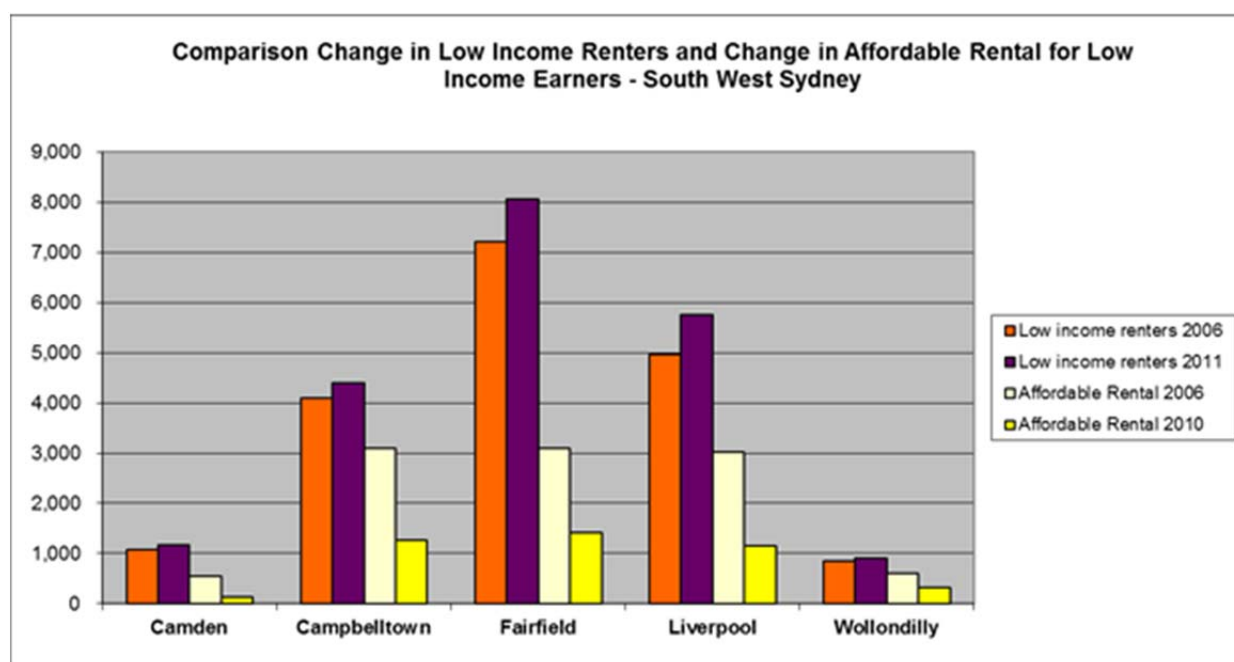


## ATTACHMENT 1.

### Key points from the Housing Snapshot for South West Sydney

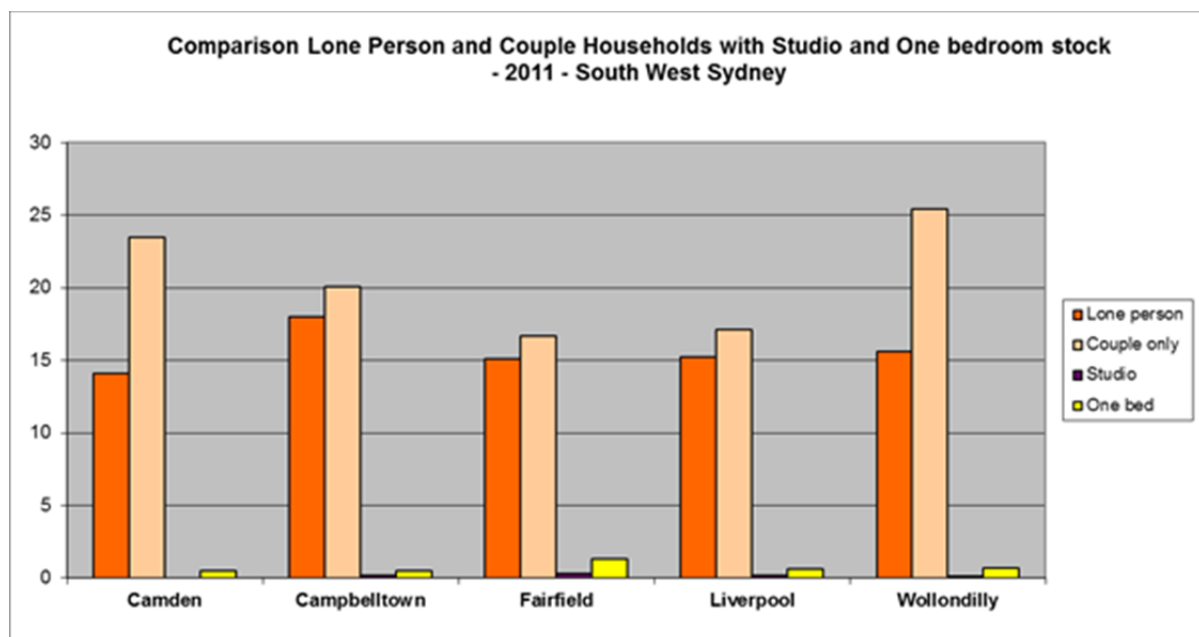
- There will be an increasing need for housing to suit seniors and frail aged, as these cohorts are forecast to increase strongly to 2031 (DPE household projections).
- In Campbelltown and Wollondilly (in fact in every South West sub region excepting Camden) low income households comprise the majority of all income groups. The number of low income households increased in every South West sub region LGA between 2006 and 2011. In each South West LGA (except Camden) the number of low income renters is increasing at a faster rate than low income earners. This indicates a strong and increasing demand for affordable rental housing across the region.
- Despite this subregion being relatively more affordable, there is a large and growing gap between the increasing number of low income earners in the private rental market and the declining number of private rental properties that are affordable for low income households.



- When you take into account the long term very tight vacancy rate indicating an acute undersupply of private rental, combined with the strong increase in rental levels, decline in rental affordability for lower income earners, significant loss of affordable rental properties, very high proportion of lower income households in rental stress and relatively high numbers of lower income households currently resident in the South West subregion, there is a strong argument for increasing the supply of private rental and provision of affordable housing.
- The South West subregion has traditionally provided more affordable accommodation than other parts of Sydney. However the subregion has a low proportion of private rental accommodation – well below the Sydney average. Median rents have increased strongly in all bedroom categories, with median

rents for all dwellings doubling between 2000 and 2013. The vacancy rate has been extremely tight – a vacancy rate of 3% is regarded as representing a balance between supply and demand. Since 2006 the vacancy rate has been below 2%, indicating a severe shortage. There is only a small proportion of private rental stock that is affordable to very low income households (between 1.3% and 6.4%). All five South West Sydney LGA's have experienced a significant loss of private rental housing affordable for low income households between 2006 and 2013 – ranging between 47% fewer affordable rental bonds lodged in Fairfield over that period to 81% fewer in Camden, with a loss of 6,157 affordable rental properties across the subregion.

- There has been a significant drop in the proportion of households which own their home outright, while the proportions purchasing and renting have increased up to the 2011 Census. In the purchase market, median sales prices for houses and flats more than doubled in most LGAs between 2000 and 2013. Purchase affordability for very low income earners in the South West Sydney subregion has been at close to 0% for the last 7 years, and ranges between 0% and 4.7% for low income households.
- Couple only and lone person households combined comprise between a third and 40% of all household and family types in the South West Sydney subregion so there is a need for housing types (with one or two bedrooms) to match the housing requirements of this fairly significant group.



- Given the significant number of single person and couple only households, ideally there should be an increase in the number of studio, one and two bedroom dwellings. Looking to the future, with the ageing of the population in South West Sydney, this becomes more important. To test the suitability of existing dwelling stock to household types, a comparison of the number of bedrooms in dwellings with household types is useful.
- All five South West sub region LGA's have much lower proportions of studio, one and two bedroom dwellings than the average for Sydney. Camden and Wollondilly have actually lost studio and one bedroom stock between 2001 and 2011, while Fairfield has lost two and three bedroom stock, Campbelltown and

Liverpool have lost three bedroom stock and Wollondilly has lost studio, one bed and three bedroom stock. All five LGAs have had massive growth in four bedroom dwellings between 2001 and 2011.

- None of the South West subregion LGAs have a good balance of bedroom mix to meet the needs of the local community, and the fit between household type and bedroom number is actually worsening over time.
- More one and two bedroom dwellings suitable for single and couple only households would provide greater flexibility in the dwelling stock to meet the range of housing needs in the local community, including for older age groups. It may also assist in providing some more affordable housing choices.

