

Housing Audit June 2015

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 2014 was 198,331 (Australian Bureau of Statistics, 3218.0 - Regional Population Growth, Australia, 2013-14, released 31 March 2015).

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). It includes government provided 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 2015 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.

Housing at June 2015

Building and dwelling stock

As of June 2015 it is estimated that there were 21,410 buildings in the City of Sydney local area that contain residential dwellings.

Within these buildings there were a total of 111,712 residential dwellings counted.

There were 101,321 private dwellings (private ownership and rental dwellings, public and social housing, affordable rental housing).

There were 10,391 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services).

Dwelling location, totals and net change June 2014 to June 2015

The following tables show the numbers of private, non-private and total dwellings at June 2014 and June 2015, with net change in dwellings and percentage change in dwellings over the financial year.

Village	Private dwellings			
	Jun-14	Jun-15	Change	% Change
CBD and Harbour	5,313	5,313	0	0.0%
Chinatown and CBD South	6,905	7,240	335	4.9%
Crown and Baptist Streets	12,492	12,428	-64	-0.5%
Glebe Point Road	9,595	10,027	432	4.5%
Green Square and City South	11,513	12,934	1,421	12.3%
Harris Street	8,322	8,353	31	0.4%
King Street	8,694	9,086	392	4.5%
Macleay Street and Woolloomooloo	12,755	12,753	-2	0.0%
Oxford Street	10,464	10,548	84	0.8%
Redfern Street	11,994	12,639	645	5.4%
City of Sydney local area	98,047	101,321	3,274	3.3%

Village	Non-private dwellings			
	Jun-14	Jun-15	Change	% Change
CBD and Harbour	52	49	-3	-5.8%
Chinatown and CBD South	425	425	0	0.0%
Crown and Baptist Streets	947	958	11	1.2%
Glebe Point Road	1,400	1,875	475	33.9%
Green Square and City South	135	135	0	0.0%
Harris Street	755	807	52	6.9%
King Street	2,359	2,359	0	0.0%
Macleay Street and Woolloomooloo	422	422	0	0.0%
Oxford Street	872	872	0	0.0%
Redfern Street	1,498	2,489	991	66.2%
City of Sydney local area	8,865	10,391	1,526	17.2%

Village	Total dwellings			
	Jun-14	Jun-15	Change	% Change
CBD and Harbour	5,365	5,362	-3	-0.1%
Chinatown and CBD South	7,330	7,665	335	4.6%
Crown and Baptist Streets	13,439	13,386	-53	-0.4%
Glebe Point Road	10,995	11,902	907	8.2%
Green Square and City South	11,648	13,069	1,421	12.2%
Harris Street	9,077	9,160	83	0.9%
King Street	11,053	11,445	392	3.5%
Macleay Street and Woolloomooloo	13,177	13,175	-2	0.0%
Oxford Street	11,336	11,420	84	0.7%
Redfern Street	13,492	15,128	1,636	12.1%
City of Sydney local area	106,912	111,712	4,800	4.5%

Net increase includes the addition of completed dwellings and the subtraction of demolished or replacement dwellings. The net dwelling stock has decreased in a number of village areas due to amalgamations of dwellings units, conversion of housing from one type to another, or demolition of housing for other uses.

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 2015 there were 101,321 (private) dwellings in the City of Sydney local area, or 73.4% of the dwelling target for 2030. There was a net increase of 3,274 private dwellings between June 2014 and June 2015.

The Redfern Street village had the highest number of total dwellings in the City of Sydney local area (15,128), growing by 1,636 total dwellings in the 2014-15 financial year. The highest number of private dwellings was located in the Green Square and City South village (12,934, with 1,421 added), surpassing Macleay Street and Woolloomooloo village (highest in 2014), whilst Redfern Street village has overtaken King Street village with the highest number of non-private dwellings (2,489), associated with recently completed student housing around the Central Park development. Non-private dwellings in Redfern Street village increased by 66.2% between June 2014 and June 2015.

Building structure

Approximately 97.8% of the building stock (21,410 buildings) in the City of Sydney local area falls into four main types:

- Terrace, town house and semi-detached buildings (78.8%),
- Multi-storey apartment buildings (9.1%),
- Separate (detached) houses (6.7%), and
- Buildings with dwellings above shops (3.2%).

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.

Dwelling structure

Of the 101,321 (private) dwellings in the City of Sydney local area at June 2015, 19,499 dwellings were located in terrace houses, comprising 19.2% of all private dwellings. A further 78,812 dwellings were located in multi-storey apartment buildings, comprising 77.8% of all private dwellings. 92.3% of the annual growth in private dwellings was in multi-storey apartment building flats 3,023 of 3,274 dwellings).

There were also 1,465 separate (detached) dwellings and 1,285 dwellings located above shops in the City of Sydney local area. These comprised 1.4% and 1.3% of total private dwellings respectively.

The other 260 private dwellings include caretakers and managers flats, converted flats or other dwellings.

Additionally, there were estimated to be 10,391 non-private dwellings in the City of Sydney local area, including 2,853 boarding house rooms (27.5% of non-private dwellings), 6,797 student accommodation rooms (65.4% of non-private dwellings), and 741 other non-private dwellings (7.1% of non-private dwellings). 93.3% of the growth in non-private dwellings was in student accommodation rooms (1,424 of 1,526 rooms).

During the 2014/15 financial year, there was a net increase of 4,800 (4.5%) total dwellings across the local area. The net dwelling stock increased by 3,274 private dwellings (3.3%) and 1,526 non-private dwellings (17.2%).

The major locations of net dwelling increases were the Green Square and City South village with 1,421 private dwellings (12.2% increase), and the Redfern Street village with 645 private dwellings (5.4% increase) and 991 non-private dwellings (66.2% 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 public (and social) housing, affordable rental housing, boarding house accommodation and student accommodation in the City of Sydney.

As of June 2015 there were:

- 9,800 public or social housing dwellings,
- 753 affordable rental housing dwellings,
- 2,853 boarding house rooms, and
- 6,797 student accommodation rooms.

The baseline figures (June 2007) were

- 9,397 public or social 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 2014/15 financial year, there was a slight decrease (17 dwellings) in the total number of public or social housing dwellings, due in part to the sale of a number of terraces in Millers Point (CBD and Harbour village).

There was an addition of 88 affordable rental housing dwellings in the Redfern Street village (13.2% increase) with the completion of a single development in Eveleigh.

The total stock of boarding house rooms rose marginally with additions offset by conversions back to residential uses. The net increase was 105 rooms.

The most significant growth occurred in student accommodation, with room stock increasing by 29.1% (1,424 rooms) up to 6,797 student accommodation rooms. These were all located in off-campus developments.

Further information

The June 2015 Estimated Resident Population will be released in March 2016.

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;

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