

# Housing Audit June 2017

City of Sydney  
Town Hall House  
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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. 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 2016 was 224,211 (Australian Bureau of Statistics, 3218.0 - Regional Population Growth, Australia, 2016-17, released 30 March 2017, updated 28 July 2017).

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. 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 2017 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 2017 Housing Audit also includes information on median income for City residents (Census data) and median rents (Department of Housing data).

## Housing at June 2017

### Building and dwelling stock

As of June 2017 it is estimated that there were 21,572 buildings in the City of Sydney local area that contain residential dwellings.

Within these buildings there were a total of 120,656 residential dwellings counted.

There were 107,680 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing).

There were 12,976 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services).

### Dwelling location, totals and net change June 2016 to June 2017

The following tables show the numbers of private, non-private and total dwellings at June 2016 and June 2017, 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-16	Jun-17	Change	% Change
CBD and Harbour	5,537	5,482	-55	-1.0%
Chinatown and CBD South	7,263	7,391	128	1.8%
Crown and Baptist Streets	12,506	12,601	95	0.8%
Glebe Point Road	10,784	11,243	459	4.3%
Green Square and City South	15,505	16,112	607	3.9%
Harris Street	8,608	8,806	198	2.3%
King Street	9,334	9,431	97	1.0%
Macleay Street and Woolloomooloo	12,663	12,651	-12	-0.1%
Oxford Street	10,742	10,754	12	0.1%
Redfern Street	12,918	13,209	291	2.3%
<b>City of Sydney local area</b>	<b>105,860</b>	<b>107,680</b>	<b>1,820</b>	<b>1.7%</b>

Village	Non-private dwellings (boarding house rooms, student accommodation rooms, residential care services)			
	Jun-16	Jun-17	Change	% Change
CBD and Harbour	19	10	-9	-47.4%
Chinatown and CBD South	453	941	488	107.7%
Crown and Baptist Streets	992	994	2	0.2%
Glebe Point Road	2,000	1,990	-10	-0.5%
Green Square and City South	135	135	0	0.0%
Harris Street	807	855	48	5.9%
King Street	2,478	3,258	780	31.5%
Macleay Street and Woolloomooloo	548	517	-31	-5.7%
Oxford Street	1,036	1,036	0	0.0%
Redfern Street	3,101	3,240	139	4.5%
<b>City of Sydney local area</b>	<b>11,569</b>	<b>12,976</b>	<b>1,407</b>	<b>12.2%</b>

Village	Total dwellings			
	Jun-16	Jun-17	Change	% Change
CBD and Harbour	5,556	5,492	-64	-1.2%
Chinatown and CBD South	7,716	8,332	616	8.0%
Crown and Baptist Streets	13,498	13,595	97	0.7%
Glebe Point Road	12,784	13,233	449	3.5%
Green Square and City South	15,640	16,247	607	3.9%
Harris Street	9,415	9,661	246	2.6%
King Street	11,812	12,689	877	7.4%
Macleay Street and Woolloomooloo	13,211	13,168	-43	-0.3%
Oxford Street	11,778	11,790	12	0.1%
Redfern Street	16,019	16,449	430	2.7%
<b>City of Sydney local area</b>	<b>117,429</b>	<b>120,656</b>	<b>3,227</b>	<b>2.7%</b>

*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 King Street, where the net increase in total dwellings was 7.4%.

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 2017 there were 107,680 (private) dwellings in the City of Sydney local area, or 78.0% of the dwelling target for 2030. There was a net increase of 1,820 private dwellings between June 2016 and June 2017. To reach the desired target by 2030, an additional 2,330 dwellings need to be completed annually.

The Redfern Street village had the highest number of total dwellings in the City of Sydney local area (16,449), growing by 430 total dwellings in the 2016-17 financial year. The highest number of private dwellings was located in the Green Square and City South village (16,112, with 607 added). Nearly three-fifths of the net private dwelling increase for 2015/16 occurred in Green Square and City South village.

King Street village had the highest number of non-private dwellings (3,258), largely associated with student housing for Sydney University and Royal Prince Alfred Hospital. Non-private dwellings in the local area increased by 12.2% up to 12,976 between June 2016 and June 2017.

### Building structure

Approximately 97.6% of the building stock (21,572 buildings) in the City of Sydney local area falls into four main types:

- Terrace, town house and semi-detached buildings (78.5%),
- Multi-storey apartment buildings (9.3%),
- Separate (detached) houses (6.5%), and
- Buildings with dwellings above shops (3.3%).

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 107,680 (private) dwellings in the City of Sydney local area at June 2017, 19,560 dwellings were terrace houses, comprising 18.2% of all private dwellings. A further 85,002 dwellings were in multi-storey apartment buildings, comprising 78.9% of all private dwellings. 92.1% of the net annual growth in private dwellings was in multi-storey apartment building flats (1,677 of 1,820 dwellings).

There were also 1,501 separate (detached) dwellings and 1,291 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 326 private dwellings include caretaker's and manager's flats, converted flats or other dwellings.

Additionally, there were estimated to be 12,976 non-private dwellings in the City of Sydney local area, including 3,154 boarding house rooms (24.3% of non-private dwellings), 9,101 student accommodation rooms (70.1% of non-private dwellings), and 721 other non-private dwellings (5.6% of non-private dwellings). In 2016-17, all growth in non-private dwellings was in student accommodation rooms (1,477 rooms). There was a loss of 70 other non-private dwellings (predominantly boarding house rooms).

During the 2016/17 financial year, there was a net increase of 3,227 (2.7%) total dwellings across the local area. The net dwelling stock increased by 1,802 private dwellings (1.7%) and 1,407 non-private dwellings (12.2%).

The major locations of net dwelling increases were the Green Square and City South village with 607 private dwellings (3.9% increase), and King Street village with 780 non-private dwellings (31.5% 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 2017 there were:

- 9,561 social (including public) housing dwellings,
- 835 affordable rental housing dwellings,
- 3,205 boarding house rooms, and
- 9,101 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 2016/17 financial year, there was a net decrease (155 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 (CBD and Harbour village).

There was a net decrease of 10 affordable rental housing dwellings in the Harris Street village (13.2% increase) with the sale of stand-alone City West Housing terraces in Ultimo. The funding is being used for future development in Green Square and City South and Redfern Street villages.

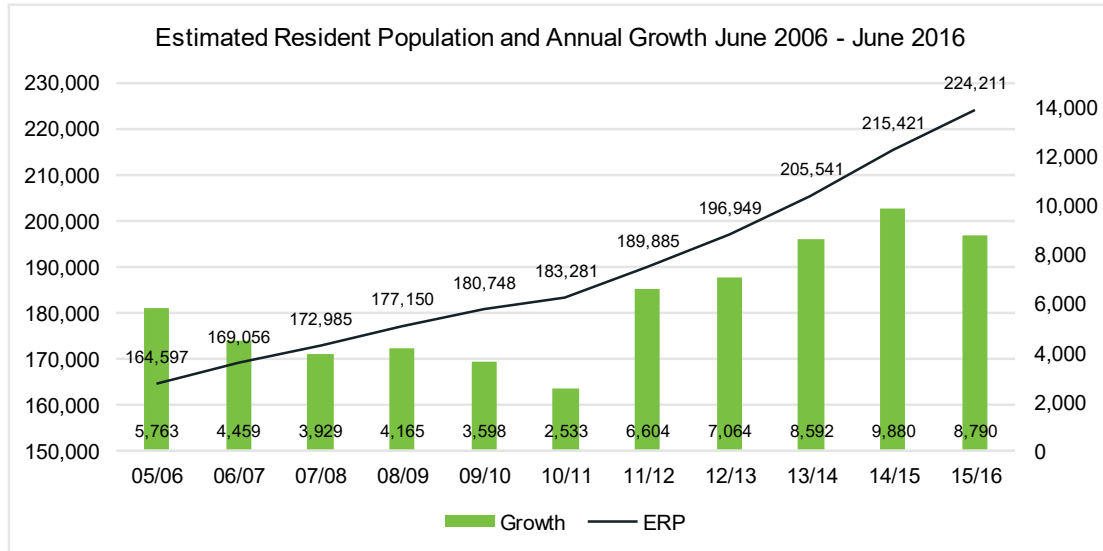
The total stock of boarding houses fell by 51 rooms. Student accommodation room stock grew by 19.4% (1,477 rooms) up to 9,101 student accommodation rooms.

### Additional Information

The following graph shows the ABS Estimated Resident Population (ERP) for the period June 2006 to June 2016. The ERP has increased by 36.2% over this period. As of June 2016, the City of Sydney LGA was the eighth largest by population in NSW (NSW Council amalgamations dropped the City of Sydney from fourth to ninth largest). The ERP was updated by the ABS on 28 July 2017.

Based on the 2017 Housing Audit, the City estimates the resident population will have grown to at least 228,000 by June 2017.

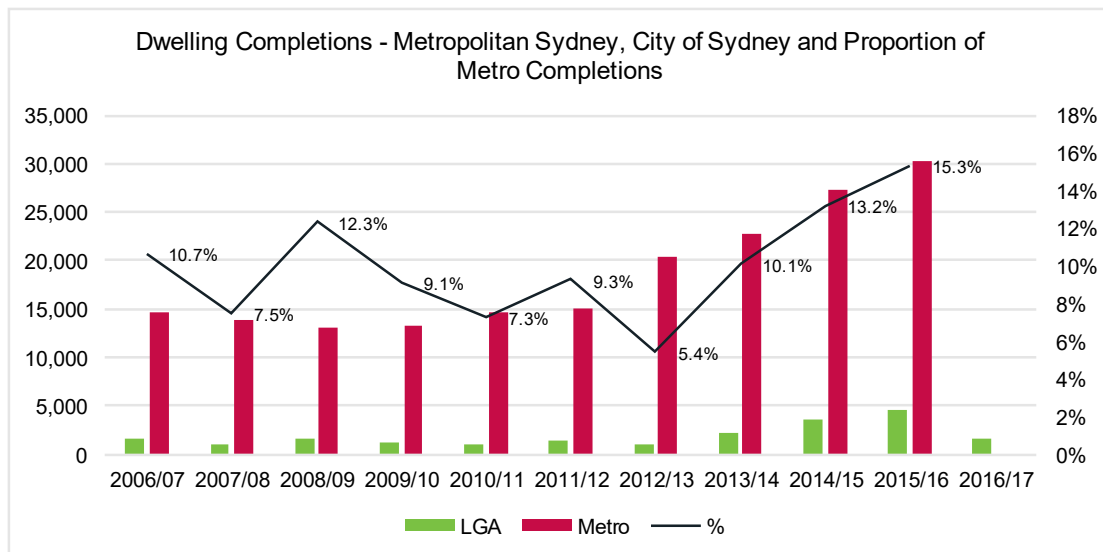
The June 2017 Estimated Resident Population will be released in March 2018.



Source: ABS Cat No 3218.0

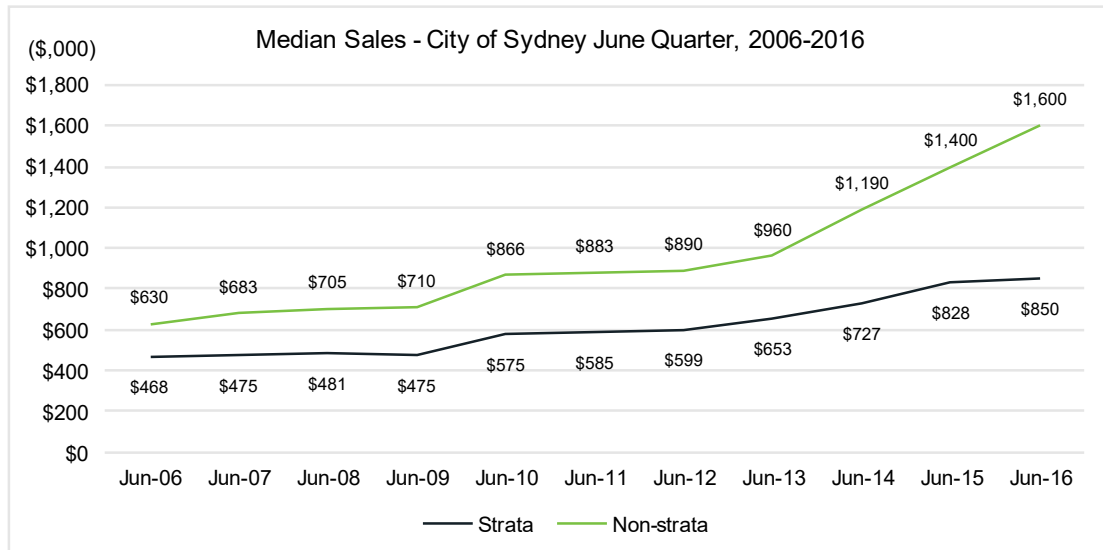
The following graph shows the annual dwelling completions for the City of Sydney LGA and Metropolitan Sydney. The graph also shows the proportion of City of Sydney completions compared to the metropolitan total.

Over the ten year period from 2006/07 to 2015/16, the completed dwellings in the City of Sydney LGA accounted for 10.6% of all dwellings completed in Metropolitan Sydney. The City of Sydney LGA comprises 0.2% of the land area of Metropolitan Sydney, and 4.6% of its population (as of June 2016).



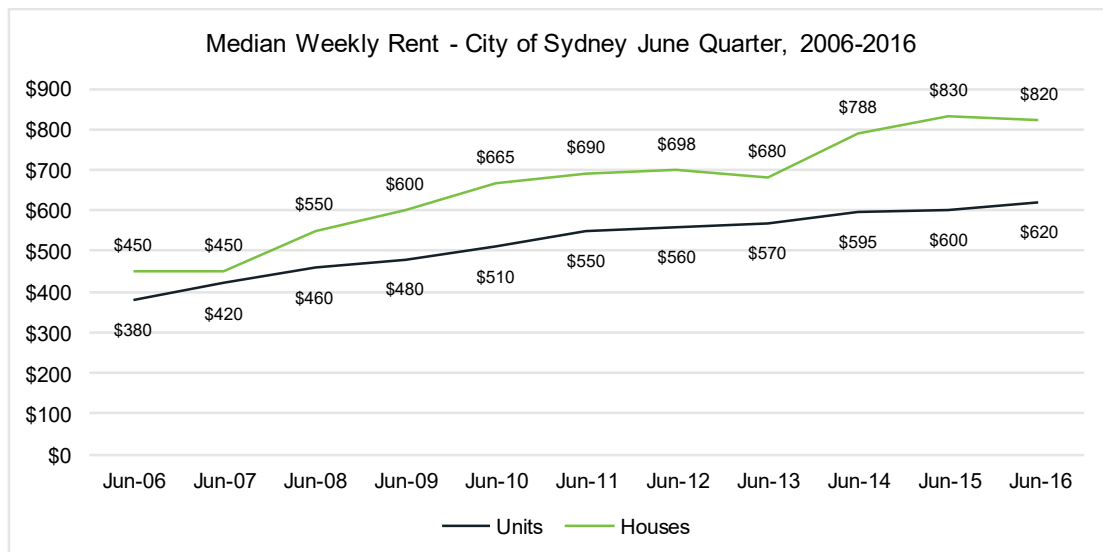
Sources: NSW Department of Planning and Environment dwelling data, City of Sydney development statistics.

The following graph shows the median sales price (in \$,000s) of strata and non-strata properties for the June quarter between 2006 and 2016. Over this period, the median sales prices of strata properties (predominantly units) increased by 81.6%. Non-strata properties (predominantly terrace houses or separate dwellings) increased by 154.0%.



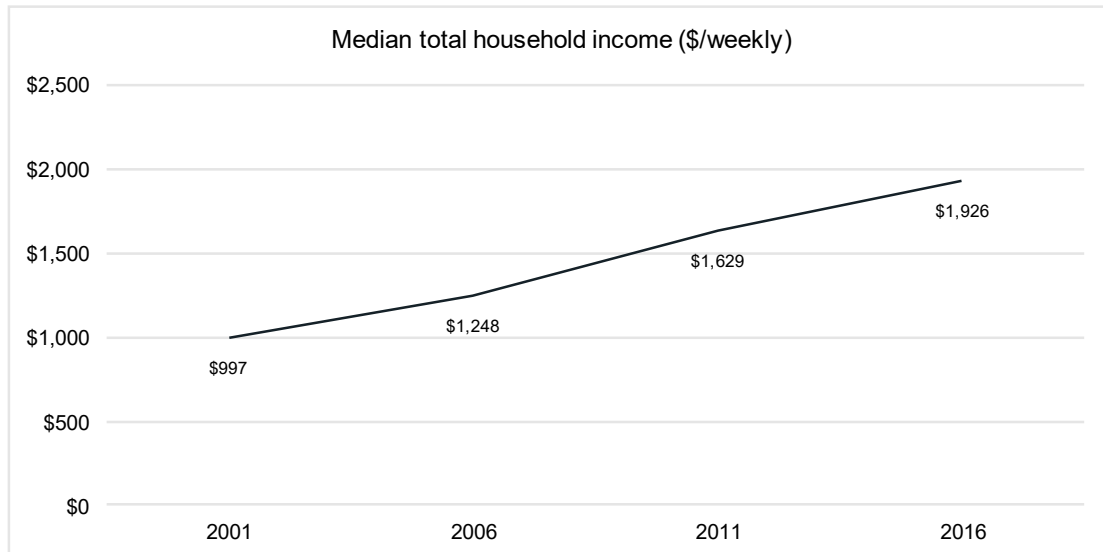
Source: NSW FACS Rent and Sales Report (Issue 119)

The following graph shows the median rental price of units and houses for the June quarter between 2006 and 2016. Over this period, the median rental price of units increased by 63.2%. Rental prices for houses increased by 82.2%.



Source: NSW FACS Rent and Sales Report (Issue 119)

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%.



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;

[research@cityofsydney.nsw.gov.au](mailto:research@cityofsydney.nsw.gov.au)

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