24.3	31	47.7	42	29.8	0	0.0	1,429	15.0
3 bedrooms	3,956	62.7	1,735	57.4	0	0.0	7	5.0	0	0.0	5,698	59.7
4 bedrooms	1,127	17.9	130	4.3	0	0.0	3	2.1	0	0.0	1,260	13.2
5+ bedrooms	205	3.2	41	1.4	0	0.0	0	0.0	3	100.0	252	2.6
Not stated	339	5.4	220	7.3	16	24.6	47	33.3	0	0.0	622	6.5
Total	6,312	100.0	3,025	100.0	65	100.0	141	100.0	3	100.0	9,549	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

Whyalla (C)

What is the desired trend?

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

What is the current situation in Whyalla (C)?

The percentage of new residential dwellings which were flats, units or apartments in Whyalla (C) between July 2008 and June 2012 was 1.1%. This was lower compared to the Rest of State Statistical Area with 10.8%, and represented 4 new flats, units or apartments approved in Whyalla (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	Whyalla (C)							
	Dwelling type							
	Separate houses		Medium density		High density		Total	
	number	%	number	%	number	%	number	%
2008 to 2009	181	48.1	0	0.0	0	0.0	181	47.6
2009 to 2010	82	21.8	0	0.0	0	0.0	82	21.6
2010 to 2011	33	8.8	4	100.0	0	0.0	37	9.7
2011 to 2012	80	21.3	0	0.0	0	0.0	80	21.1
Total 2008 to 2012	376	98.9	4	1.1	0	0.0	380	100.0

Source: [Australian Bureau of Statistics](#)

13 Social housing stock

Whyalla (C)

What is the desired trend?

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

What is the current situation in Whyalla (C)?

As at June 2012 the total stock of social housing in Whyalla (C) was 2,296 dwellings. This comprised of:

- Community Housing: 2
- Public Housing: 2294

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

Whyalla (C)

As at June 2012	Whyalla (C)		Rest of SA Statistical Area
	number	% Rest of SA Statistical Area total	number
Community Housing	2	0.3	685
Public Housing	2,294	24.5	9,358
Total social housing stock	2,296	22.9	10,043

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