# FACT BOOK

**A Housing Strategy for NSW**

May 2020

Published by NSW Department of Planning, Industry and Environment

Title: A Housing Strategy for NSW – Fact book

This document accompanies the Discussion Paper - A Housing Strategy for NSW.

# Contents

# A Housing Strategy for NSW

NSW Government is preparing a new state-wide Housing Strategy for NSW that will set a strategic vision for housing over the next 20 years and identify action for NSW Government to achieve this.

It will provide certainty to communities, councils and industry and ensure we are responsive to emerging issues and opportunities to meet communities housing needs.

## Housing Strategy Discussion Paper

We are consulting on a discussion paper to help inform this Housing Strategy. The discussion paper proposes a vision, explores housing issues facing NSW now and into the future and outlines potential ways government could respond.

The discussion paper draws on a wide range of inputs, including data, economic analysis, policy expertise, sector studies, literature reviews and stakeholder feedback.

## This fact book

This fact book is intended to be read in conjunction with the discussion paper.

It contains data underpinning key trends in the discussion paper, not all inputting sources. It is arranged in a similar thematic structure to the paper and offers additional detail for interested readers and stakeholders about the data that sits behind discussion paper trends and observations.

# Theme 1: Housing supply in the right locations at the right time

## Sydney population growth

**Figure 1 Historic (2001-2016) and projected (2021-2041) population – Greater Sydney[1]**
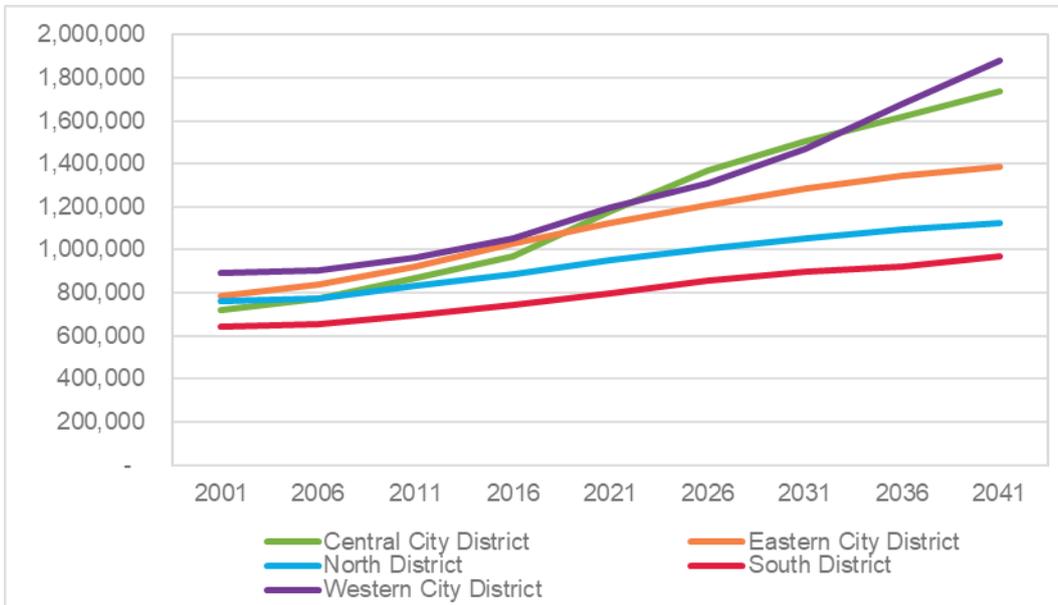


## Global city population growth comparison

**Figure 2 Global city population growth comparison**



Sources: United Nations: World Urbanization Prospects (2018) and Country Classification; Duncan Smith, Centre for Advanced Spatial Analysis (CASA), University Colleage London (UCL), density data based on European Commission Global Human Settlement Layer

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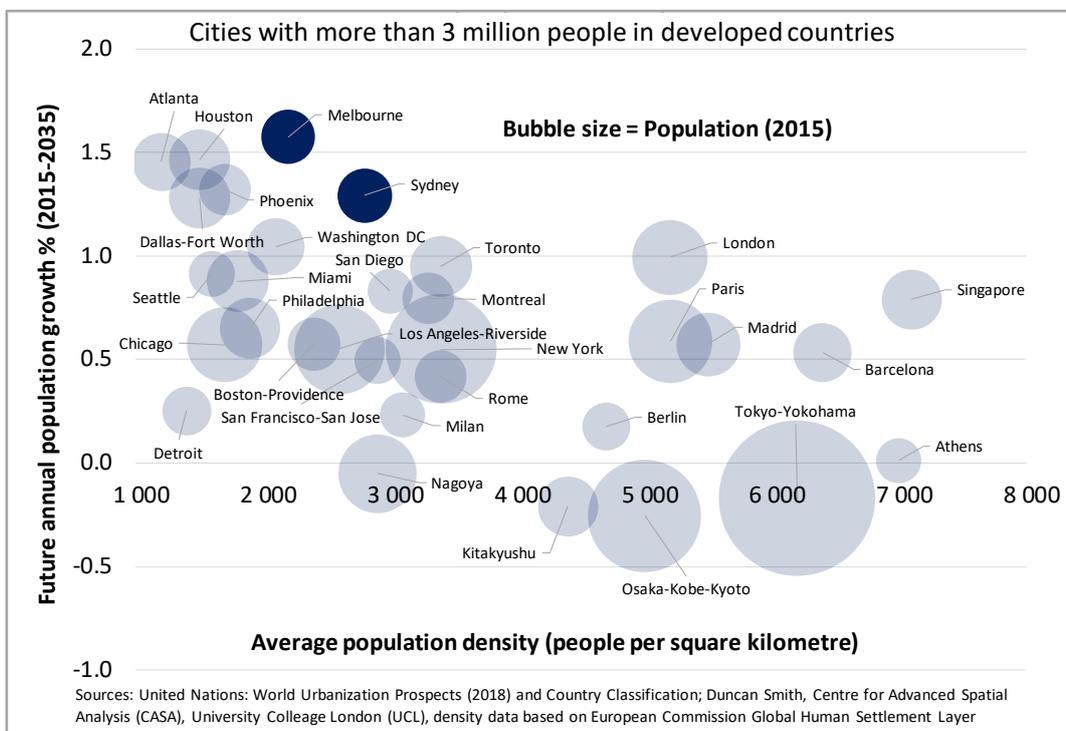
[1] Australian Bureau of Statistics (2019), *Regional Population Growth, Australia;* Department of Planning, Industry and Environment (2019), *2019 NSW Population Projections*

# Housing supply and projected demand

**Figure 3 Actual housing supply and projected housing demand, by Sydney districts[2][3]**

**Actual Housing Supply and Projected Housing Demand**
Sydney - Western City District



**Actual Housing Supply and Projected Housing Demand**
Sydney - Eastern City District



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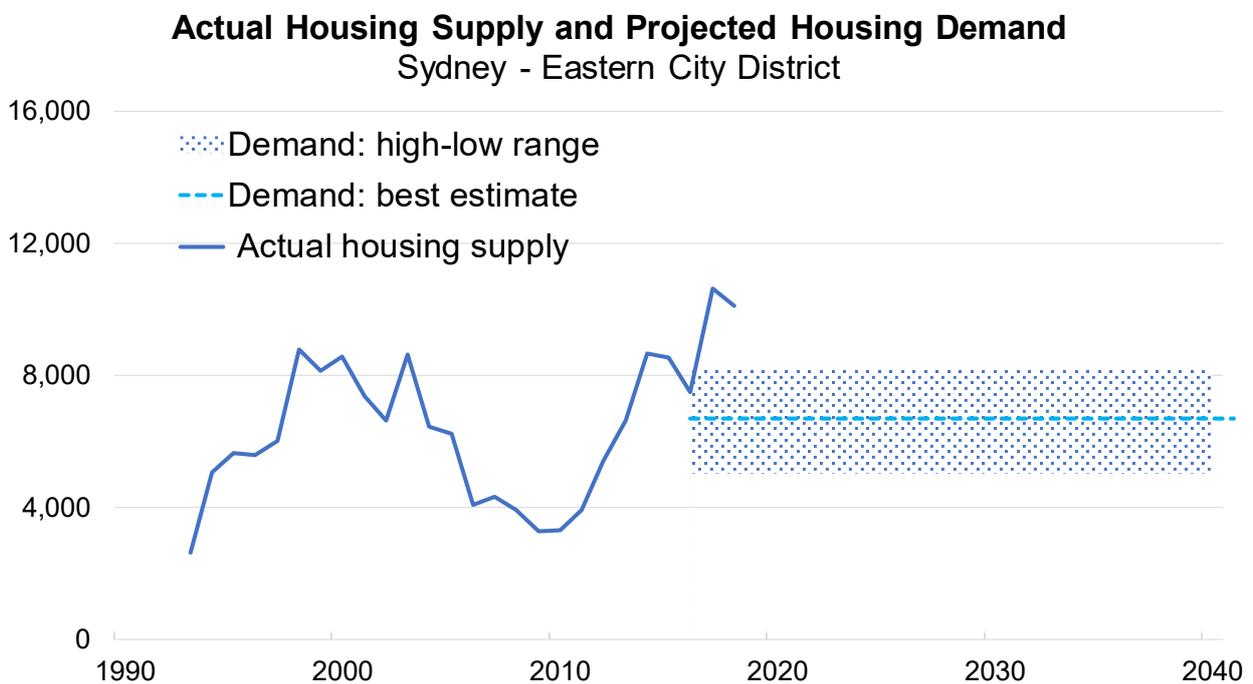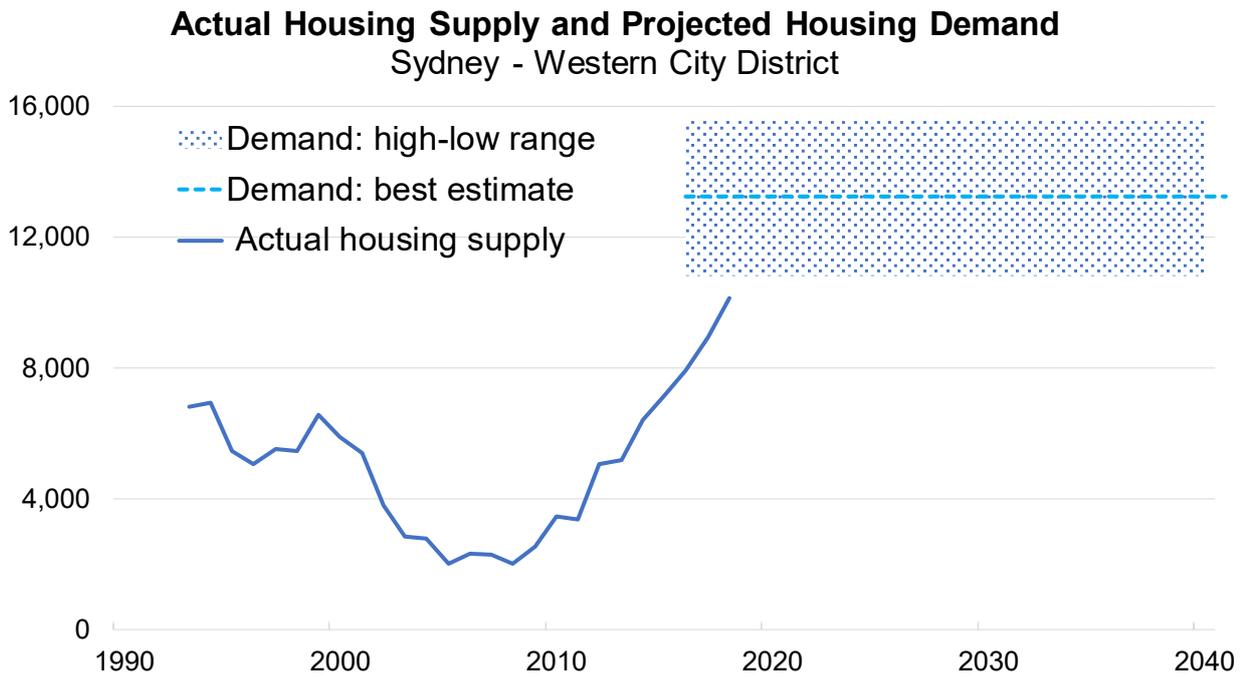
[2] Australian Bureau of Statistics (2020), *Building Approvals, Australia*; Department of Planning, Industry and Environment (2019), *2019 NSW Population Projections*
[3] Sources: Department of Planning, Industry and Environment and Sydney Water

## Actual Housing Supply and Projected Housing Demand
### Sydney - Central City District

Legend:
- Demand: high-low range
- Demand: best estimate
- Actual housing supply
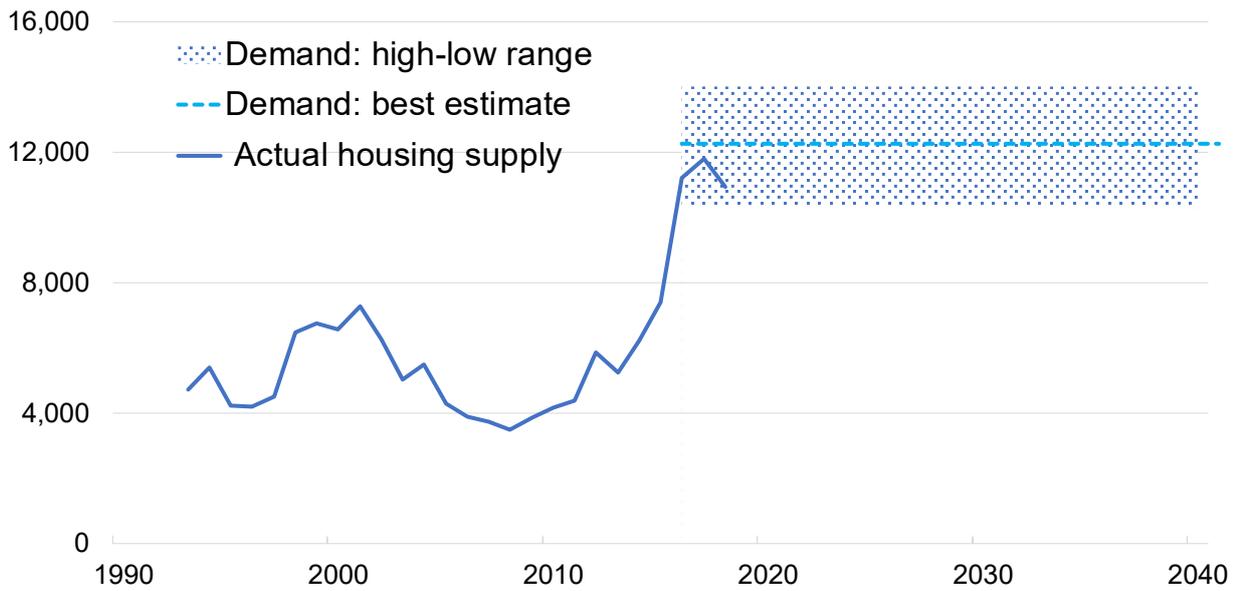
## Actual Housing Supply and Projected Housing Demand
### Sydney - North District

Legend:
- Demand: high-low range
- Demand: best estimate
- Actual housing supply
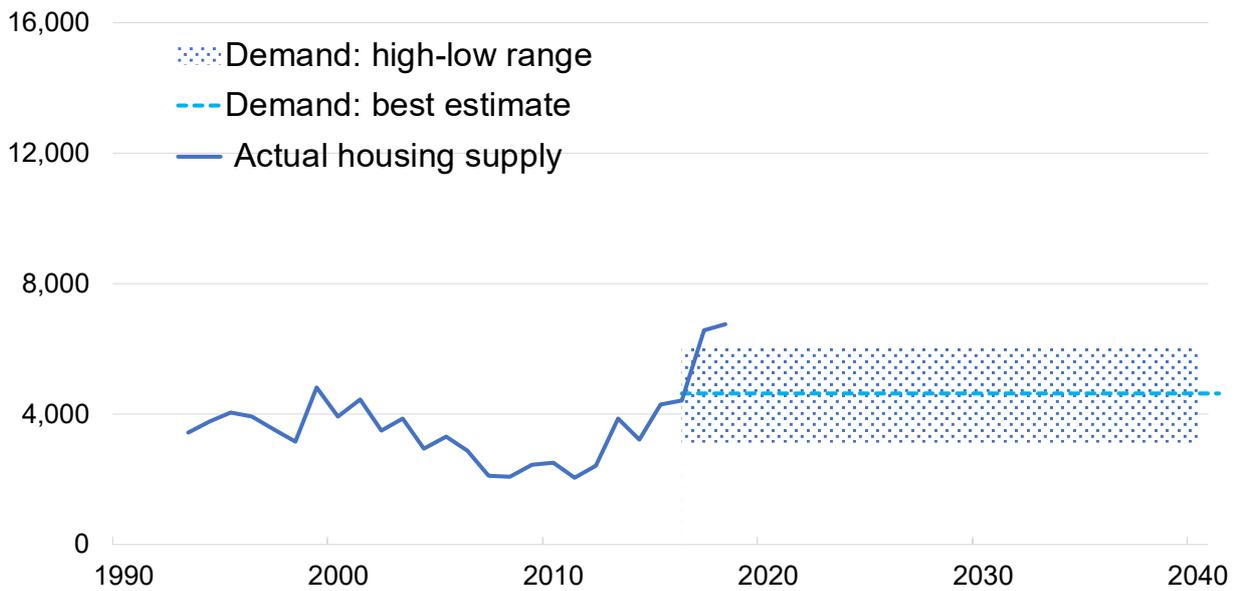
## Actual Housing Supply and Projected Housing Demand
### Sydney - South District
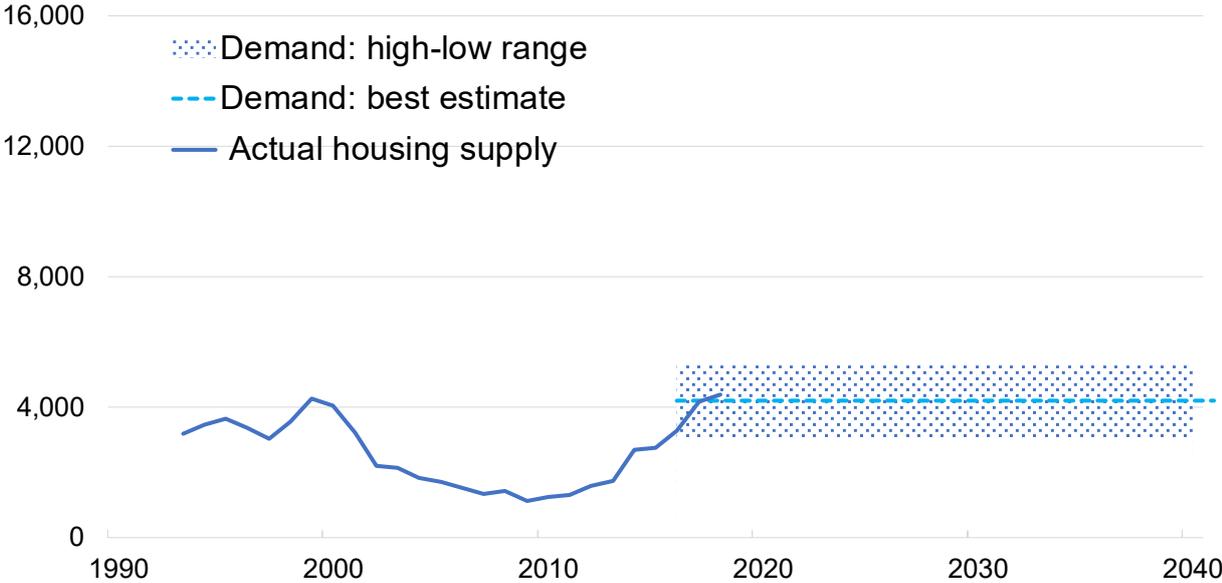


## Actual Housing Supply and Projected Housing Demand
### Sydney - All Districts
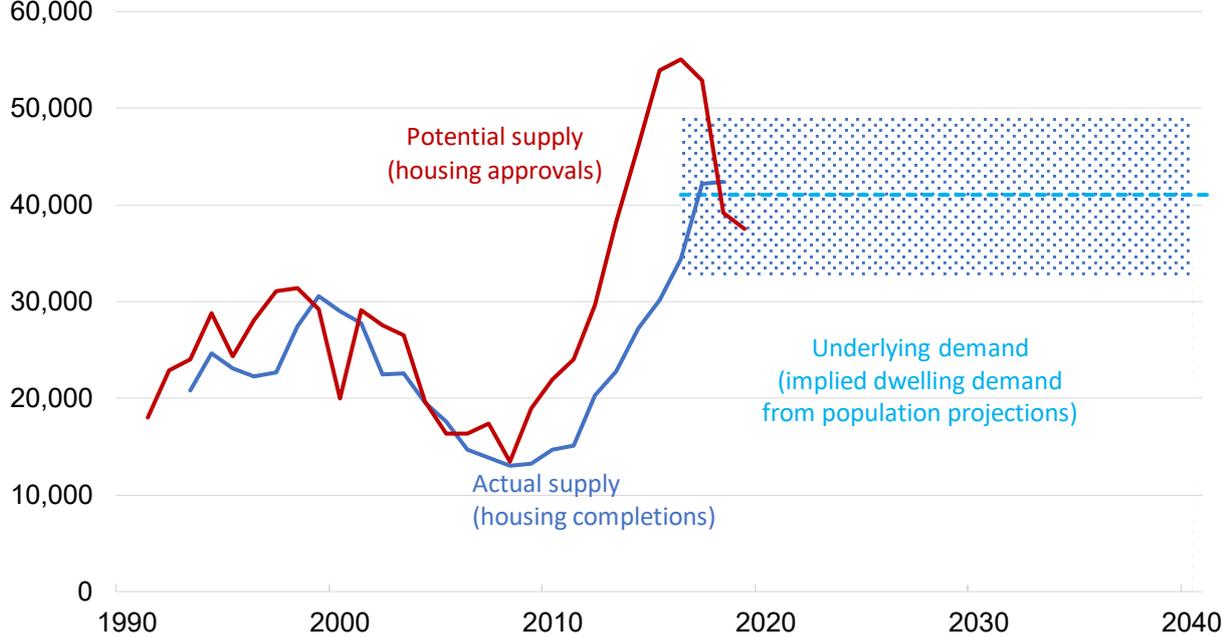
# Sydney housing supply distribution

**Figure 4 Sydney new housing supply distribution**
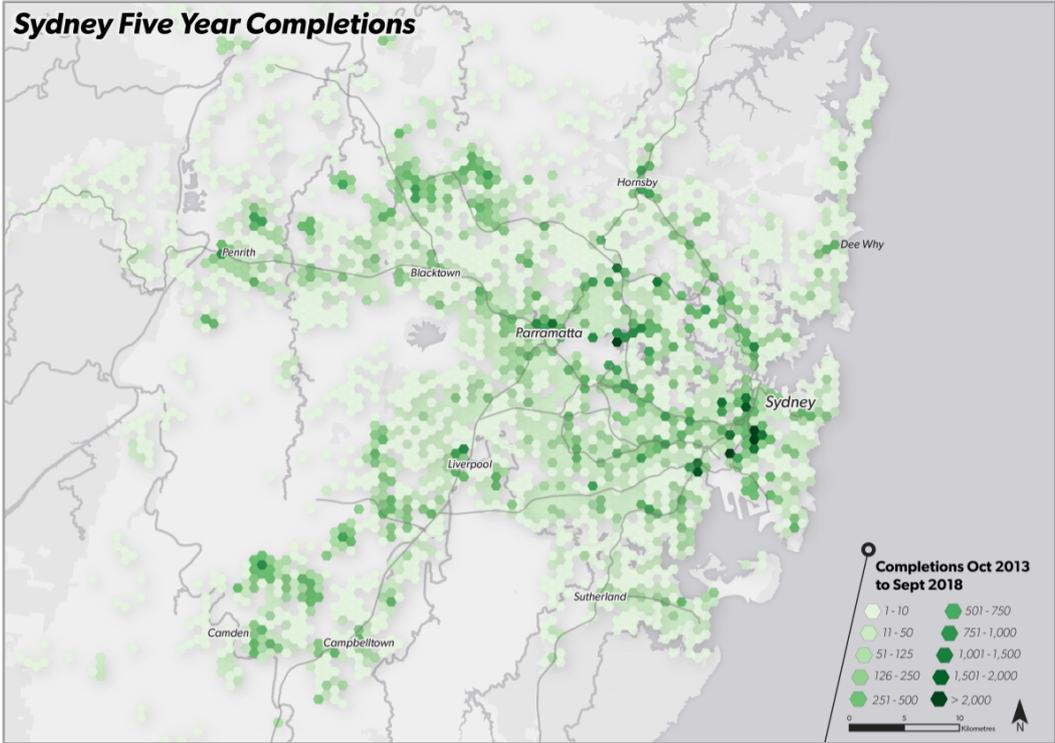


# Sydney housing approvals

**Figure 5 Sydney housing approvals, by dwelling type and fiscal year[4]**



Source: ABS

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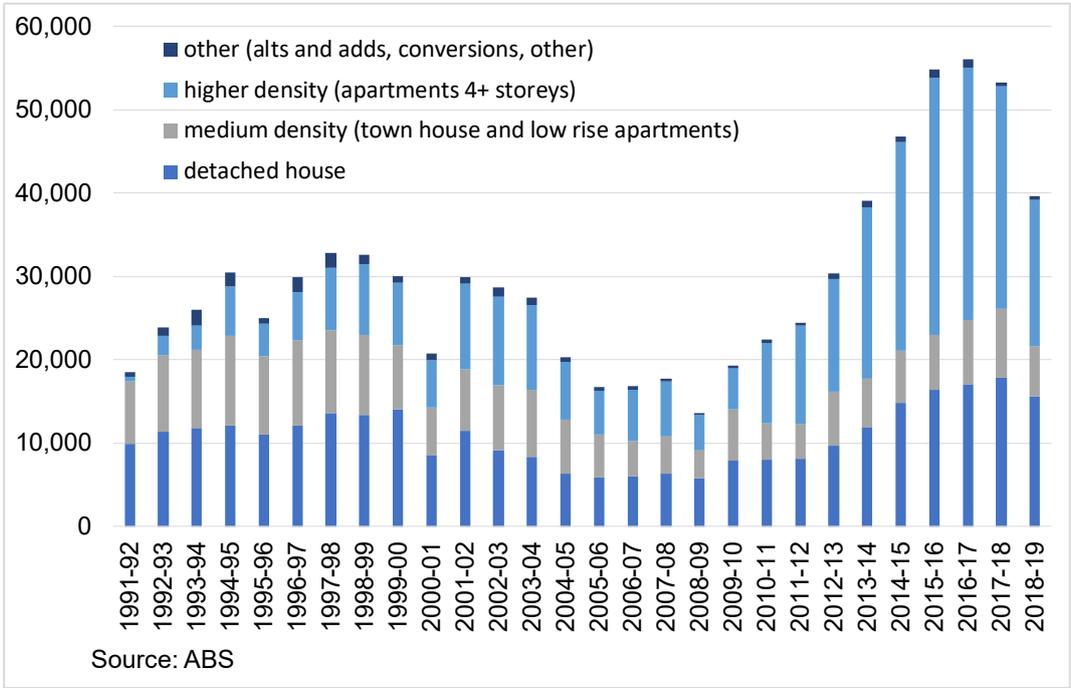
[4] Australian Bureau of Statistics (2020), *Building Approvals, Australia*

# Regional NSW population growth

**Figure 6 Historic (2001-2016) and projected (2021-2041) population – regional NSW[5]**
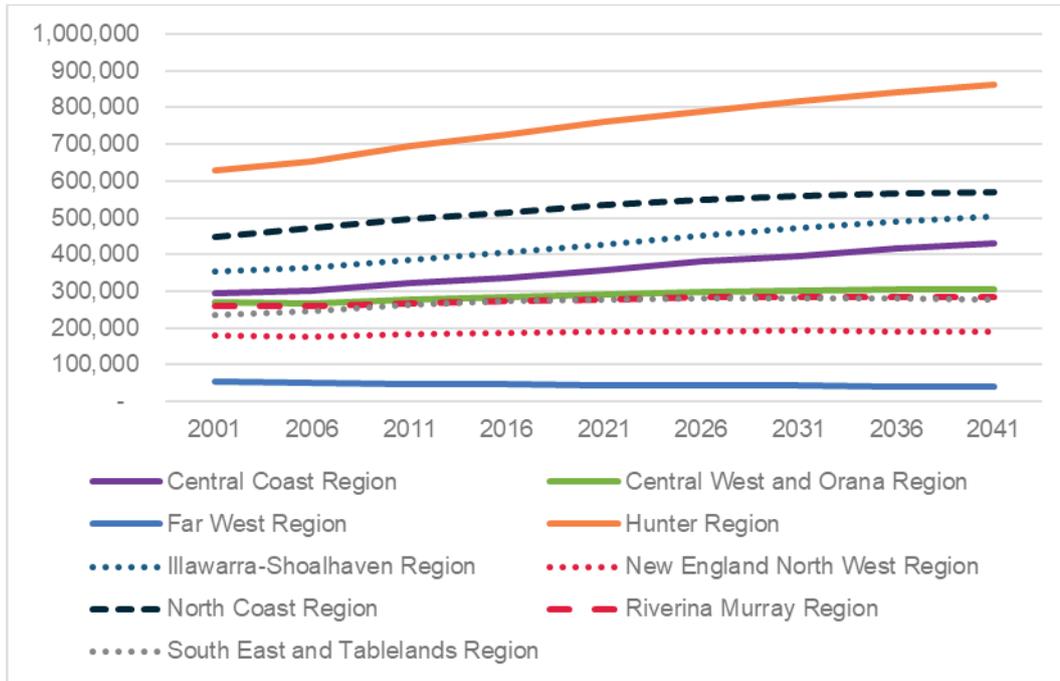


# Regional NSW housing approvals

**Figure 7 Historic (2001-2016) and projected (2021-2041) housing approvals, by dwelling type and fiscal year for regional NSW[6],[7]**



Source: ABS

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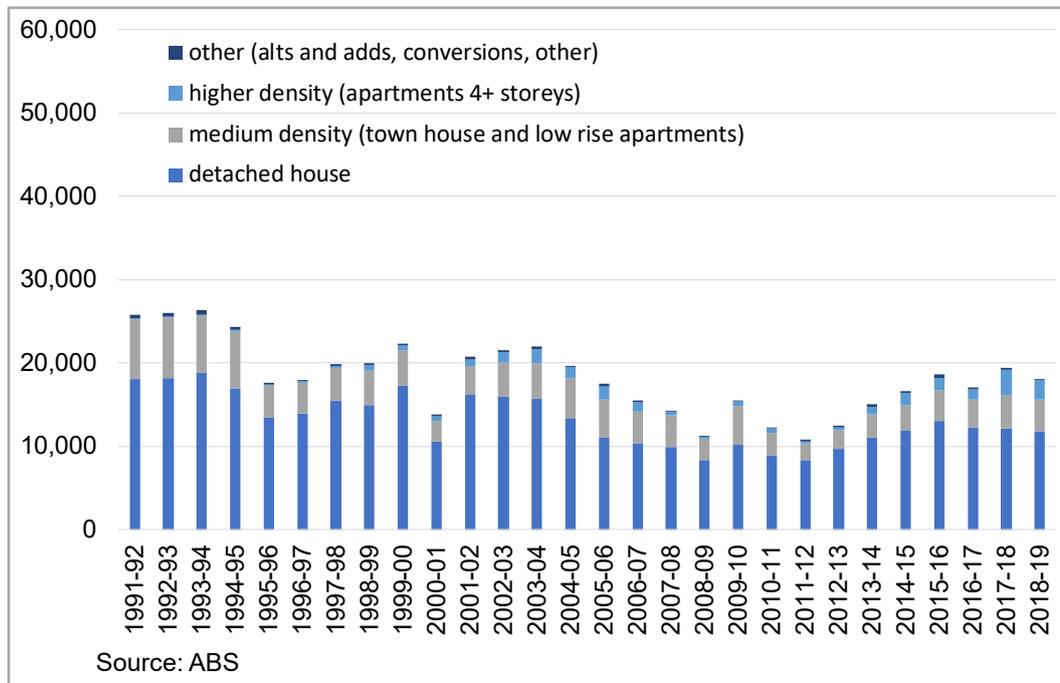
[5] Australian Bureau of Statistics (2020), *Building Approvals, Australia*
[6] Ibid
[7] Ibid

# Theme 2: Diverse housing for diverse needs

## Aboriginal households

**Table 1 Number and proportion of Aboriginal households by district and region[8]**

| Region/District | Aboriginal households | Other households | % Aboriginal households |
|---|---|---|---|
| *Greater Sydney* | *26,771* | *1,476,070* | *2%* |
| Central City District | 5,813 | 283,461 | 2% |
| Eastern City District | 4,822 | 357,167 | 1% |
| North District | 1,742 | 298,300 | 1% |
| South District | 2,924 | 229,872 | 1% |
| Western City District | 11,470 | 307,270 | 4% |
| *Regional NSW* | *68,744* | *1,032,463* | *6%* |
| Central Coast Region | 5,819 | 115,224 | 5% |
| Central West and Orana Region | 10,421 | 90,097 | 10% |
| Far West Region | 2,762 | 13,589 | 17% |
| Hunter Region | 15,713 | 247,702 | 6% |
| Illawarra-Shoalhaven Region | 6,427 | 137,072 | 4% |
| New England North West Region | 7,502 | 58,820 | 11% |
| North Coast Region | 10,862 | 180,882 | 6% |
| Riverina Murray Region | 5,267 | 93,048 | 5% |
| South East and Tablelands Region | 3,971 | 96,029 | 4% |
| *NSW* | *95,515* | *2,508,533* | *4%* |

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[8] Australian Bureau of Statistics (2016), *Census of Population and Housing*

**Figure 8 Tenure of Aboriginal and non-Aboriginal households – NSW[9]**
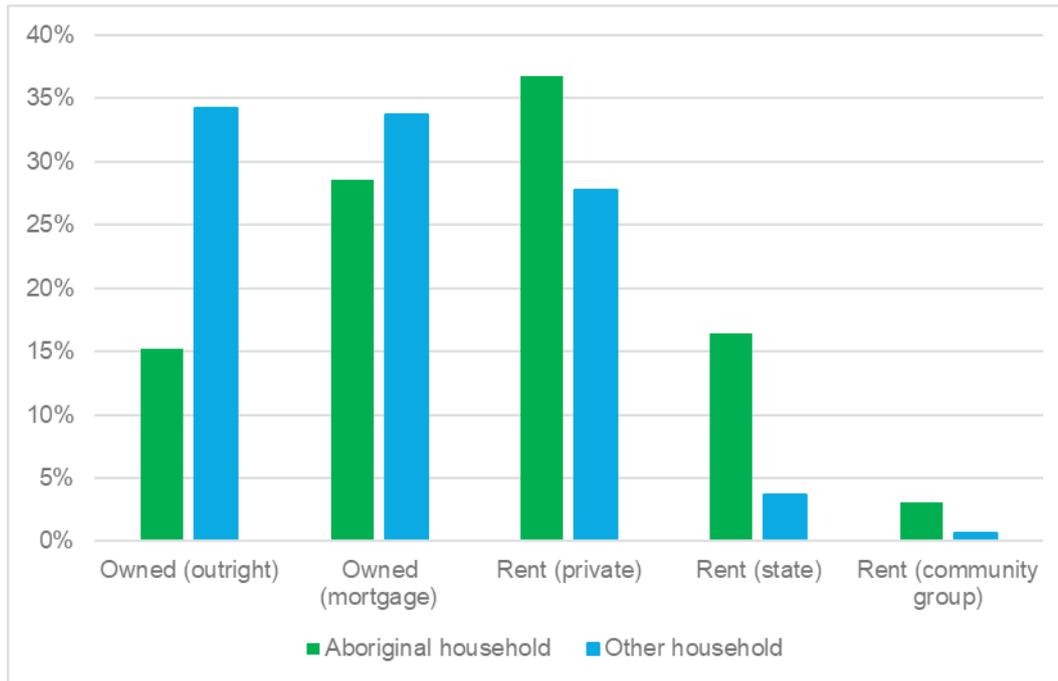


# Culturally and linguistically diverse communities

**Table 2  Countries of birth (excluding Australia) as a proportion of the population – Greater Sydney[10]**

| Birthplace | 2016 | 2006 |
|---|---|---|
| **Total – Greater Sydney** | **36.7** | **31.6** |
| China* | 3.4 | 1.7 |
| United Kingdom | 2.7 | 3.7 |
| India | 2.0 | 1.5 |
| New Zealand | 1.3 | 1.8 |
| Vietnam | 1.2 | 0.7 |
| Philippines | 1.1 | 0.8 |
| Lebanon | 0.8 | 0.3 |
| South Korea | 0.8 | 0.3 |
| Hong Kong (Special Administration Region of China) | 0.6 | 0.3 |
| Italy | 0.6 | 0.6 |

* Excludes Taiwan and the Special Administrative Regions of Hong Kong and Macau.

[9] Australian Bureau of Statistics (2016), *Census of Population and Housing*
[10] Multicultural NSW Community Profile, based on ABS Census 2016 data.

**Table 3 Countries of birth (excluding Australia) as a proportion of the population – regional NSW[11]**

| Birthplace | 2016 | 2006 |
|---|---|---|
| **Total – Regional NSW** | **11.2** | **10.3** |
| United Kingdom | 3.1 | 3.4 |
| New Zealand | 1.0 | 1.0 |
| India | 0.4 | 0.2 |
| Philippines | 0.4 | 0.2 |
| Germany | 0.4 | 0.4 |
| China* | 0.3 | 0.2 |
| Italy | 0.3 | 0.4 |
| South Africa | 0.3 | 0.2 |
| Netherlands | 0.3 | 0.3 |
| United States of America | 0.2 | 0.2 |

* Excludes Taiwan and the Special Administrative Regions of Hong Kong and Macau.

**Table 4 Commonly spoken languages at home (other than English) as a proportion of the population – Greater Sydney[12]**

| Language | 2016 | 2006 |
|---|---|---|
| **Total – Greater Sydney** | **35.8** | **29.2** |
| Mandarin | 4.7 | 2.3 |
| Arabic | 4.0 | 3.9 |
| Cantonese | 2.9 | 3.0 |
| Vietnamese | 2.1 | 1.8 |
| Greek | 1.6 | 1.9 |
| Hindi | 1.3 | 0.9 |
| Italian | 1.3 | 1.7 |
| Korean | 1.2 | 0.9 |
| Spanish | 1.2 | 1.1 |
| Tagalog | 0.8 | 0.7 |

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[11] Multicultural NSW Community Profile, based on ABS Census 2016 data.
[12] Ibid.

**Table 5 Commonly spoken languages at home (other than English) as a proportion of the population – regional NSW[13]**

| Language | 2016 | 2006 |
|---|---|---|
| **Total – Regional NSW** | **5.7** | **4.5** |
| Italian | 0.5 | 0.6 |
| Mandarin | 0.4 | 0.2 |
| Macedonian | 0.3 | 0.4 |
| German | 0.3 | 0.3 |
| Arabic | 0.3 | 0.2 |
| Spanish | 0.2 | 0.2 |
| Greek | 0.2 | 0.3 |
| Punjabi | 0.2 | 0.1 |
| Tagalog | 0.2 | 0.1 |
| Cantonese | 0.2 | 0.2 |

# Household composition

**Figure 9 Household sizes over time – NSW[14]**



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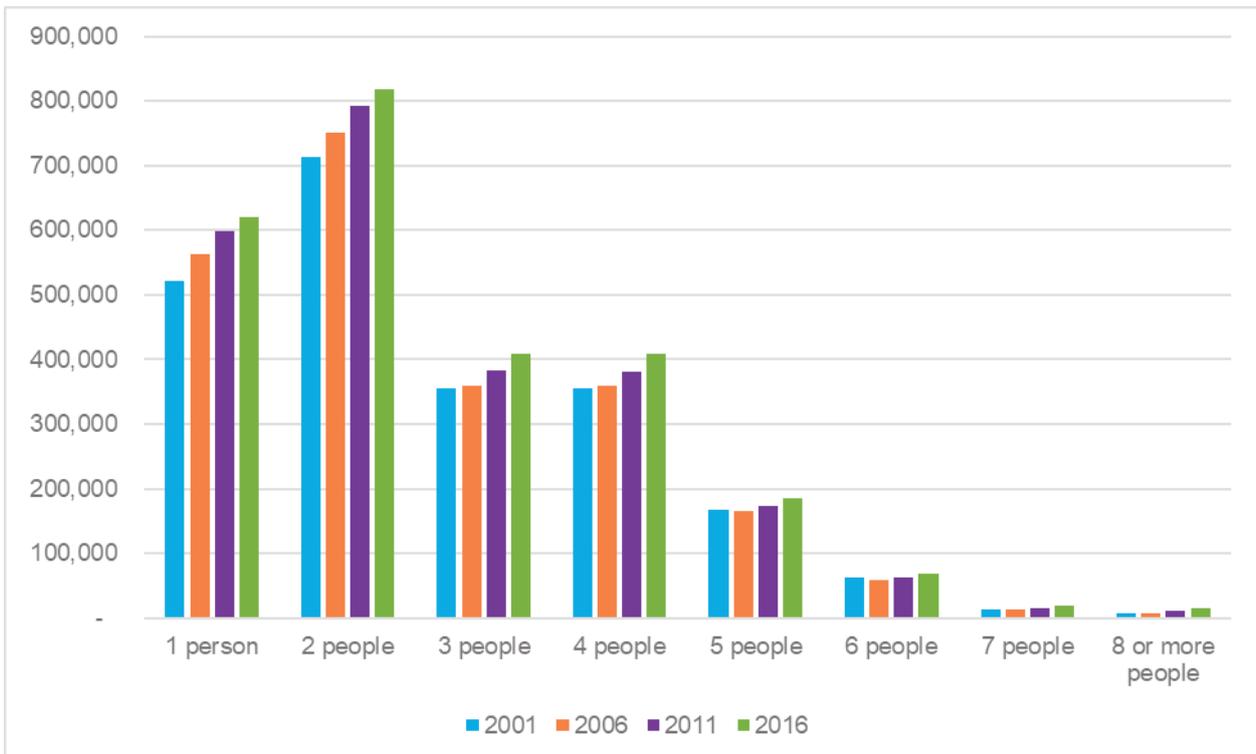
[13] Multicultural NSW Community Profile, based on ABS Census 2016 data.
[14] Australian Bureau of Statistics (2001, 2006, 2011, 2016), *Census of Population and Housing*

**Table 6 Household sizes over time (as proportion of all households) – NSW[15]**

| Number of people | 2001 | 2006 | 2011 | 2016 |
|---|---|---|---|---|
| 1 person | 23.8% | 24.7% | 24.8% | 24.4% |
| 2 people | 32.5% | 33.0% | 32.8% | 32.1% |
| 3 people | 16.2% | 15.8% | 15.8% | 16.1% |
| 4 people | 16.2% | 15.8% | 15.8% | 16.1% |
| 5 people | 7.6% | 7.2% | 7.1% | 7.3% |
| 6 people | 2.8% | 2.6% | 2.6% | 2.7% |
| 7 people | 0.6% | 0.6% | 0.6% | 0.8% |
| 8 or more people | 0.3% | 0.3% | 0.4% | 0.6% |

**Figure 10 Proportion of young people living at home, by age[16]**



- - - - 2006, Sydney      - - - - 2006, Regional      ——— 2016, Sydney      ——— 2016, Regional

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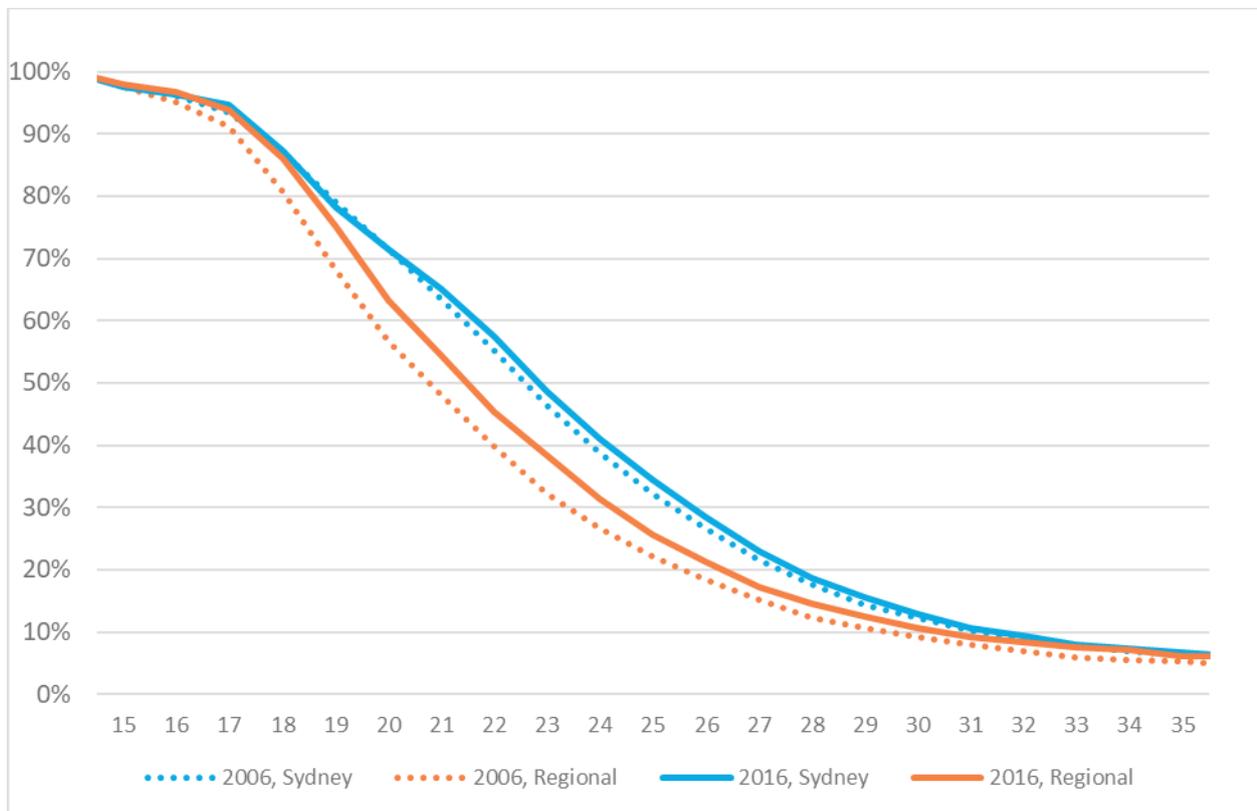
[15] Australian Bureau of Statistics (2001, 2006, 2011, 2016), *Census of Population and Housing*
[16] Australian Bureau of Statistics (2016), *Census of Population and Housing*

**Figure 11 Proportion of people living in group households by age – Greater Sydney[17]**
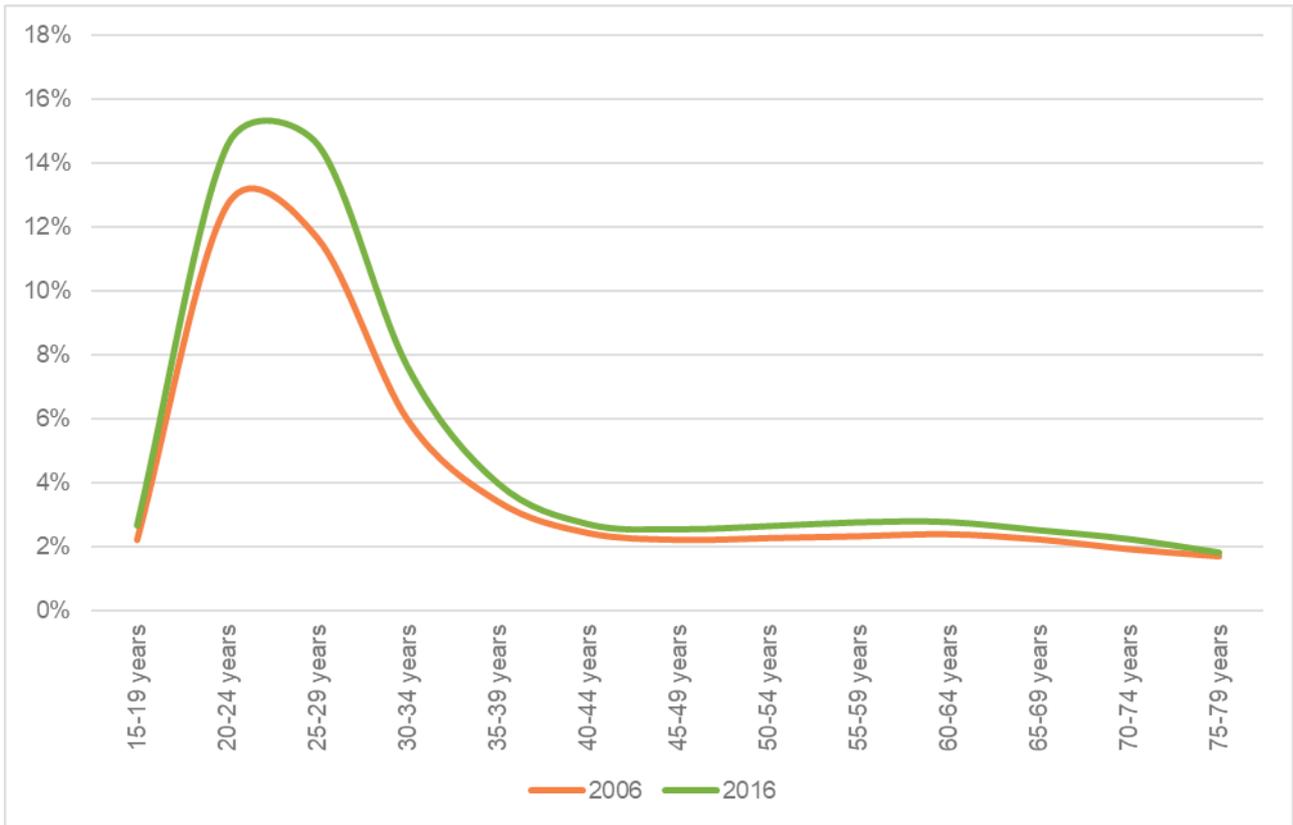


**Figure 12 Proportion of people living in group households by age – regional NSW[18]**



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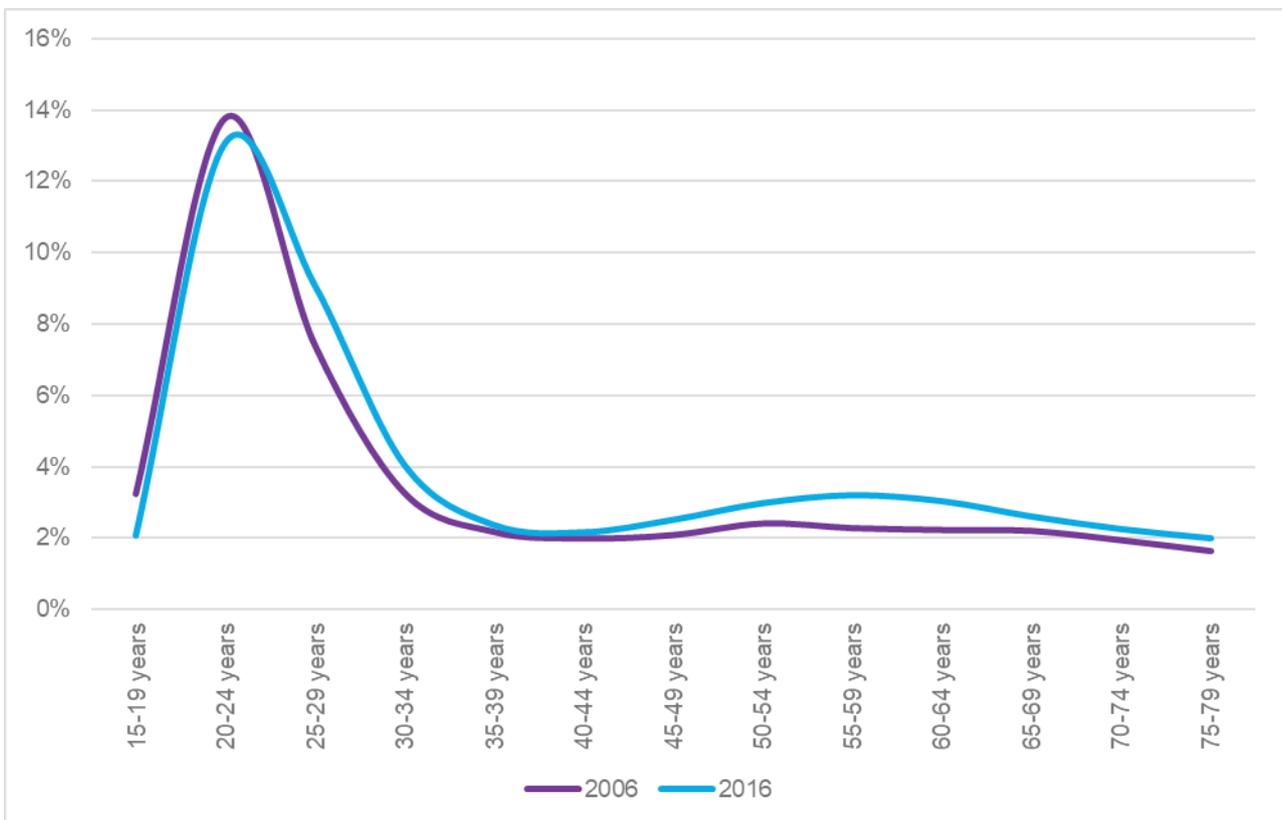
[17] Australian Bureau of Statistics (2016), *Census of Population and Housing*
[18] Ibid

**Table 7 Projected household composition – Greater Sydney districts[19]**

| District | Household type | 2016 | 2041 | Change 2016-2041 | As %, 2016 | As %, 2041 |
|---|---|---|---|---|---|---|
| *Central City* | Couple only | 63,479 | 125,410 | 61,931 | 20% | 21% |
| | Couple with children | 142,780 | 249,888 | 107,108 | 45% | 41% |
| | Single parent | 35,686 | 71,331 | 35,645 | 11% | 12% |
| | Multiple and Other family | 15,592 | 27,317 | 11,725 | 5% | 4% |
| | Lone person | 50,690 | 116,122 | 65,432 | 16% | 19% |
| | Group | 11,672 | 19,608 | 7,936 | 4% | 3% |
| | **Total households** | **319,899** | **609,676** | **289,777** | **100%** | **100%** |
| *Eastern City* | Couple only | 92,879 | 120,950 | 28,071 | 22% | 21% |
| | Couple with children | 99,814 | 137,667 | 37,853 | 24% | 24% |
| | Single parent | 32,722 | 50,821 | 18,099 | 8% | 9% |
| | Multiple and Other family | 18,159 | 22,410 | 4,251 | 4% | 4% |
| | Lone person | 126,035 | 186,970 | 60,935 | 30% | 33% |
| | Group | 47,133 | 52,564 | 5,431 | 11% | 9% |
| | **Total households** | **416,742** | **571,381** | **154,639** | **100%** | **100%** |
| *North* | Couple only | 77,629 | 105,167 | 27,538 | 24% | 24% |
| | Couple with children | 124,471 | 147,687 | 23,216 | 38% | 34% |
| | Single parent | 24,929 | 35,224 | 10,295 | 8% | 8% |
| | Multiple and Other family | 13,582 | 16,852 | 3,270 | 4% | 4% |
| | Lone person | 74,195 | 114,469 | 40,274 | 23% | 26% |
| | Group | 11,669 | 14,206 | 2,537 | 4% | 3% |
| | **Total households** | **326,476** | **433,604** | **107,128** | **100%** | **100%** |
| *South* | Couple only | 53,814 | 77,625 | 23,811 | 21% | 22% |
| | Couple with children | 103,377 | 127,769 | 24,392 | 40% | 36% |
| | Single parent | 28,950 | 41,378 | 12,428 | 11% | 12% |
| | Multiple and Other family | 12,127 | 15,594 | 3,467 | 5% | 4% |
| | Lone person | 49,158 | 81,550 | 32,392 | 19% | 23% |
| | Group | 7,933 | 10,231 | 2,298 | 3% | 3% |
| | **Total households** | **255,358** | **354,146** | **98,788** | **100%** | **100%** |
| *Western City* | Couple only | 70,419 | 142,725 | 72,306 | 20% | 21% |
| | Couple with children | 145,922 | 249,383 | 103,461 | 42% | 37% |
| | Single parent | 50,777 | 94,186 | 43,409 | 14% | 14% |
| | Multiple and Other family | 16,812 | 29,841 | 13,029 | 5% | 4% |
| | Lone person | 60,687 | 138,334 | 77,647 | 17% | 21% |
| | Group | 6,682 | 11,896 | 5,214 | 2% | 2% |
| | **Total households** | **351,298** | **666,365** | **315,067** | **100%** | **100%** |

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[19] Department of Planning, Industry and Environment (2019), *2019 NSW Population Projections*

**Table 8 Projected household composition – regions**[20]

| Region | Household type | 2016 | 2041 | Change 2016-2041 | As %, 2016 | As %, 2041 |
|---|---|---|---|---|---|---|
| *Central Coast* | Couple only | 33,226 | 49,412 | 16,186 | 25% | 27% |
| | Couple with children | 38,931 | 46,990 | 8,059 | 29% | 26% |
| | Single parent | 17,618 | 22,011 | 4,393 | 13% | 12% |
| | Multiple and Other family | 3,698 | 4,702 | 1,004 | 3% | 3% |
| | Lone person | 35,981 | 54,225 | 18,244 | 27% | 30% |
| | Group | 4,213 | 5,004 | 791 | 3% | 3% |
| | **Total households** | **133,666** | **182,344** | **48,678** | **100%** | **100%** |
| *Central West and Orana* | Couple only | 30,607 | 37,421 | 6,814 | 27% | 28% |
| | Couple with children | 31,341 | 32,229 | 888 | 27% | 24% |
| | Single parent | 13,589 | 14,588 | 999 | 12% | 11% |
| | Multiple and Other family | 2,397 | 2,517 | 120 | 2% | 2% |
| | Lone person | 33,370 | 41,613 | 8,243 | 29% | 32% |
| | Group | 3,380 | 3,282 | -98 | 3% | 2% |
| | **Total households** | **114,684** | **131,649** | **16,965** | **100%** | **100%** |
| *Far West* | Couple only | 4,959 | 4,779 | -180 | 25% | 26% |
| | Couple with children | 4,375 | 3,522 | -853 | 22% | 19% |
| | Single parent | 2,744 | 2,371 | -373 | 14% | 13% |
| | Multiple and Other family | 409 | 329 | -80 | 2% | 2% |
| | Lone person | 6,980 | 6,918 | -62 | 35% | 38% |
| | Group | 530 | 399 | -131 | 3% | 2% |
| | **Total households** | **19,997** | **18,317** | **-1,680** | **100%** | **100%** |
| *Hunter* | Couple only | 77,093 | 104,257 | 27,164 | 27% | 28% |
| | Couple with children | 81,981 | 91,433 | 9,452 | 28% | 25% |
| | Single parent | 35,187 | 41,566 | 6,379 | 12% | 11% |
| | Multiple and Other family | 7,419 | 8,767 | 1,348 | 3% | 2% |
| | Lone person | 77,316 | 107,561 | 30,245 | 27% | 29% |
| | Group | 11,319 | 12,237 | 918 | 4% | 3% |
| | **Total households** | **290,315** | **365,820** | **75,505** | **100%** | **100%** |
| *Illawarra-Shoalhaven* | Couple only | 42,791 | 60,453 | 17,662 | 27% | 29% |
| | Couple with children | 45,051 | 53,420 | 8,369 | 28% | 25% |
| | Single parent | 19,144 | 23,861 | 4,717 | 12% | 11% |
| | Multiple and Other family | 4,753 | 5,891 | 1,138 | 3% | 3% |
| | Lone person | 41,199 | 59,595 | 18,396 | 26% | 28% |
| | Group | 5,781 | 6,284 | 503 | 4% | 3% |
| | **Total households** | **158,720** | **209,504** | **50,784** | **100%** | **100%** |

[20] Department of Planning, Industry and Environment (2019), *2019 NSW Population Projections*

| Region | Household type | 2016 | 2041 | Change 2016-2041 | As %, 2016 | As %, 2041 |
|---|---|---|---|---|---|---|
| New England North West | Couple only | 20,990 | 24,106 | 3,116 | 28% | 29% |
| | Couple with children | 19,697 | 19,533 | -164 | 26% | 24% |
| | Single parent | 8,863 | 9,078 | 215 | 12% | 11% |
| | Multiple and Other family | 1,637 | 1,631 | -6 | 2% | 2% |
| | Lone person | 21,982 | 25,950 | 3,968 | 29% | 31% |
| | Group | 2,574 | 2,377 | -197 | 3% | 3% |
| | **Total households** | **75,743** | **82,674** | **6,931** | **100%** | **100%** |
| North Coast | Couple only | 61,005 | 78,386 | 17,381 | 28% | 31% |
| | Couple with children | 50,901 | 51,257 | 356 | 24% | 20% |
| | Single parent | 27,016 | 29,016 | 2,000 | 13% | 11% |
| | Multiple and Other family | 5,530 | 6,037 | 507 | 3% | 2% |
| | Lone person | 63,089 | 83,505 | 20,416 | 29% | 33% |
| | Group | 8,585 | 8,617 | 32 | 4% | 3% |
| | **Total households** | **216,126** | **256,817** | **40,691** | **100%** | **100%** |
| Riverina Murray | Couple only | 31,101 | 37,153 | 6,052 | 28% | 30% |
| | Couple with children | 29,271 | 28,362 | -909 | 26% | 23% |
| | Single parent | 12,300 | 12,590 | 290 | 11% | 10% |
| | Multiple and Other family | 2,049 | 2,064 | 15 | 2% | 2% |
| | Lone person | 33,298 | 40,369 | 7,071 | 30% | 33% |
| | Group | 3,841 | 3,452 | -389 | 3% | 3% |
| | **Total households** | **111,860** | **123,989** | **12,129** | **100%** | **100%** |
| South East and Tablelands | Couple only | 36,375 | 42,621 | 6,246 | 32% | 34% |
| | Couple with children | 27,656 | 25,400 | -2,256 | 25% | 20% |
| | Single parent | 11,219 | 11,378 | 159 | 10% | 9% |
| | Multiple and Other family | 2,251 | 2,311 | 60 | 2% | 2% |
| | Lone person | 32,206 | 39,543 | 7,337 | 29% | 32% |
| | Group | 2,929 | 2,713 | -216 | 3% | 2% |
| | **Total households** | **112,634** | **123,966** | **11,332** | **100%** | **100%** |

# Bedroom mix

**Figure 13 Bedroom mix over time – Greater Sydney[21]**
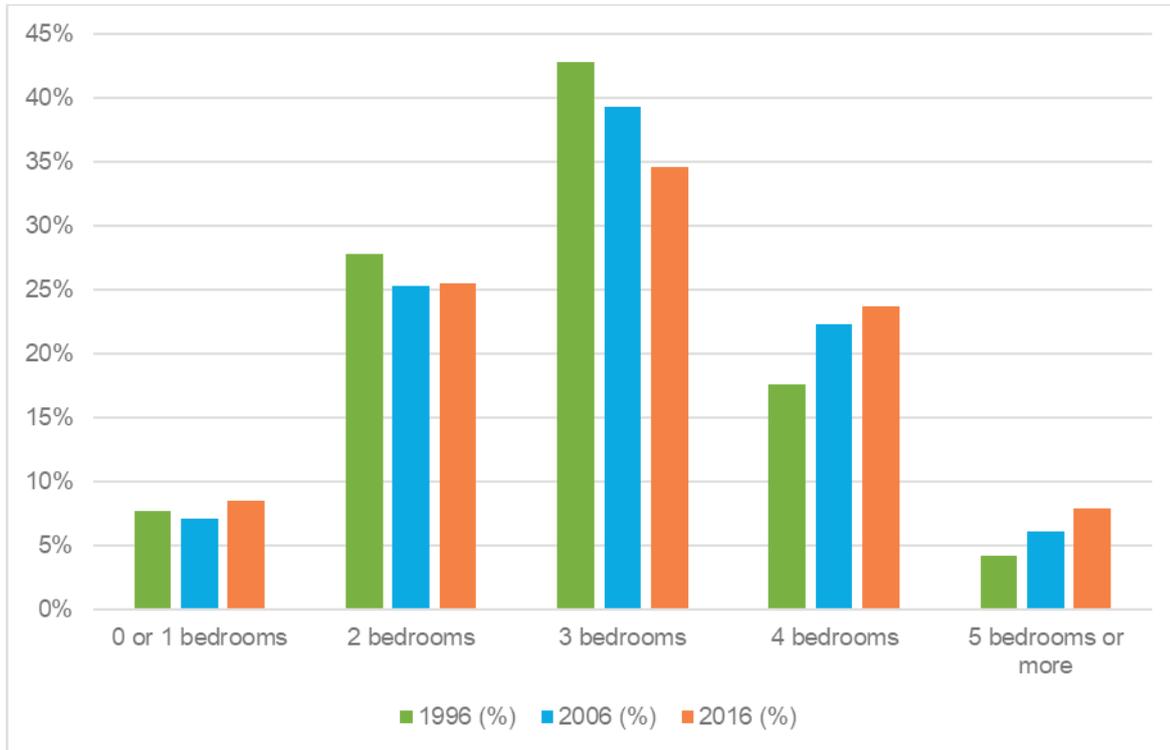


**Figure 14 Bedroom mix over time – regional NSW[22]**



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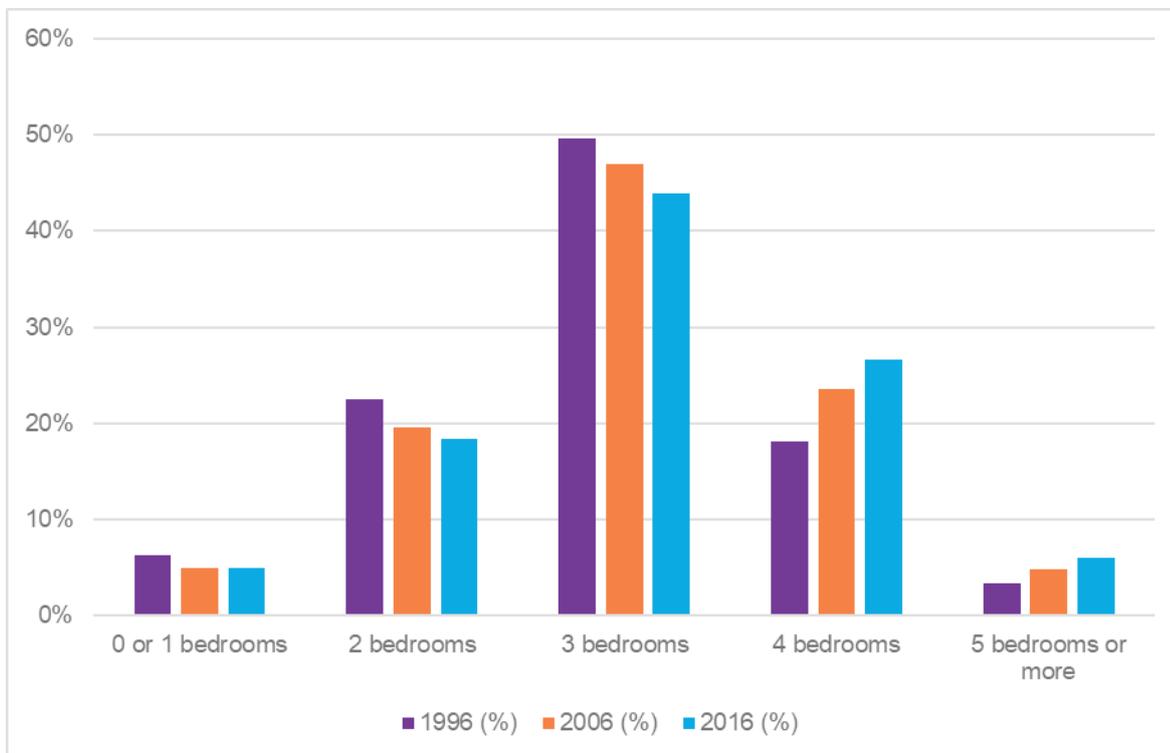
[21] Australian Bureau of Statistics (1996, 2006, 2016), *Census of Population and Housing*, via Profile.Id
https://profile.id.com.au/australia/bedrooms
[22] Ibid

# Dwelling and household types

**Table 9 Household types by age of household head, living in detached houses – Greater Sydney[23]**

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 2% | 2% | 1% | 1% | 1% | *5%* |
| 30-39 | 11% | 2% | 1% | 0% | 1% | *16%* |
| 40-59 | 34% | 5% | 4% | 1% | 2% | *45%* |
| 60-79 | 8% | 12% | 6% | 1% | 1% | *28%* |
| 80+ | 1% | 2% | 3% | 0% | 0% | *6%* |
| Total | **57%** | **22%** | **14%** | **2%** | **5%** | *100%* |

**Table 10 Household types by age of household head, living in semi-detached, terraces and townhouses – Greater Sydney[24]**

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 2% | 3% | 1% | 2% | 1% | *9%* |
| 30-39 | 12% | 4% | 2% | 1% | 1% | *21%* |
| 40-59 | 24% | 5% | 7% | 1% | 1% | *39%* |
| 60-79 | 5% | 8% | 11% | 1% | 1% | *25%* |
| 80+ | 1% | 2% | 4% | 0% | 0% | *7%* |
| Total | **44%** | **21%** | **26%** | **5%** | **3%** | *100%* |

**Table 11 Household types by age of household head, living in flats (1–3 storeys) – Greater Sydney[25]**

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 2% | 6% | 3% | 4% | 1% | *15%* |
| 30-39 | 10% | 8% | 6% | 2% | 1% | *28%* |
| 40-59 | 14% | 4% | 12% | 1% | 1% | *32%* |
| 60-79 | 3% | 4% | 11% | 1% | 0% | *19%* |
| 80+ | 1% | 1% | 4% | 0% | 0% | *6%* |
| Total | **29%** | **24%** | **36%** | **8%** | **3%** | *100%* |

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[23] Australian Bureau of Statistics (2016), *Census of Population and Housing*
[24] Ibid
[25] Ibid

**Table 12 Household types by age of household head, living in apartments (4+ storeys) – Greater Sydney**[26]

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 1% | 9% | 5% | 6% | 1% | *23%* |
| 30-39 | 10% | 11% | 7% | 3% | 1% | *32%* |
| 40-59 | 11% | 5% | 10% | 1% | 0% | *28%* |
| 60-79 | 2% | 4% | 7% | 0% | 0% | *14%* |
| 80+ | 0% | 1% | 2% | 0% | 0% | *4%* |
| Total | **25%** | **30%** | **32%** | **10%** | **3%** | ***100%*** |

**Table 13 Household types by age of household head, living in detached houses – regional NSW**[27]

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 3% | 2% | 1% | 1% | 1% | *8%* |
| 30-39 | 10% | 2% | 1% | 0% | 0% | *14%* |
| 40-59 | 23% | 8% | 6% | 1% | 1% | *39%* |
| 60-79 | 5% | 16% | 10% | 1% | 1% | *32%* |
| 80+ | 1% | 3% | 4% | 0% | 0% | *8%* |
| Total | **42%** | **30%** | **22%** | **3%** | **3%** | ***100%*** |

**Table 14 Household types by age of household head, living in semi-detached, terraces and townhouses – regional NSW**[28]

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 3% | 4% | 3% | 2% | 0% | *12%* |
| 30-39 | 6% | 2% | 4% | 1% | 0% | *13%* |
| 40-59 | 10% | 4% | 13% | 1% | 0% | *28%* |
| 60-79 | 2% | 10% | 20% | 1% | 0% | *33%* |
| 80+ | 1% | 3% | 9% | 0% | 0% | *14%* |
| Total | **22%** | **22%** | **49%** | **5%** | **1%** | ***100%*** |

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[26] Australian Bureau of Statistics (2016), *Census of Population and Housing,* DPIE Analysis
[27] Australian Bureau of Statistics (2016), *Census of Population and Housing*
[28] Ibid

**Table 15 Household types by age of household head, living in flats (1–3 storeys) – regional NSW[29]**

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 3% | 4% | 6% | 3% | 1% | *17%* |
| 30-39 | 5% | 2% | 7% | 1% | 0% | *15%* |
| 40-59 | 7% | 3% | 19% | 1% | 0% | *30%* |
| 60-79 | 2% | 5% | 21% | 1% | 0% | *28%* |
| 80+ | 0% | 2% | 7% | 0% | 0% | *10%* |
| Total | **17%** | **16%** | **59%** | **6%** | **1%** | ***100%*** |

**Table 16 Household types by age of household head, living in apartments (4+ storeys) – regional NSW[30]**

| Age of household head | Family with children | Couple | Lone person | Group | Other | Total |
|---|---|---|---|---|---|---|
| 20-29 | 2% | 5% | 5% | 5% | 1% | *18%* |
| 30-39 | 5% | 4% | 5% | 1% | 0% | *16%* |
| 40-59 | 10% | 6% | 13% | 1% | 0% | *30%* |
| 60-79 | 2% | 13% | 13% | 1% | 0% | *29%* |
| 80+ | 1% | 3% | 5% | 0% | 0% | *8%* |
| Total | **20%** | **30%** | **41%** | **7%** | **2%** | ***100%*** |

# Household and dwelling sizes

**Table 17 Comparison of household and dwelling sizes – Greater Sydney[31]**

| | 1 person | 2 people | 3 people | 4 people | 5+ people |
|---|---|---|---|---|---|
| *2006* | | | | | |
| 0-1 bedrooms | 5% | 2% | 0% | 0% | 0% |
| 2 bedrooms | 9% | 10% | 4% | 2% | 1% |
| 3 bedrooms | 7% | 13% | 8% | 8% | 4% |
| 4+ bedrooms | 2% | 6% | 5% | 8% | 8% |
| *2016* | | | | | |
| 0-1 bedrooms | 5% | 3% | 0% | 0% | 0% |
| 2 bedrooms | 8% | 10% | 4% | 2% | 1% |
| 3 bedrooms | 6% | 11% | 7% | 7% | 3% |
| 4+ bedrooms | 2% | 7% | 6% | 9% | 8% |

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[29] Australian Bureau of Statistics (2016), *Census of Population and Housing*
[30] Ibid
[31] Australian Bureau of Statistics (2006, 2016), *Census of Population and Housing*

**Table 18 Comparison of household and dwelling sizes (selected indicators) – Greater Sydney[32]**

| Indicator | 2006 | 2016 |
|---|---|---|
| The proportion of 4+ person households living in a dwelling with two bedrooms or less | 7.9% | 11.2% |
| The proportion of 5+ person households living in a dwelling with two bedrooms or less | 4.7% | 6.9% |
| The proportion of lone person households living in a dwelling with three bedrooms or more | 37.3% | 38.1% |
| The proportion of lone person households living in a dwelling with four bedrooms or more | 19.2% | 22.3% |

**Table 19 Comparison of household and dwelling sizes – regional NSW[33]**

| | 1 person | 2 people | 3 people | 4 people | 5+ people |
|---|---|---|---|---|---|
| **2006** | | | | | |
| 0-1 bedrooms | 3% | 1% | 0% | 0% | 0% |
| 2 bedrooms | 9% | 8% | 2% | 1% | 0% |
| 3 bedrooms | 10% | 19% | 8% | 7% | 3% |
| 4+ bedrooms | 2% | 9% | 5% | 7% | 6% |
| **2016** | | | | | |
| 0-1 bedrooms | 3% | 1% | 0% | 0% | 0% |
| 2 bedrooms | 9% | 7% | 1% | 1% | 0% |
| 3 bedrooms | 11% | 18% | 7% | 6% | 2% |
| 4+ bedrooms | 3% | 11% | 6% | 7% | 6% |

**Table 20 Comparison of household and dwelling sizes (selected indicators) – regional NSW[34]**

| Indicator | 2006 | 2016 |
|---|---|---|
| The proportion of 4+ person households living in a dwelling with two bedrooms or less | 4.0% | 4.0% |
| The proportion of 5+ person households living in a dwelling with two bedrooms or less | 2.4% | 2.6% |
| The proportion of lone person households living in a dwelling with three bedrooms or more | 49.8% | 53.2% |
| The proportion of lone person households living in a dwelling with four bedrooms or more | 23.4% | 29.0% |

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[32] Australian Bureau of Statistics (2006, 2016), *Census of Population and Housing*
[33] Australian Bureau of Statistics (2006, 2016), *Census of Population and Housing,* DPIE Analysis
[34] Ibid

# Ageing

**Figure 15 Projected number of people age 65 and over, by region and district**[35]
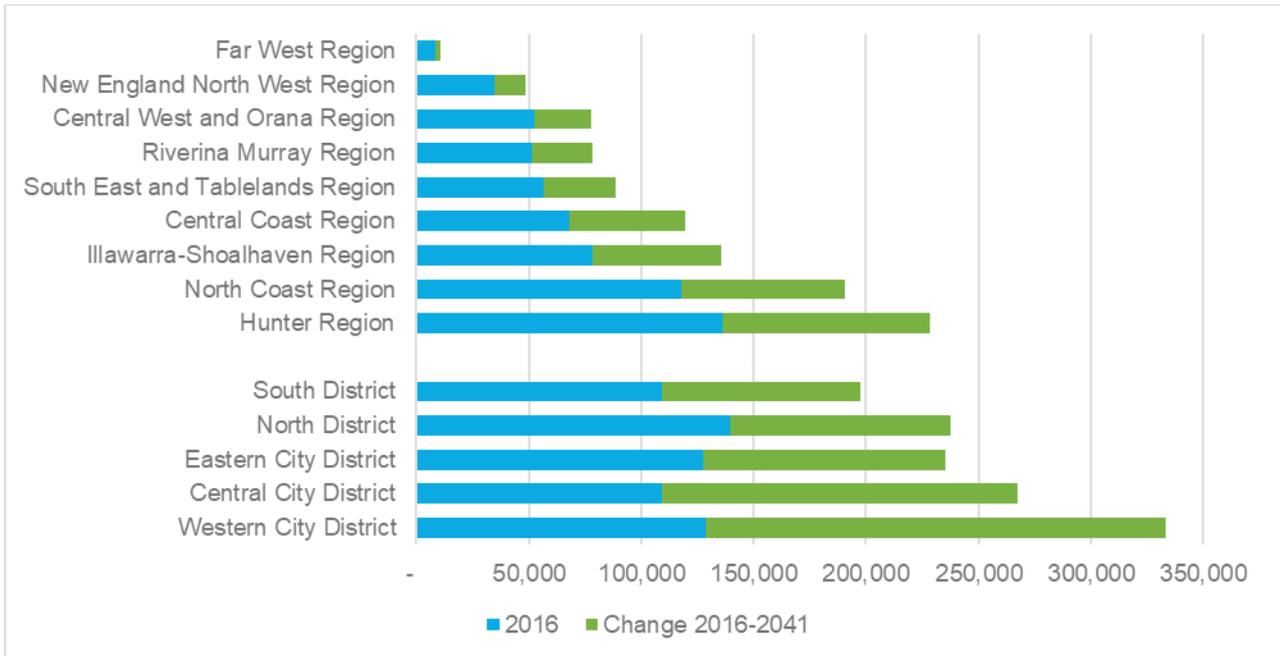


**Figure 16 Proportion of people in seniors' housing by age – NSW**[36]

Note: The proportion of people living in seniors' housing is estimated from Census data. It includes people living in private dwellings located in self-contained retirement villages as well as non-private dwellings: nursing homes and non-self-contained accommodation for the retired or aged.



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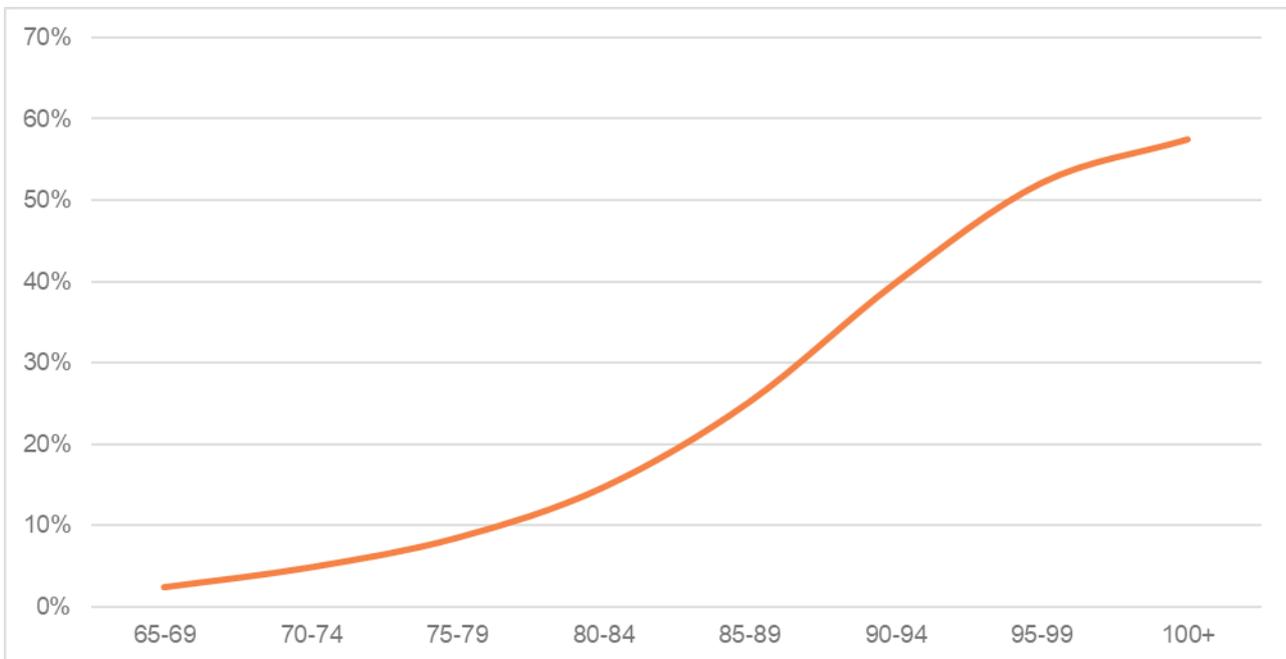
[35] Department of Planning, Industry and Environment (2019), *2019 NSW Population Projections*
[36] Australian Bureau of Statistics (2016), *Census of Population and Housing*

**Figure 17 Proportion of households with spare bedrooms, by age of household head – Greater Sydney**[37]
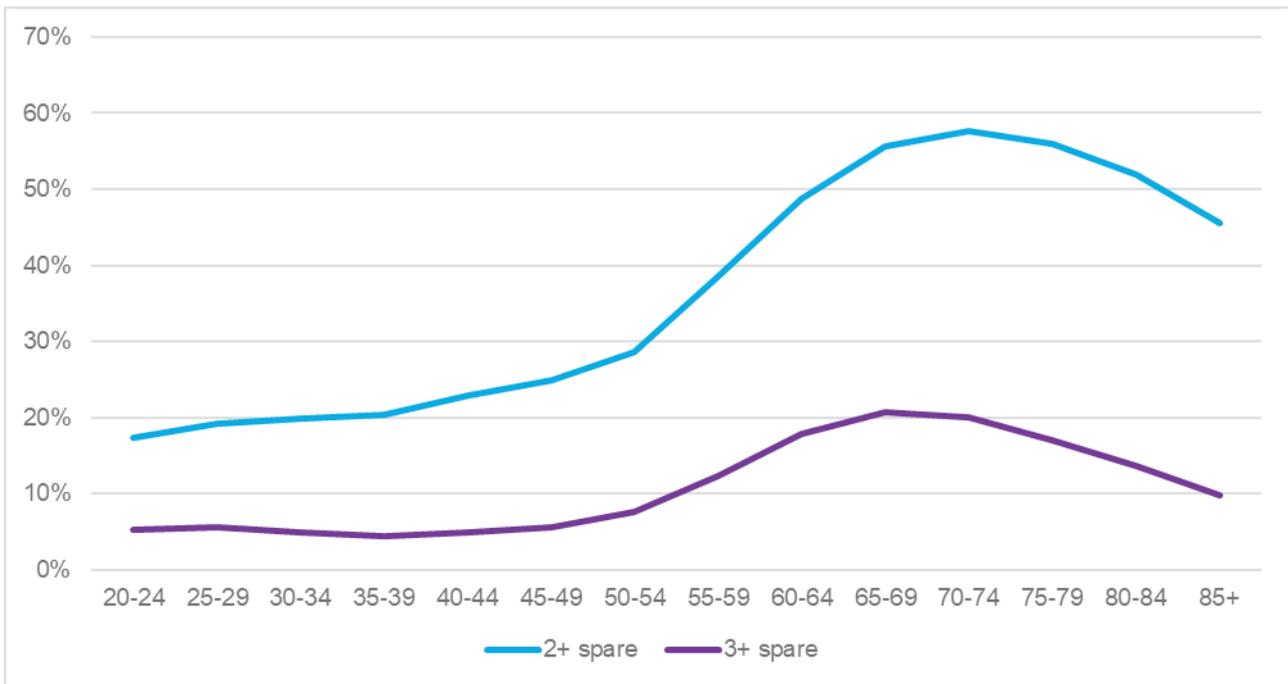


**Figure 18 Proportion of households with spare bedrooms, by age of household head – regional NSW**[38]



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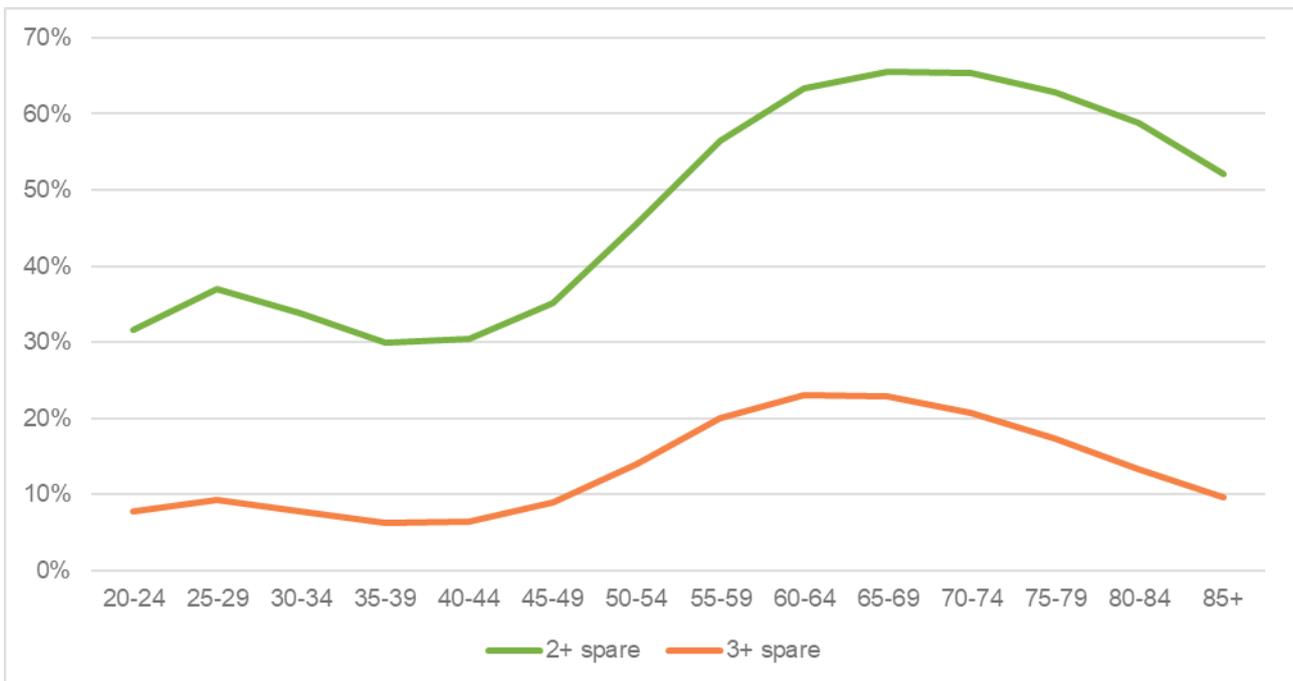
[37] Australian Bureau of Statistics (2016), *Census of Population and Housing*
[38]Ibid

**Table 21 Proportion of households with spare bedrooms (household heads age 65 and over)[39]**

| Region/District | 2+ spare | 3+ spare |
|---|---|---|
| *Greater Sydney Region* | *54%* | *17%* |
| Central City District | 59% | 21% |
| Eastern City District | 40% | 10% |
| North District | 57% | 21% |
| South District | 53% | 15% |
| Western City District | 61% | 20% |
| *Regional NSW* | *62%* | *18%* |
| Central Coast Region | 57% | 17% |
| Central West and Orana Region | 65% | 21% |
| Far West Region | 57% | 12% |
| Hunter Region | 60% | 17% |
| Illawarra-Shoalhaven Region | 62% | 18% |
| New England North West Region | 66% | 21% |
| North Coast Region | 59% | 16% |
| Riverina Murray Region | 65% | 19% |
| South East and Tablelands Region | 68% | 24% |
| *NSW* | *58%* | *18%* |

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[39] Australian Bureau of Statistics (2016), *Census of Population and Housing*

# People with a disability

**Figure 19 People with a disability by age – NSW[40]**
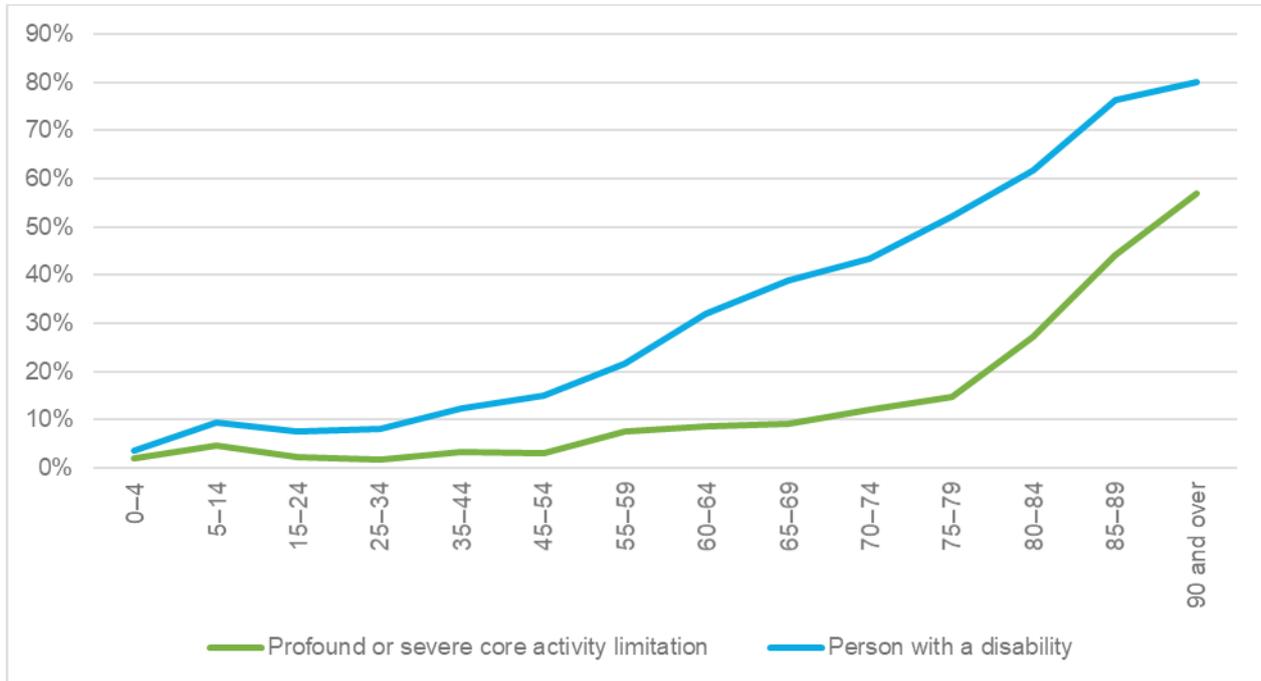


**Table 22 Living arrangements of people with a disability by age – NSW[41]**

| | Living in household (alone) | Living in household (with others) | Living in cared-accommodation |
|---|---|---|---|
| **15-64** | | | |
| Profound or severe core activity limitation | 16% | 82% | 2% |
| Person with a disability | 18% | 81% | 1% |
| **65-79** | | | |
| Profound or severe core activity limitation | 13% | 76% | 11% |
| Person with a disability | 25% | 72% | 3% |
| **80+** | | | |
| Profound or severe core activity limitation | 20% | 39% | 40% |
| Person with a disability | 35% | 43% | 22% |

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[40] Australian Bureau of Statistics (2016), *Disability, Ageing and Carers, Australia: Summary of Findings: 2015*
[41] Ibid

**Table 23 Tenure of people with a disability living in a household – NSW[42]**

*Note: row totals do not sum to 100%, an 'other' category has been omitted from the table.*

| | Owner (outright) | Owner (mortgage) | Rent (private) | Rent (public) | Rent (boarder) | Rent free |
|---|---|---|---|---|---|---|
| **15-64** | | | | | | |
| Profound or severe core activity limitation | 21% | 21% | 27% | 12% | 6% | 12% |
| Person with a disability | 22% | 27% | 26% | 9% | 6% | 8% |
| No disability | 17% | 39% | 26% | 1% | 5% | 10% |
| **65+** | | | | | | |
| Profound or severe core activity limitation | 64% | 7% | 8% | 9% | 4% | 6% |
| Person with a disability | 73% | 7% | 7% | 6% | 1% | 4% |
| No disability | 72% | 12% | 6% | 3% | 1% | 4% |

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[42] Australian Bureau of Statistics (2016), *Disability, Ageing and Carers, Australia: Summary of Findings: 2015*

# Theme 3: Housing with improved affordability and stability

## Home ownership rate

**Figure 20 NSW Home ownership rate by age**



Sources: ABS Survey of Income and Housing (SIH); ABS Household Expenditure Survey (HES); DPIE calculations
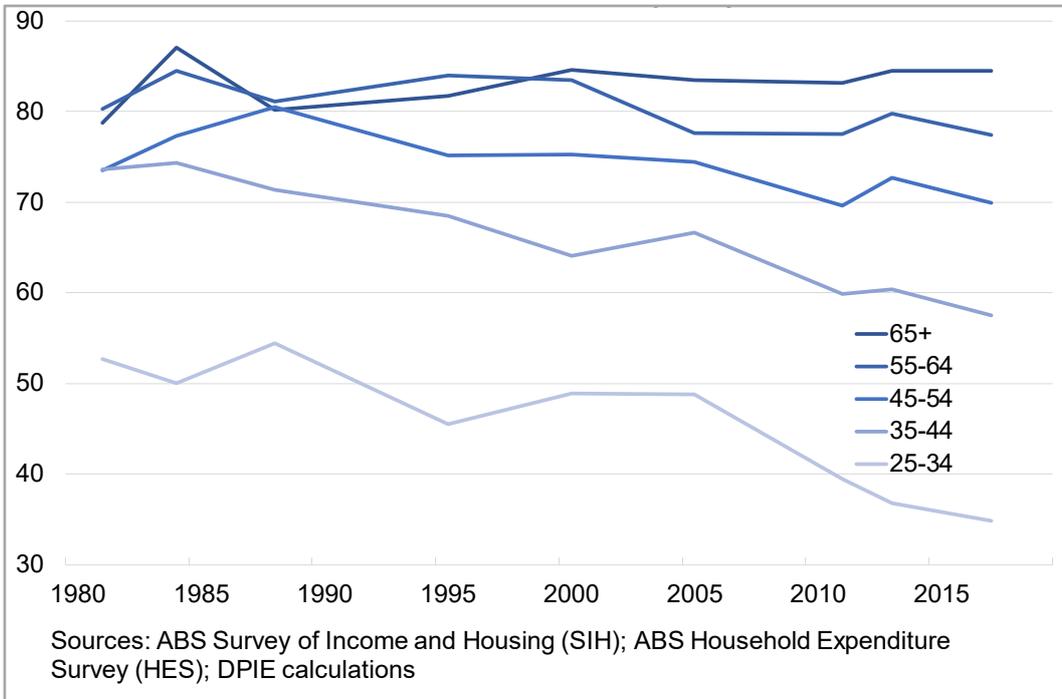
# Rental vacancy rates

**Figure 21 Rental vacancy rates**

## By Region, 2019 average



## Sydney Rental Vacancy Rate



Sources: REIA; REINSW; DPE calculations (seasonal adjustment and trend)
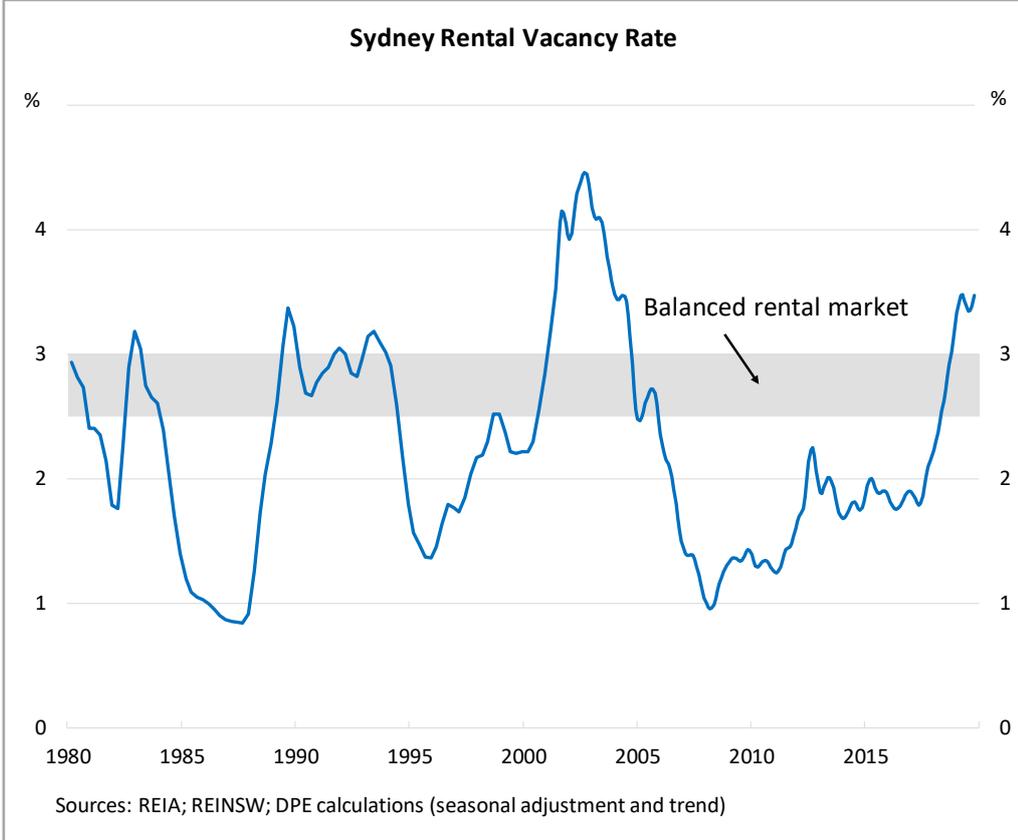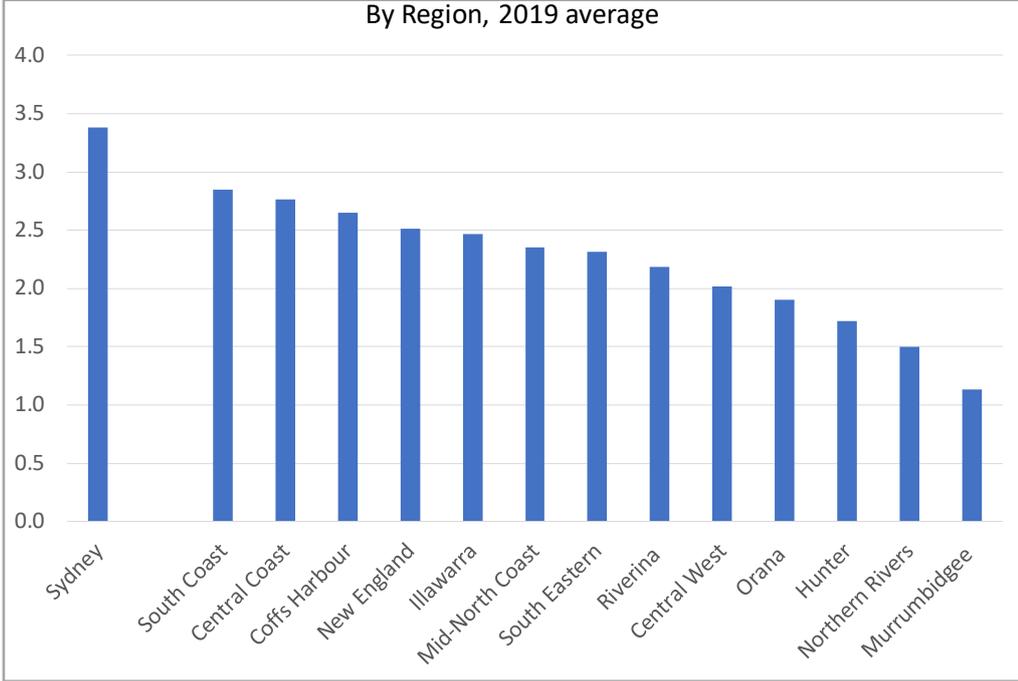
# Housing prices and fundamental drivers

**Figure 22 Housing prices and fundamental drivers**



Index: 1980s average = 100, adjusted for inflation

Sources: ABS CPI (Cat 6401.0 Table 9); ABS GDP IPD (Cat 5206.0 Table 5); ABS Census (1971-2016); ABS HH Income (Cat 5206.0 Table 20); CoreLogic; DPIE (index and inflation adjustment)
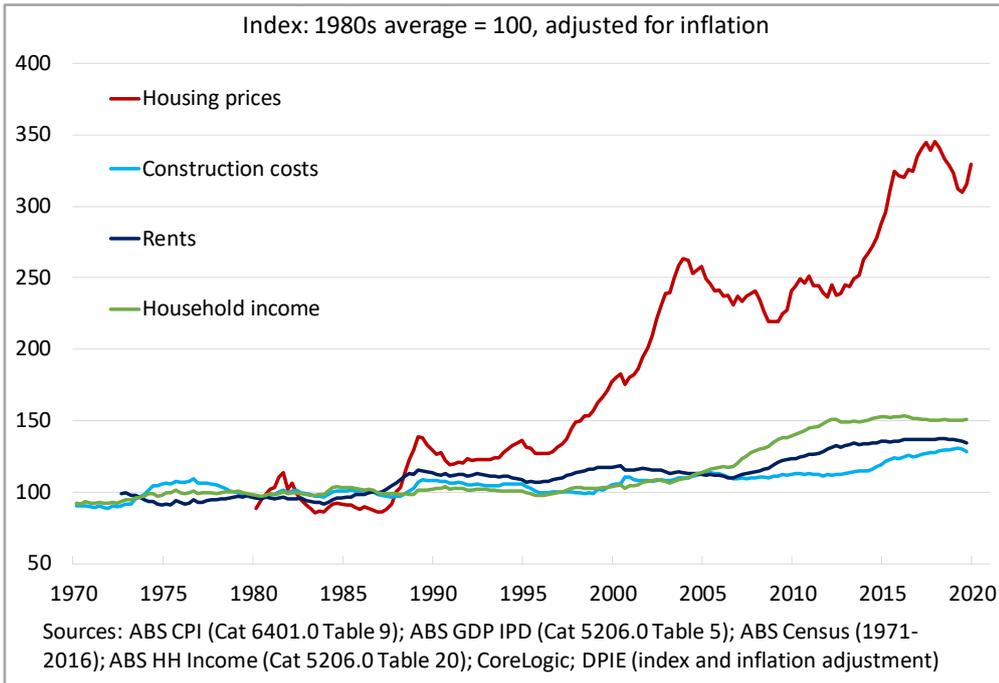
# Australian household debt

**Figure 23 Australian household debt**



**Household Debt to Income Ratio**
Australia, quarterly

Source: RBA
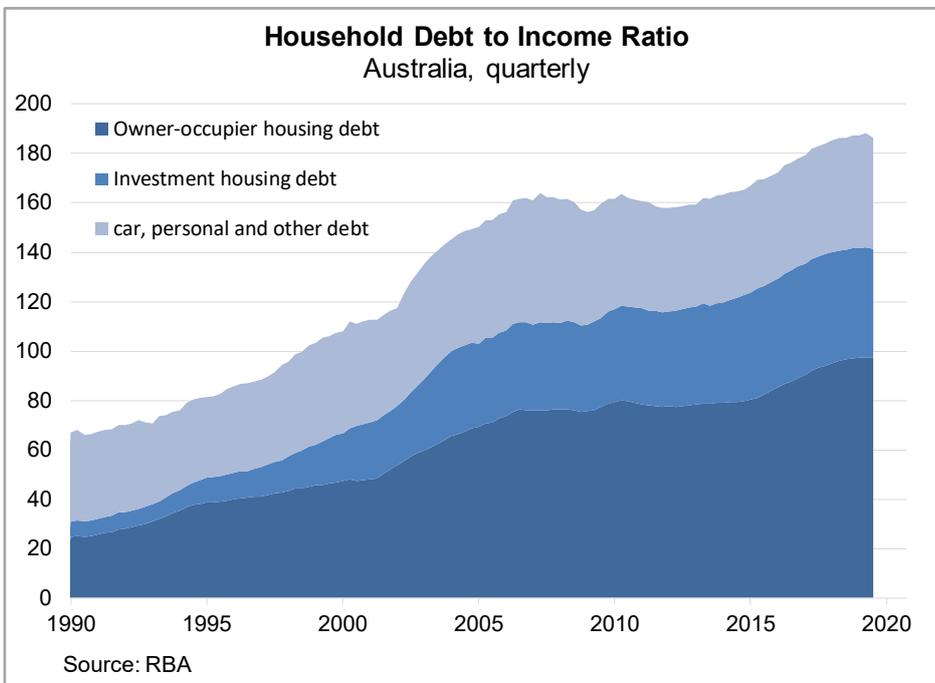
# Home loan lending by type of borrower

**Figure 24 Home loan lending by type of borrower**



**Home Loans by type of borrower**
$billion (excluding refinancing), monthly trend

- First Home Buyers
- Other owner-occupiers
- Investors

Source: ABS 5601.0 Tables 14 (owner occupiers) and 16 (investors)
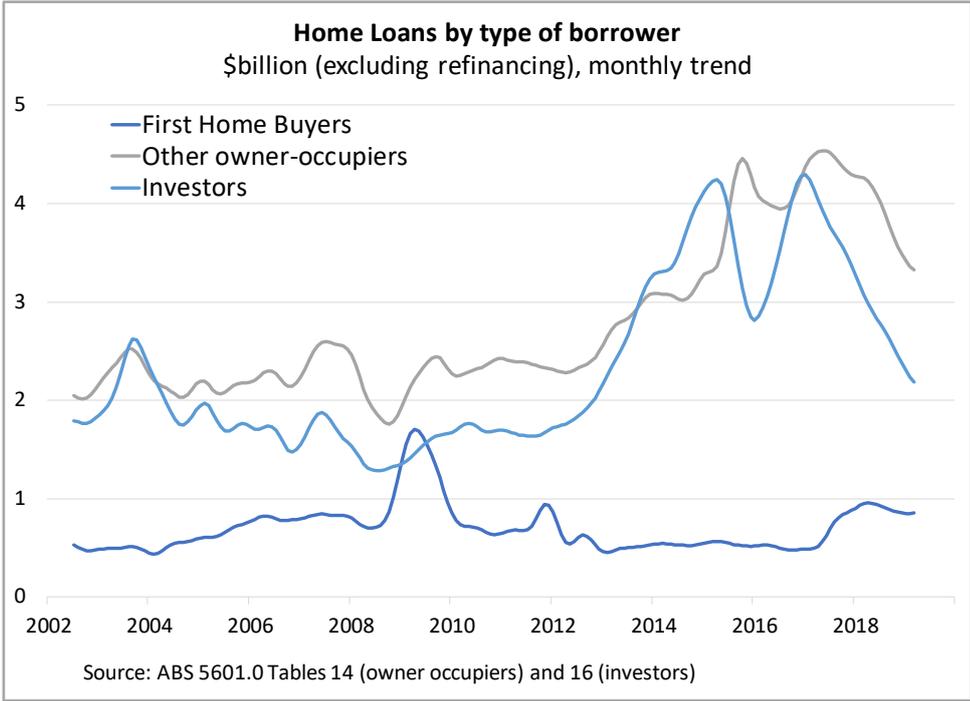
# Rental market

**Figure 25 Rental market**



**Australian Capital City Rents - 2 bedroom Units (Weekly $)**

- Sydney
- Melbourne
- Brisbane
- Adelaide
- Perth

Source: REIA

**Australian Capital City Rents - 2 bedroom Units (Weekly $)**

Source: REIA
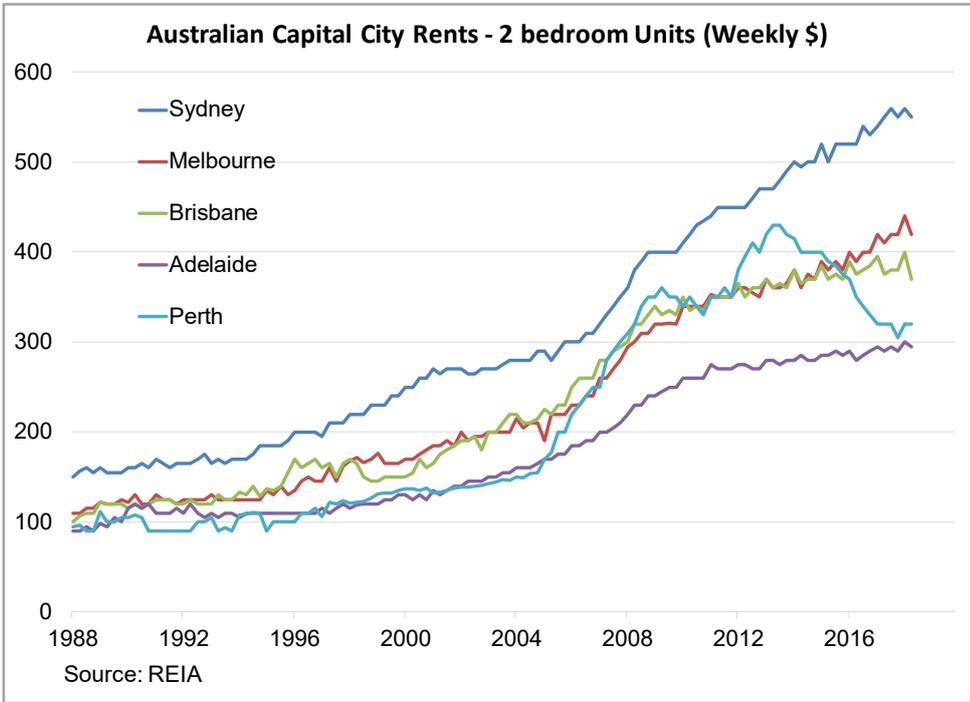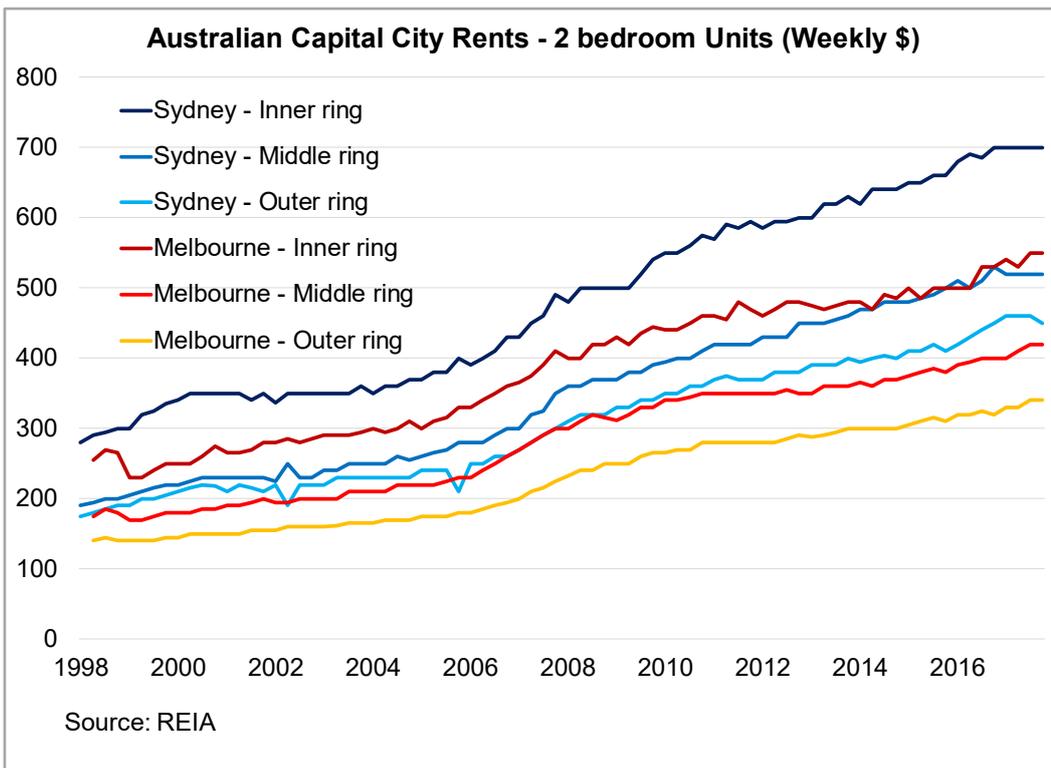
# Rental affordability

**Figure 26 Proportion of rental housing that are affordable for very low-, low- and moderate-income households – Greater Sydney**[43]



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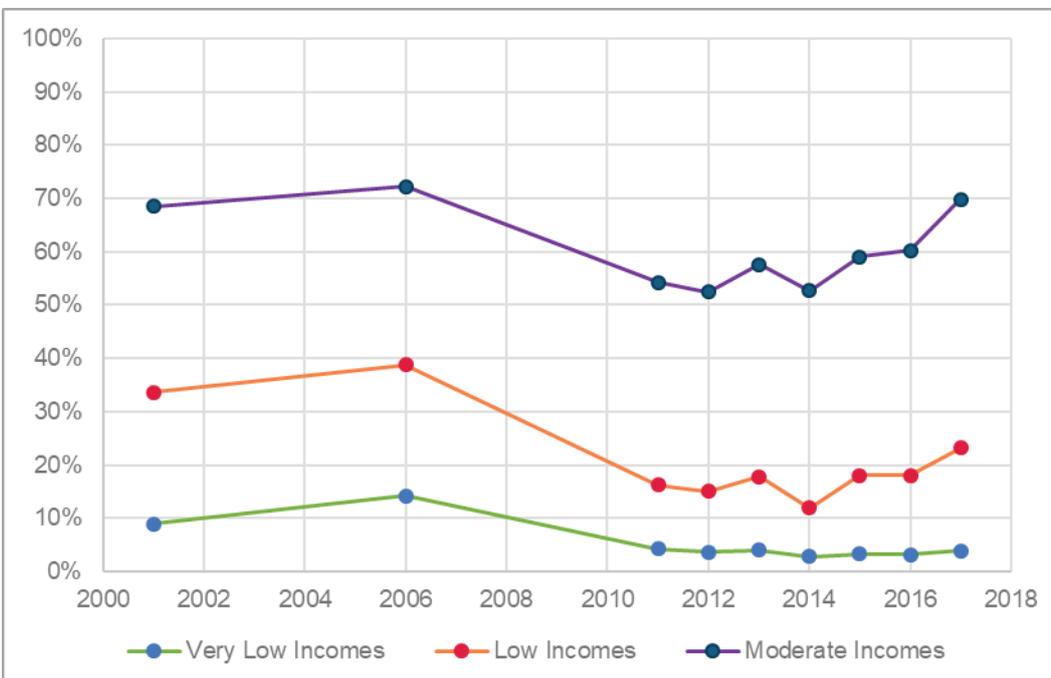
[43] Department of Communities and Justice (2016), *Local Government Housing Kit Database*

**Figure 27 Proportion of rental housing that are affordable for very low, low- and moderate-income households – regional NSW[44]**
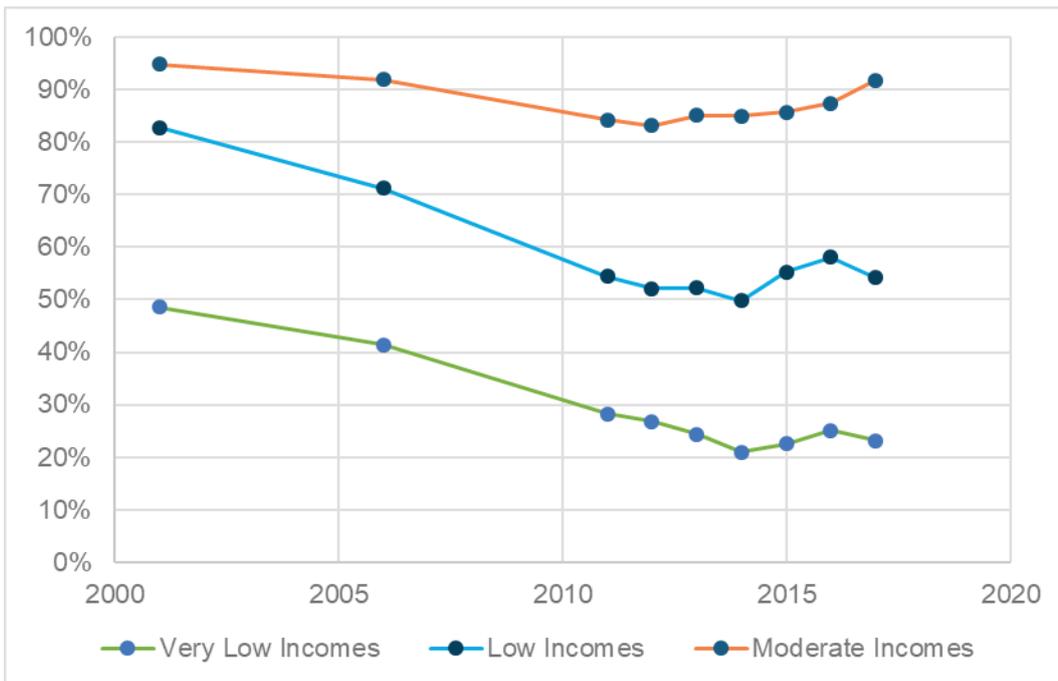


# Rental stress

**Figure 28 Proportion of private renter households in rental stress[45]**



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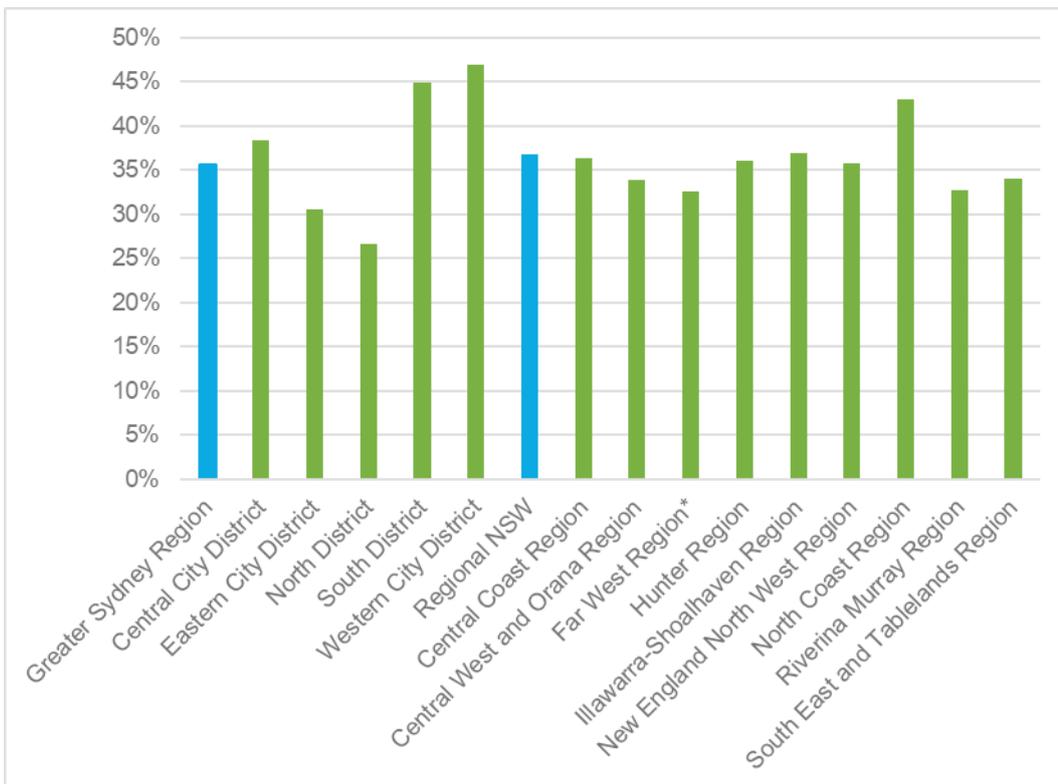
[44] Department of Communities and Justice (2016), *Local Government Housing Kit Database*
[45] Australian Bureau of Statistics (2016), *Census of Population and Housing*, DPIE calculations

**Table 24 Proportion of private renter households in rental stress (by household type)[46]**

| | Couple only | Couple with children | Group house-hold | Lone person | Other house-hold | Single parent | Total |
|---|---|---|---|---|---|---|---|
| **Greater Sydney Region** | **21%** | **28%** | **29%** | **54%** | **25%** | **59%** | **36%** |
| Central City District | 27% | 32% | 30% | 61% | 22% | 59% | 38% |
| Eastern City District | 17% | 20% | 29% | 50% | 27% | 53% | 31% |
| North District | 16% | 16% | 21% | 47% | 23% | 50% | 27% |
| South District | 31% | 39% | 38% | 64% | 27% | 63% | 45% |
| Western City District | 32% | 36% | 35% | 67% | 24% | 64% | 47% |
| **Regional NSW** | **19%** | **12%** | **22%** | **56%** | **15%** | **55%** | **37%** |
| Central Coast Region | 22% | 12% | 22% | 60% | 13% | 53% | 36% |
| Central West and Orana Region | 13% | 9% | 13% | 51% | 13% | 54% | 34% |
| Far West Region* | | | | | | | 33% |
| Hunter Region | 18% | 14% | 21% | 55% | 15% | 55% | 36% |
| Illawarra-Shoalhaven Region | 22% | 15% | 32% | 57% | 21% | 54% | 37% |
| New England North West Region | 14% | 10% | 17% | 52% | 15% | 58% | 36% |
| North Coast Region | 25% | 14% | 24% | 66% | 14% | 59% | 43% |
| Riverina Murray Region | 12% | 9% | 14% | 48% | 13% | 53% | 33% |
| South East and Tablelands Region | 17% | 10% | 10% | 50% | 7% | 54% | 34% |

*Household breakdown unavailable to lack of data*

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46 Australian Bureau of Statistics (2016), *Census of Population and Housing*, DPIE calculations

# Homelessness

**Figure 29 Change in people counted as homeless between 2001 and 2016 – Greater Sydney[47]**
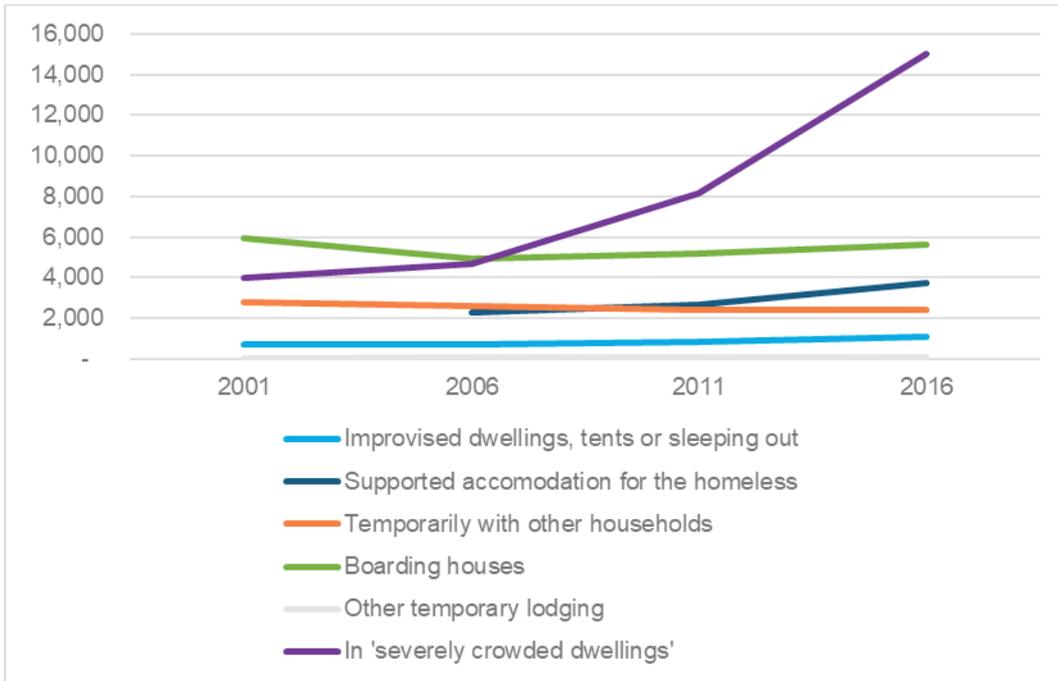


**Figure 30 Change in people counted as homeless between 2001 and 2016 – regional NSW[48]**



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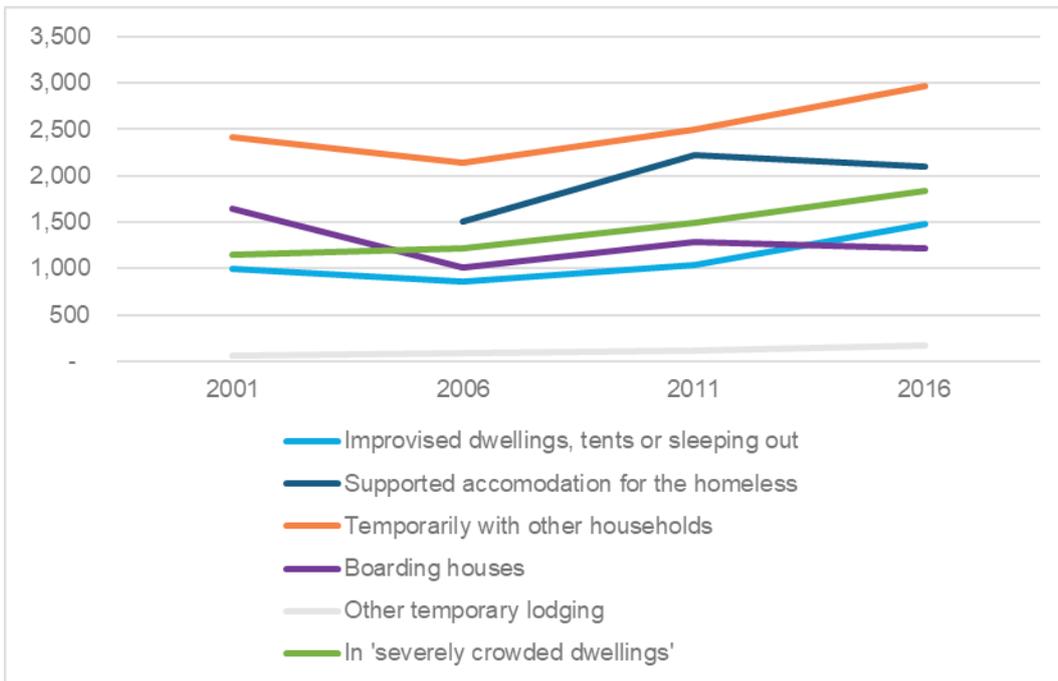
[47] Australian Bureau of Statistics (2018), Census of Population and Housing: Estimating homelessness, 2016
[48] Ibid

**Table 25 Homelessness by age and gender – NSW[49]**

| | 0-19 Male | 0-19 Female | 20-34 Male | 20-34 Female | 35-64 Male | 35-64 Female | 65+ Male | 65+ Female |
|---|---|---|---|---|---|---|---|---|
| **2011** | | | | | | | | |
| Persons living in improvised dwellings, tents, or sleeping out | 76 | 94 | 318 | 150 | 927 | 221 | 113 | 23 |
| Persons in supported accommodation for the homeless | 987 | 972 | 557 | 743 | 784 | 641 | 120 | 123 |
| Persons staying temporarily with other households | 390 | 382 | 967 | 805 | 1,167 | 798 | 258 | 169 |
| Persons living in boarding houses | 101 | 75 | 1,343 | 691 | 2,848 | 622 | 684 | 142 |
| Persons in other temporary lodgings | 3 | 7 | 29 | 47 | 77 | 59 | 12 | 10 |
| Persons living in 'severely' crowded dwellings | 1,617 | 1,570 | 2,288 | 1,700 | 1,007 | 1,152 | 115 | 207 |
| *Total* | 3,174 | 3,100 | 5,502 | 4,136 | 6,810 | 3,493 | 1,302 | 674 |
| **2016** | | | | | | | | |
| Persons living in improvised dwellings, tents, or sleeping out | 121 | 102 | 420 | 208 | 1,121 | 382 | 167 | 59 |
| Persons in supported accommodation for the homeless | 1,030 | 1,065 | 582 | 751 | 1,023 | 939 | 223 | 222 |
| Persons staying temporarily with other households | 355 | 327 | 1,072 | 766 | 1,431 | 865 | 327 | 235 |
| Persons living in boarding houses | 127 | 118 | 1,427 | 777 | 2,790 | 649 | 786 | 170 |
| Persons in other temporary lodgings | 5 | 7 | 16 | 18 | 69 | 59 | 27 | 16 |
| Persons living in 'severely' crowded dwellings | 2,178 | 2,093 | 4,959 | 3,171 | 2,142 | 1,732 | 272 | 280 |
| *Total* | 3,816 | 3,712 | 8,476 | 5,691 | 8,576 | 4,626 | 1,802 | 982 |
| **% Change 2011-2016** | | | | | | | | |
| Persons living in improvised dwellings, tents, or sleeping out | 59% | 9% | 32% | 39% | 21% | 73% | 48% | 157% |
| Persons in supported accommodation for the homeless | 4% | 10% | 4% | 1% | 30% | 46% | 86% | 80% |
| Persons staying temporarily with other households | -9% | -14% | 11% | -5% | 23% | 8% | 27% | 39% |
| Persons living in boarding houses | 26% | 57% | 6% | 12% | -2% | 4% | 15% | 20% |
| Persons in other temporary lodgings | 67% | 0% | -45% | -62% | -10% | 0% | 125% | 60% |
| Persons living in 'severely' crowded dwellings | 35% | 33% | 117% | 87% | 113% | 50% | 137% | 35% |
| *Total* | 20% | 20% | 54% | 38% | 26% | 32% | 38% | 46% |

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[49] Australian Bureau of Statistics (2018), Census of Population and Housing: Estimating homelessness, 2016

# Ownership of private rental housing stock

**Figure 31 Ownership of private housing stock**[50]
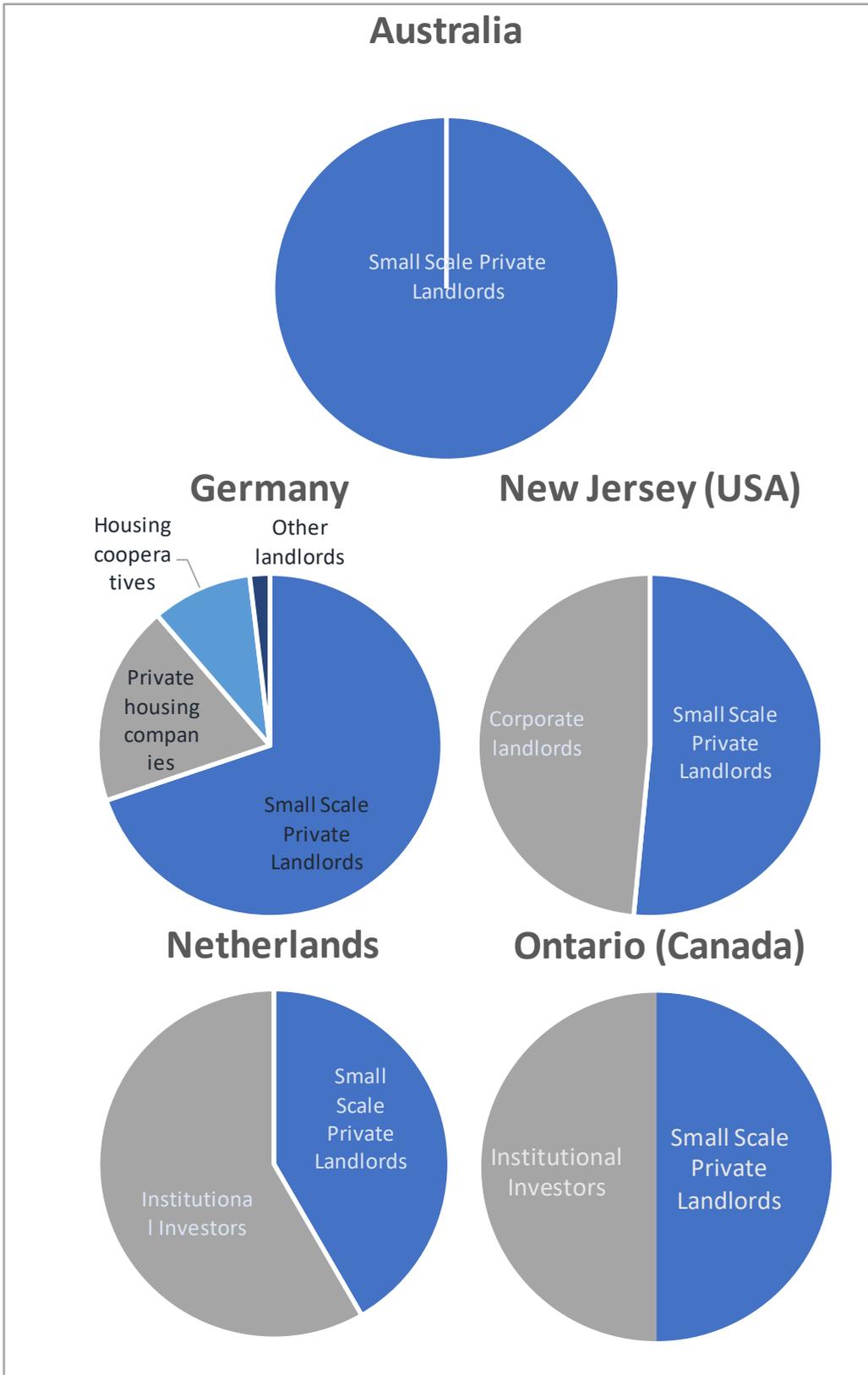
# Sydney house prices by distance to CBD

**Figure 32 Sydney housing prices by distance from the CBD in 2019**

**Note**: Light blue dots indicate a postcode where housing is affordable (as measured by whether a bank will grant the median household a loan to buy the property).

**Detached houses**



**Strata properties**