Housing Audit June 2018

Housing stock in the City of Sydney local area

Sydney2030/Green/Global/Connected
city of villages

CITYOFSYDNEY

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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. According to the Department of Planning & Environment, the population of the city is projected to reach 292,350 by 2031, and over 315,000 by 2036. The ABS Estimated Resident Population for the City of Sydney local area at June 2017 was 232,926 (Australian Bureau of Statistics, 3218.0 - Regional Population Growth, Australia, updated 31 August 2018).

In the City's Community Strategic Plan (2017), 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 23)."

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 (the most recent Survey was completed undertaken in 2017). 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 2018 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)
  - o Private dwellings
  - o 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 2018 Housing Audit also includes information on median income for City residents (Census data) and median rents (Department of Housing data).

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Housing at June 2018

Building and dwelling stock

As of June 2018 it is estimated that there were 21,813 buildings in the City of Sydney local area that contain residential dwellings.

Within these buildings there were a total of 124,923 residential dwellings counted.

There were 111,736 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing).

There were 13,187 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services).

Dwelling location, totals and net change June 2017 to June 2018

The following tables show the numbers of private, non-private and total dwellings at June 2017 and June 2018, 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-17	Jun-18	Change	% Change
CBD and Harbour	5,482	5,302	-180	-3.3%
Chinatown and CBD South	7,391	7,933	542	7.3%
Crown and Baptist Streets	12,601	12,880	279	2.2%
Glebe Point Road	11,243	11,687	444	3.9%
Green Square and City South	16,112	17,902	1,790	11.1%
Harris Street	8,806	8,887	81	0.9%
King Street	9,431	10,076	645	6.8%
Macleay Street and Woolloomooloo	12,651	12,828	177	1.4%
Oxford Street	10,754	10,866	112	1.0%
Redfern Street	13,209	13,375	166	1.3%
City of Sydney local area	**107,680**	**111,736**	**4,056**	**3.8%**

Village	Non-private dwellings (boarding house rooms, student accommodation rooms, residential care services)			
	Jun-17	Jun-18	Change	% Change
CBD and Harbour	10	0	-10	-100.0%
Chinatown and CBD South	941	957	16	1.7%
Crown and Baptist Streets	994	1,044	50	5.0%
Glebe Point Road	1,990	1,851	-139	-7.0%
Green Square and City South	135	19	-116	-85.9%
Harris Street	855	851	-4	-0.5%
King Street	3,258	3,538	280	8.6%
Macleay Street and Woolloomooloo	517	435	-82	-15.9%
Oxford Street	1,036	1,071	35	3.4%
Redfern Street	3,240	3,421	181	5.6%
City of Sydney local area	**12,976**	**13,187**	**211**	**1.6%**

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Village	Total dwellings			
	Jun-17	Jun-18	Change	% Change
CBD and Harbour	5,492	5,302	-190	-3.5%
Chinatown and CBD South	8,332	8,890	558	6.7%
Crown and Baptist Streets	13,595	13,924	329	2.4%
Glebe Point Road	13,233	13,538	305	2.3%
Green Square and City South	16,247	17,921	1,674	10.3%
Harris Street	9,661	9,738	77	0.8%
King Street	12,689	13,614	925	7.3%
Macleay Street and Woolloomooloo	13,168	13,263	95	0.7%
Oxford Street	11,790	11,937	147	1.2%
Redfern Street	16,449	16,796	347	2.1%
City of Sydney local area	**120,656**	**124,923**	**4,267**	**3.5%**

Net increase includes the addition of completed dwellings and the subtraction of demolished or replacement dwellings. The net dwelling stock has increased in eight of the ten village areas, with the highest growth in Green Square and City South, where the net increase in total dwellings was 10.3%.

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 2018 there were 111,736 (private) dwellings in the City of Sydney local area, or 81.0% of the dwelling target for 2030. There was a net increase of 4,056 private dwellings between June 2017 and June 2018. To reach the desired target by 2030, an additional 2,020 dwellings need to be completed annually. By June 2018, 45.6% of additional dwellings had been added, after 47.8% of the timeframe (11 of 23 years).

The highest number of private dwellings was located in the Green Square and City South village (17,902, with 1,790 added). Nearly 45% of the net private dwelling increase for 2017/18 occurred in Green Square and City South village.

King Street village had the highest number of non-private dwellings (3,421), largely associated with student housing for Sydney University and Royal Prince Alfred Hospital. Non-private dwellings in the local area increased by 1.6% up to 13,187 between June 2017 and June 2018.

Building structure

Approximately 97.8% of the building stock (21,813 buildings) in the City of Sydney local area falls into four main types:

- Terrace, town house and semi-detached buildings (78.3%),
- Multi-storey apartment buildings (9.5%),
- Separate (detached) houses (6.5%), and
- Buildings with dwellings above shops (3.5%).

The other 2.2% of building stock comprises a mix of buildings containing residential care services, boarding house accommodation, student accommodation, or other dwelling types.

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Dwelling structure

Of the 111,736 (private) dwellings in the City of Sydney local area at June 2018, 19,784 dwellings were terrace houses, comprising 17.7% of all private dwellings. A further 88,807 dwellings were in multi-storey apartment buildings, comprising 79.5% of all private dwellings. 93.8% of the net annual growth in private dwellings was in multi-storey apartment building flats (3,805 of 4,056 dwellings).

There were also 1,478 separate (detached) dwellings and 1,364 dwellings located above shops in the City of Sydney local area. These comprised 1.3% and 1.2% of total private dwellings respectively.

The other 303 private dwellings include caretaker's and manager's flats, converted flats or other dwellings.

Additionally, there were 13,187 non-private dwellings in the City of Sydney local area, including 3,212 boarding house rooms (24.4% of non-private dwellings), 9,352 student accommodation rooms (70.9% of non-private dwellings), and 623 other non-private dwellings (4.7% of non-private dwellings). In 2017/18, an additional 251 student accommodation rooms and 58 boarding house rooms were added to the city's non-private dwelling stock.

During the 2017/18 financial year, there was a net increase of 4,267 (3.5%) total dwellings across the local area. The net dwelling stock increased by 4,056 private dwellings (3.8%) and 211 non-private dwellings (1.6%).

The major locations of net dwelling increases were the Green Square and City South village with 1,790 private dwellings (11.1% increase), and King Street village with 280 non-private dwellings (8.6% 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 2018 there were:

- 9,451 social (including public) housing dwellings,
- 854 affordable rental housing dwellings,
- 3,212 boarding house rooms, and
- 9,352 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 2017/18 financial year, there was a net decrease (110 dwellings) in the total number of social (including public) housing dwellings, due in part to the continued sale of public housing terraces in Millers Point and the closure of the Sirius Building in The Rocks (CBD and Harbour village).

There was a net increase of 19 affordable rental housing dwellings in the Glebe Point Road village.

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Additional Information

The following graph shows the ABS Estimated Resident Population (ERP) for the period June 2007 to June 2017. The ERP has increased by 37.8% over this period. As of June 2018, the City of Sydney LGA was the sixth largest by population in NSW (up from eighth in 2017). The ERP was updated by the ABS on 31 August 2018.

Based on the 2018 Housing Audit, the City estimates the resident population will have grown to approximately 242,000 by June 2018.

The June 2018 Estimated Resident Population will be released in March 2019.
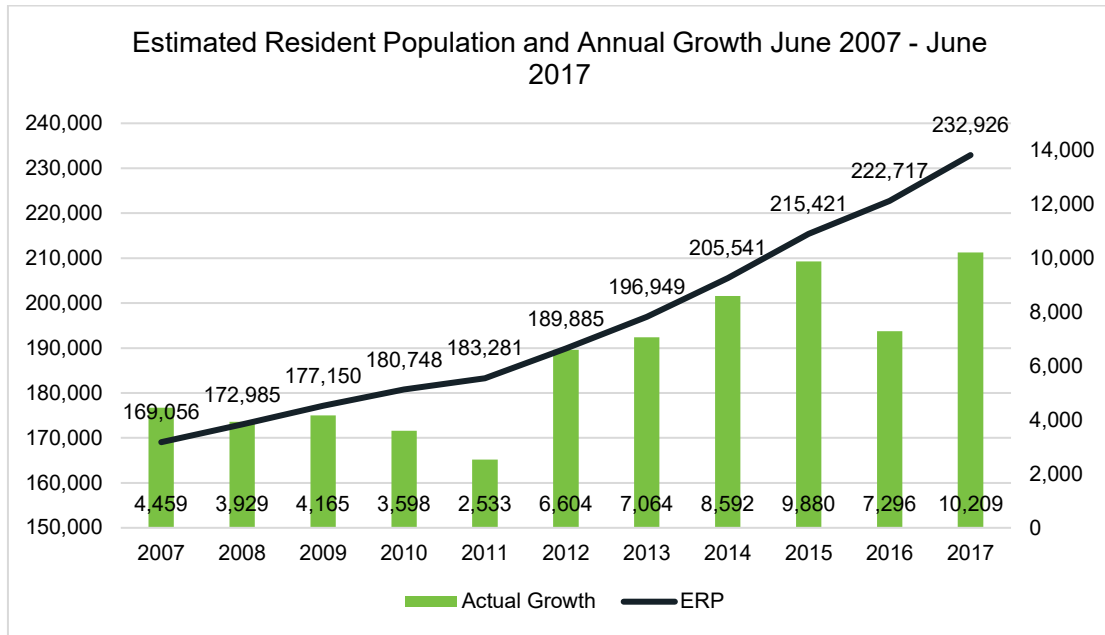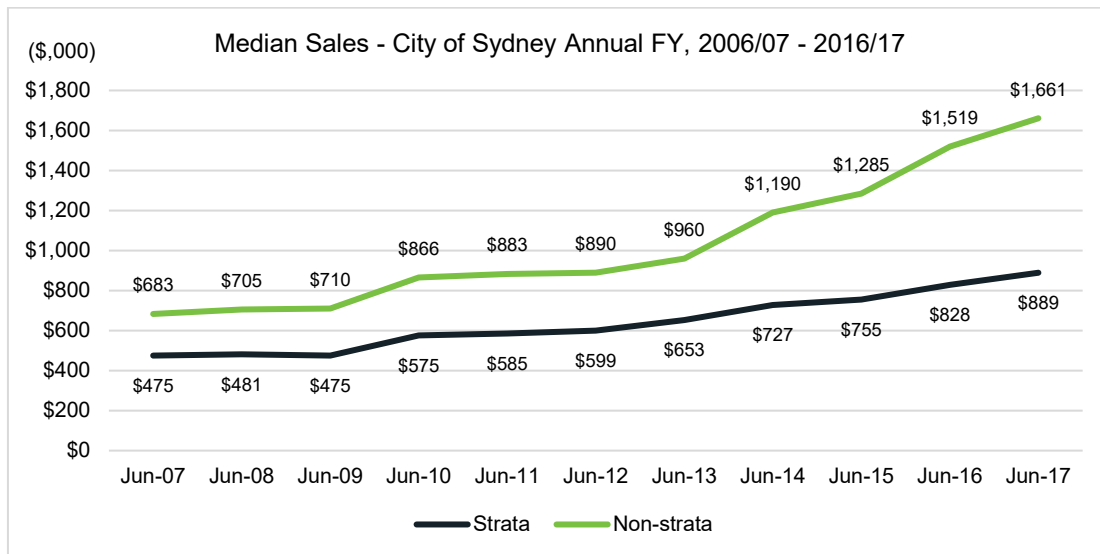

Source: ABS Cat No 3218.0

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 2008/09 to 2017/18, the completed dwellings in the City of Sydney LGA accounted for 9.7% of all dwellings completed in Metropolitan Sydney. The City of Sydney LGA comprises 0.2% of the land area of Metropolitan Sydney, and 4.5% of its population (as of June 2017).
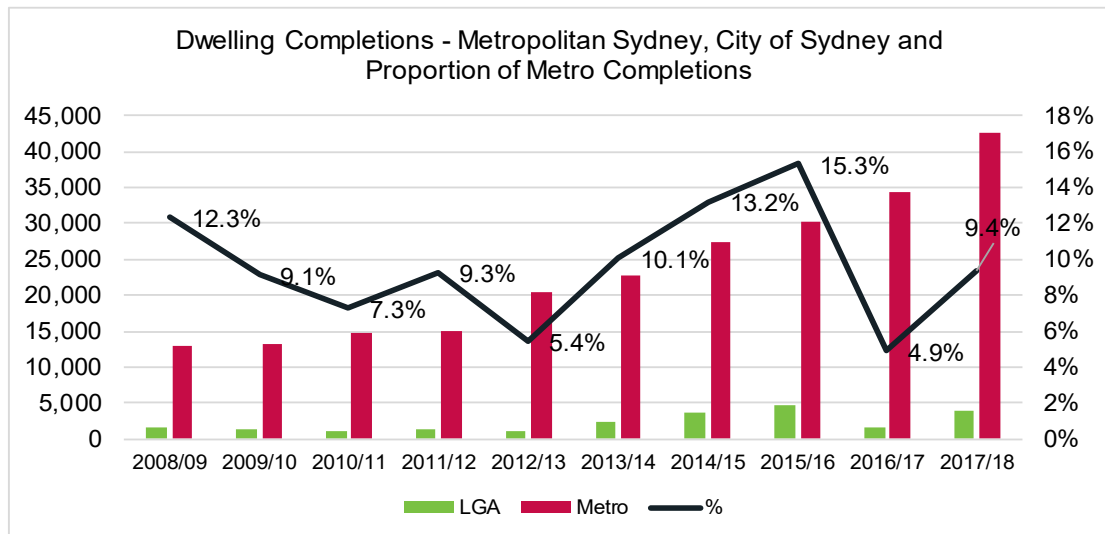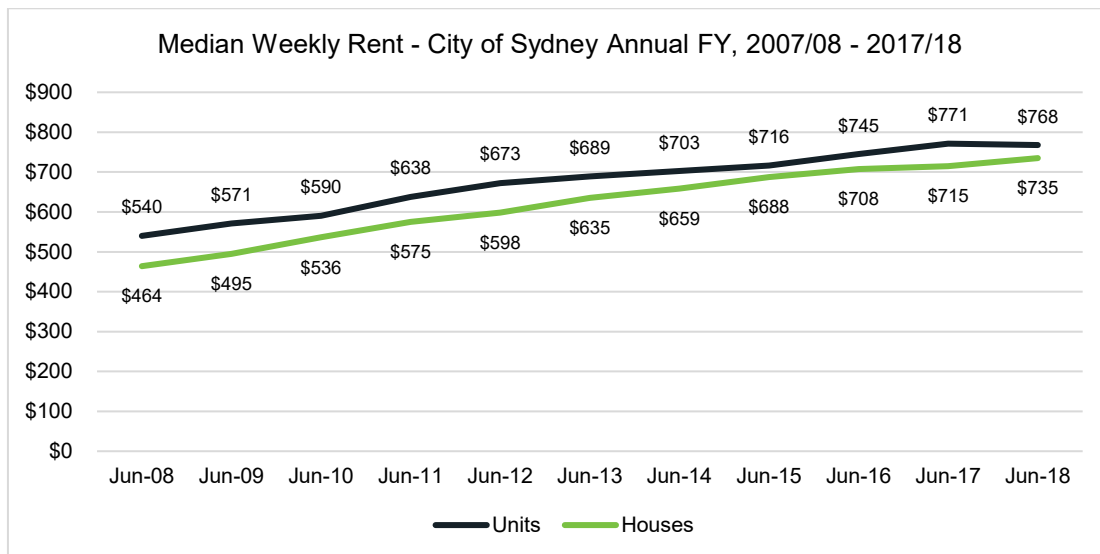

Sources: NSW Department of Planning and Environment dwelling data, City of Sydney development statistics.

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The following graph shows the median sales price (in $,000s) of strata and non-strata properties for the financial years between 2007 and 2017. Over this period, the median sales prices of strata properties (predominantly units) increased by 87.2%. Non-strata properties (predominantly terrace houses or separate dwellings) increased by 143.2%.

Median Sales - City of Sydney Annual FY, 2006/07 - 2016/17

($,000)

|	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
Non-strata	$683	$705	$710	$866	$883	$890	$960	$1,190	$1,285	$1,519	$1,661
Strata	$475	$481	$475	$575	$585	$599	$653	$727	$755	$828	$889

Source: NSW FACS Rent and Sales Report (Issues 78 to 121)

The following graph shows the median rental price of (two-bedroom) units and houses for the financial years between 2008 and 2018. Over this period, the median rental price of (two-bedroom) units increased by 42.1%. Rental prices for (two-bedroom) houses increased by 58.4%.

Median Weekly Rent - City of Sydney Annual FY, 2007/08 - 2017/18

	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17	Jun-18
Units	$540	$571	$590	$638	$673	$689	$703	$716	$745	$771	$768
Houses	$464	$495	$536	$575	$598	$635	$659	$688	$708	$715	$735

Source: NSW FACS Rent and Sales Report (Issues 80-124)

The following graph shows the median household income for households in the City of Sydney LGA. The data is sourced from the 2001, 2006, 2011 and 2016 ABS Census of Population and Housing. Between the 2006 and 2016 Census collections (the last decade), the median household income increased by 54.3%.

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Median total household income ($/weekly)
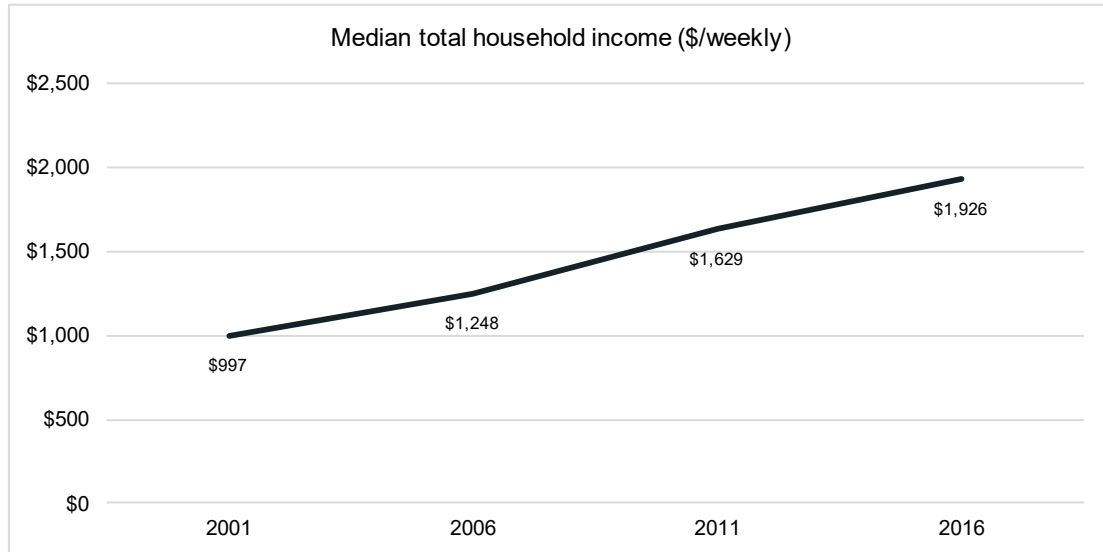
Source: ABS Census of Population and Housing, 2001, 2006, 2011, 2016.

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 2016 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;

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