Housing Audit

June 2022

CITY OF SYDNEY

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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. The audit of the housing and dwelling stock in the City of Sydney local area will be reported annually at the end of each financial year.

The Housing Audit's data is sourced from the City of Sydney Floor Space and Employment Survey (the most recent completed Survey was 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 considers 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 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. There are currently 13,500 private dwellings and 5,000 non-private dwellings in the City's development pipeline, due for completion over the next five years. The Australian Bureau of Statistics (ABS) Estimated Resident Population (ERP) for the City of Sydney local area at June 2021 was 214,851 (*ABS, Regional Population, updated 26 July 2022*).

The City's Community Strategic Plan (*Sustainable Sydney 2030-2050 Continuing the Vision*) contains 10 strategic directions aimed at delivering a city the community wants by 2036. Strategic Direction 10 – Housing for all – aims for "… a city where everyone has a home. Social, affordable, and supported housing is available for those who need it. High-quality housing is available for everyone".

In the City's Community Strategic Plan, Target 6 states that by 2036:

"**By 2036 there will be at least 156,000 private dwellings** and 17,500 non-private dwellings that include boarding houses and student accommodation. Of the private dwellings, **7.5% will be social housing and 7.5% will be affordable housing** with this proportion maintained into the future."

The figures quoted in the Community Strategic Plan relate to private and non-private dwellings as defined by the ABS. The term private dwelling 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 June 2022 Housing Audit provides a comprehensive data set for the assessment of all housing stock and housing types in the city.

Housing Audit

The Housing Audit reports annually on the following:

- The 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 tenure (type) including net annual increase.

The 2022 Housing Audit also includes information on median income for City residents (Census data) and median rents (Department of Communities and Justice (formerly Housing) data).

Housing at June 2022

Building and dwelling stock

As of June 2022, it is estimated that there were 22,090 buildings in the City of Sydney local area that contain residential dwellings (either private or non-private dwellings).

Within these buildings there were a total of 138,184 residential dwellings counted.

There were 122,444 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing).

There were 15,740 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services).

Dwelling location, totals and net change, year to June 2022

The following tables show the numbers of private, non-private and total dwellings at June 2021 and June 2022, with net change in dwellings and percentage change in dwellings over the financial year.

Table 1. Private dwellings at 30 June 2022 by village

Village	Private Dwellings (private ownership and rental dwellings, social (including public) housing, affordable and rental housing)			
	Jun-21	Jun-22	Change	% Change
CBD and Harbour	6,026	6,292	266	4.4%
Chinatown & CBD South	9,517	9,521	4	0.0%
Crown & Baptist Streets	13,081	13,129	48	0.4%
Glebe Point Road	12,442	12,474	32	0.3%
Green Square and City South	22,490	22,649	159	0.7%
Harris Street	9,178	9,155	-23	-0.3%
King Street	10,724	10,760	36	0.3%
Macleay St & Woolloomooloo	13,064	13,064	0	0.0%
Oxford Street	10,981	10,994	13	0.1%
Redfern Street	14,222	14,406	184	1.3%
City of Sydney local area	**121,725**	**122,444**	**719**	**0.6%**

Table 2. Non-private dwellings at 30 June 2022 by village

Village	Non-private Dwellings (boarding house rooms, student accommodation rooms, residential care services)			
	Jun-21	Jun-22	Change	% Change
CBD and Harbour	17	17	0	0.0%
Chinatown & CBD South	1,477	1,473	-4	-0.3%
Crown & Baptist Streets	1,105	1,129	24	2.2%
Glebe Point Road	1,968	1,961	-7	-0.4%
Green Square and City South	19	19	0	0.0%
Harris Street	851	854	3	0.4%
King Street	3,710	3,710	0	0.0%
Macleay St & Woolloomooloo	454	454	0	0.0%
Oxford Street	1,133	1,139	6	0.5%
Redfern Street	4,393	4,984	591	13.5%
City of Sydney local area	**15,127**	**15,740**	**613**	**4.1%**

Table 3. Total dwellings (private and non-private) at 30 June 2022 by village

Village	Total Dwellings			
	Jun-21	Jun-22	Change	% Change
CBD and Harbour	6,043	6,309	266	4.4%
Chinatown & CBD South	10,994	10,994	0	0.0%
Crown & Baptist Streets	14,186	14,258	72	0.5%
Glebe Point Road	14,410	14,435	25	0.2%
Green Square and City South	22,509	22,668	159	0.7%
Harris Street	10,029	10,009	-20	-0.2%
King Street	14,434	14,470	36	0.2%
Macleay St & Woolloomooloo	13,518	13,518	0	0.0%
Oxford Street	12,114	12,133	19	0.2%
Redfern Street	18,615	19,390	775	4.2%
City of Sydney local area	**136,852**	**138,184**	**1,332**	**1.0%**

Net increase includes the addition of completed dwellings and the subtraction of demolished or replacement dwellings. The net dwelling stock has increased in nine of the 10 village areas in the past year, with the highest proportional growth in CBD and Harbour, where the net increase in total dwellings was 4.4%. The highest net growth was in Redfern Street, with an additional 775 dwellings added, predominantly non-private dwellings.

The highest number of private dwellings was in the Green Square and City South village (22,649). 37.0% of the net private dwelling increase for 2021/22 occurred in the CBD and Harbour village.

Redfern Street village had the highest number of non-private dwellings (4,984). Non-private dwellings increased by 4.1% between June 2021 and June 2022, up to 15,740.

The dwelling targets for the Community Strategic Plan is for the city to have at least 156,000 (private) dwellings and 17,500 non-private dwellings by 2036. The baseline figures (June 2021) were 121,725 private dwellings and 15,127 non-private dwellings. This is an additional 34,275 private dwellings at an average of 2,285 per annum, and 2,373 non-private dwellings at an average of 158 per annum between 2021 and 2036.

By June 2022 there were 122,444 private dwellings in the City of Sydney local area, or 78.5% of the total private dwelling target for 2036. By June 2022 there were 15,740 non-private dwellings in the City of Sydney local area, or 89.9% of the total non-private dwelling target for 2036.

There are approximately 13,500 private dwellings and 5,000 non-private dwellings in the city's development pipeline (developments lodged, approved or commenced construction).

The average net total dwelling increase over the past ten years was 3,257 dwellings pre annum. This consisted of an average 2,763 private dwellings per annum and 765 non-private dwellings per annum.

Building structure

Approximately 97.7% of the building stock (22,090 total buildings) in the City of Sydney local area falls into four main types:

– terrace, town house and semi-detached buildings (78.0%)

– multi-storey apartment buildings (9.9%)

– separate (detached) houses (6.4%), and

– buildings with dwellings above shops (3.4%).

The other 2.3% 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 122,444 private dwellings in the City of Sydney local area at June 2022, 20,052 dwellings were terrace houses, comprising 16.4% of all private dwellings. A further 99,221 dwellings were in multi-storey apartment buildings, comprising 81.0% of all private dwellings. 93.3% of the net annual growth in private dwellings was in multi-storey apartment building flats (671 of 719 dwellings).

There were also 1,489 separate (detached) dwellings and 1,357 dwellings located above shops in the City of Sydney local area. These comprised 1.2% and 1.1% of total private dwellings respectively.

There were 225 attached/granny flats included in the separate (detached) house (27), terrace, town house and semi-detached building (187), and buildings with dwellings above shops (11) totals.

The other 325 private dwellings include caretaker's and manager's flats, converted flats or other dwellings.

Additionally, there were 15,740 non-private dwellings in the City of Sydney local area, including 3,572 boarding house rooms (22.7% of non-private dwellings), 11,529 student accommodation rooms (73.2% of non-private dwellings), and 639 other dwellings (4.1% of non-private dwellings). In 2021/22, an additional 592 student accommodation rooms and 21 boarding house rooms were added to the city's non-private dwelling stock.

During the 2021/22 financial year, there was a net increase of 1,332 (1.0%) total dwellings across the local area. The net dwelling stock increased by 719 private dwellings (0.6%) and 613 non-private dwellings (4.1%).

The major locations of net dwelling increases were the CBD and Harbour village with 266 private dwellings (4.4% increase), and Redfern Street village with 775 total dwellings (4.2% 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 social (including public) housing, affordable rental housing, boarding house accommodation and student accommodation in the City of Sydney.

As of June 2012, there were:

– 9,849 social (including public) housing dwellings,
– 619 affordable rental housing dwellings,
– 2,639 boarding house rooms, and
– 4,223 student accommodation rooms.

As of June 2022, there were:

– 9,691 social (including public) housing dwellings (down 1.6%)
– 1,268 affordable rental housing dwellings (up 104.8%)
– 3,572 boarding house rooms (up 35.4%), and
– 11,529 student accommodation rooms (up 173.0%).

During the 2021/22 financial year, there was a net decrease of 14 social (including public) housing dwellings. This was due to the demolition of housing in Glebe in preparation for future development. At June 2022 social (including public) housing comprised 7.9% of the city's private dwelling stock (target is 7.5%).

There was an increase of 56 affordable rental housing dwellings in the City of Sydney local area in 2021/22 due to completion of one development in Redfern Street village. At June 2022 affordable rental housing dwellings comprised 1.0% of the city's private dwelling stock (target is 7.5%).

Location of net dwelling change, year to June 2022

The figure below shows the distribution of net dwelling change between June 2021 and June 2022. The major growth area in the past year was in Redfern Street village.

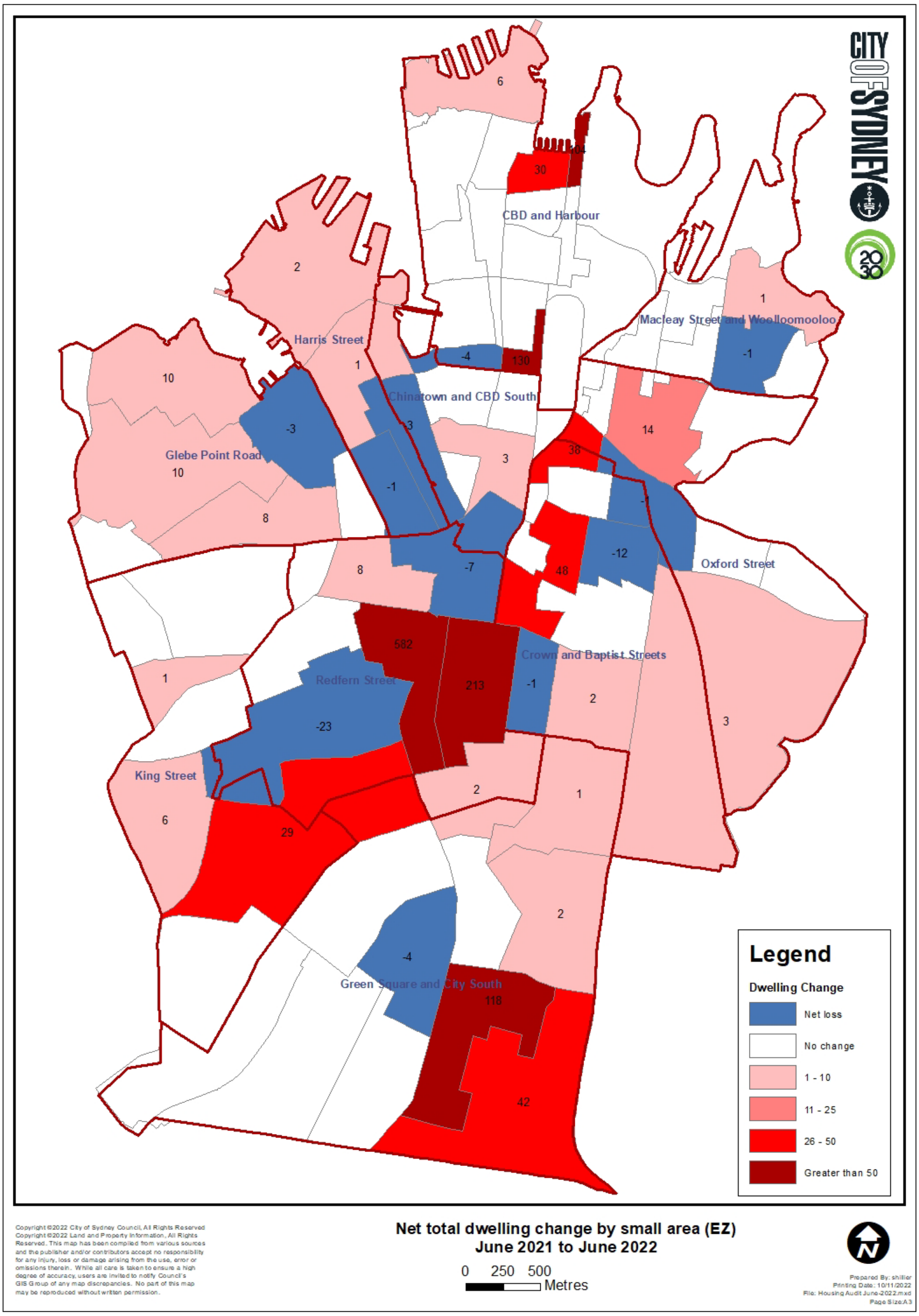

Figure 1. Distribution of net dwelling change between June 2021 and June 2022

Additional information

The following graph shows the ABS Estimated Resident Population (ERP) for the period June 2011 to June 2021. The ERP was 17.2% higher in 2021 (214,851) compared to 2011 (183,281).

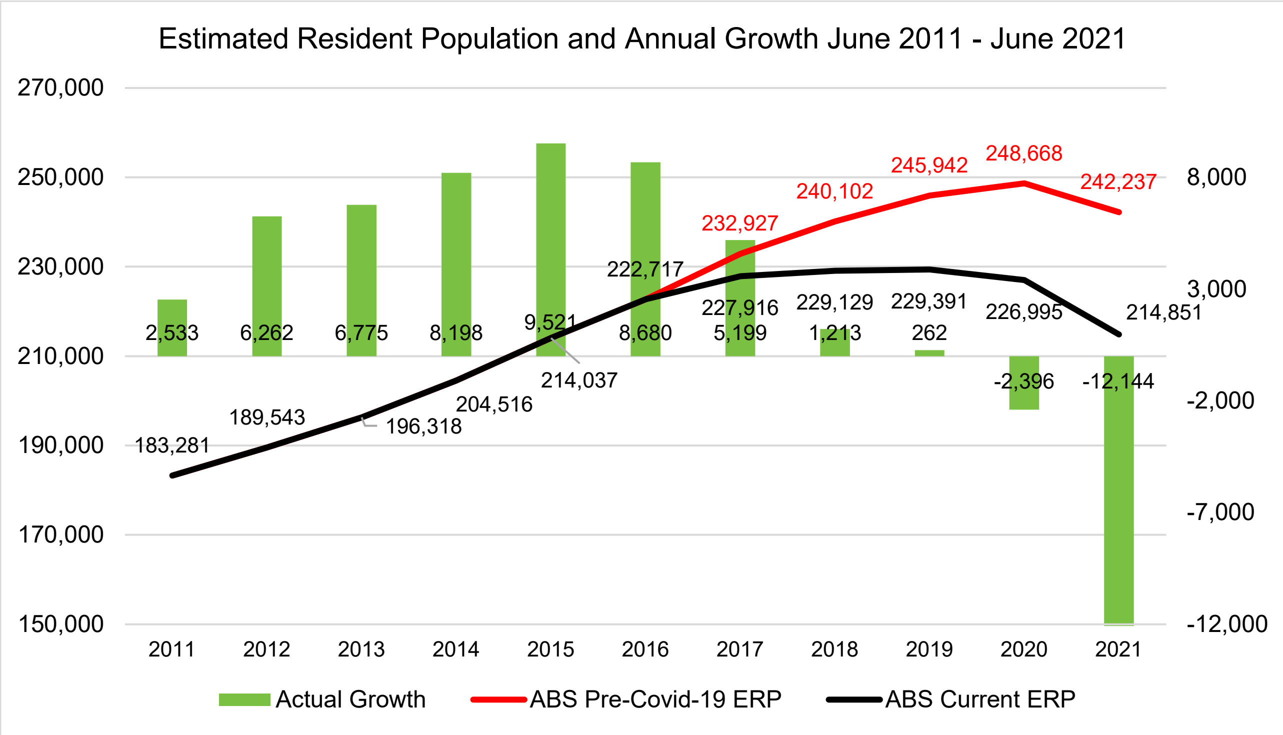

Figure 2. Estimated resident population and annual growth. Source: *ABS Regional Population*

The graph above shows the original ERP figures (in red) and the rebased ERP figures (in black). The lower adjustment was made after the release of the 2021 Census results. These results showed that the population was approximately 30,000 less than previously estimated. This change was largely driven by the Covid-19 pandemic, with international students being locked out of the country, and potential sea- and tree-changers moving out of the city to work remotely. Even though the impacts of the pandemic didn't start until 2020, in the absence of hard intercensal population data the ABS has smoothed the decline across the five-years back to the previous Census in 2016.

Over the past five years the official population has decreased by 7,866 persons. At the same time 17,528 dwellings have been added to the city's total stock. The Census results showed that the proportion of unoccupied dwellings rose from 11.8% in 2016 to 16.1% in 2021.

As of June 2021, the City of Sydney local government area (LGA) was the 10th largest by population in NSW (11th in 2011 using current boundaries).

The ERP was updated by the ABS on 29 March, 2022 and was rebased on July 26, 2022, after the release of the 2021 Census results. The June 2022 ERP will be released in March 2023.

The following graph shows the four-quarter average median sale price (in $'000s) of strata and non-strata properties for the financial years between 2011/12 and 2021/22. Over this period, the median sale prices of strata properties (predominantly units) increased by 66.6%. Non-strata properties (predominantly terrace houses or separate dwellings) increased by 141.4%, despite a significant dip in 2019.

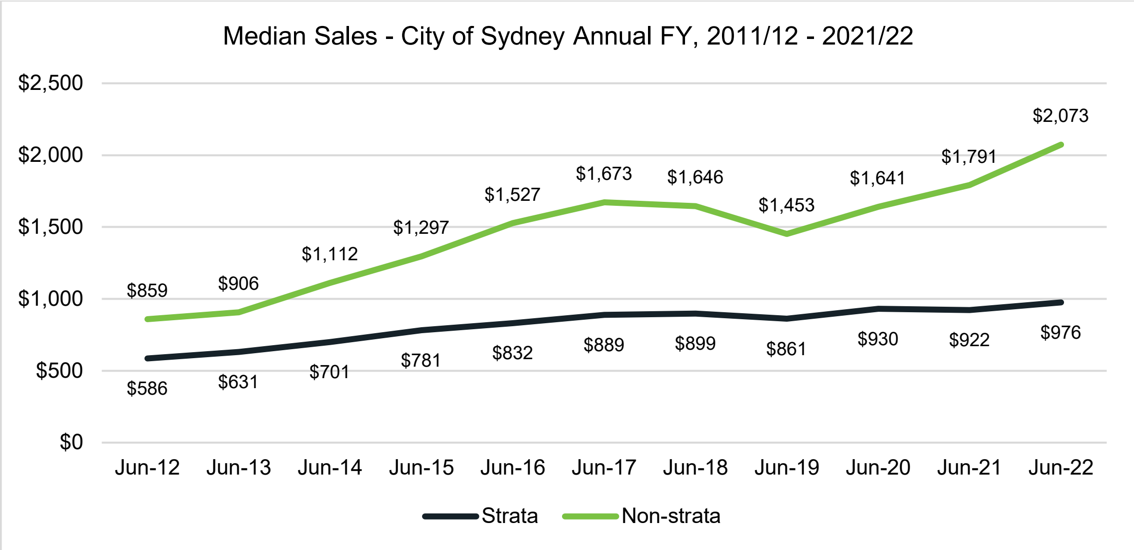

Figure 3. Median sale price, City of Sydney. Source: *NSW Department of Communities and Justice, Rent and Sales Report (Issues 97-140)*

The following graph shows the median rental price (four-quarter average) for new rental bonds of (two-bedroom) units and townhouses for the financial years between 2011/12 and 2021/22. Over this period, the median rental price of (two-bedroom) units increased by 5.5%. Rental prices for (two-bedroom) townhouses increased by 15.8%. Both median rental prices decreased during the Covid-19 pandemic but have started to rise again in the last year.

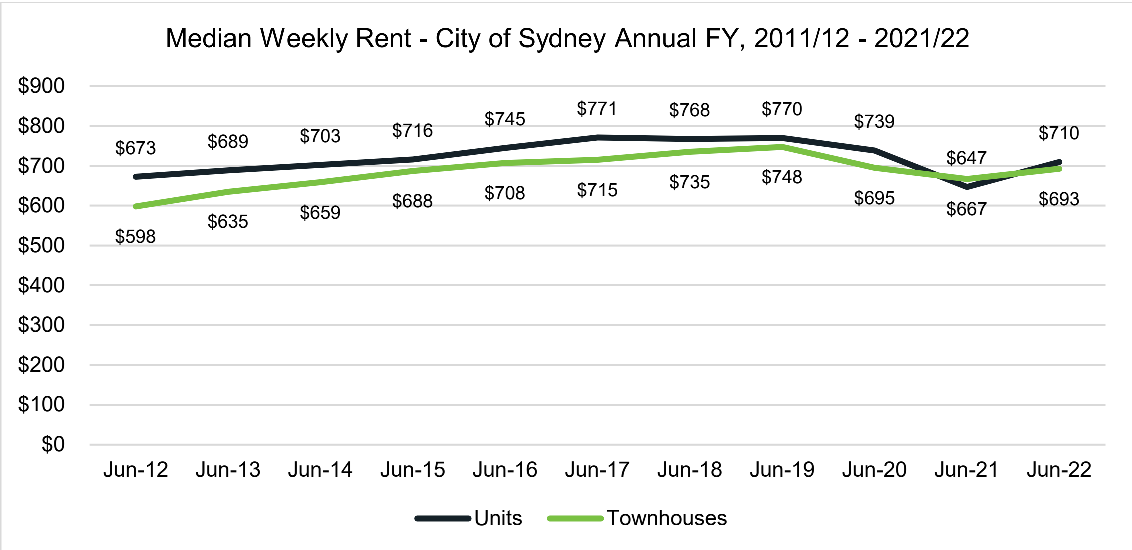

Figure 4. Median weekly rent, City of Sydney. Source: *NSW Department of Communities and Justice, Rent and Sales Report (Issues 97-140)*

Table 4. Selected medians and averages for City of Sydney, ABS Census 2011-2021

	2011	2016	2021
Median age of persons	32	32	34
Average number of persons per bedroom	1.1	1.2	1.1
Average household size	1.9	2.0	1.9

Table 4 shows selected medians from the past three ABS Censuses. The median age of residents in the City of Sydney local area remained relatively stable until 2021, when large numbers of international students and younger people moved out of the city during the Covid-19 pandemic. The flow-on effects have seen the average number of persons per bedroom and the average household size decrease, exacerbating the recent population decline.

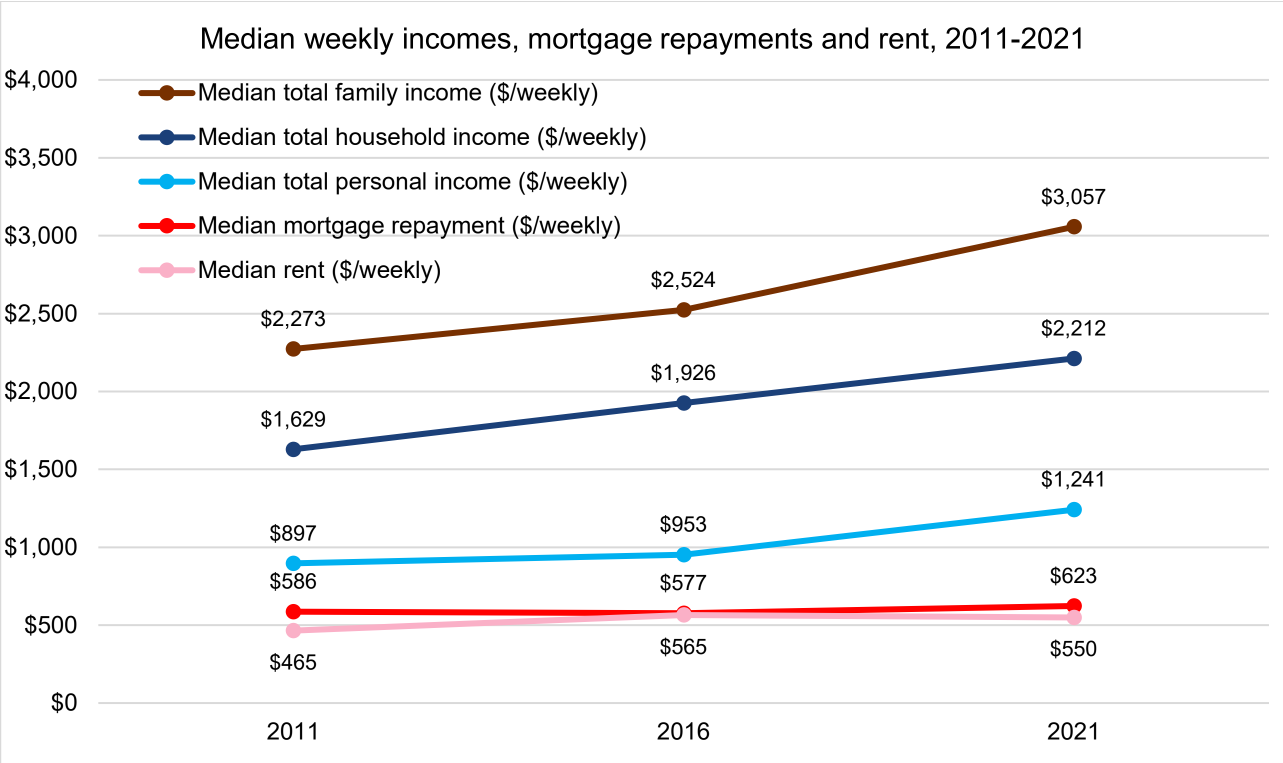

Figure 5. Median weekly incomes, mortgage repayments and rent, 2011-2021. Source: *ABS Census of Population and Housing, 2011, 2016, 2021*

Over the past decade the median personal (38.4%), family (34.5%) and household (35.8%) incomes have risen at a faster rate than median weekly rent (18.3%) and median mortgage repayments (6.3%). Both the median total family income and median total personal income have grown at a faster rate between 2016 and 2021 when compared to the previous five-year period, due to the decline in lower income residents (such as international students) raising the income average for these groups.

Table 5. Proportion of landlord type, City of Sydney, ABS Census 2011-2021

	2011%	2016%	2021%
Fully owned	14.4%	14.5%	14.3%
Mortgage	23.5%	20.3%	19.3%
Renting - Total	60.5%	63.5%	65.1%
Renting - Social housing	9.9%	9.2%	7.3%
Renting - Private	50.2%	54.0%	57.6%
Renting - Not stated	0.4%	0.3%	0.2%
Other tenure type	1.6%	1.8%	1.4%

Table 5 shows the proportions of occupied private dwellings (households) by landlord type for the past three Censuses with the “not stated” category removed. The proportion of occupied private dwellings that are fully owned has remained stable over the past decade, whilst the proportion of households living in their own home with a mortgage has declined.

There has been a commensurate rise in the proportion of households living in private rental dwellings. The proportion of households renting social housing has decreased, whilst the number of social housing dwellings has remained relatively stable over the past decade – they have not risen at the rate of private residential development.

Further information

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

https://www.cityofsydney.nsw.gov.au/surveys-case-studies-reports/city-monitor-reports

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:

https://www.cityofsydney.nsw.gov.au/council-governance-administration/community-profile

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Disclaimer

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