

South District – What's the housing demand?

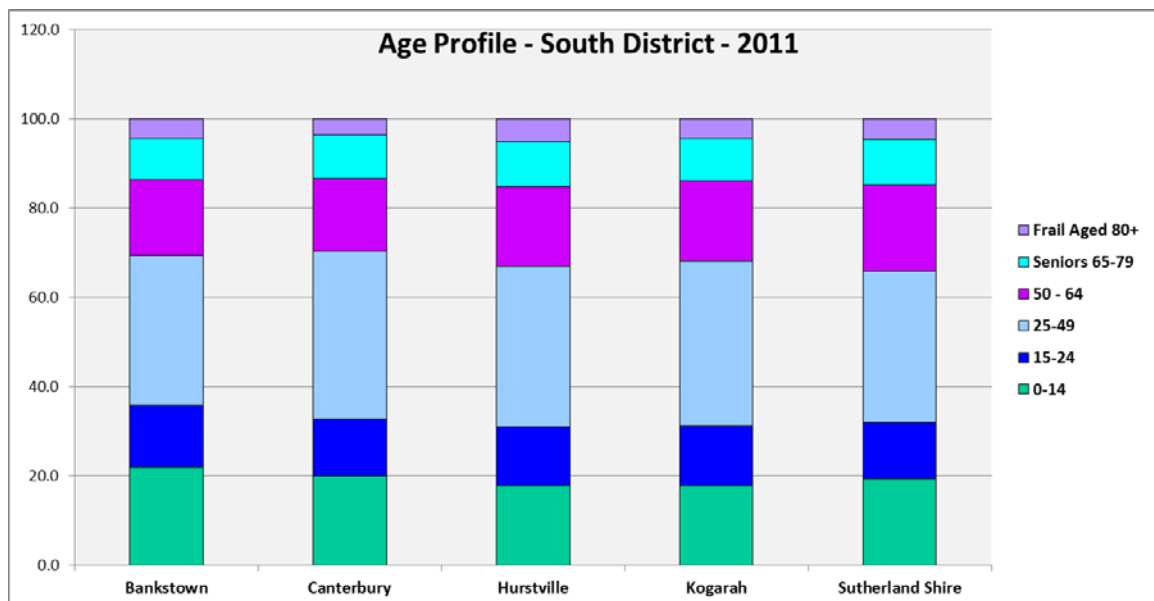
This snapshot of housing demand takes a brief look at the age profile, household types, household size and income across the local government areas (LGAs) which comprise the South District. Further analysis is included in the snapshot information on the housing market and on the housing supply and the gap between supply and demand for the South District.

Population and households increasing

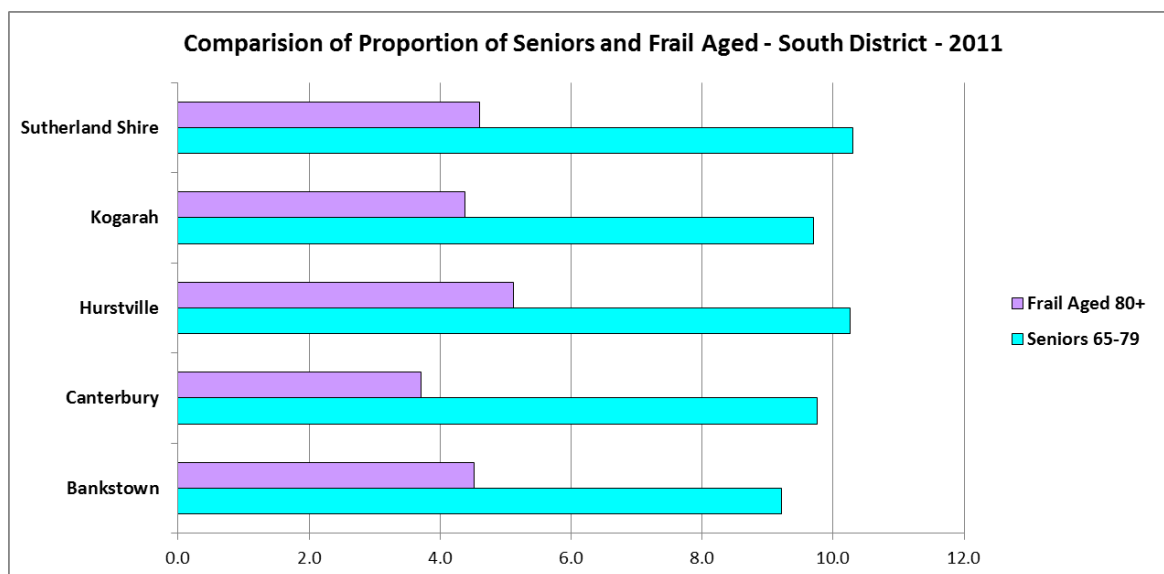
- The Department of Planning and Environment (DPE) have estimated that the population of Sydney will increase by 1,575,550 between 2011 and 2031. They further estimate this will mean an increase of 623,850 households over this time frame. The forecast for the Sydney average annual growth rate is 1.6% to 2031.
- In the South District, all local government areas (LGA's) will experience growth in population and households. The DPE forecast strong growth across LGAs, with around 2.0% per annum in Canterbury Bankstown LGA but slower growth rates for Sutherland LGA of around 1.0%, for (former) Kogarah (LGA) around 1.3% and for (former) Hurstville (LGA) around 1.2% over the 20 year period.

Age

- The median age has stayed relatively steady in the South District LGAs between 2001 and 2011 (with the exception of Sutherland, which experienced a marked increase in median age from 35 in 2001 to 39 in 2011). These LGAs generally have a lower proportion of all cohorts aged under 49 years, and a slightly higher proportion of seniors and frail aged than the average for Sydney Statistical Division (SD).
- Hurstville (now part of Georges River Council) and Sutherland LGA have the highest proportions of seniors and frail aged in the District. Seniors and frail aged have particular housing requirements which will need to be considered and planned for.
- In 2012, 90% of older Australians lived in private dwellings, 5.5% were in cared-accommodation and 4.0% lived in 'other non-private dwellings' such as caravan parks and self-care units in retirement villages. Clearly most older residents prefer as far as possible to age in place, within their existing communities, close to services and their social and support networks. Therefore there is a need for more adaptable, accessible dwellings, which are well located, secure, require low maintenance and are affordable to meet the needs of seniors and frail aged in particular, within their communities. Those most in need are households in the private rental market, who struggle to afford housing on an Aged Pension or inadequate superannuation.
- The former LGAs of Bankstown and Canterbury have the highest proportions of children (0-14 years) in the South District; the former LGAs of Bankstown and Kogarah have the highest proportions of young people (15-24 years); the former LGAs of Canterbury and Kogarah have the highest proportions of 25-49 year olds; and Sutherland LGA has the highest proportion of 50-64 year olds in the South District.
- The next graph shows the proportion of the population in each age cohort for all the (former) South District LGAs, as at the 2011 Census.



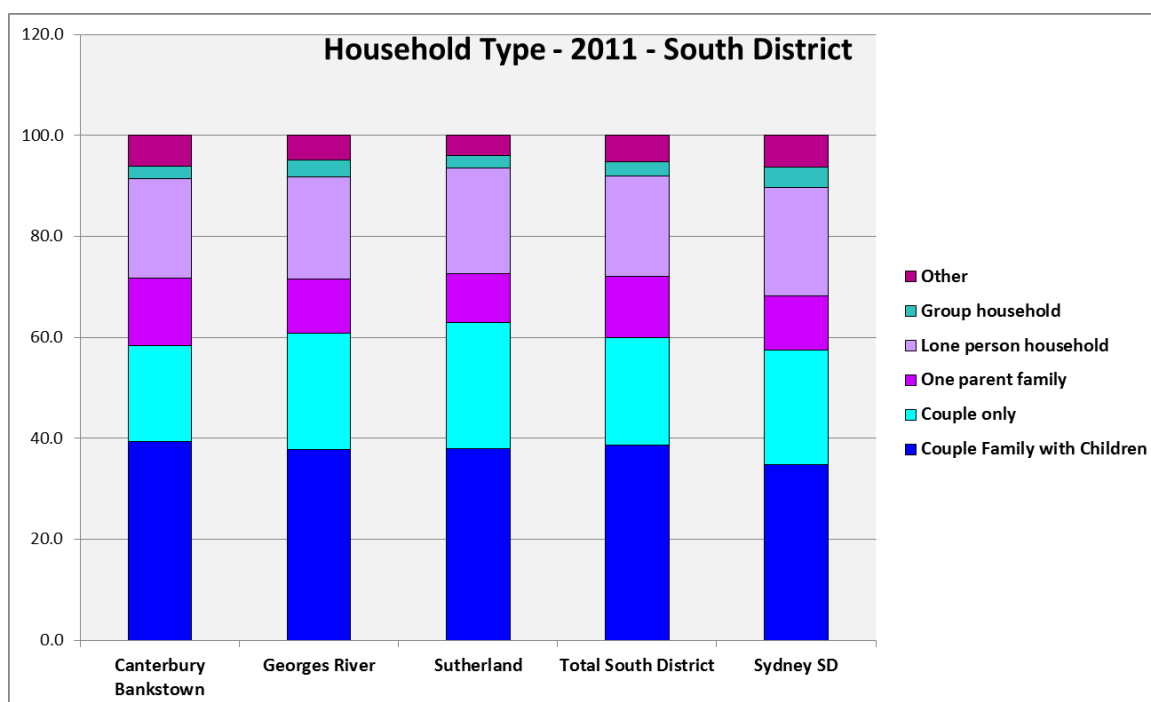
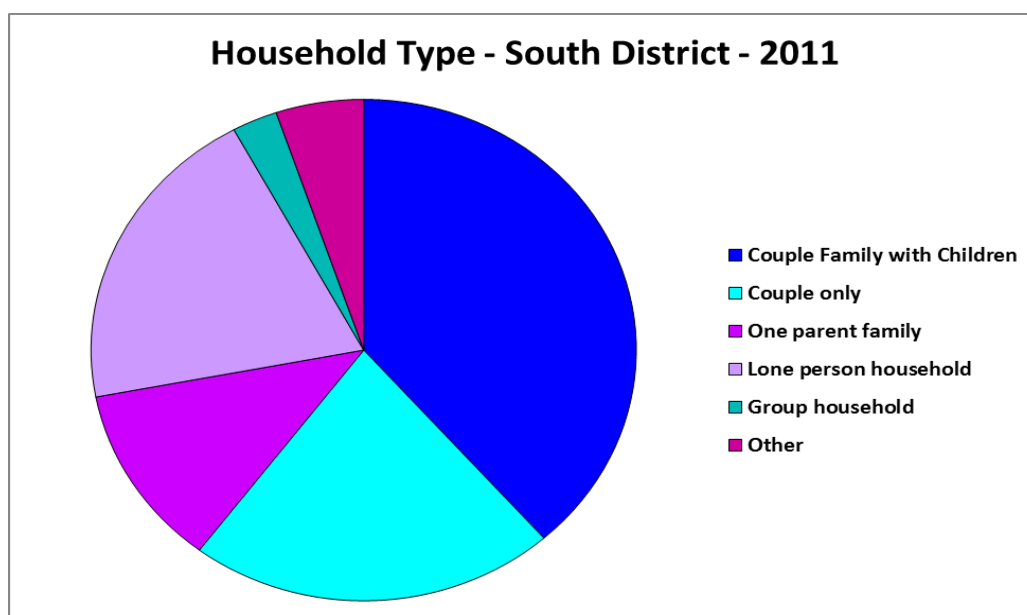
- The graph below shows the proportion of 65 – 79 year olds and those aged 80 and over in South District at the 2011 Census.



Household type

- In 2011 all the South District LGA's had a higher proportion of couple family with children households (38.7% on average across South District compared to 34.8% for Sydney (SD); one parent family households (12.1% compared to 10.8%); a lower proportions of couple only (21.2% compared to 22.6%); lone person (20.0% compared to 21.5%); and group households (2.7% compared to 4.1%) than the average for Sydney SD at the 2011 Census.
- Between 2001 and 2011, the most significant shift in household type for South District was the increase in couple family households and the decrease in lone person households. The decline in lone person households across NSW between 2006 and 2011 has been attributed, at least in part, to deteriorating housing affordability with younger people delaying household formation and, as a consequence, living at home longer.

- Nevertheless, lone person households make up 20% of all household and family types in the South District so there is a need for housing types (with one or two bedrooms) to match the housing requirements of this fairly significant group.
- The DPE forecast to 2031 indicates that across the South District LGAs there will be strong increases in lone person, couple only and couple family households and moderate increases in one parent households.
- The next two graphs show the proportion of each of the key household types in the South District at the 2011 Census, firstly for the District as a whole and secondly by LGA in comparison with the South District and Sydney SD.



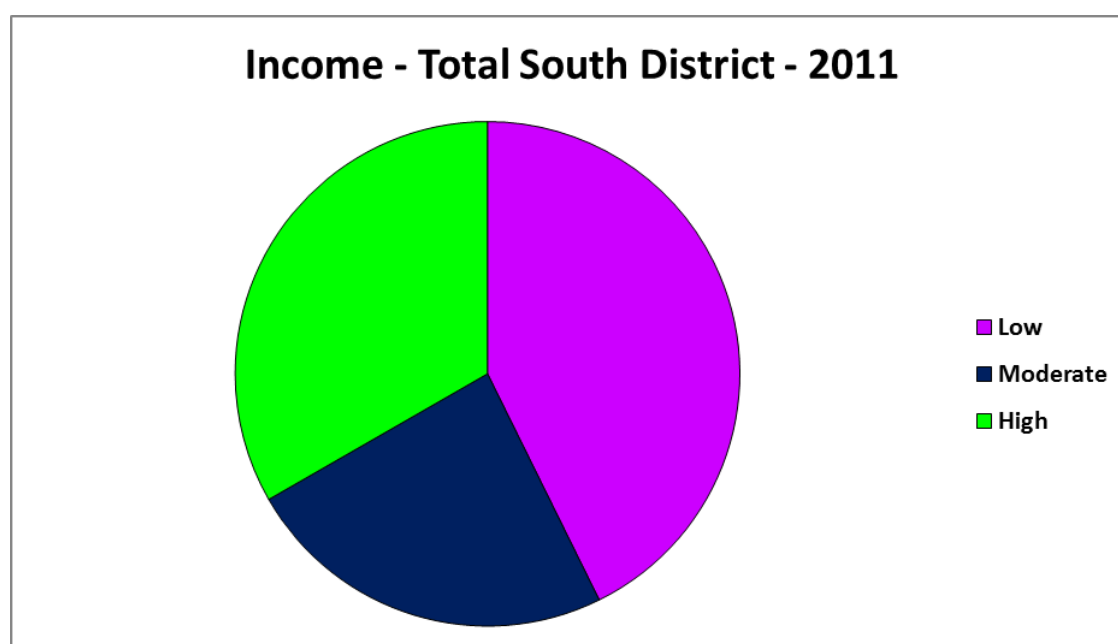
Household size

- All the LGAs in the South District currently have or are slightly above average household size, compared with the whole of Sydney, with the exception of the former Bankstown LGA where the average household size is 3.0, well above the Sydney SD average of 2.7.
- While the average household size has remained steady across the whole of Sydney SD, it has increased slightly in the former LGAs of Hurstville and Kogarah (and declined slightly in the former Canterbury LGA and Sutherland LGA) between 1996 and 2011.
- The table below shows the average household size in 1996, 2001, 2006 and 2011 in each of the LGAs in the South District, compared with Sydney SD.

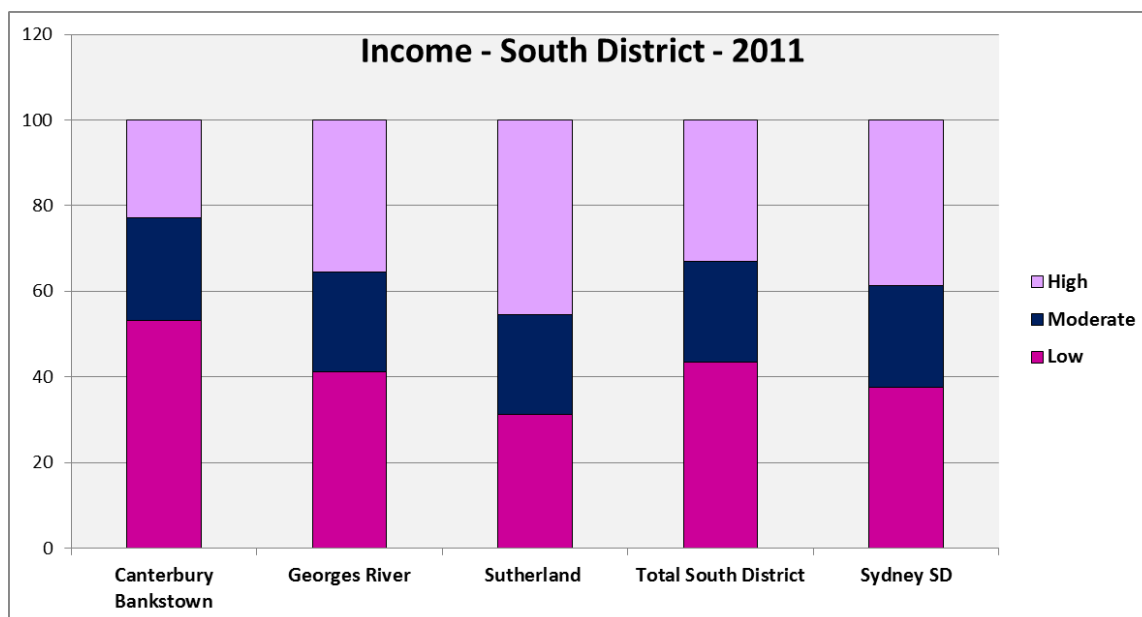
Local Government Area	Average Household Size 1996	Average Household Size 2001	Average Household Size 2006	Average Household Size 2011
Bankstown	3.00	3.00	2.90	3.00
Canterbury	2.90	2.80	2.80	2.80
Hurstville	2.70	2.70	2.70	2.80
Kogarah	2.70	2.70	2.70	2.80
Sutherland Shire	2.80	2.80	2.70	2.70
Sydney SD	2.70	2.70	2.70	2.70

Income

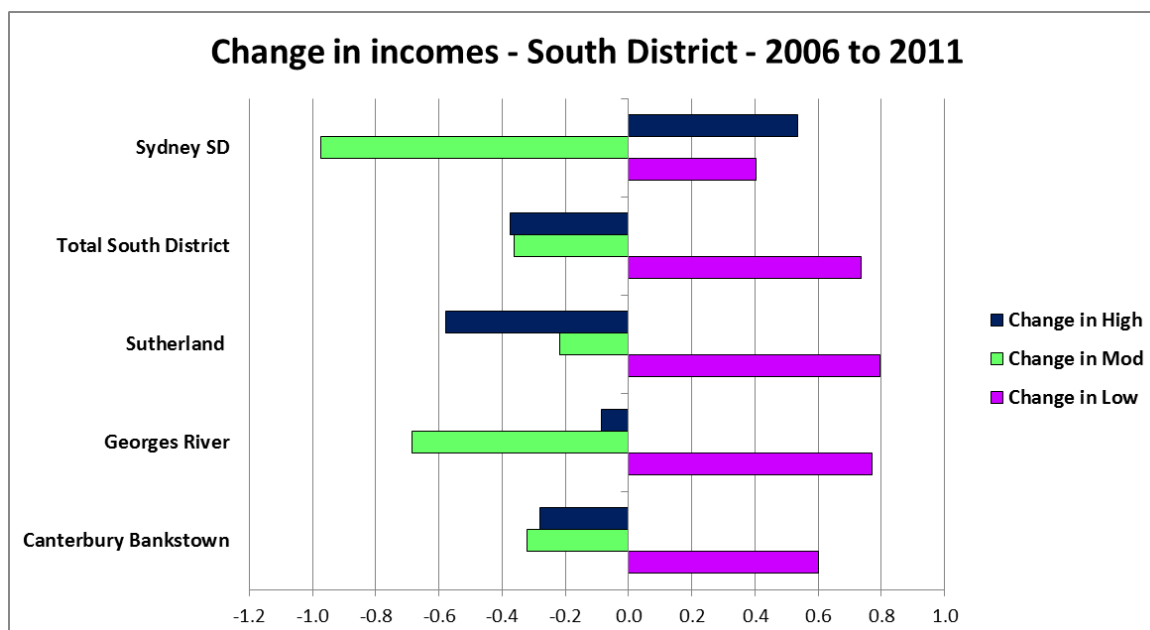
- Across the South District the majority of households are on low incomes. Both Canterbury Bankstown and Georges River LGAs have a majority of low income households while Sutherland LGA has a higher proportion of high income households than the average for Sydney SD. This is evident from the next two graphs.
- The first graph shows the proportion of low, moderate and high income households in South District at the 2011 Census.



- The next graph shows the proportion of high, moderate and low income households by LGA in the South District and in comparison to Sydney SD at the 2011 Census



- Between 2006 and 2011, all LGAs in the South District had an increase in the proportion of low income earners and all experienced a decrease in the proportion of both moderate and high income earners. The decline in the proportion of high income households in the South District is contrary to the trend in Sydney SD where there has been an increase in the proportion of high income households between 2006 and 2011. The decline in the proportion of moderate income households is consistent with the trend in Sydney SD.
- The high and growing proportion of low income households suggests that the demand for affordable housing in the South District is likely to be strong and has implications for availability of affordable housing in the future.
- The next graph shows the change in incomes, in particular the growth in low income households across South District between 2006 and 2011.



Homelessness

- The table below shows the number of homeless people in each of the local government areas in the South District according to the 2011 Census. This is one indicator of unmet housing demand.

Local Government Areas	Total Homeless in 2011
Canterbury Bankstown	1497
Georges River	442
Sutherland	325
Total South District	2264

Summary

- In summary, there is a demand for a range of dwelling types with a range of bedroom numbers, to suit families, couples, single person and group households across various age groups. In particular, population projections indicate growth in family, couple and single person households.
- There is a clear and growing demand for affordable housing for lower income households.
- Additional information on the housing market and on supply in this series of housing snapshots will assist in understanding housing needs in the South District. These will help to determine whether there is a reasonable match between housing supply and housing needs and what adjustments may need to be made to bridge any gap.

Additional data

More detailed housing data and tables used in this Snapshot are available from the Local Government Housing Kit Database on the Housing NSW website at:

<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database/>

More detailed information and resources on an Ageing Population is available on the Local Government and Shires Association website, in the Resource for an Ageing Population:

<http://www.lgnsw.org.au/policy/ageing>

More detailed information on population, household and dwelling projections is available on the Department of Planning and Environment website at:

<http://www.planning.nsw.gov.au/en-us/deliveringhomes/populationandhouseholdprojections.aspx>

More information on homelessness is available on the Housing NSW website at:

<http://www.housing.nsw.gov.au/Help+with+Housing/Homelessness/>