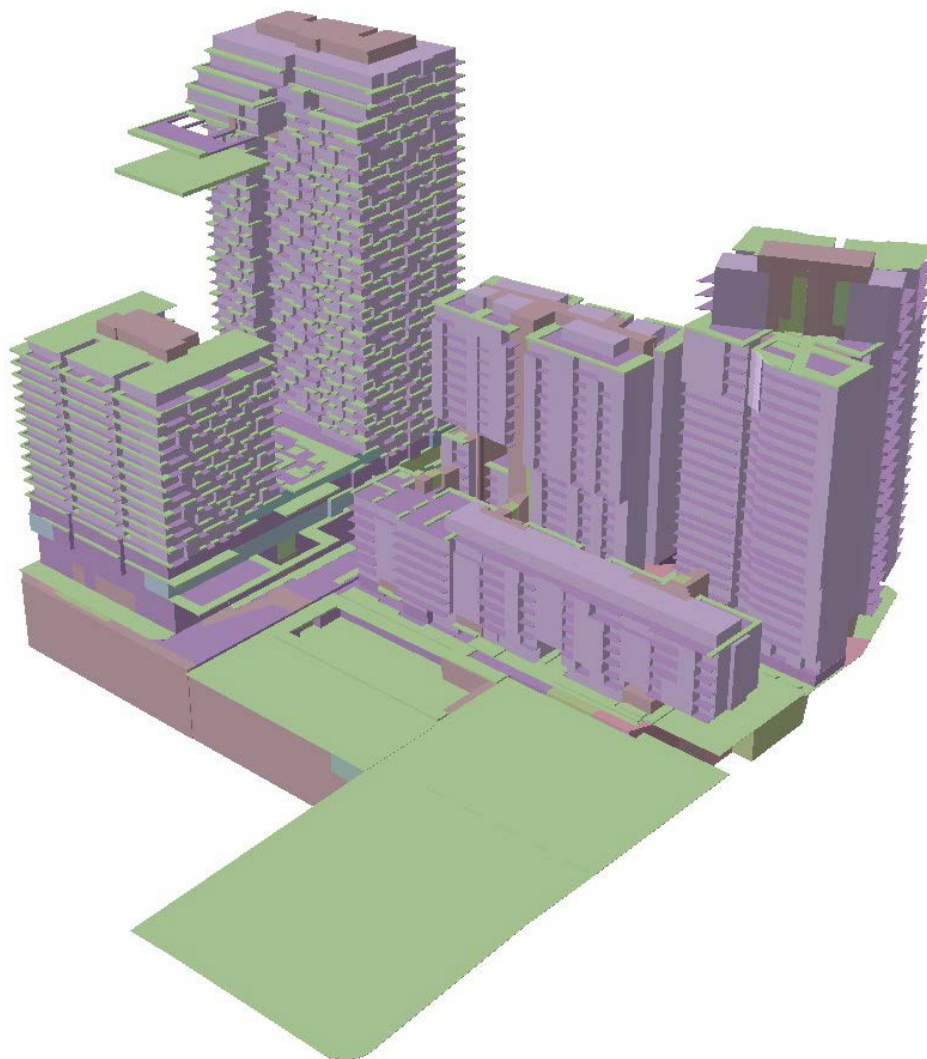


Housing Audit June 2016

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Housing stock in the City of Sydney local area



Background

The City of Sydney Housing Data Collection Framework provides a comprehensive method for the audit of all housing (building) and dwelling stock in the local area. This provides an estimate of all types of residential buildings, dwelling structure and dwelling tenure and type. The audit of the housing and dwelling stock in the City of Sydney local area will be reported annually at the end of the financial year.

The City's Community Strategic Plan (Sustainable Sydney 2030) contains ten strategic directions aimed at delivering the city the community wants by 2030. Strategic Direction 8 – Housing for a Diverse Population – aims for “a wider range of housing so people who provide vital city services can afford to live in the city”.

The City of Sydney local area has undergone a rapid increase in dwelling stock over the past decade, with more new dwellings due for completion in both the near and medium terms. The population of the city is anticipated to reach approximately 270,000 by 2031, and over 280,000 by 2036. The ABS Estimated Resident Population for the City of Sydney local area at June 2015 was 205,339 (Australian Bureau of Statistics, 3218.0 - Regional Population Growth, Australia, 2014-15, released 30 March 2016).

In the City's Community Strategic Plan (2014), Target 3 states that by 2030:

“There will be at least 138,000 dwellings in the city (including 48,000 additional dwellings compared to the June 2007 baseline) for increased diversity of household types, including greater share of families (page 24).”

The figures quoted in the Community Strategic Plan relates to “private dwellings” as defined by the Australian Bureau of Statistics (ABS). The term “private dwellings” applies to all housing except for boarding houses (Class 1B and Class 3), student accommodation and residential care services (such as aged-care facilities). Private housing includes social (including public) housing, affordable rental housing and privately owned or rented housing.

The baseline (June 2007) figure for these dwellings was 89,749 private dwellings, sourced from the 2006 ABS Census of Population and Housing and the 2007 Floor Space and Employment Survey.

The Housing Audit data is sourced from the City of Sydney Floor Space and Employment Survey. Annual updates are augmented by information collected from monitoring of development statistics and changes to ownership patterns, and data gathered from housing providers. The data takes into account both additions (new dwellings) and subtractions (demolished dwellings, change of use) to obtain net increase and end of year totals for housing and dwellings.

The June 2016 Housing Audit provides a comprehensive data set for the assessment of all housing stock and housing types in the city.

The Housing Audit reports annually on the following:

- City's current dwelling stock (buildings and dwellings)
 - Private dwellings
 - Non-private dwellings
- Number of dwellings by Village area
- Building structure
- Dwelling structure including net annual increase
- Dwelling type (tenure) including net annual increase.

The 2016 Housing Audit also includes information on median income for City residents (Census data) and median rents (Department of Housing data).

Housing at June 2016

Building and dwelling stock

As of June 2016 it is estimated that there were 21,589 buildings in the City of Sydney local area that contain residential dwellings.

Within these buildings there were a total of 117,429 residential dwellings counted.

There were 105,860 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing).

There were 11,572 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services).

Dwelling location, totals and net change June 2015 to June 2016

The following tables show the numbers of private, non-private and total dwellings at June 2015 and June 2016, with net change in dwellings and percentage change in dwellings over the financial year.

Village	Private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing)			
	Jun-15	Jun-16	Change	% Change
CBD and Harbour	5,313	5,537	224	4.2%
Chinatown and CBD South	7,240	7,263	23	0.3%
Crown and Baptist Streets	12,428	12,506	78	0.6%
Glebe Point Road	10,027	10,784	757	7.5%
Green Square and City South	12,934	15,505	2,571	19.9%
Harris Street	8,353	8,608	255	3.1%
King Street	9,086	9,334	248	2.7%
Macleay Street and Woolloomooloo	12,753	12,663	-90	-0.7%
Oxford Street	10,548	10,742	194	1.8%
Redfern Street	12,639	12,918	279	2.2%
City of Sydney local area	101,321	105,860	4,539	4.5%

Village	Non-private dwellings (boarding house rooms, student accommodation rooms, residential care services)			
	Jun-15	Jun-16	Change	% Change
CBD and Harbour	49	19	-30	-61.2%
Chinatown and CBD South	425	453	28	6.6%
Crown and Baptist Streets	958	992	34	3.5%
Glebe Point Road	1,875	2,000	125	6.7%
Green Square and City South	135	135	0	0.0%
Harris Street	807	807	0	0.0%
King Street	2,359	2,478	119	5.0%
Macleay Street and Woolloomooloo	422	548	126	29.9%
Oxford Street	872	1,036	164	18.8%
Redfern Street	2,489	3,101	612	24.6%
City of Sydney local area	10,391	11,569	1,178	11.3%

Village	Total dwellings			
	Jun-15	Jun-16	Change	% Change
CBD and Harbour	5,362	5,556	194	3.6%
Chinatown and CBD South	7,665	7,716	51	0.7%
Crown and Baptist Streets	13,386	13,498	112	0.8%
Glebe Point Road	11,902	12,784	882	7.4%
Green Square and City South	13,069	15,640	2,571	19.7%
Harris Street	9,160	9,415	255	2.8%
King Street	11,445	11,812	367	3.2%
Macleay Street and Woolloomooloo	13,175	13,211	36	0.3%
Oxford Street	11,420	11,778	358	3.1%
Redfern Street	15,128	16,019	891	5.9%
City of Sydney local area	111,712	117,429	5,717	5.1%

Net increase includes the addition of completed dwellings and the subtraction of demolished or replacement dwellings. The net dwelling stock has increased in all village areas, with the highest growth in Green Square and City South, where the net increase in total dwellings was nearly 20%.

The dwelling target for the Community Strategic Plan is for the city to have at least 138,000 (private) dwellings by 2030. This does not include boarding house accommodation, student accommodation or residential care services (non-private dwellings).

The baseline figure (June 2007) was 89,749 (private) dwellings, or 65.0% of the dwelling target for 2030. By June 2016 there were 105,860 (private) dwellings in the City of Sydney local area, or 76.7% of the dwelling target for 2030. There was a net increase of 4,539 private dwellings between June 2015 and June 2016. To reach the desired target by 2030, an additional 2,300 dwellings need to be completed annually.

The Redfern Street village had the highest number of total dwellings in the City of Sydney local area (16,019), growing by 891 total dwellings in the 2015-16 financial year. The highest number of private dwellings was located in the Green Square and City South village (15,505, with 2,571 added). Nearly three-fifths of the net private dwelling increase for 2015/16 occurred in Green Square and City South village. Redfern Street village had the highest number of non-private dwellings (3,101), largely associated with student housing around the Central Park development. Non-private dwellings in Redfern Street village increased by 24.6% between June 2015 and June 2016.

Building structure

Approximately 97.6% of the building stock (21,589 buildings) in the City of Sydney local area falls into four main types:

- Terrace, town house and semi-detached buildings (78.6%),
- Multi-storey apartment buildings (9.2%),
- Separate (detached) houses (6.6%), and
- Buildings with dwellings above shops (3.2%).

The other 2.4% of building stock comprises a mix of buildings containing residential care services, boarding house accommodation, student accommodation, or other dwelling types.

Dwelling structure

Of the 105,860 (private) dwellings in the City of Sydney local area at June 2016, 19,514 dwellings were terrace houses, comprising 18.4% of all private dwellings. A further 83,325 dwellings were in multi-storey apartment buildings, comprising 78.7% of all private dwellings. 99.4% of the net annual growth in private dwellings was in multi-storey apartment building flats 4,513 of 4,539 dwellings).

There were also 1,466 separate (detached) dwellings and 1,290 dwellings located above shops in the City of Sydney local area. These comprised 1.4% and 1.2% of total private dwellings respectively.

The other 265 private dwellings include caretaker's and manager's flats, converted flats or other dwellings.

Additionally, there were estimated to be 11,569 non-private dwellings in the City of Sydney local area, including 3,205 boarding house rooms (27.7% of non-private dwellings), 7,624 student accommodation rooms (65.9% of non-private dwellings), and 740 other non-private dwellings (6.1% of non-private dwellings). In 2015-16, 70.2% of the growth in non-private dwellings was in student accommodation rooms (827 of 1,178 rooms).

During the 2015/16 financial year, there was a net increase of 5,717 (5.1%) total dwellings across the local area. The net dwelling stock increased by 4,539 private dwellings (4.5%) and 1,178 non-private dwellings (11.3%).

The major locations of net dwelling increases were the Green Square and City South village with 2,571 private dwellings (19.9% increase), Glebe Point Road village with 757 private dwellings (7.5% increase), and the Redfern Street village with 612 non-private dwellings (24.6% increase).

Dwelling tenure

The Housing Data Collection Framework classifies each individual residential unit or residential accommodation room by its tenure type or use. The main purpose of this section is to monitor the amount of social (including public) housing, affordable rental housing, boarding house accommodation and student accommodation in the City of Sydney.

As of June 2016 there were:

- 9,716 social (including public) housing dwellings,
- 845 affordable rental housing dwellings,
- 3,205 boarding house rooms, and
- 7,624 student accommodation rooms.

The baseline figures (June 2007) were

- 9,397 social (including public) housing dwellings,
- 447 affordable rental housing dwellings, and
- 2,814 student accommodation rooms.

The number of boarding house rooms as at June 2007 is not available.

During the 2015/16 financial year, there was a net decrease (84 dwellings) in the total number of social (including public) housing dwellings, due in part to the sale of a number of public housing terraces in Millers Point (CBD and Harbour village).

There was a net addition of 92 affordable rental housing dwellings in the Redfern Street village (13.2% increase) with the completion of a City West Housing development in Zetland, a private development in Ultimo, and offset by the reallocation of number of affordable rental housing units to social housing in Green Square and City South village.

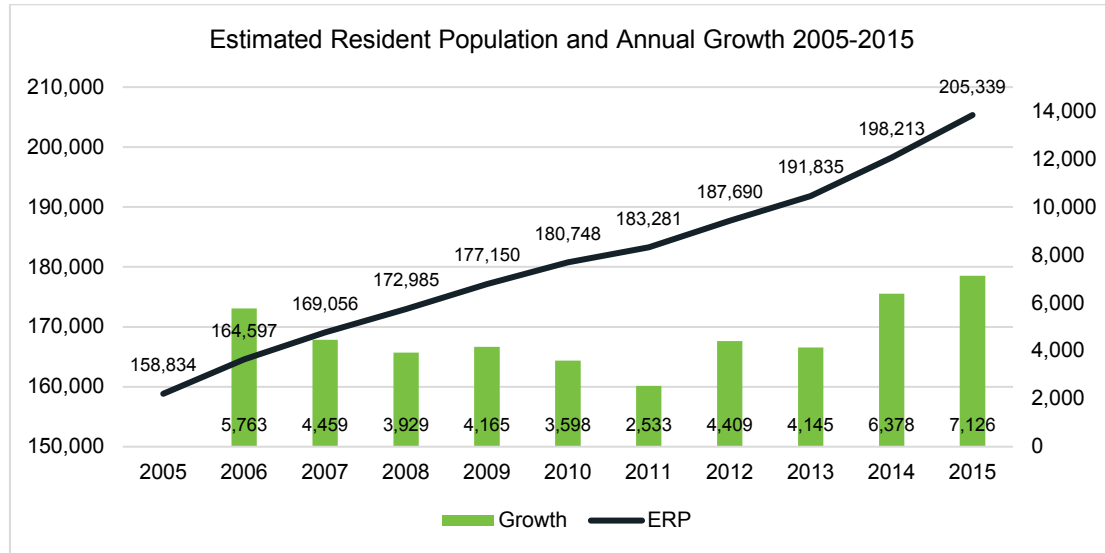
The total stock of boarding house rooms rose by 352 rooms. Student accommodation room stock grew by 10.8% (827 rooms) up to 7,624 student accommodation rooms.

Additional Information

The following graph shows the ABS Estimated Resident Population (ERP) for the period June 2005 to June 2015. The ERP has increased by 29.3% over this period. As of June 2015, the City of Sydney LGA was the fourth largest by population in NSW.

Based on the 2016 Housing Audit, the City estimates the resident population will have grown to around 214,800 by June 2016.

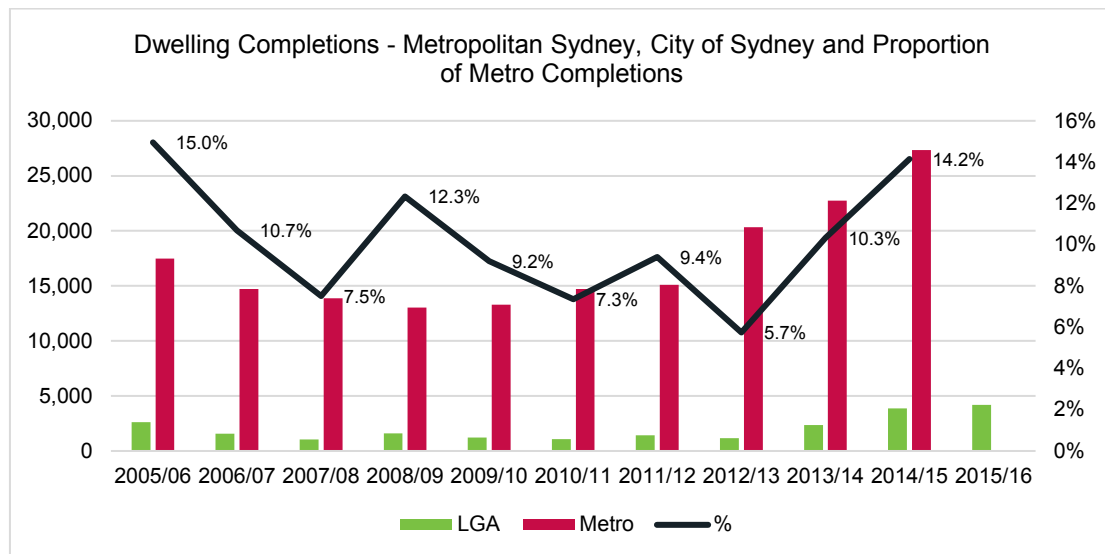
The June 2016 Estimated Resident Population will be released in March 2017.



Source: ABS Cat No 3218.0

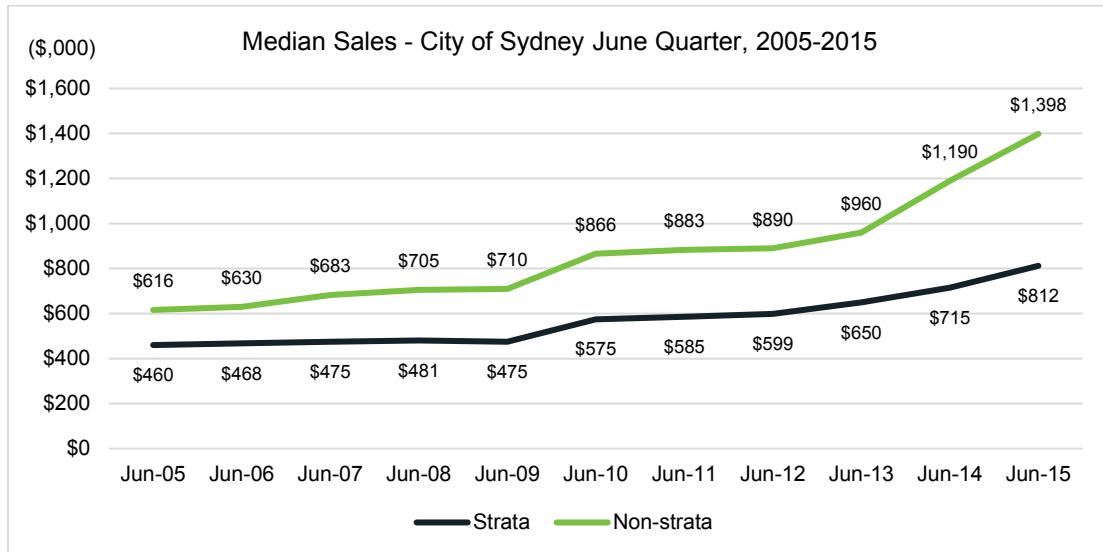
The following graph shows the annual dwelling completions for the City of Sydney LGA and Metropolitan Sydney. The graph also shows the proportion of City of Sydney completions compared to the metropolitan total.

Over the ten year period from 2005-06 to 2014/15, the completed dwellings in the City of Sydney LGA accounted for 10.4% of all dwellings completed in Metropolitan Sydney. The City of Sydney LGA comprises 0.2% of the land area of Metropolitan Sydney, and 4.2% of its population (as of June 2015).



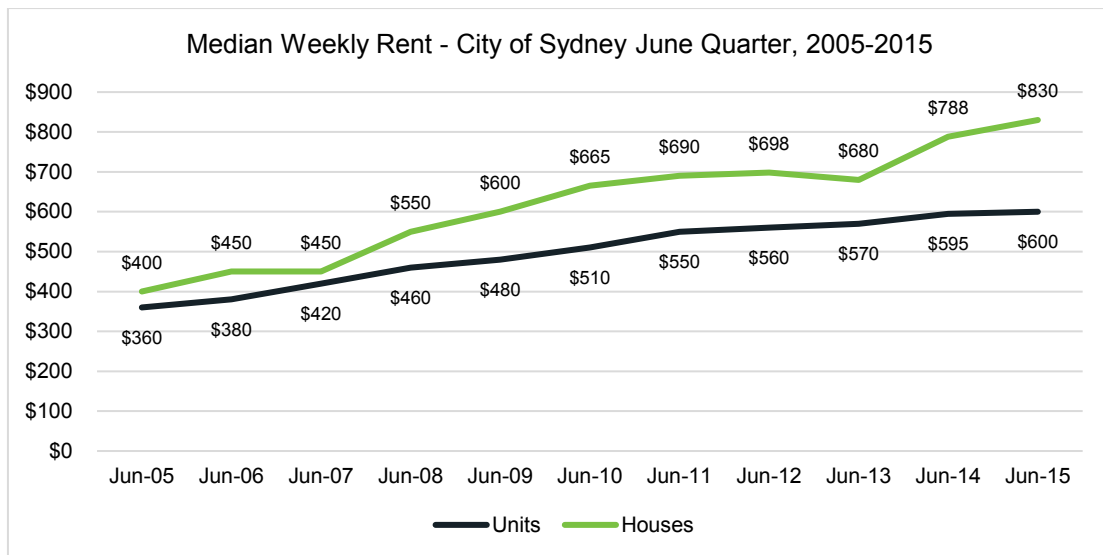
Sources: NSW Department of Planning and Environment dwelling data, City of Sydney development statistics.

The following graph shows the median sales price (in \$,000s) of strata and non-strata properties for the June quarter between 2005 and 2015. Over this period, the median sales prices of strata properties (predominantly units) increased by 76.5%. Non-strata properties (predominantly terrace houses or separate dwellings) increased by 126.9%.



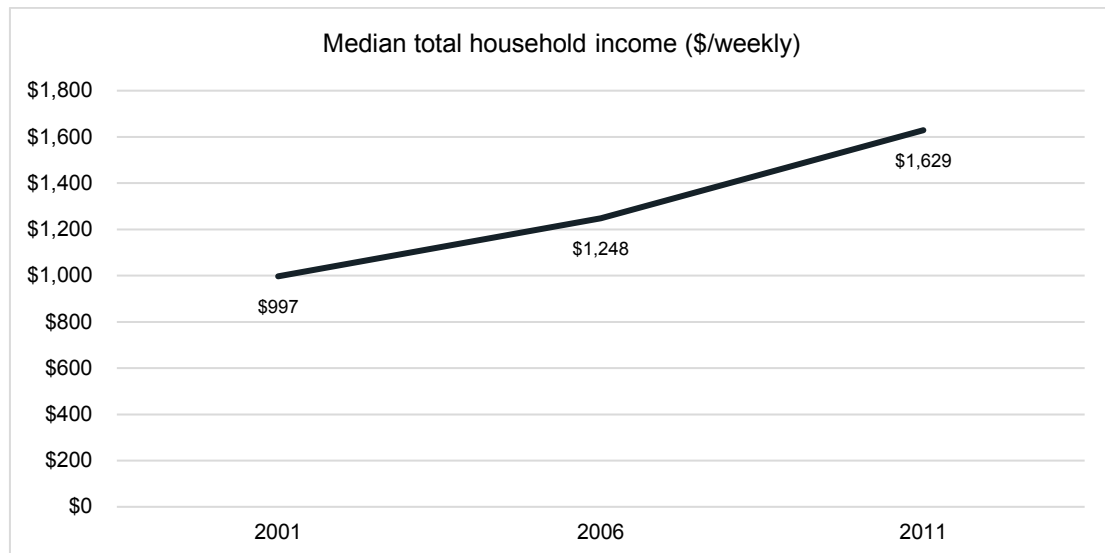
Source: NSW FACS Rent and Sales Reports

The following graph shows the median rental price of units and houses for the June quarter between 2005 and 2015. Over this period, the median rental price of units increased by 66.7%. Rental prices for houses increased by 107.5%.



Source: NSW FACS Rent and Sales Reports

The following graph shows the median household income for households in the City of Sydney LGA. The data is sourced from the 2001, 2006 and 2011 ABS Census of Population and Housing. Between the 2001 and 2011 Census collections, the median household income increased by 63.4%. The next Census will be held in August 2016, with data available from late 2017.



Source: ABS Census of Population and Housing, 2001, 2006, 2011.

Further information

Additional information relating to residential activity in the City of Sydney local area can be found in the Residential Monitor at;

<http://www.cityofsydney.nsw.gov.au/learn/research-and-statistics/city-monitors>

Information relating to City of Sydney local area residents from the 2011 Census and forecasts of future residential growth can be found at the following link;

<http://www.cityofsydney.nsw.gov.au/learn/research-and-statistics/profiling-our-community>

Enquiries regarding this document should be made to;

research@cityofsydney.nsw.gov.au

Steve Hillier, Research Manager

Research, Strategy and Corporate Planning, TRIM 2016/397064-01