



NO PLACE LIKE HOME

Repairing
Australia's
Housing Crisis

Peter Mares

Author of *Not Quite Australian:
How Temporary Migration Is
Changing the Nation*



No Place Like Home: Repairing Australia's Housing Crisis

Byron Shire Council: Our Housing Challenge

10 May 2019





Estimate range

Medium Confidence

LOW MID HIGH
\$1.29_m **\$1.5_m** \$1.71_m

? Estimate from APM based on medium availability of comparable data in this area

Is this your home? Track its value

MEDIAN RENTAL FIGURES FOR SUBURB

Unknown
RENT PER WEEK

Unknown
RENTAL YIELD

Housing Prices and Household Debt*

Ratio to annual household disposable income

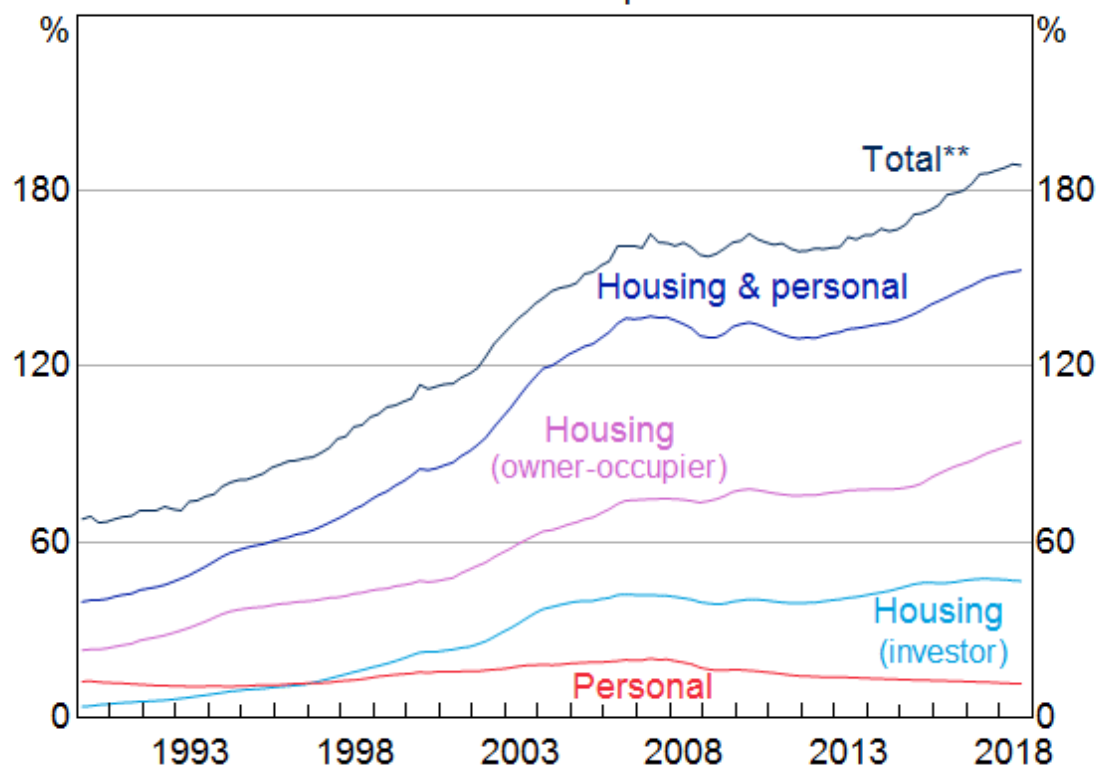


* Household disposable income is after tax, before the deduction of interest payments, and includes income of unincorporated enterprises

Sources: ABS; CoreLogic; RBA

Household Debt

Per cent of household disposable income*

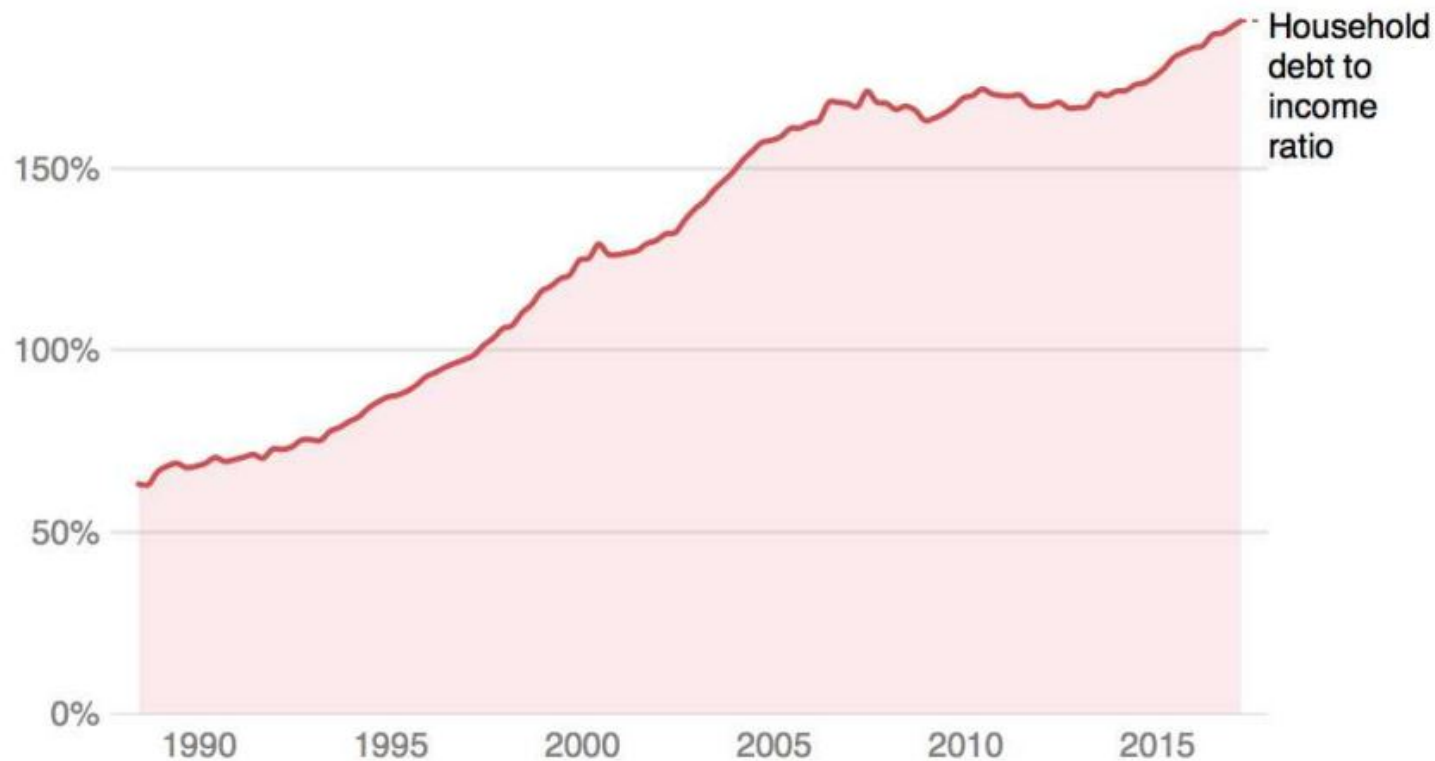


* Household disposable income is after tax, before the deduction of interest payments, and includes income of unincorporated enterprises

** Includes debt of unincorporated enterprises and debt owed to non-financial organisations (e.g. HECS-HELP)

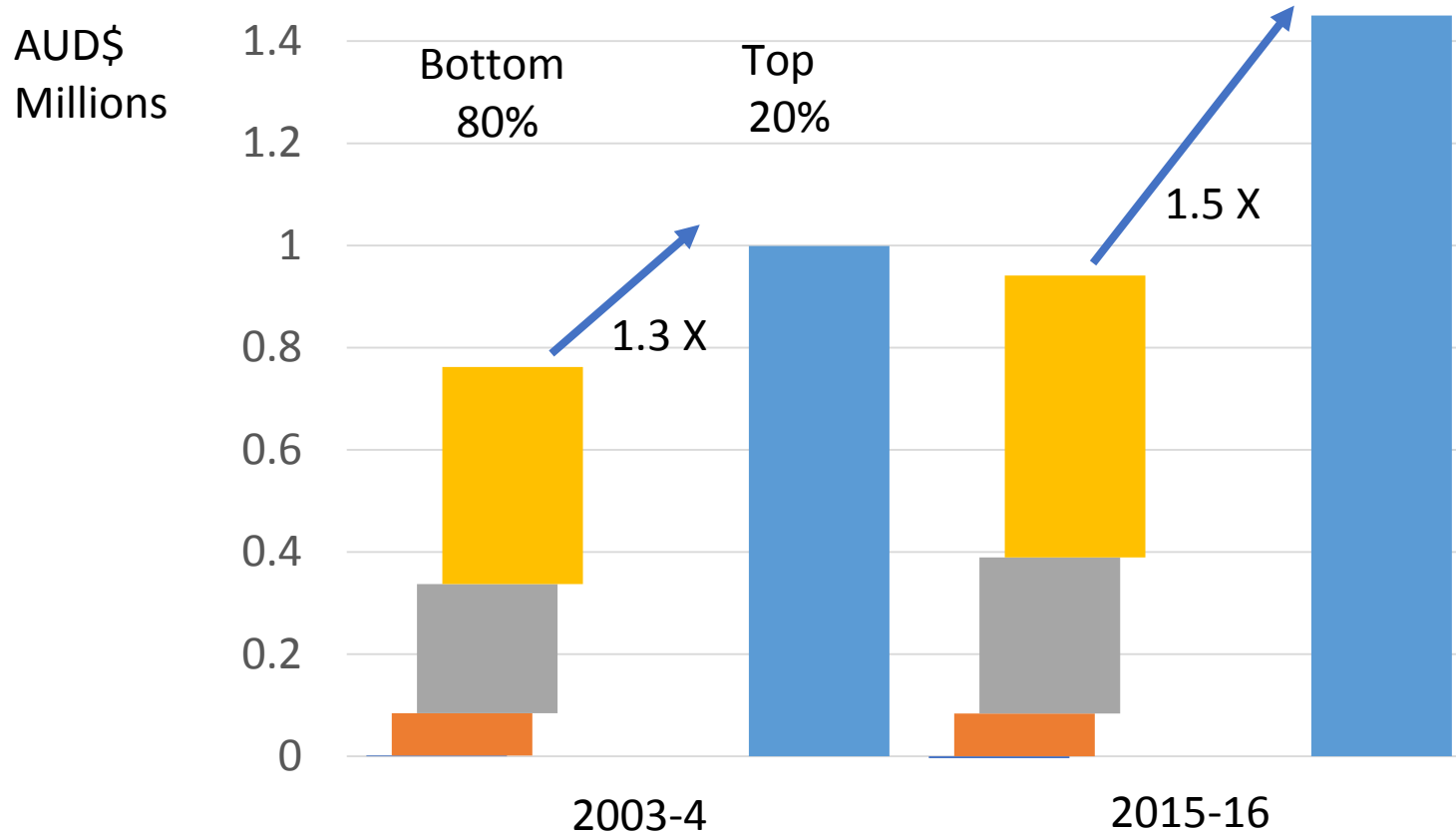
Sources: ABS; APRA; RBA

For every \$1 of income earned Australians have nearly \$2 of debt



Source: ABS

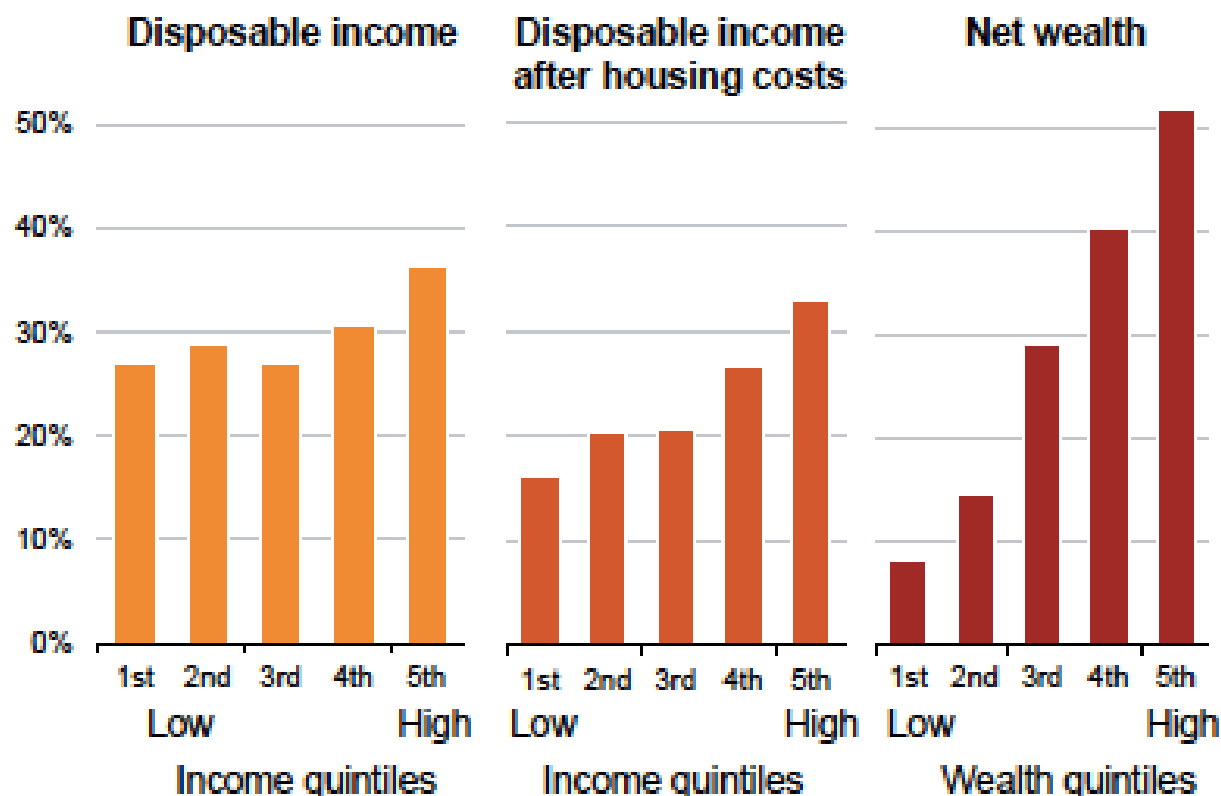
Changes in median property wealth 2003-4 to 2015-16



Sources: ABS Cat. No. 6554.0 Household Wealth and Wealth Distribution, Australia, 2003-04, table 6. NET WORTH QUINTILES, Household assets and liabilities; ABS Cat. No. 6523.0 Household Income and Wealth Australia, 2015-16 Table 8.2 Household assets and liabilities. Note: Property assets minus property liabilities

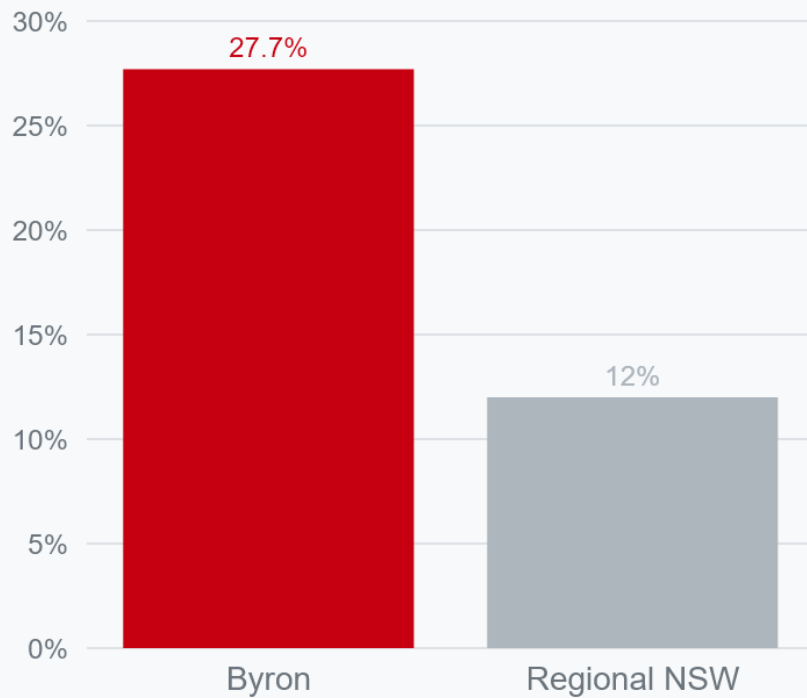
Figure 2.3: Housing costs and prices are the main driver of increasing inequality

Change in real equivalised household disposable income and wealth, 2003-04 to 2015-16



Mortgage stress compared

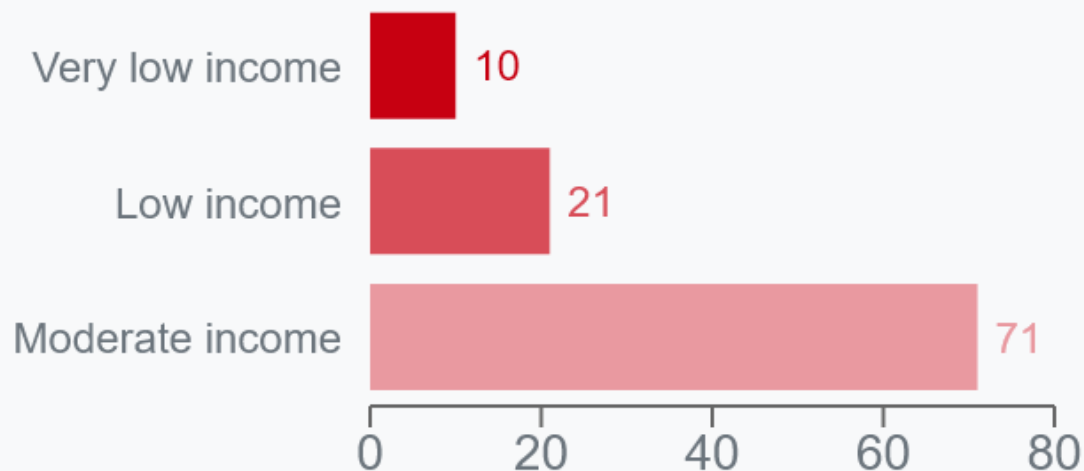
Households with a mortgage in housing stress



Source: ABS Census 2016.

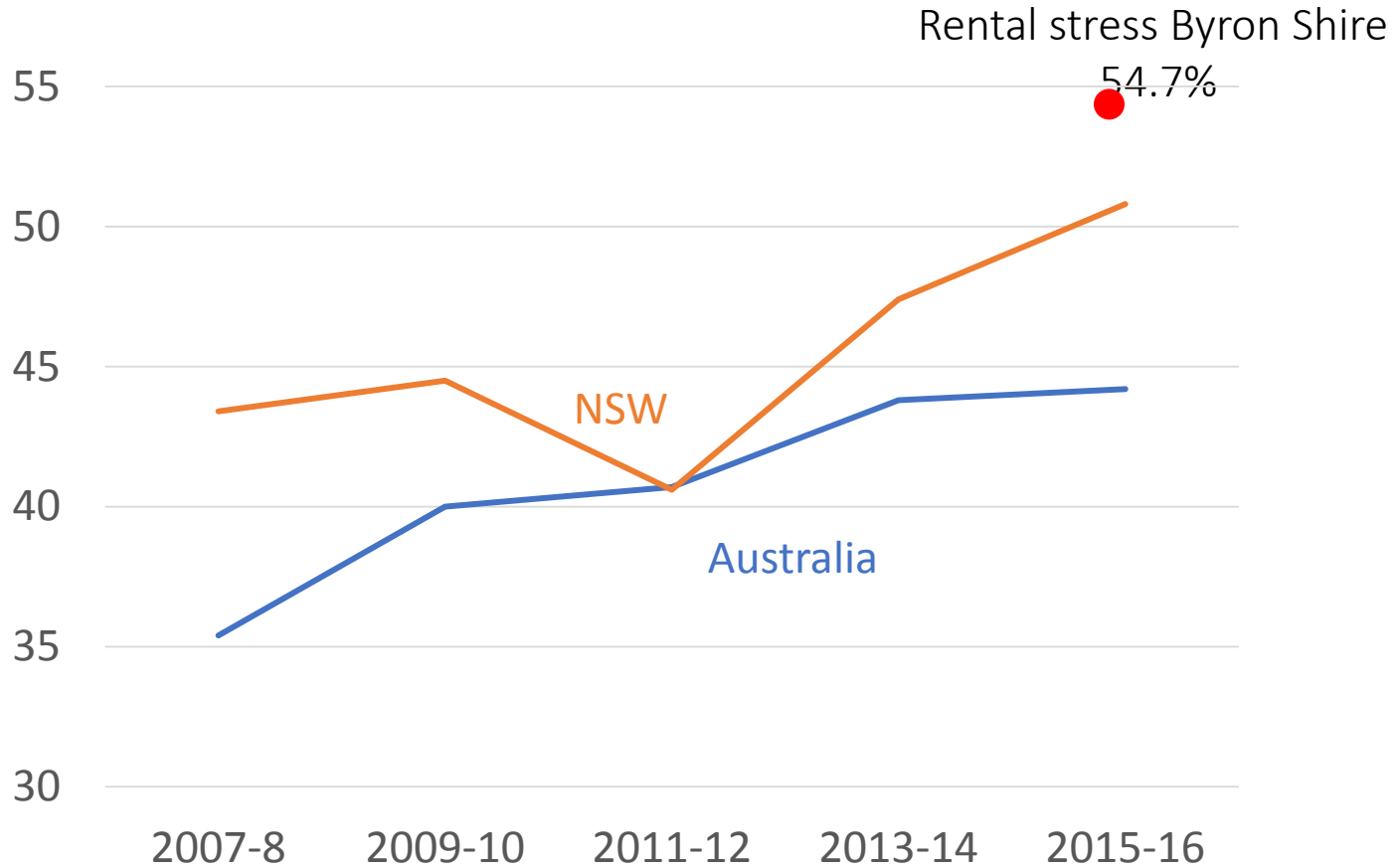
Is there enough housing available?

Number of affordable sales in 2017/2018 fy

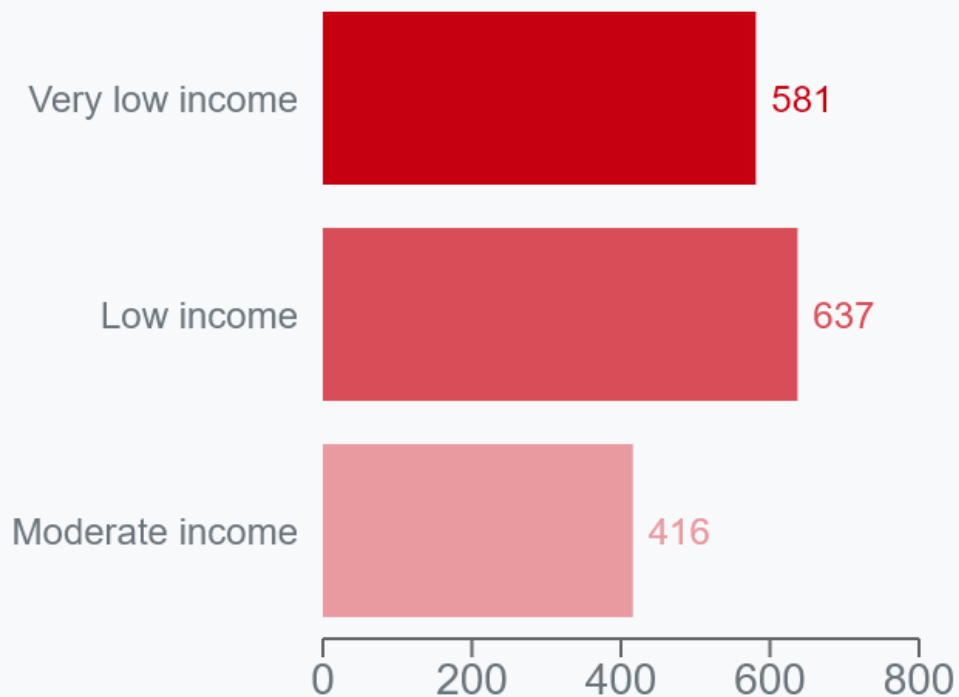


Source: ABS Census 2016 and CoreLogic.

Percentage of low income households in rental stress



Households in rental stress



Source: ABS Census 2016.

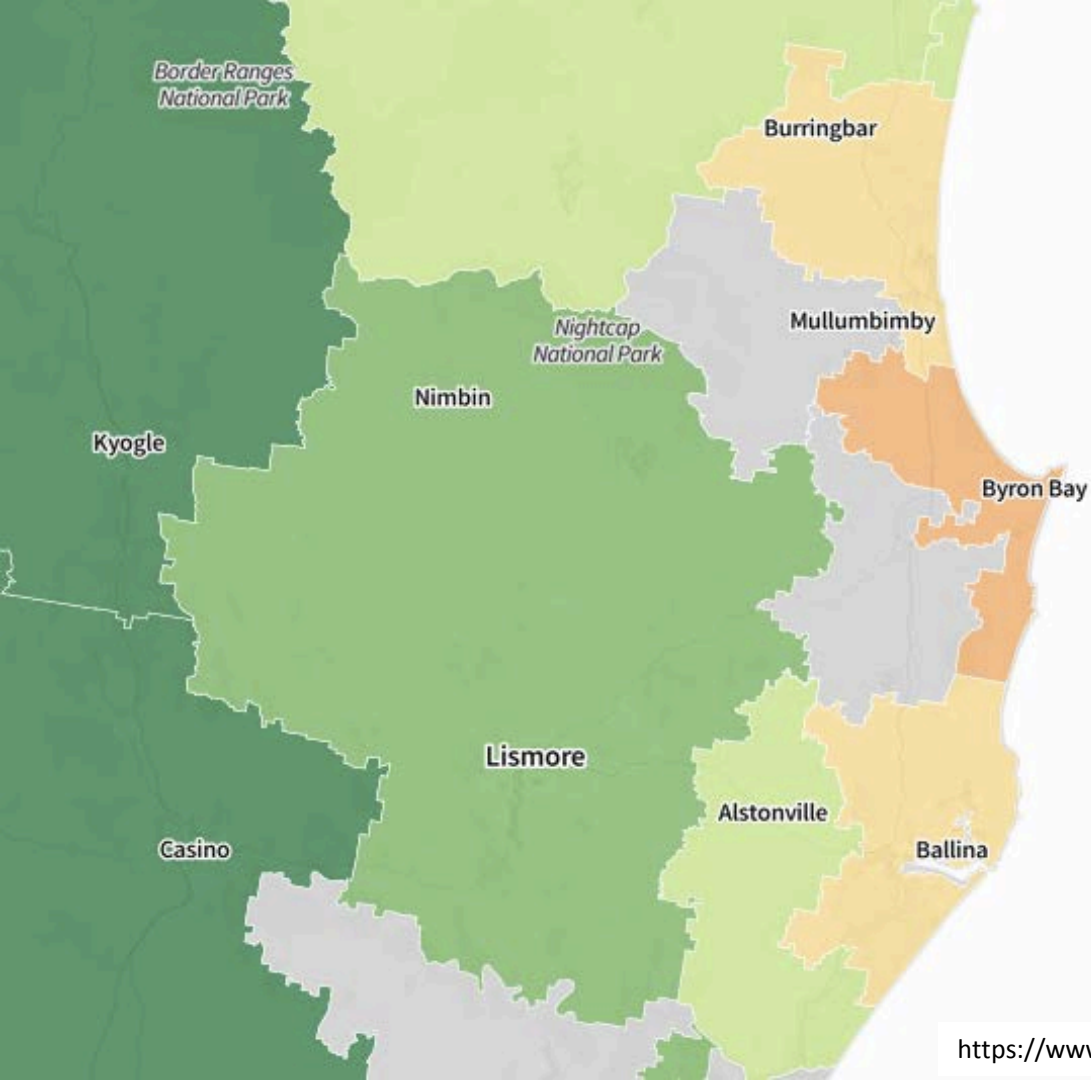
Median Household Income

\$80,000

2 Bedroom Dwelling



Independent
insight.



RENTAL AFFORDABILITY INDEX

Very affordable	200 or above
Affordable	150 to 200
Acceptable	120 to 150
Moderately unaffordable	100 to 120
Unaffordable	80 to 100
Severely unaffordable	50 to 80
Extremely unaffordable	50 or less
Data not available	N/A

Pensioner Couple

\$50,000

2 Bedroom Dwelling

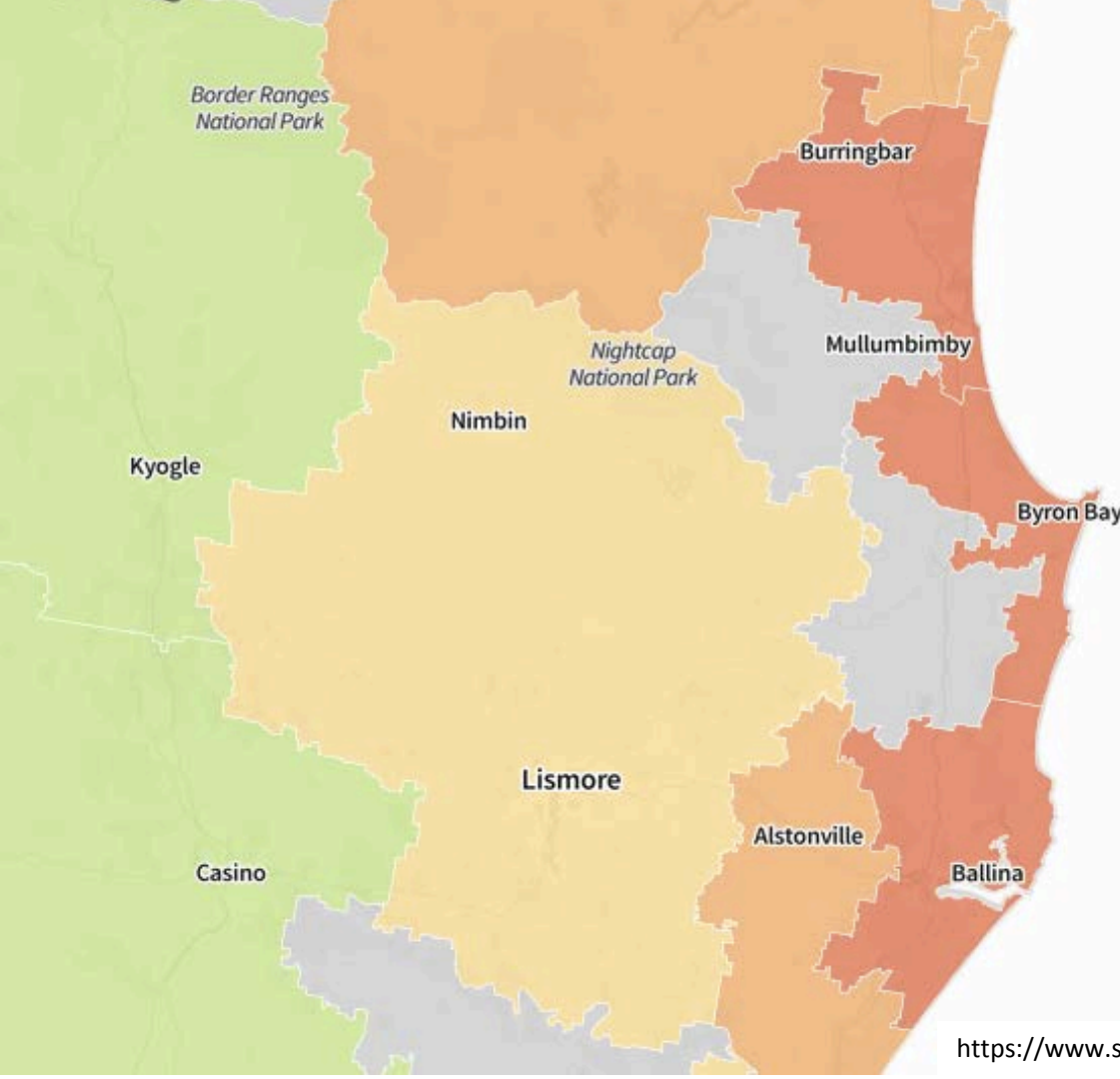


Independent
insight.

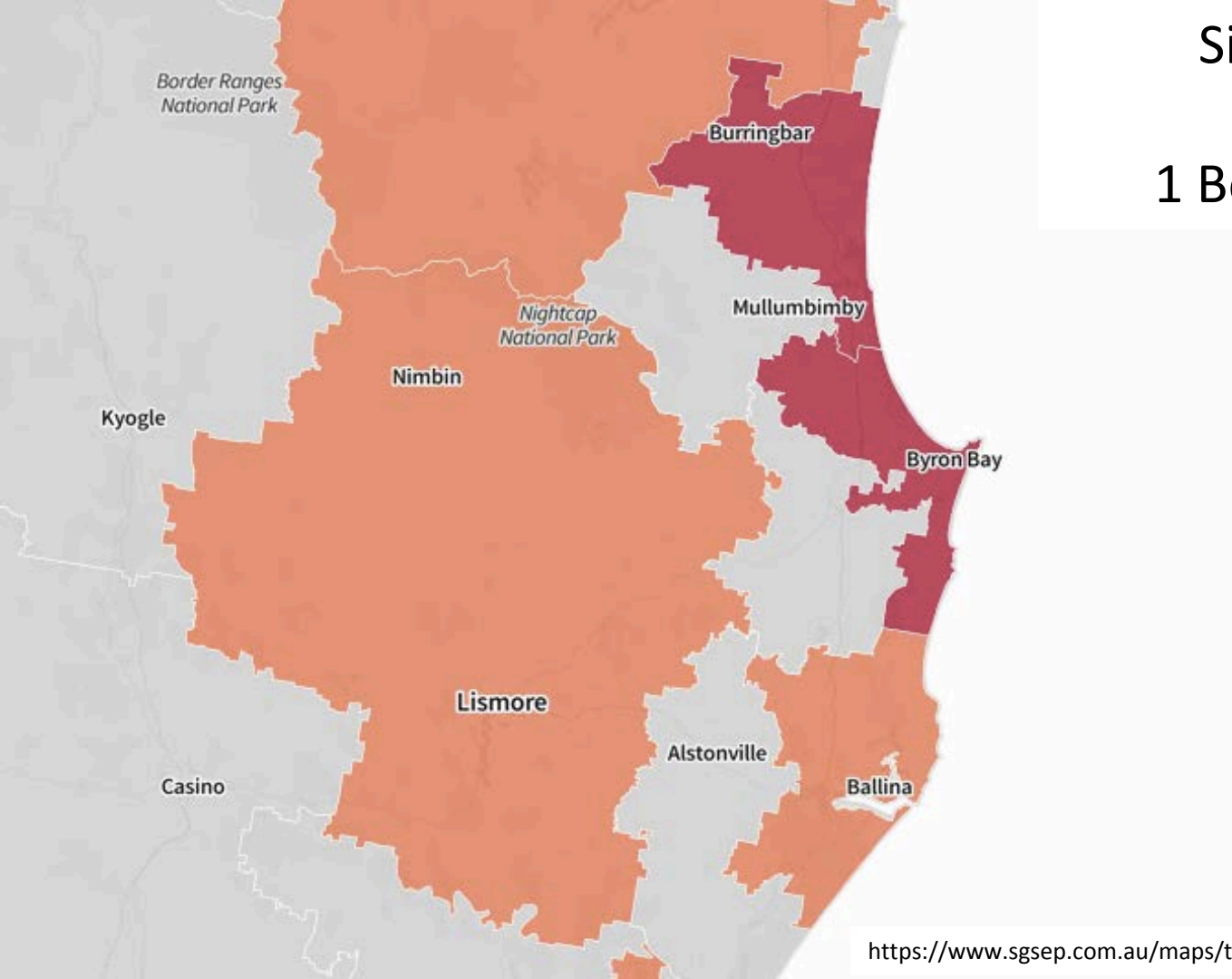


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Single Pensioner \$25,000 1 Bedroom Dwelling



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Single Person on benefits \$20,000 1 Bedroom Dwelling



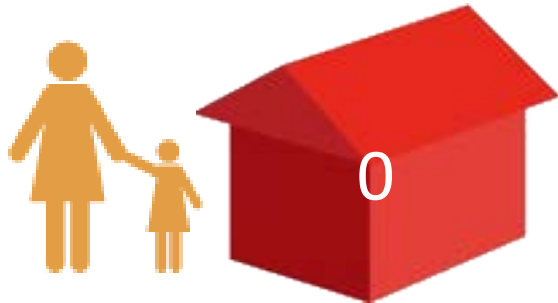
Independent
insight.



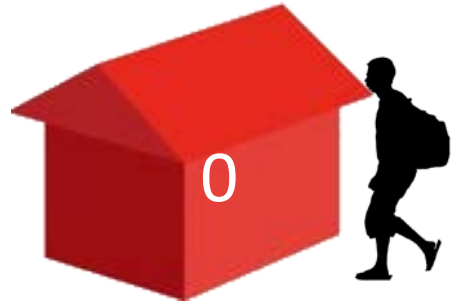
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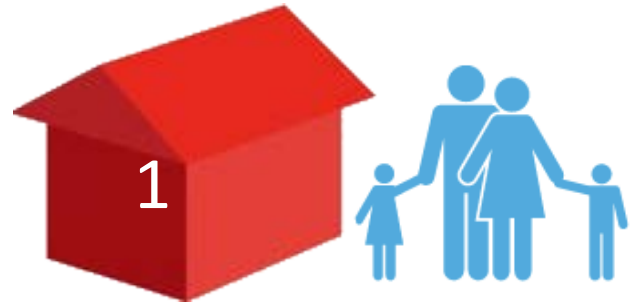
Anglicare 2018 Rental Affordability Snapshot Byron



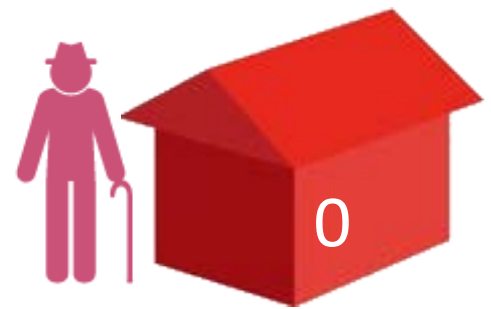
Single Parent, Parenting Payment



Single, Newstart or Youth Allowance



Family, both parents earning minimum wage

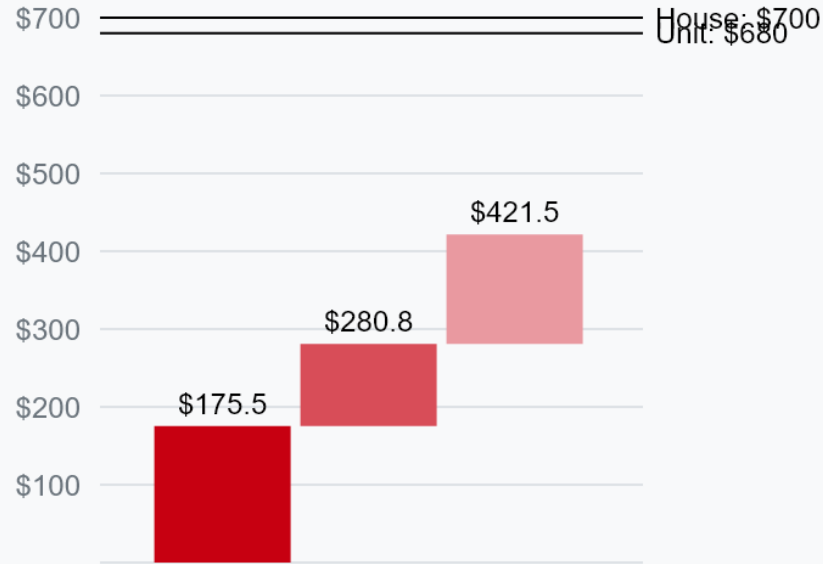


Single, Aged Pension

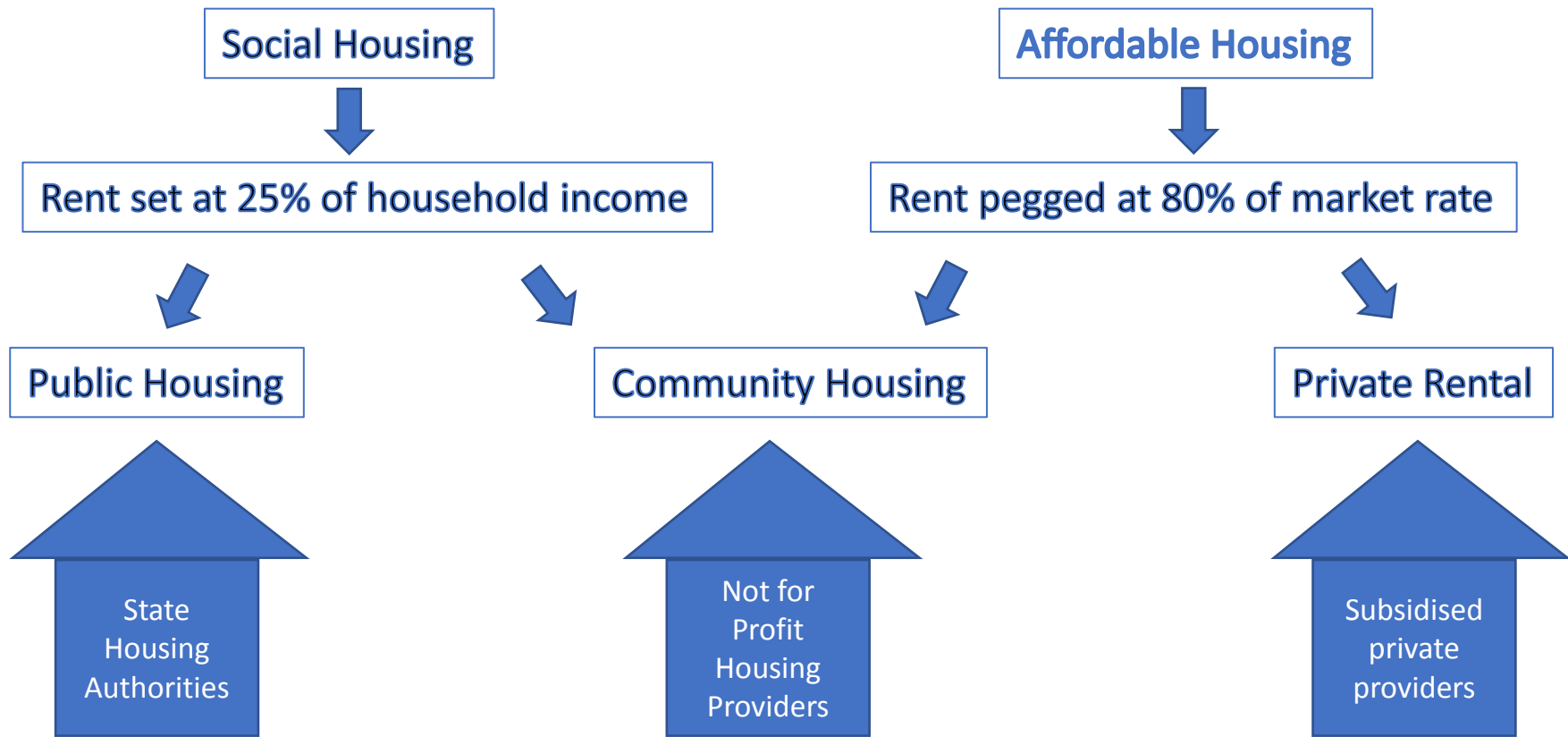
How affordable was rental housing in 2017?

What households can afford in rent vs market prices
(\$ pw)

■ Very low income ■ Low income
■ Moderate income



Source: .id and CoreLogic.



Examples

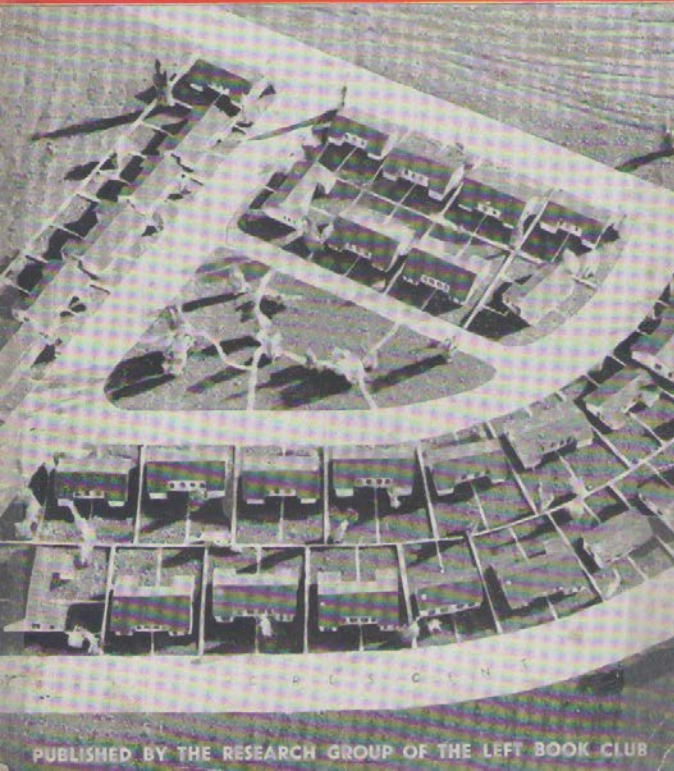
Housing NSW

North Coast Community Housing

NRAS

HOUSING THE AUSTRALIAN NATION

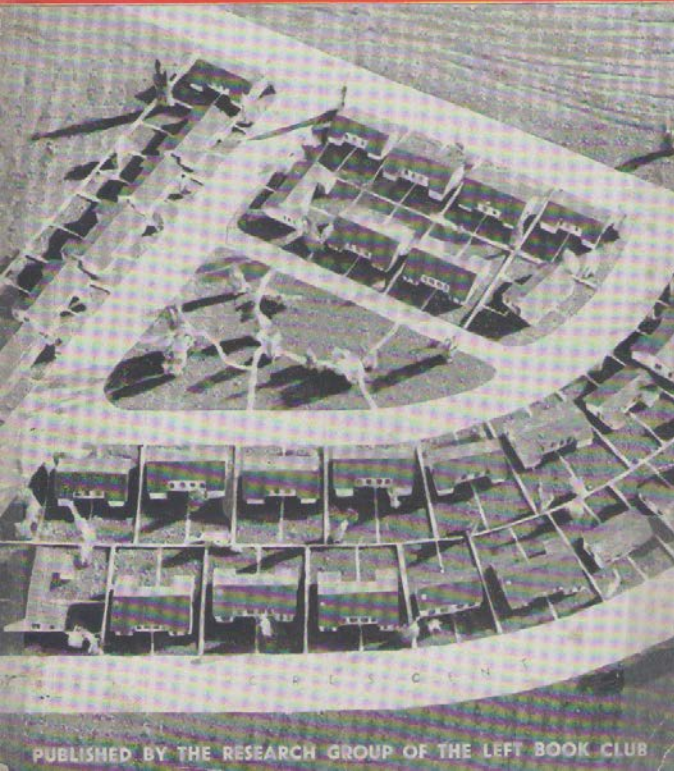
BY
F. OSWALD BARNETT & W. O. BURT



The provision of decent places for this section of the community is a national question that requires a solution which cannot be regarded as a business proposition, but rather as one that is just as necessary as free education and free medical services.

HOUSING THE AUSTRALIAN NATION

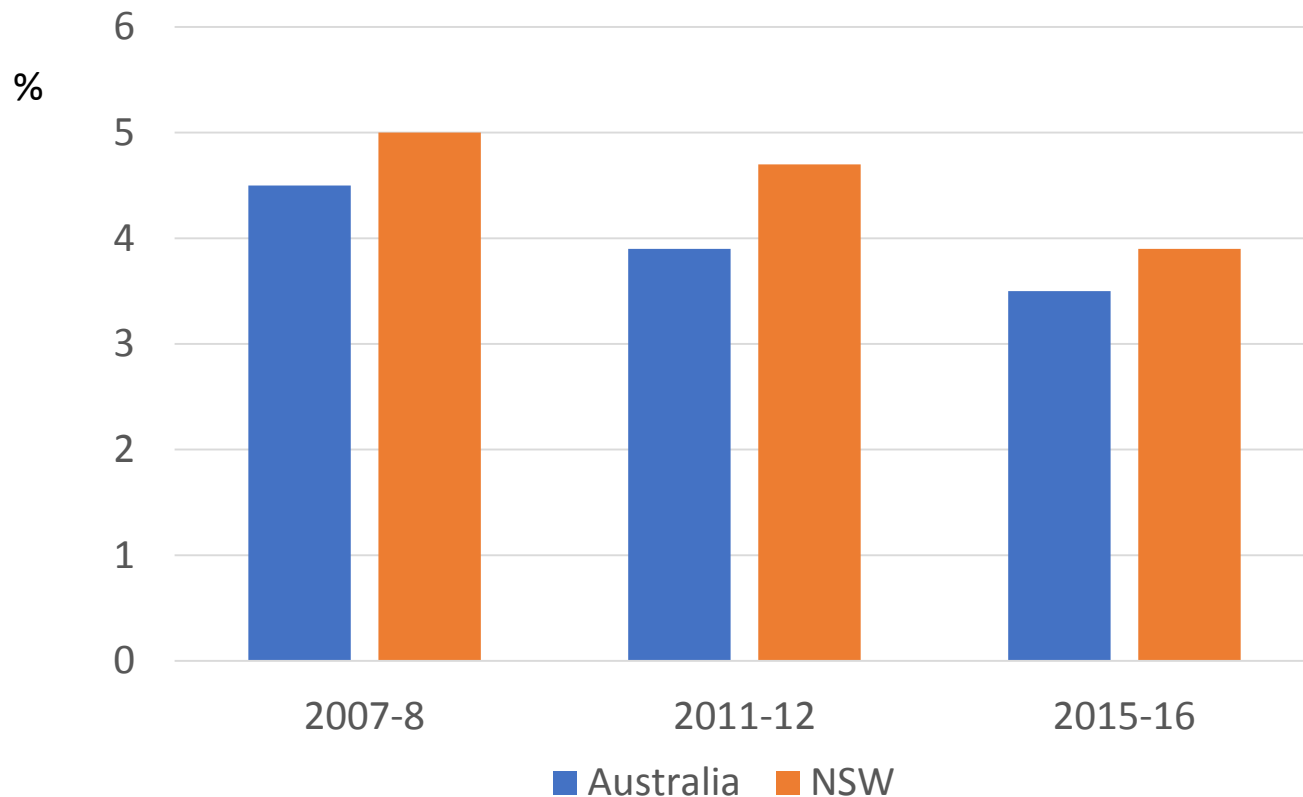
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F. OSWALD BARNETT & W. O. BURT



1. Private enterprise has been unable to overtake the housing shortage

2. If the people are so poor that they cannot give private enterprise the financial inducement necessary to build, then the Government must come to the financial aid of the people, and in larger measure than ever before imagined

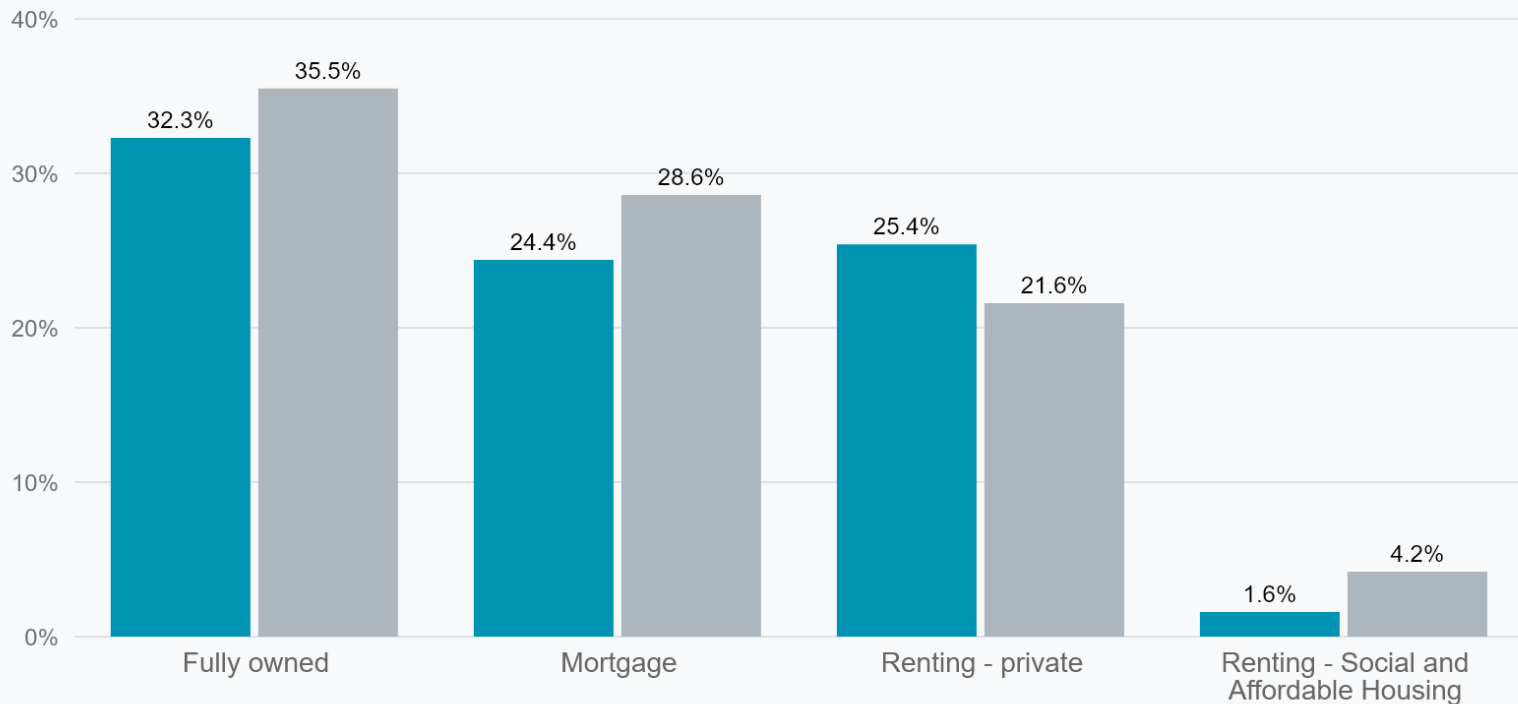
Public housing as a share of all occupied dwellings NSW



What are the dominant tenure types?

Households by tenure, 2016

■ Byron ■ Regional NSW

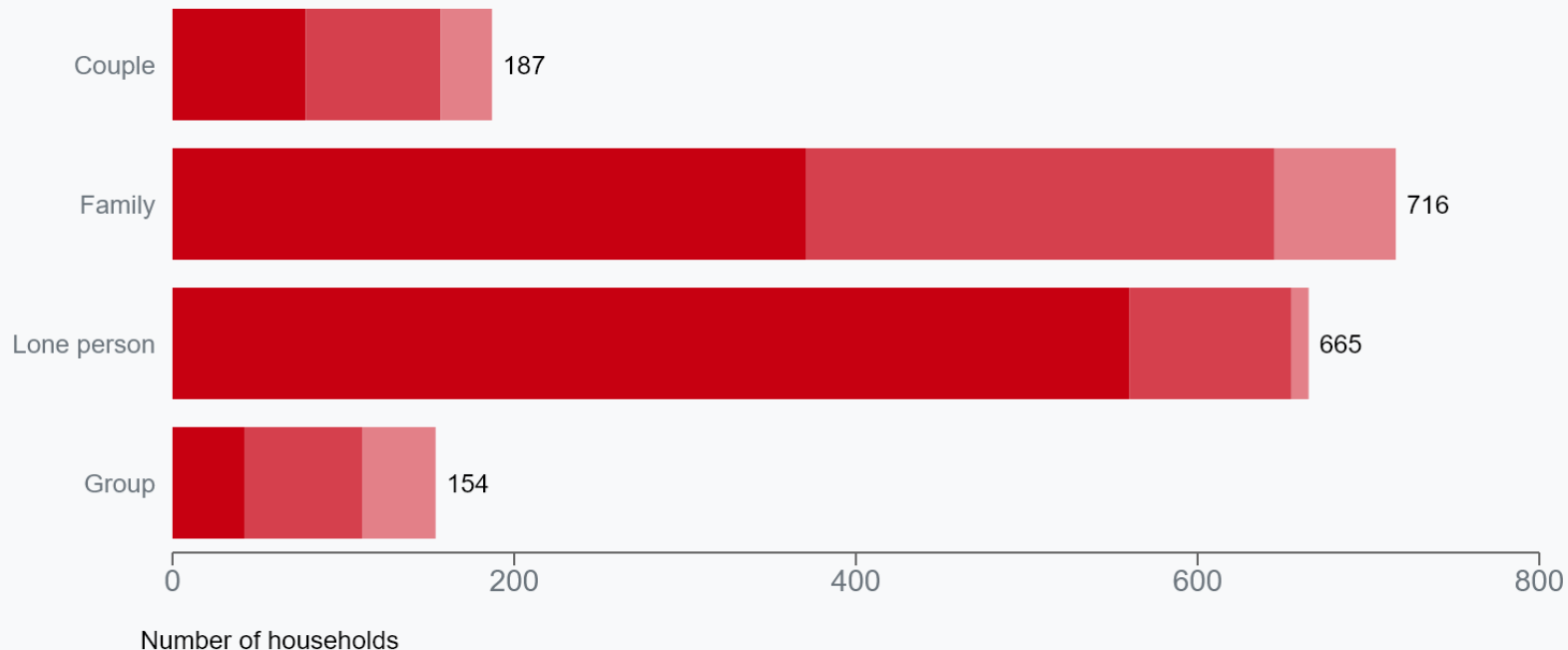


Source: ABS Census, 2016.

What types of households are in need of affordable housing?

Households unable to access market priced rental housing by household type, 2016

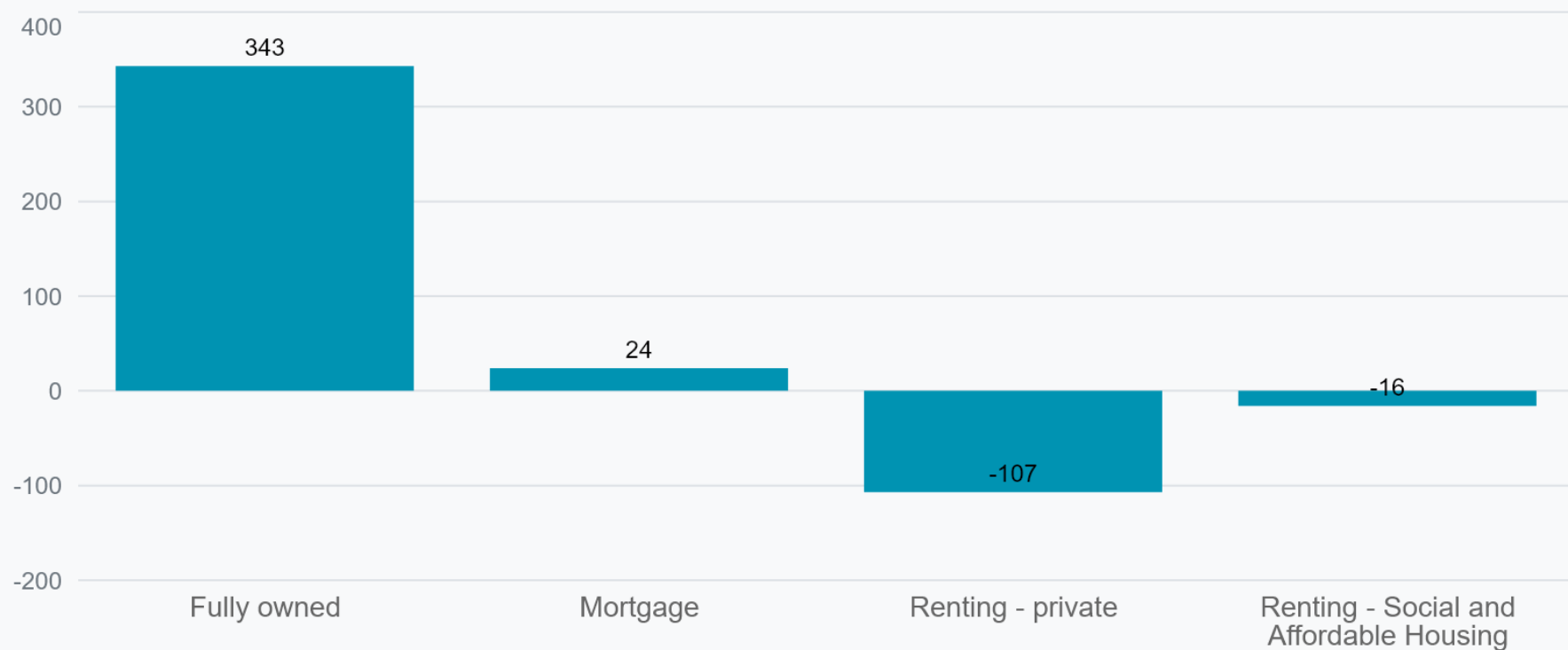
Very low income Low income Moderate income



powered by

How has tenure changed, 2011-2016?

Change in tenure of households



powered by ABS Census, 2011 and 2016.



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