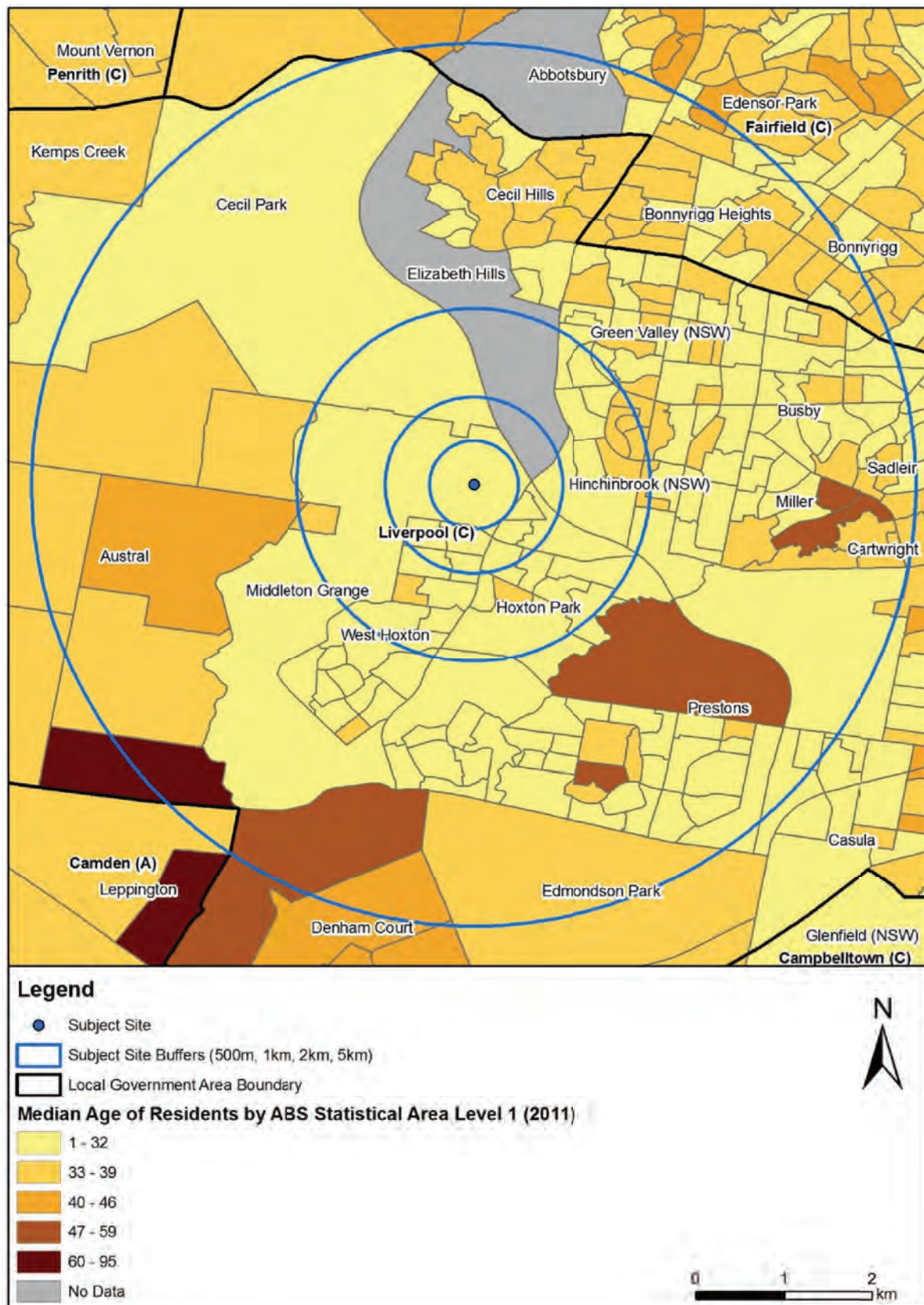




Map 17.17: Median Age of Residents

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.7 Tenure and Landlord Profile

Both the suburb of Middleton Grange and the growth area of Hoxton Park – Horningsea Park have tenure and landlord profile that are quite different to the Greater Sydney profile. Both areas have quite a low proportion of households that own their homes outright (17% and 16% respectively) compared with Greater Sydney (30%).

In Hoxton Park – Horningsea Park, almost two-thirds of households own their homes with a mortgage, much higher than the Greater Sydney rate of 35%. In the suburb of Middleton Grange, however, while the proportion of home purchasers is still quite high (43%), a substantial proportion of households live in social housing (16%, keeping in mind that this was only 26 households in 2011).

For Liverpool LGA, the major differences to the Greater Sydney profile are a lower proportion of households that own their homes outright (24% compared with 30%) and are privately renting (21% compared with 26%), and a higher proportion of households purchasing their homes (42% compared with 35%) and living in public housing (8% compared with 5%).

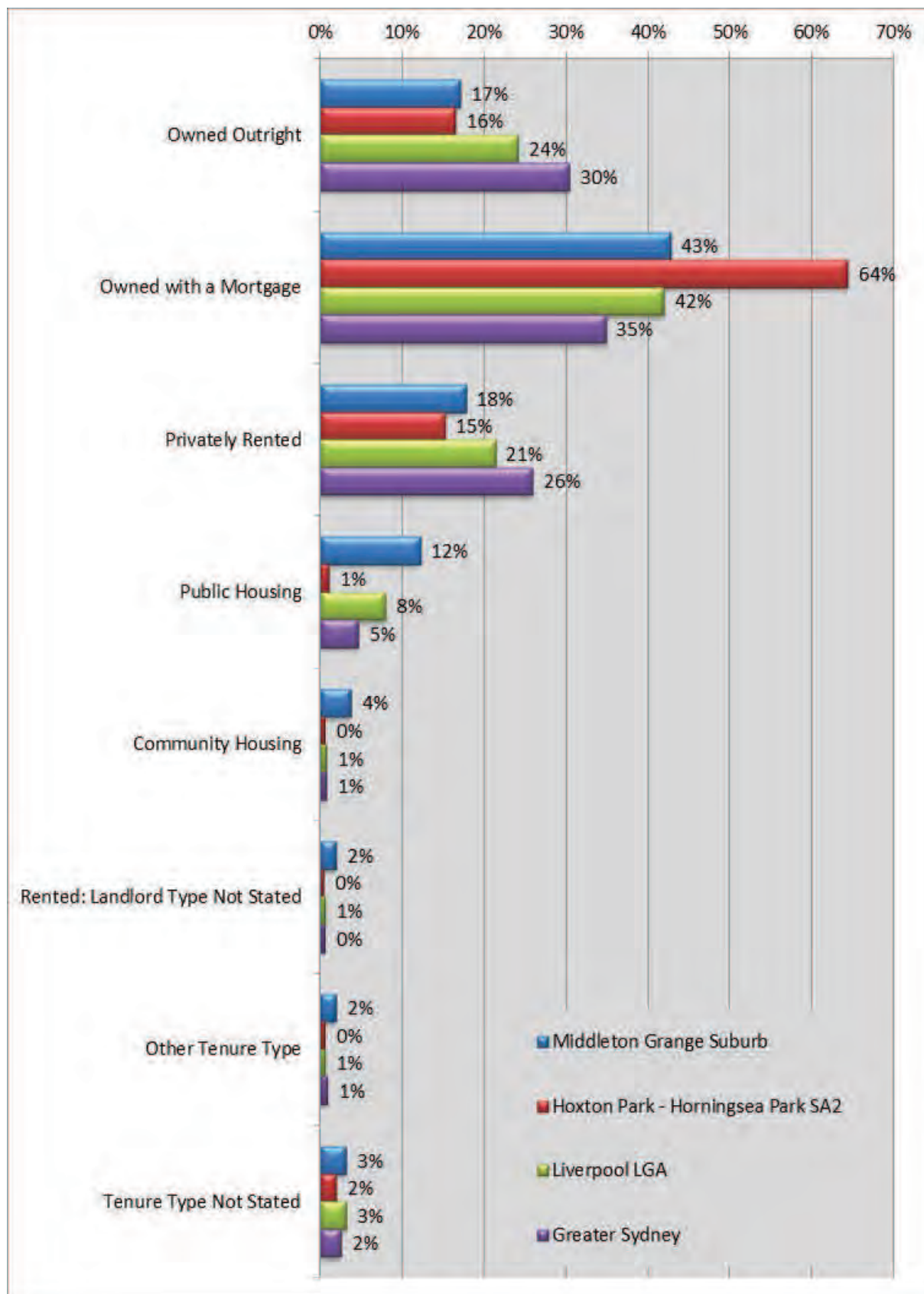
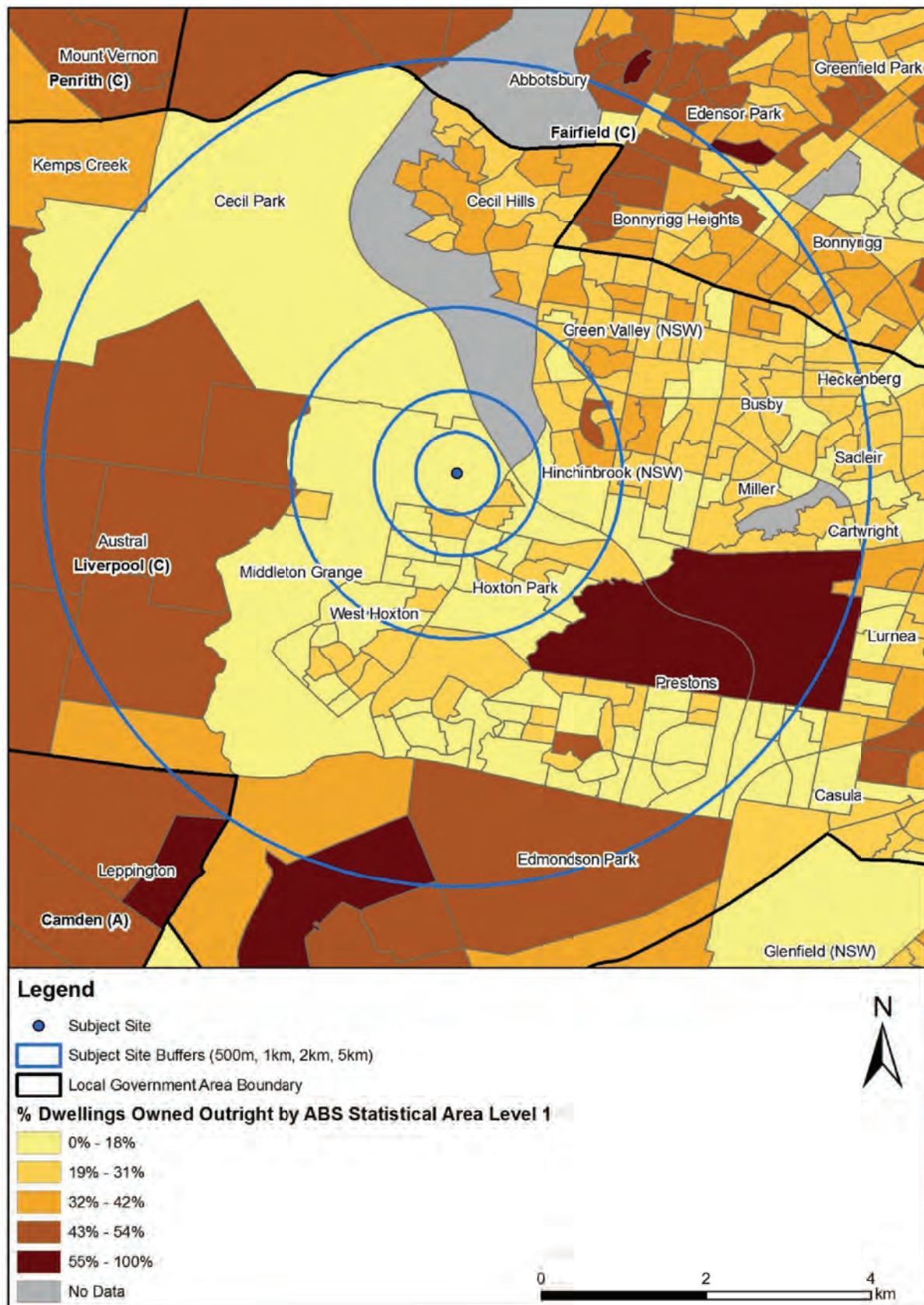


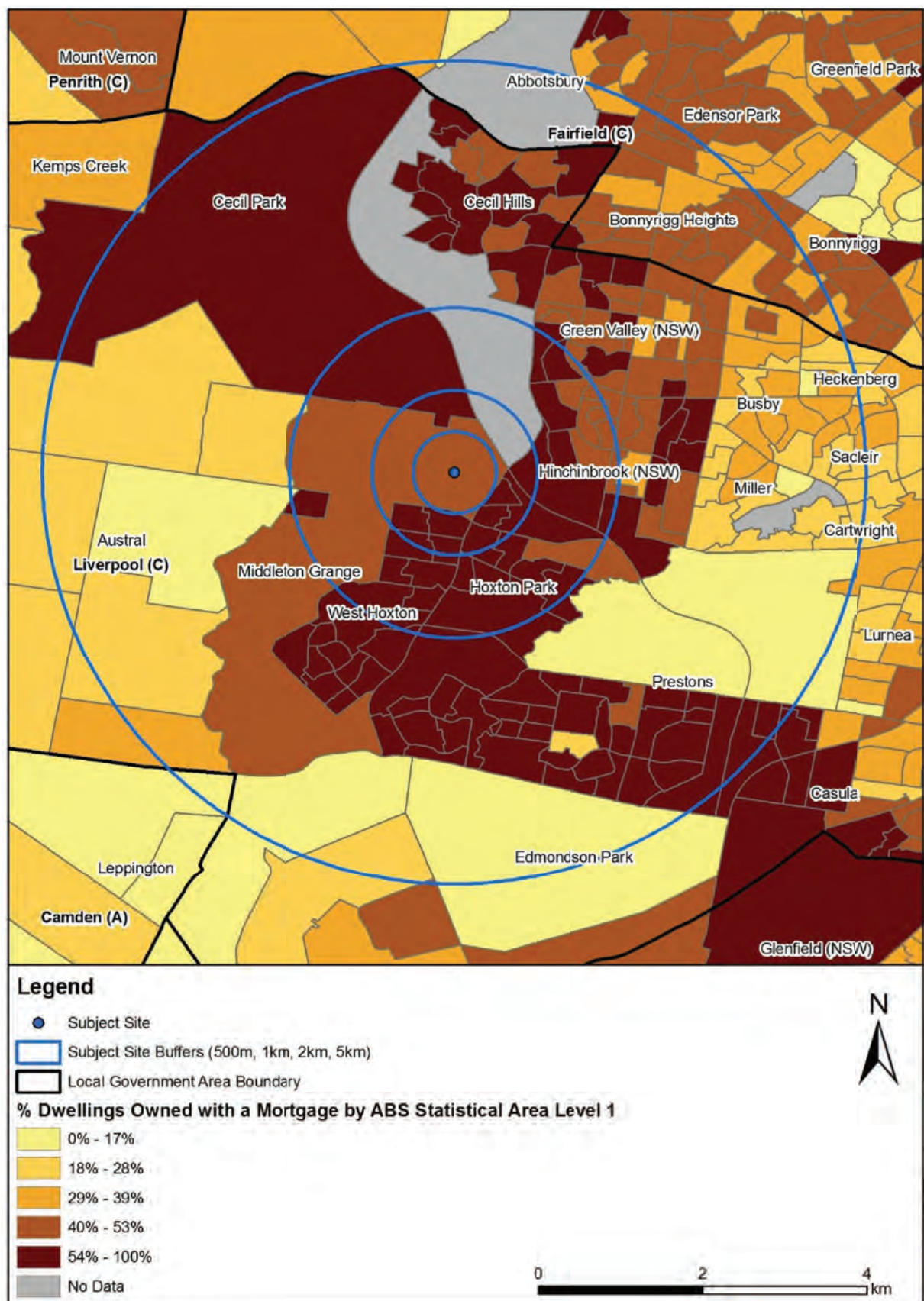
Figure 17.6: Tenure and Landlord Profile

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



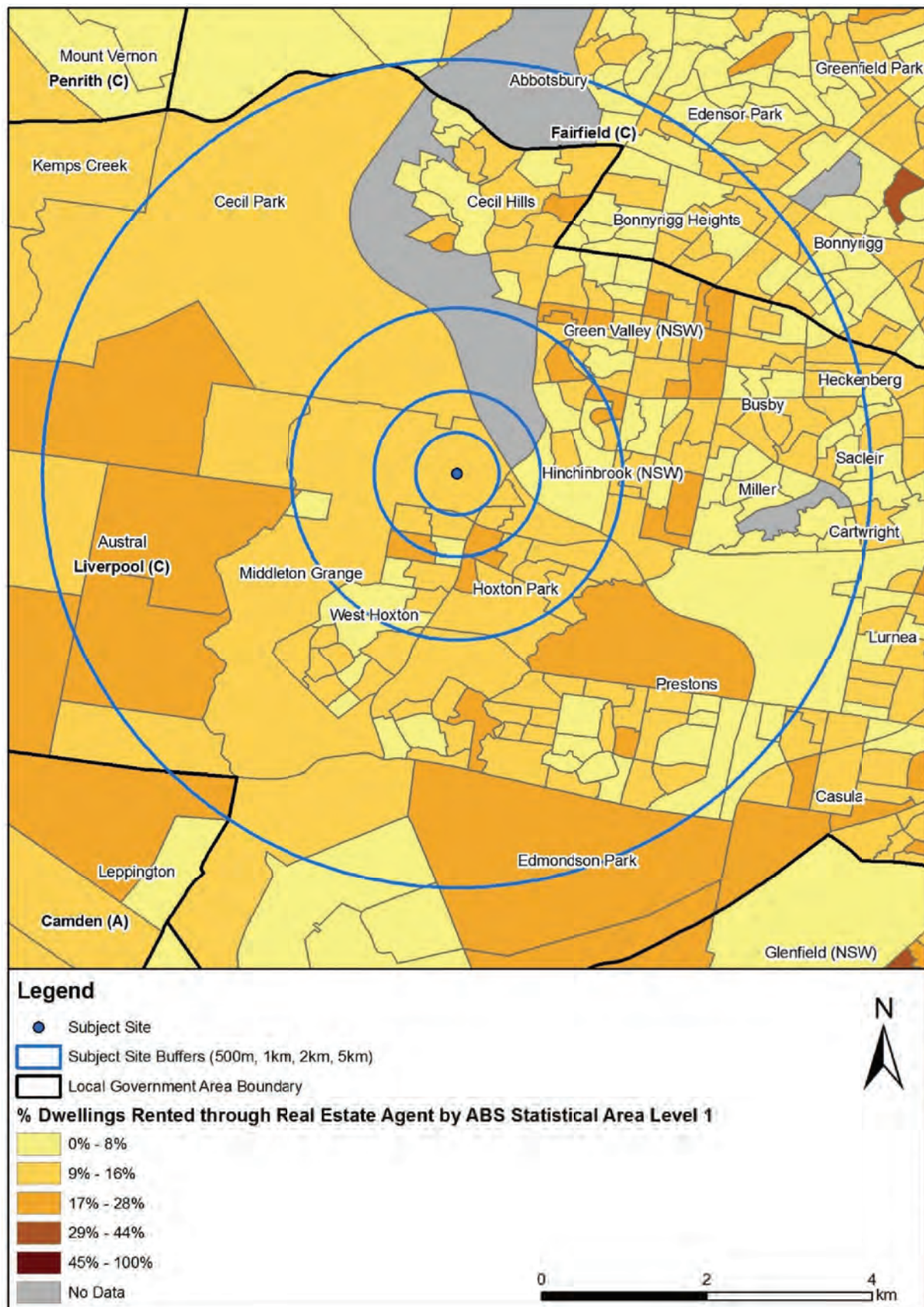
Map 17.18: Proportion of Dwellings Owned Outright

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



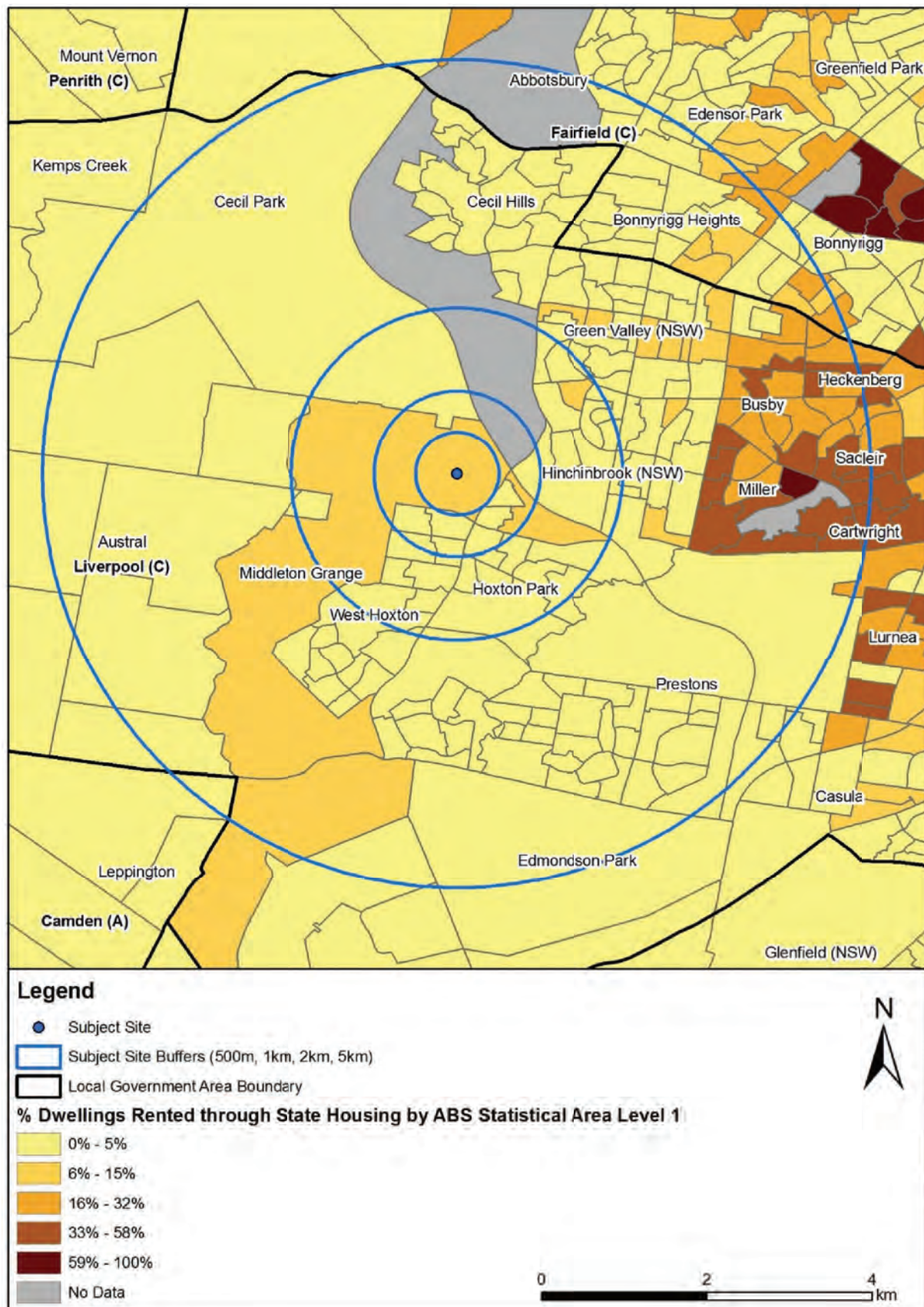
Map 17.19: Proportion of Dwellings Owned with a Mortgage

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

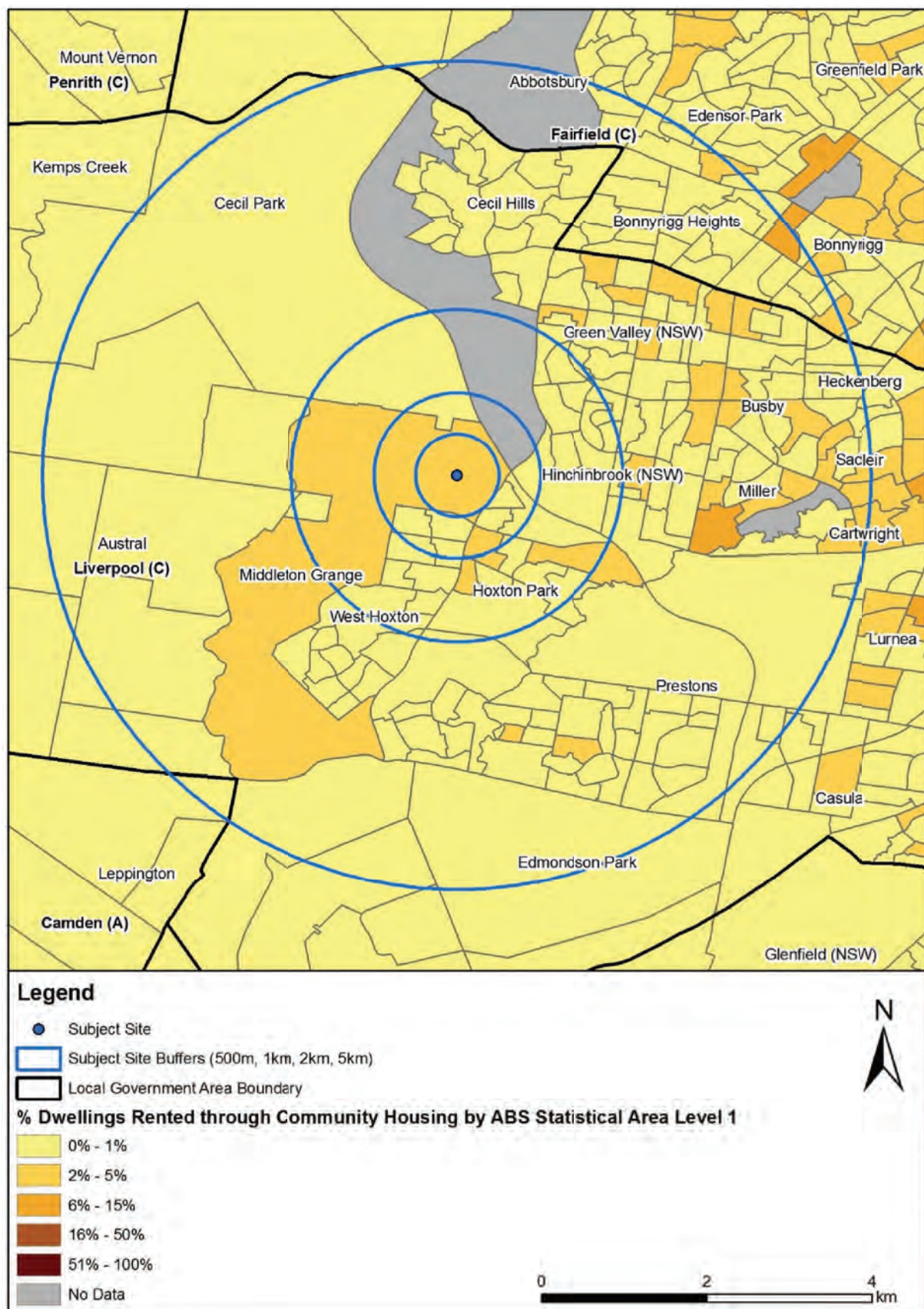


Map 17.20: Proportion of Dwellings Rented through a Real Estate Agent

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.21: Proportion of Dwellings Rented through State Housing
 Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.22: Proportion of Dwellings Rented through a Community Housing Provider

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.8 Household Income and Expenditure

17.8.1 Median Gross Weekly Household Income, Mortgage Repayment and Rent

Both Middleton Grange and Hoxton Park – Horningsea Park have quite high median gross weekly household incomes compared with Greater Sydney (\$1,568 and \$1,743 in 2011 dollars compared with \$1,447 for GS), while household incomes for Liverpool LGA are quite low (median \$1,299 per week). This is likely in part due to the higher proportion of two-income working families.

While households in Middleton Grange pay quite a high amount on mortgage repayments (median \$750 per week compared with \$542 for Greater Sydney), rents in the suburb are not particularly expensive (median \$325 per week compared with \$351 for Greater Sydney). In the growth area of Hoxton Park – Horningsea Park, mortgage repayments are also quite high (median \$600 per week), as are rents (median \$400 per week). For the LGA of Liverpool, the median mortgage repayment is in line with Greater Sydney (\$542), though rents are lower (median \$295 per week).

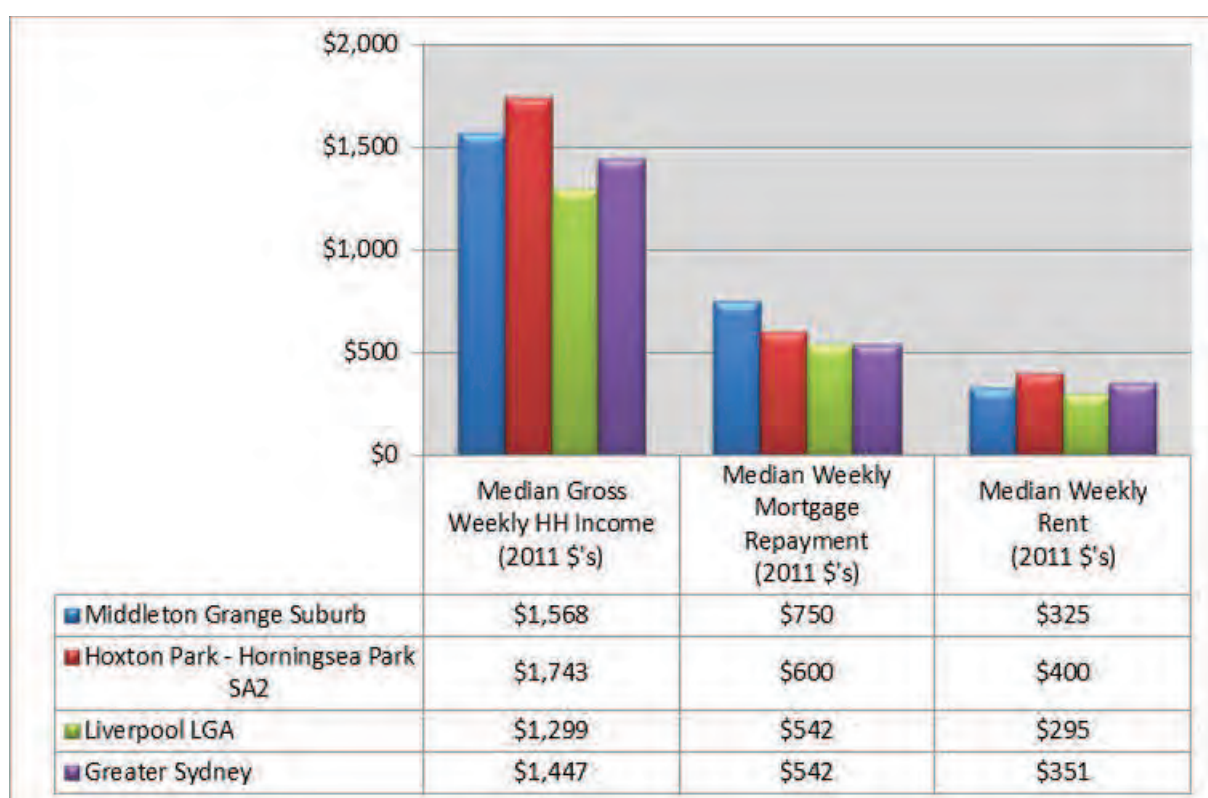
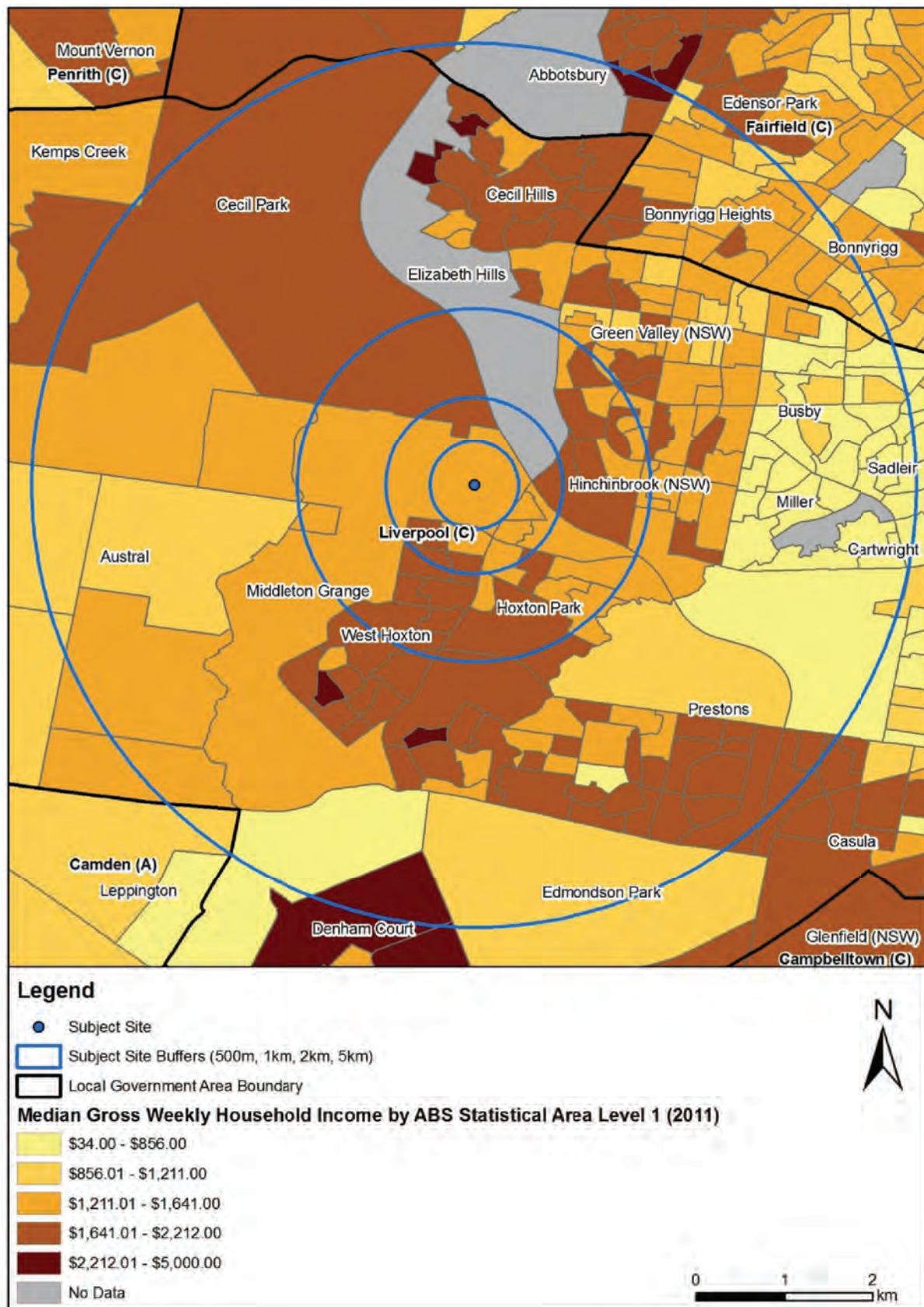


Figure 17.7: Household Income and Expenditure

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.8.2 hold Income and Expenditure



Map 17.23: Median Gross Weekly Household Income

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.8.3 Median Mortgage Repayment and Rental Payment as a proportion of Median Gross Household Income for area

In the suburb of Middleton Grange, households pay almost half of their income on mortgage repayments, substantially higher than the Greater Sydney rate of 37%. While the median mortgage repayment in Liverpool LGA also consumes quite a high proportion of a household's income (42%), in Hoxton Park – Horningsea Park the rate is lower (34%).

However, relative rental payments are quite low in Middleton Grange (21% of household income), as well as in Hoxton Park – Horningsea Park and Liverpool LGA (both 23%), compared with Greater Sydney (24%).

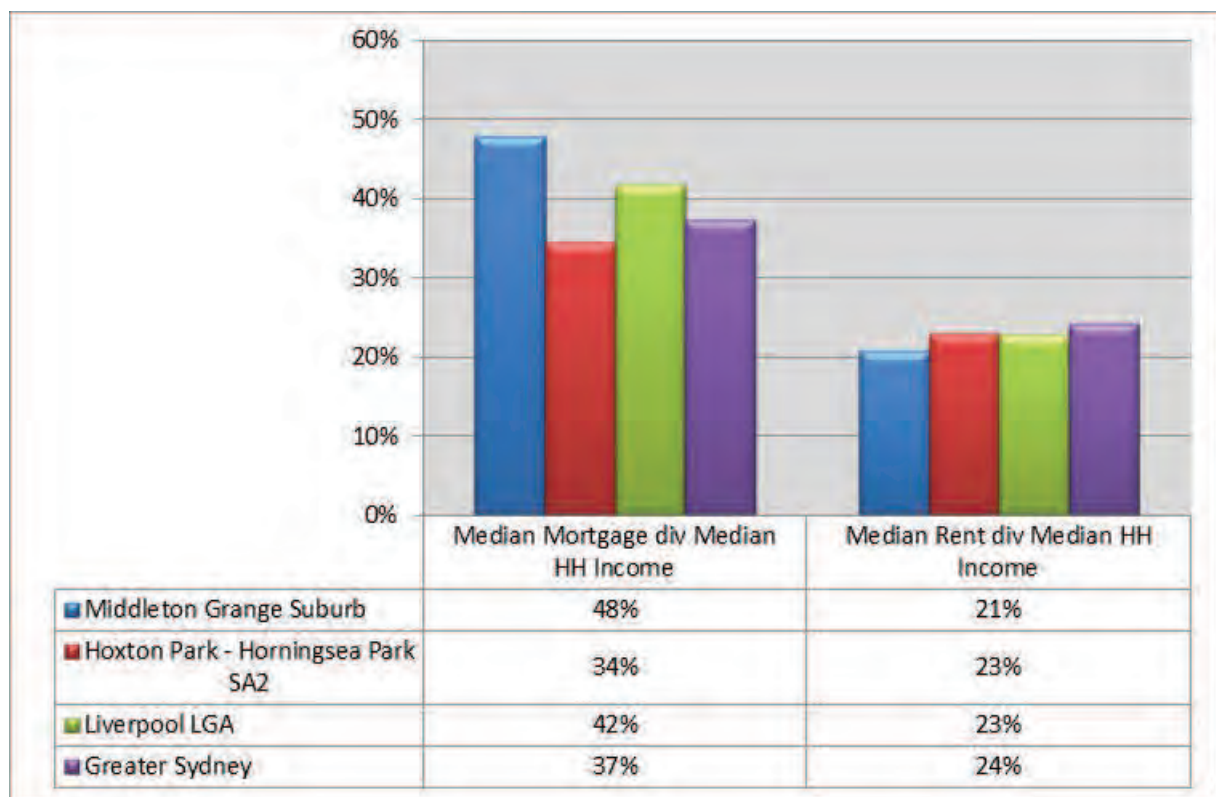
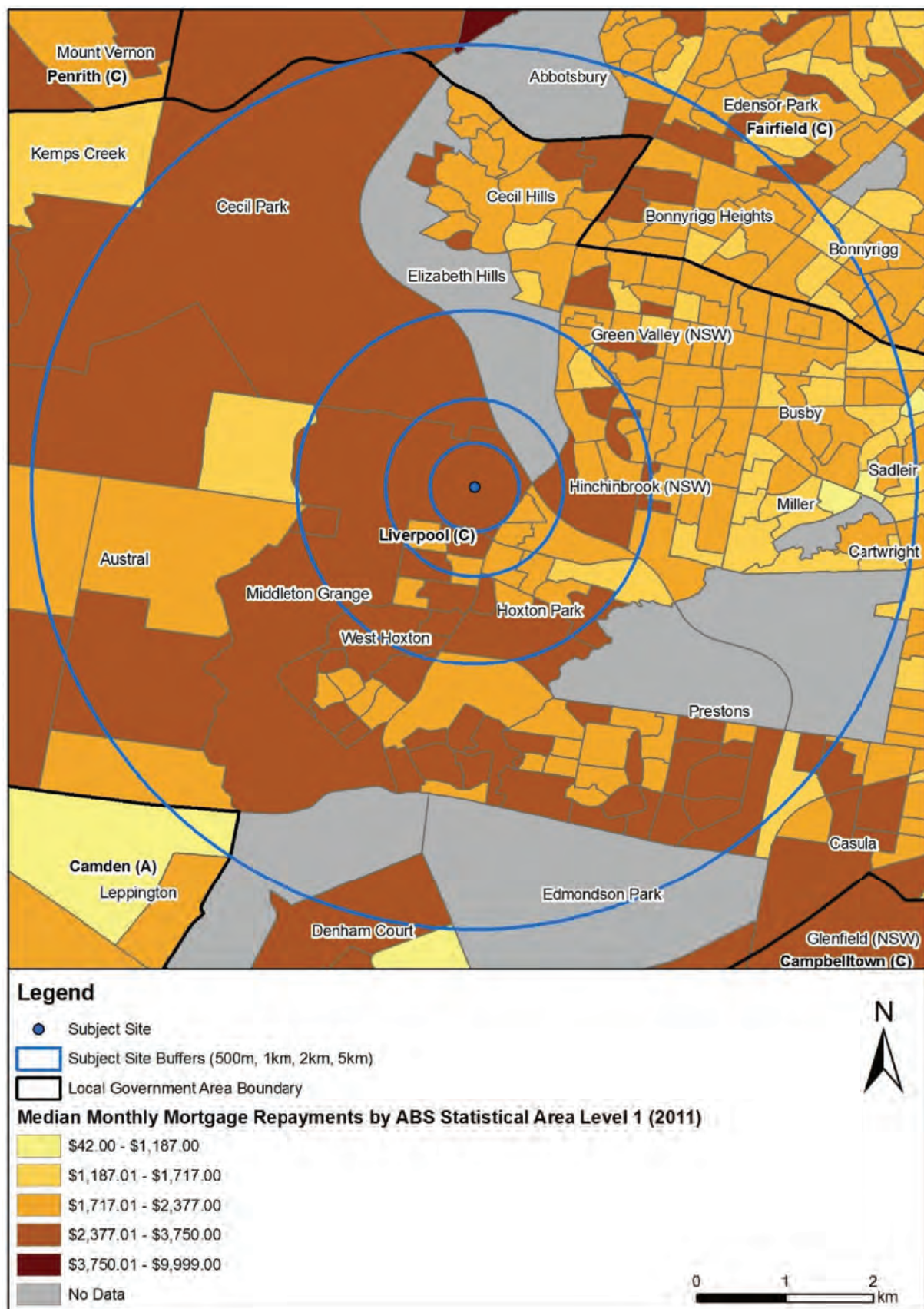


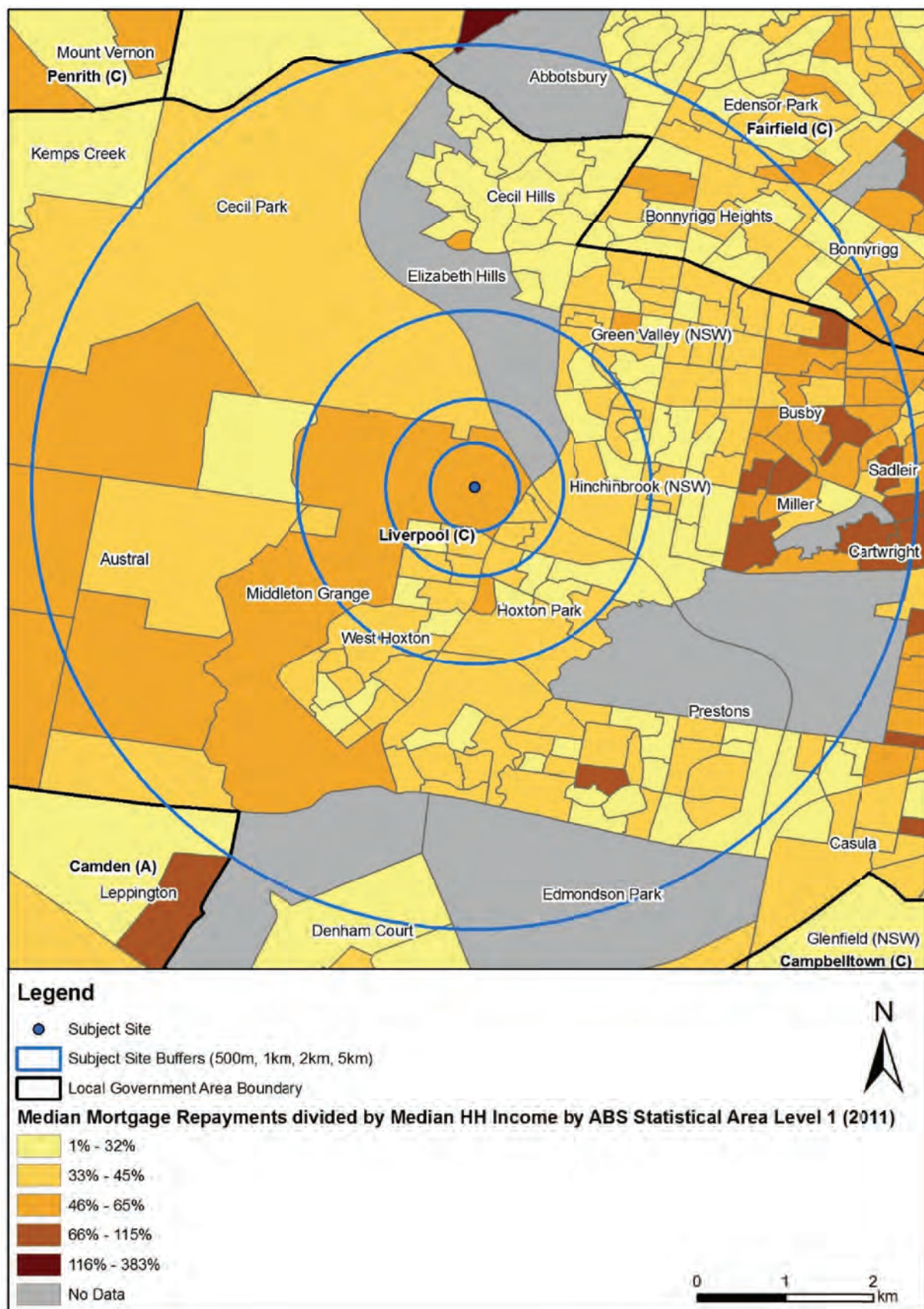
Figure 17.8: Median Mortgage and Rental Payments as a proportion of Median Gross Household Income for area

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



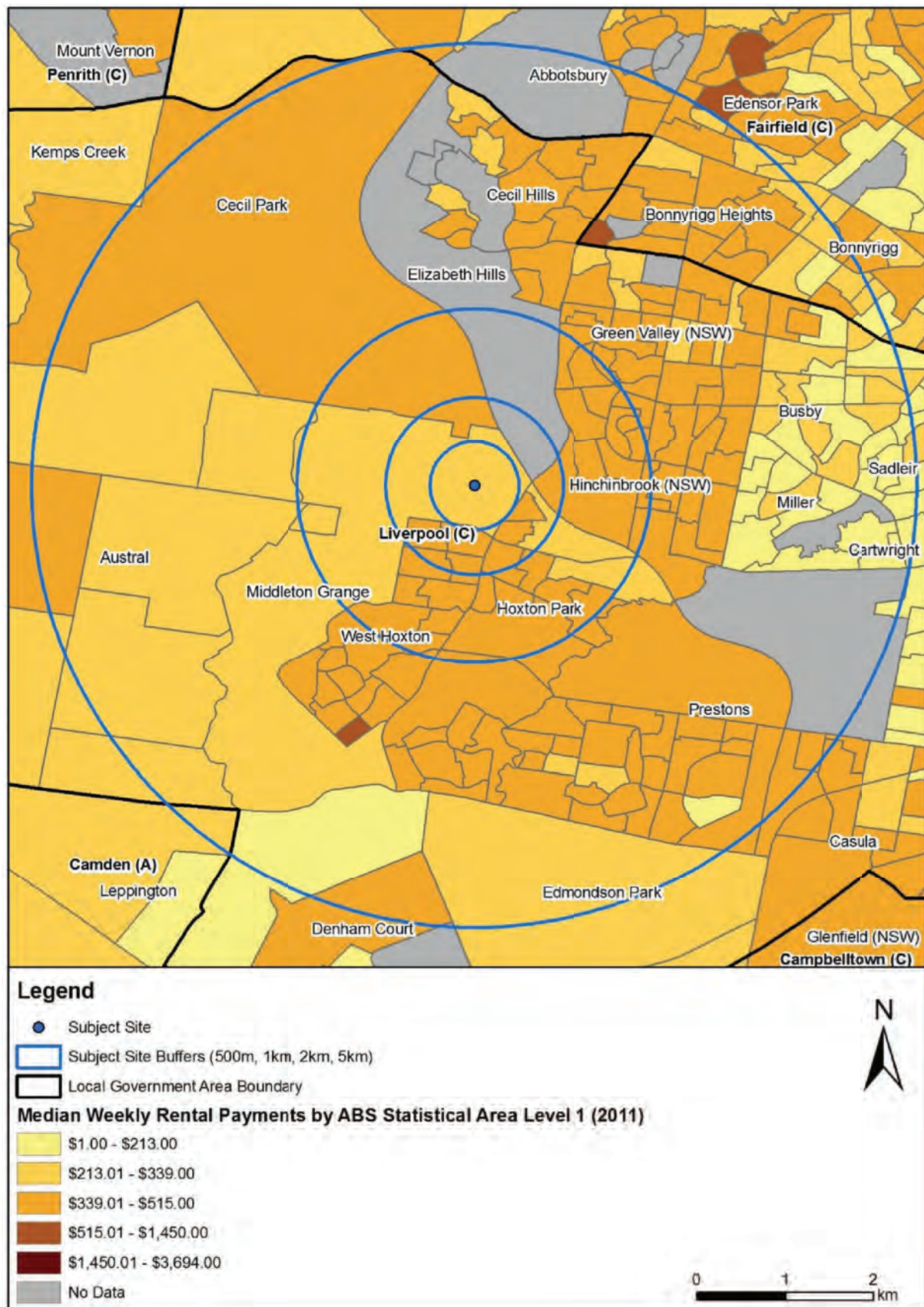
Map 17.24: Median Monthly Mortgage Repayments

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



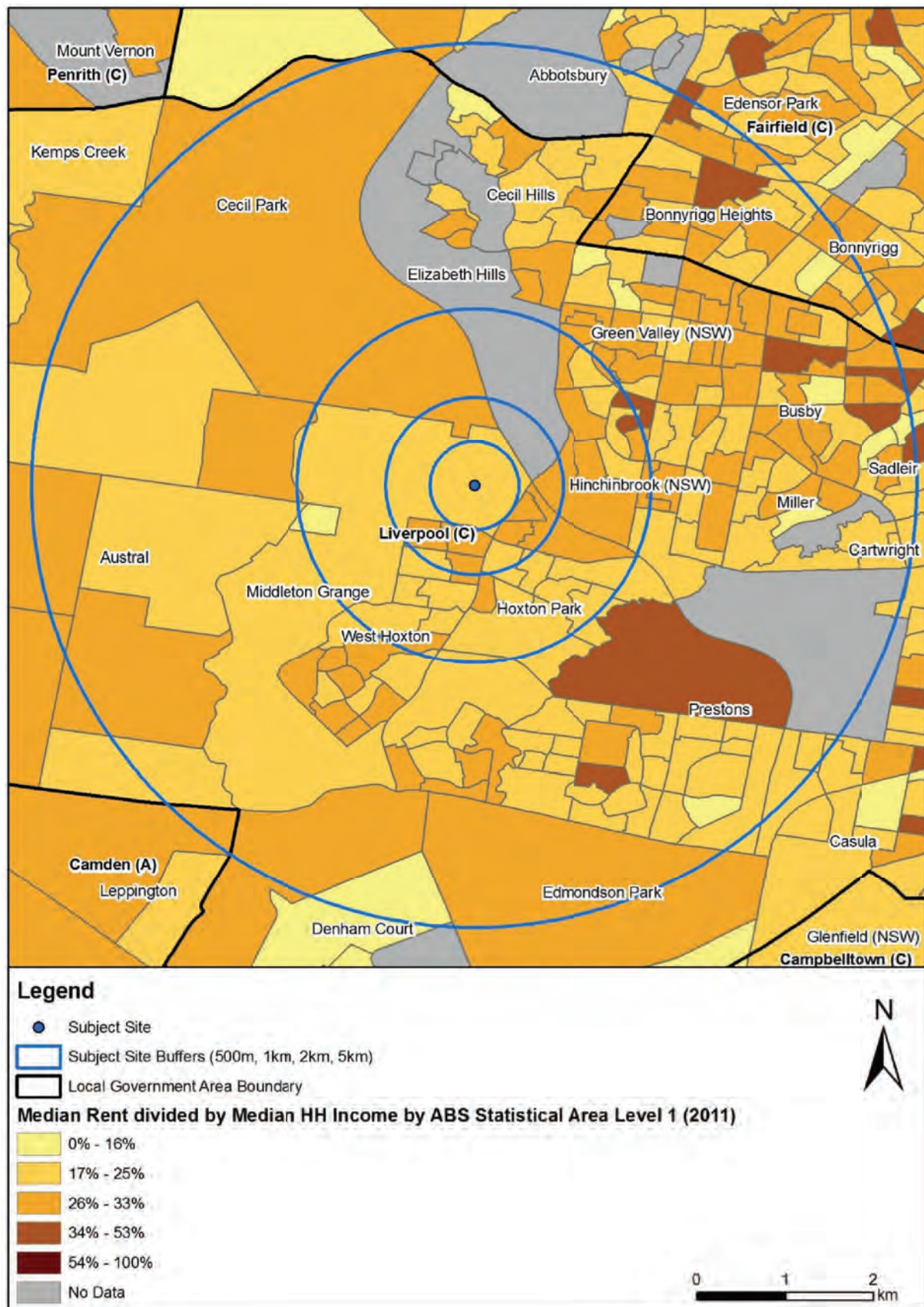
Map 17.25: Median Mortgage Repayments as a proportion of Median Gross Household Income

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.26: Median Weekly Rental Payments

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.27: Median Rental Payments as a proportion of Median Gross Household Income

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.9 Socio-Economic Indicators for Areas (SEIFA)

SEIFA Disadvantage brings together 18 indicators of social disadvantage in a weighted index. While the growth area of Hoxton Park – Horningsea Park has quite a low level of disadvantage on this measure, being a 69th percentile area for NSW, both the suburb of Middleton Grange and the LGA in which it is located are quite disadvantaged (39th and 34th percentile respectively).

However, all three areas rate quite highly in terms of Economic Resources, especially Hoxton Park – Horningsea Park (94th percentile), probably reflecting owner occupancy of larger dwellings. While Hoxton Park – Horningsea Park and the LGA of Liverpool are approximately median for NSW in terms of Education and Occupation (55th and 52nd percentile respectively), the suburb of Middleton Grange is considerably below the median (36th percentile).

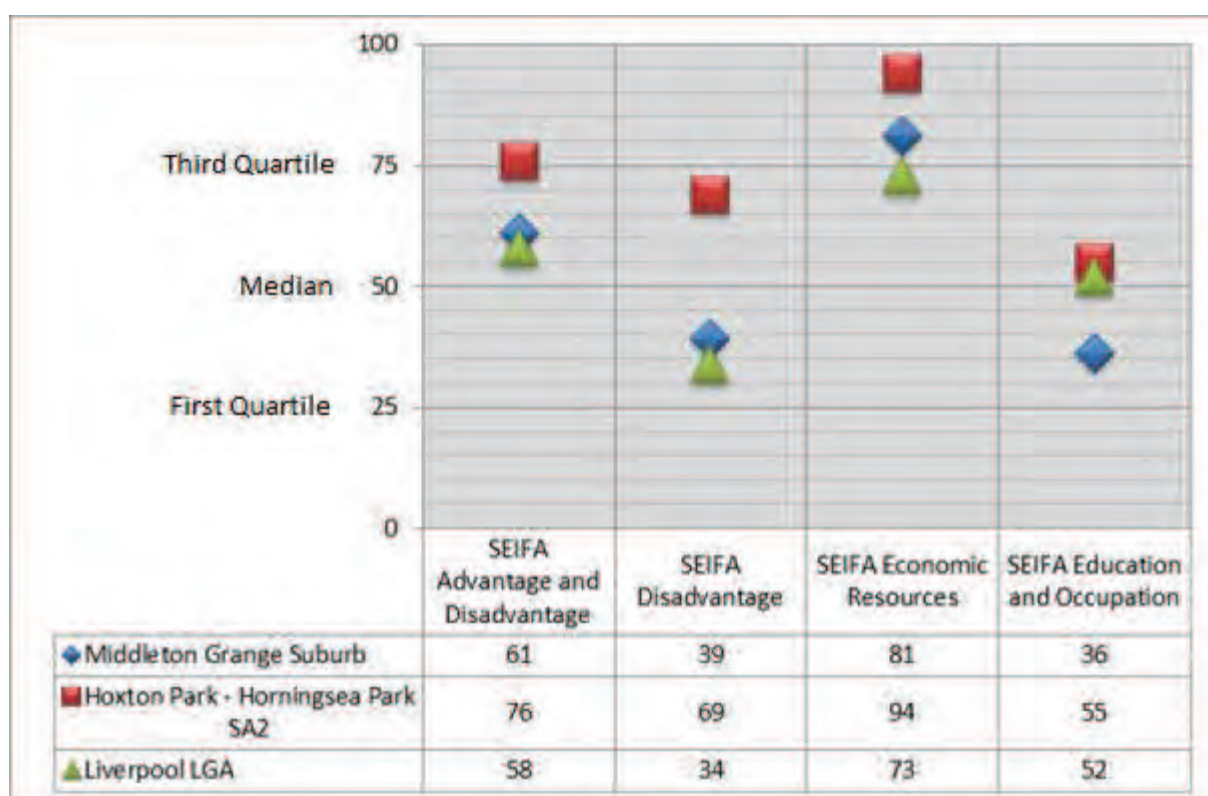
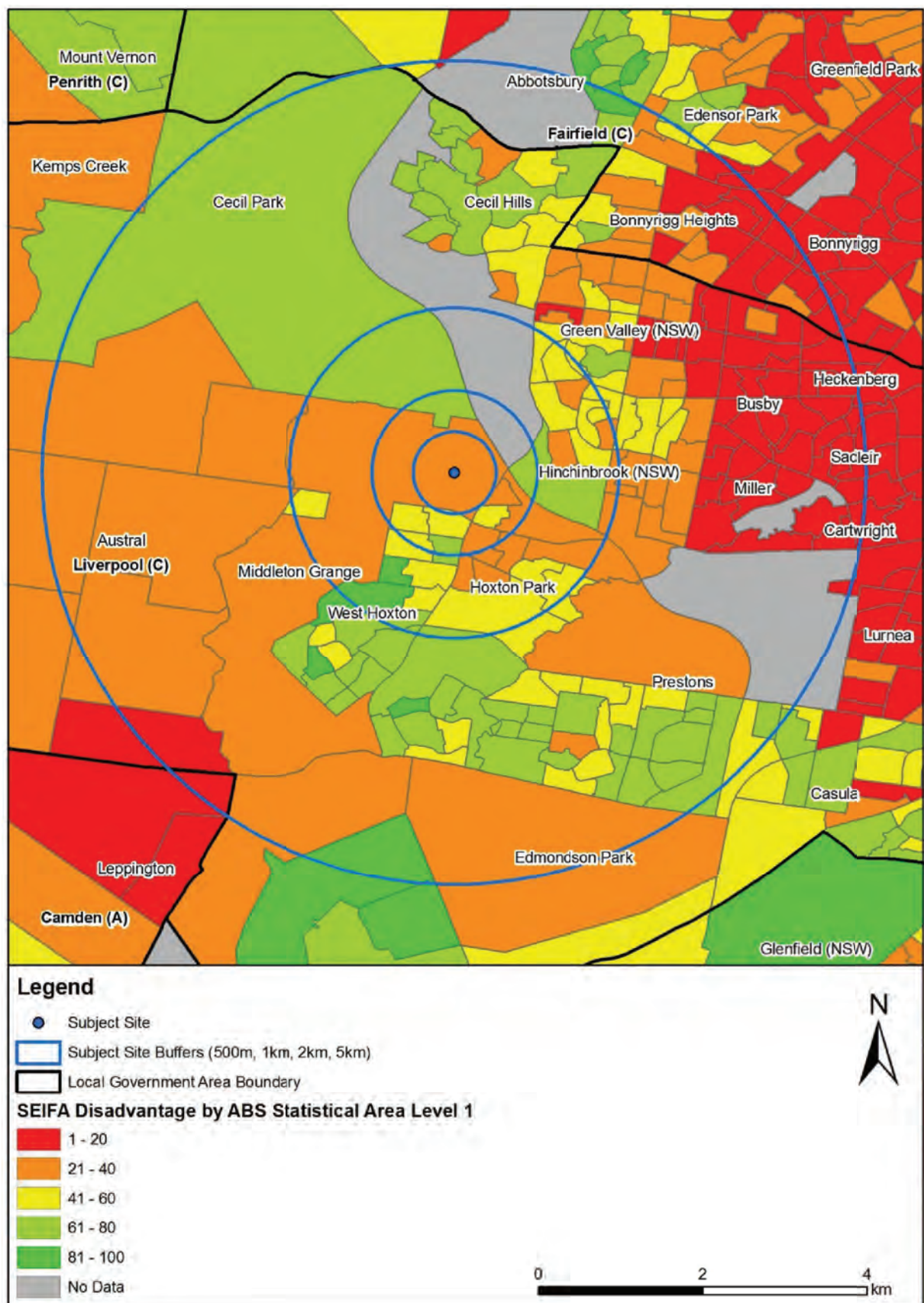


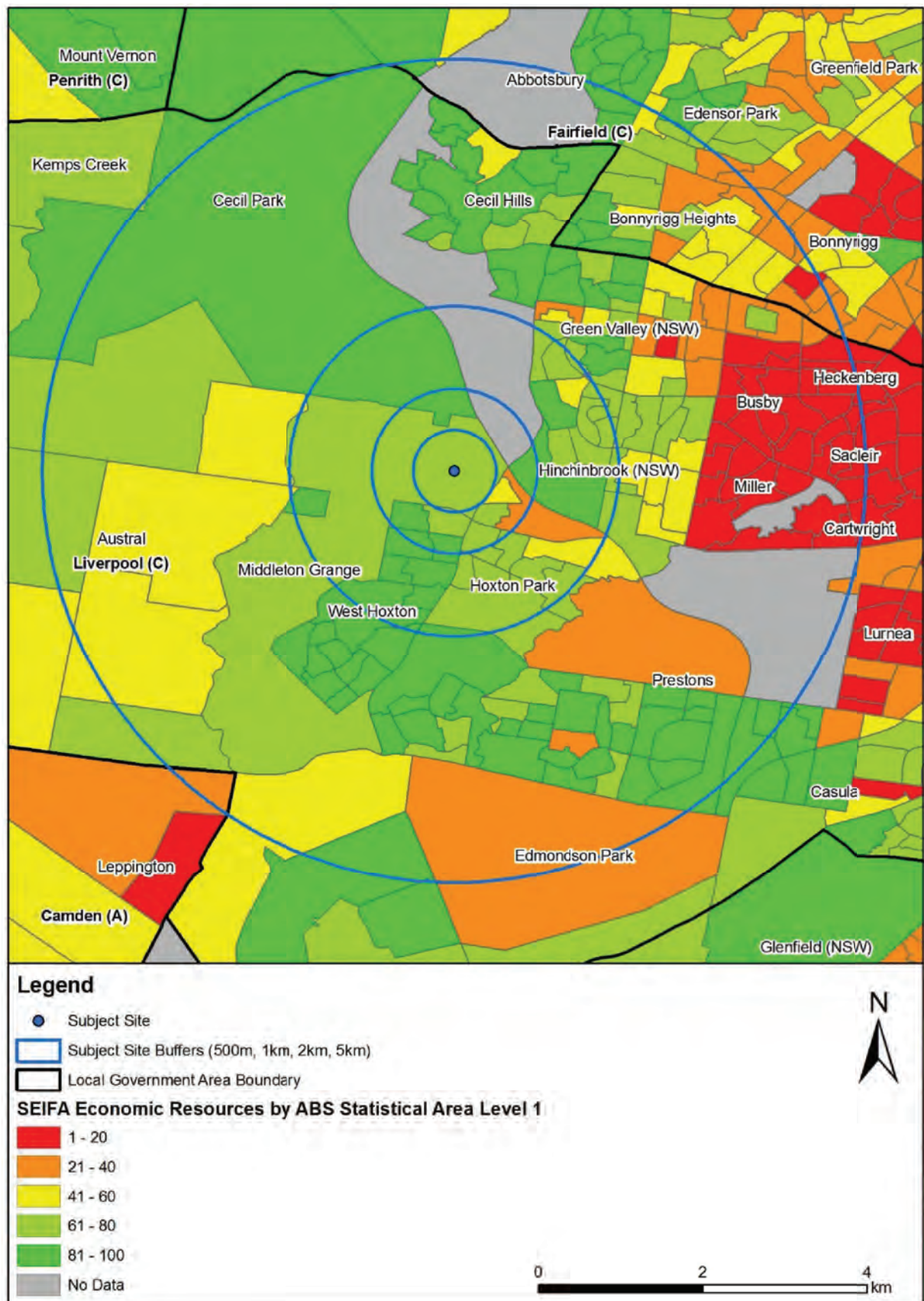
Figure 17.9: ABS Socio-Economic Indicators for Areas – Percentile for NSW

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



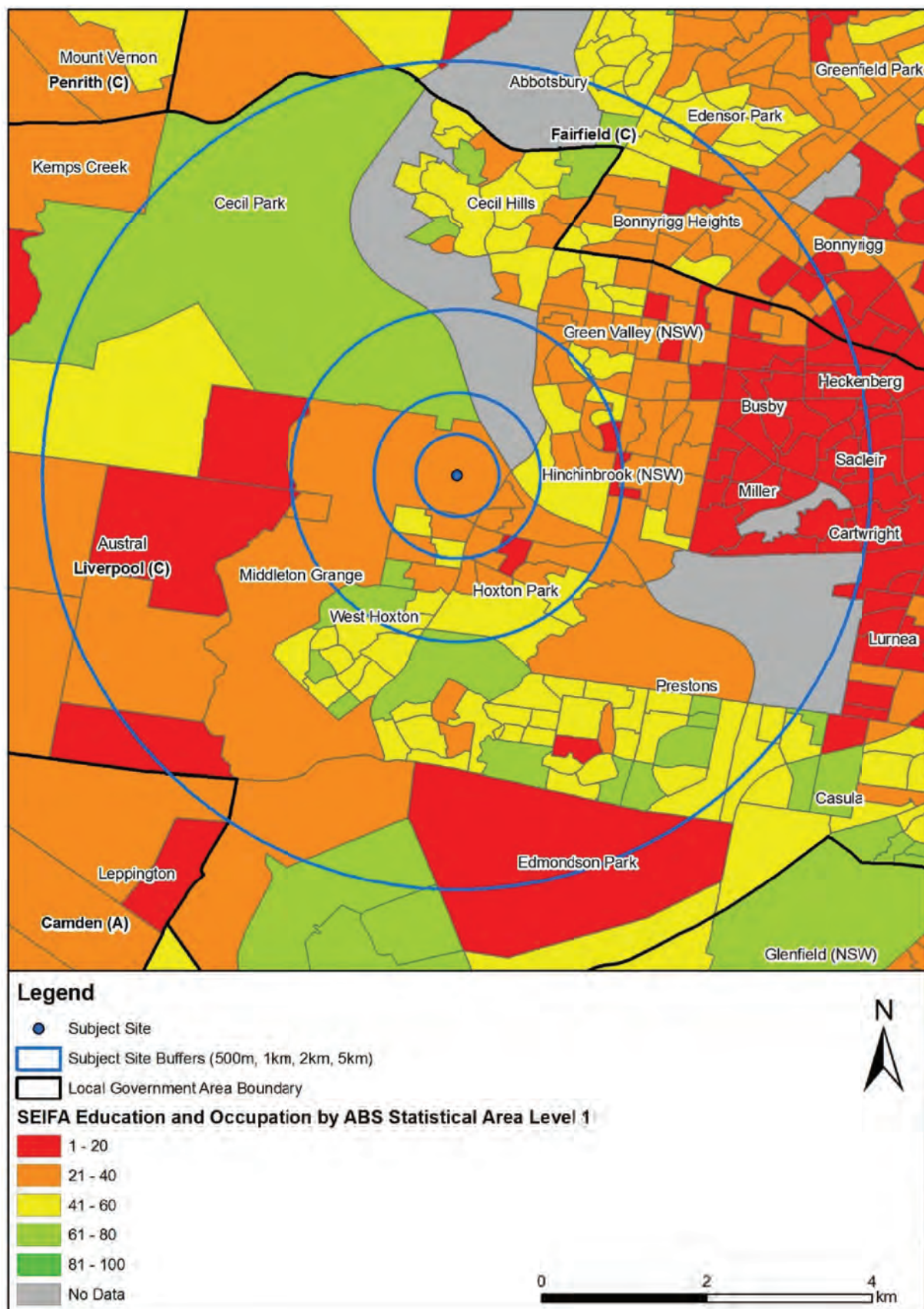
Map 17.28: SEIFA Disadvantage

Source: JSA 2016, based on ABS Socio-Economic Indicators for Areas (2011)



Map 17.29: SEIFA Economic Resources

Source: JSA 2016, based on ABS Socio-Economic Indicators for Areas (2011)



Map 17.30: SEIFA Education and Occupation

Source: JSA 2016, based on ABS Socio-Economic Indicators for Areas (2011)

18 Appendix C: Population Migration and Commuting Patterns

18.1 Introduction

This section explores the likely connection of the Middleton Grange Town Centre to other areas of Sydney in terms of where residents are likely to come from and go to, in terms of migration.

For this section, we have used the ABS Statistical Area Level 2 of Hoxton Park – Horningsea Park, since the suburb of Middleton Grange is located in this area and it is a high-growth, relatively new development area, and therefore is considered a reasonable proxy area for the proposed new town centre.

In terms of where residents migrated and commuted to and from, ABS Statistical Area Level 3 has been used, since is an appropriate scale when analysing distribution across Greater Sydney. Unless otherwise noted, data is based on the Australian Bureau of Statistics Census of Population and Housing 2011.

18.2 Migration 2006-11

18.2.1 Summary

Between 2006 and 2011, the population of Hoxton Park – Horningsea Park SA2 increased by 15% or around 2,500, from around 16,200 to 18,700. In net terms, around 20% of this increase was from migration (around 500 persons), with a further 1,600 or so (64%) being from new births. In terms of resident turnover, 11,500 residents of the SA2 (62%) reported that they had lived in the same area for at least the past 5 years, with around 4,800 (26%) migrating in and around 1,600 (8%) being aged less than 5 years.

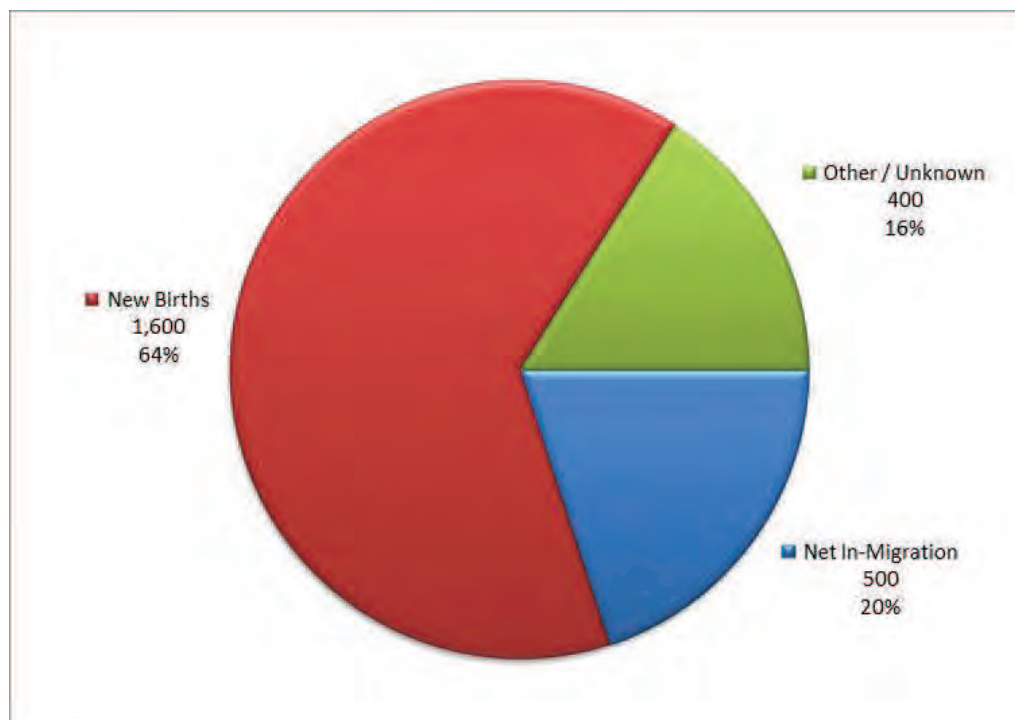


Figure 18.1: Approximate Population Increase Breakdown of Hoxton Park – Horningsea Park Statistical Area Level 2

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

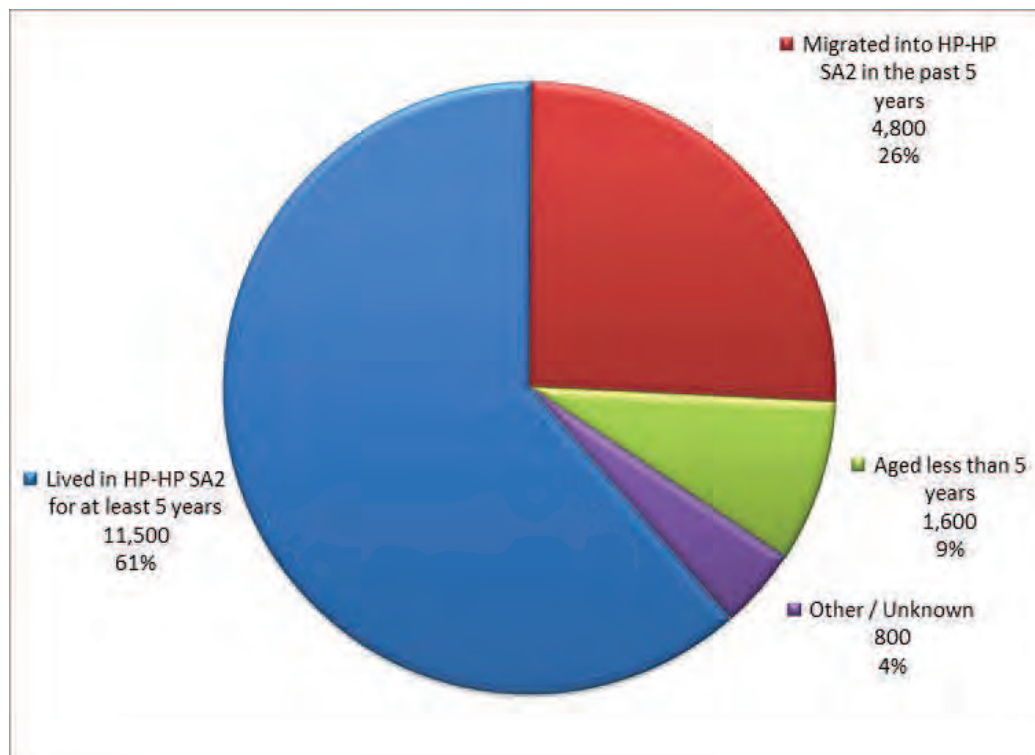


Figure 18.2: 2011 Resident Location 5 Years Prior

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

In geographical terms, residents of HP-HP SA2 are most likely to migrate to and from the balance of the South West Sydney Region, with 62% of in-migrants coming from the balance of the region (69% excluding those coming from overseas)⁵⁵ and 47% of out-migrants moving to the balance of the region. In net terms, 1,170 residents moved into HP-HP SA2 between 2006 and 2011.

In terms of the balance of Greater Sydney, there was a net *out*-migration of around 350 persons, with around 1,050 (22% of in-migrants, or 25% excluding those moving in from overseas) residents moving in from the balance of GS and 1,400 (37% of out-migrants) moving out. There was also a net outward migration to Regional NSW (150 persons) and interstate (180 persons).

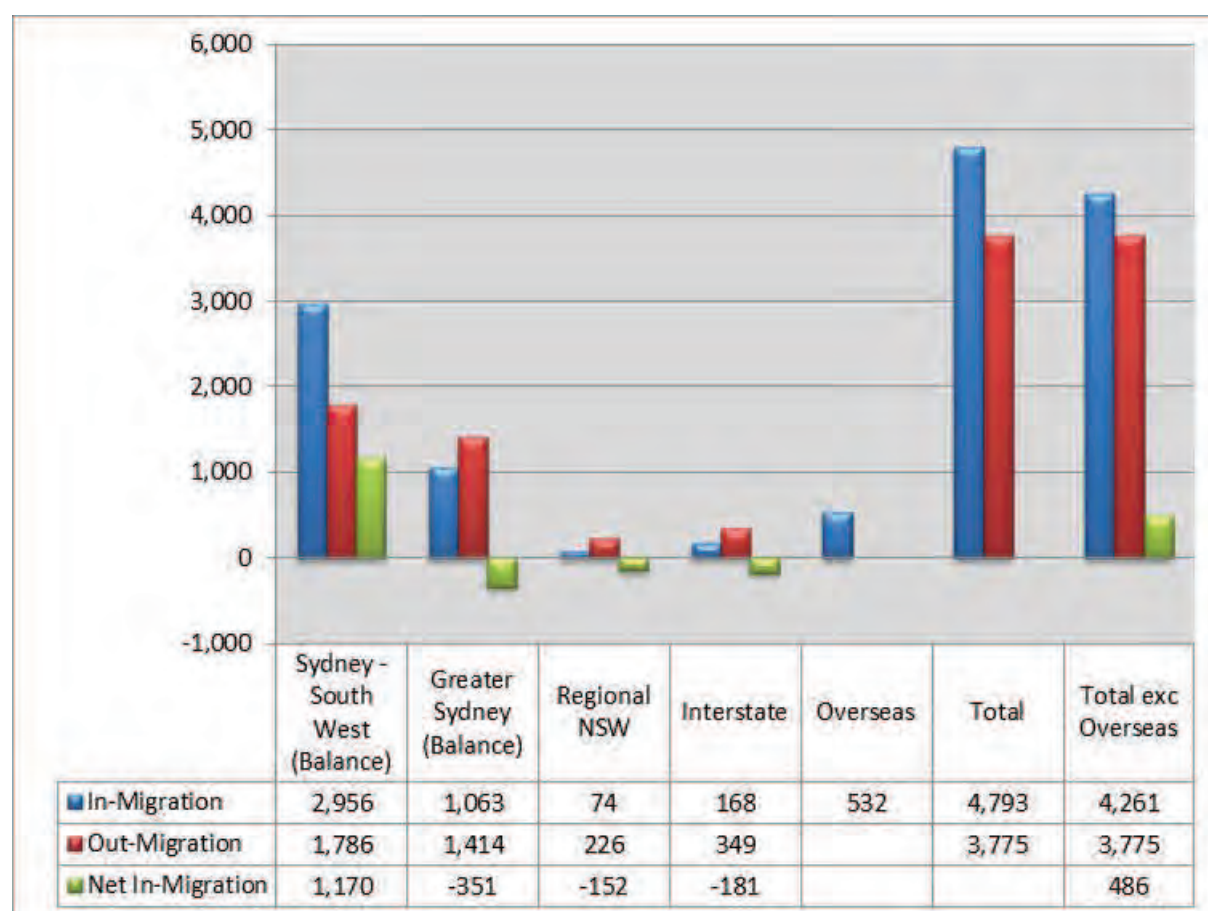


Figure 18.3: Migration into and out of Hoxton Park – Horningsea Park SA2, 2006-11 (Number of Persons)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

⁵⁵ The ABS is unable to capture residents living overseas at the time of the census, and hence in order to compare in- and out migration in proportional terms, those coming from overseas must be excluded, since they are not included in the out-migration profile.

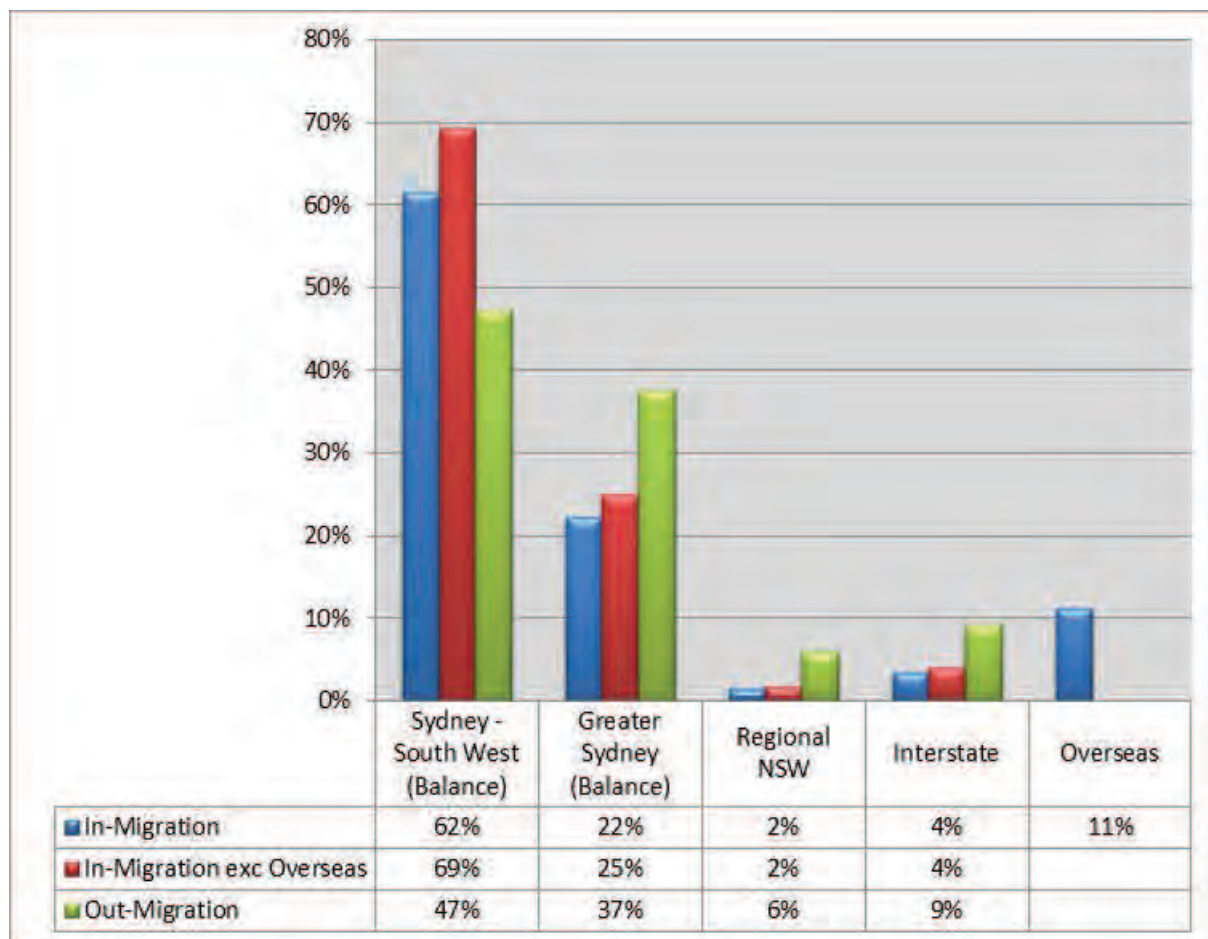


Figure 18.4: Migration into and out of Hoxton Park – Horningsea Park SA2, 2006-11
(Proportion of In/Out Migrants)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

18.2.2 In-Migration

In terms of migration into HP-HP SA2, around 40% of persons migrating in five years previously came from three sub-regions (SA3s): Fairfield (1,054 or 14.8%), the balance of Bringelly – Green Valley (1,035 or 14.6%) and Liverpool (869 or 12.2%). A reasonable number also came from Campbelltown (224 or 3.2%), as well as other nearby areas (e.g. Bankstown, Merrylands – Guildford, Mount Druitt).

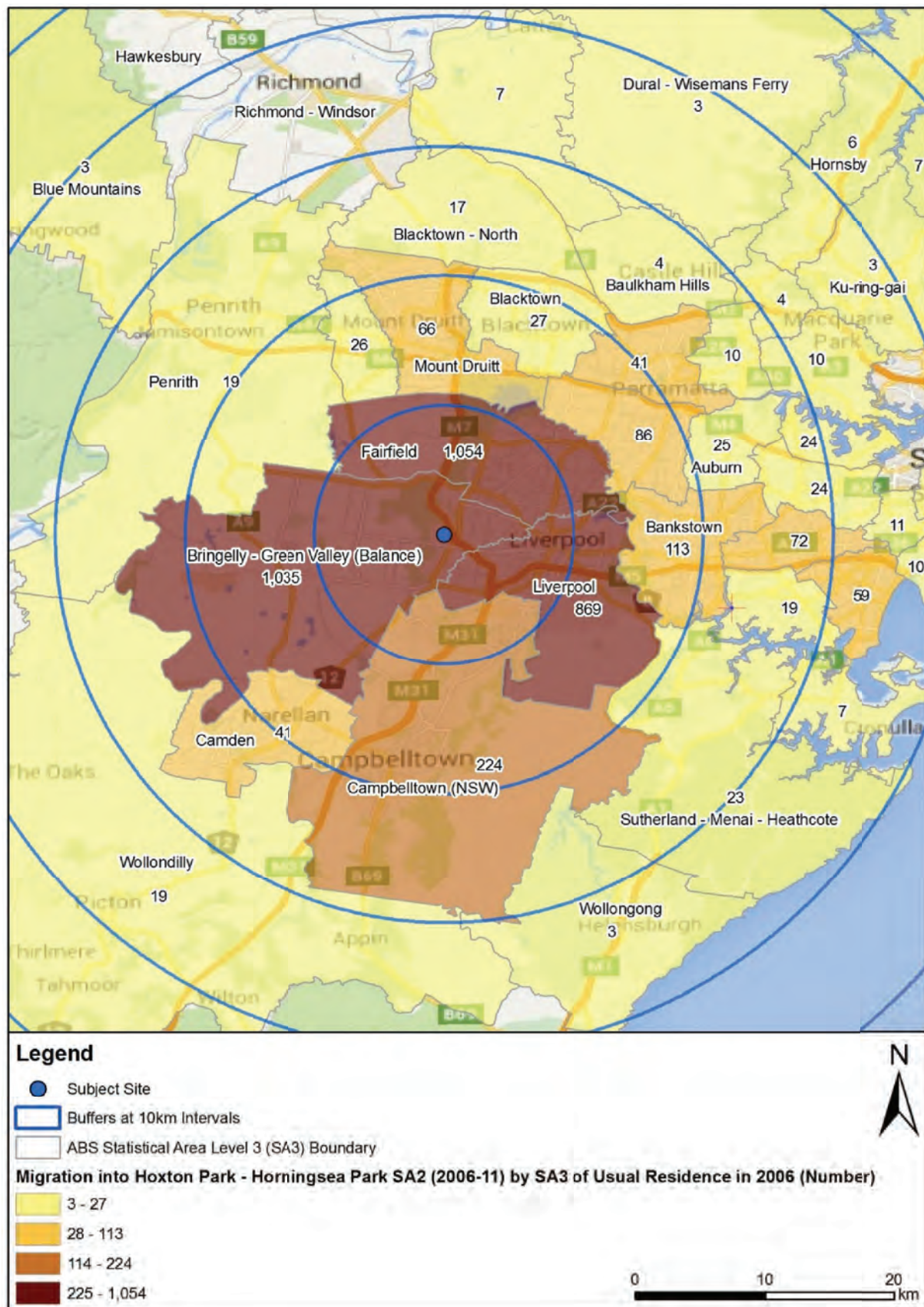


Figure 18.5: Migration into HP-HP SA2 by Sub-Region (SA3) (Number of Persons)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

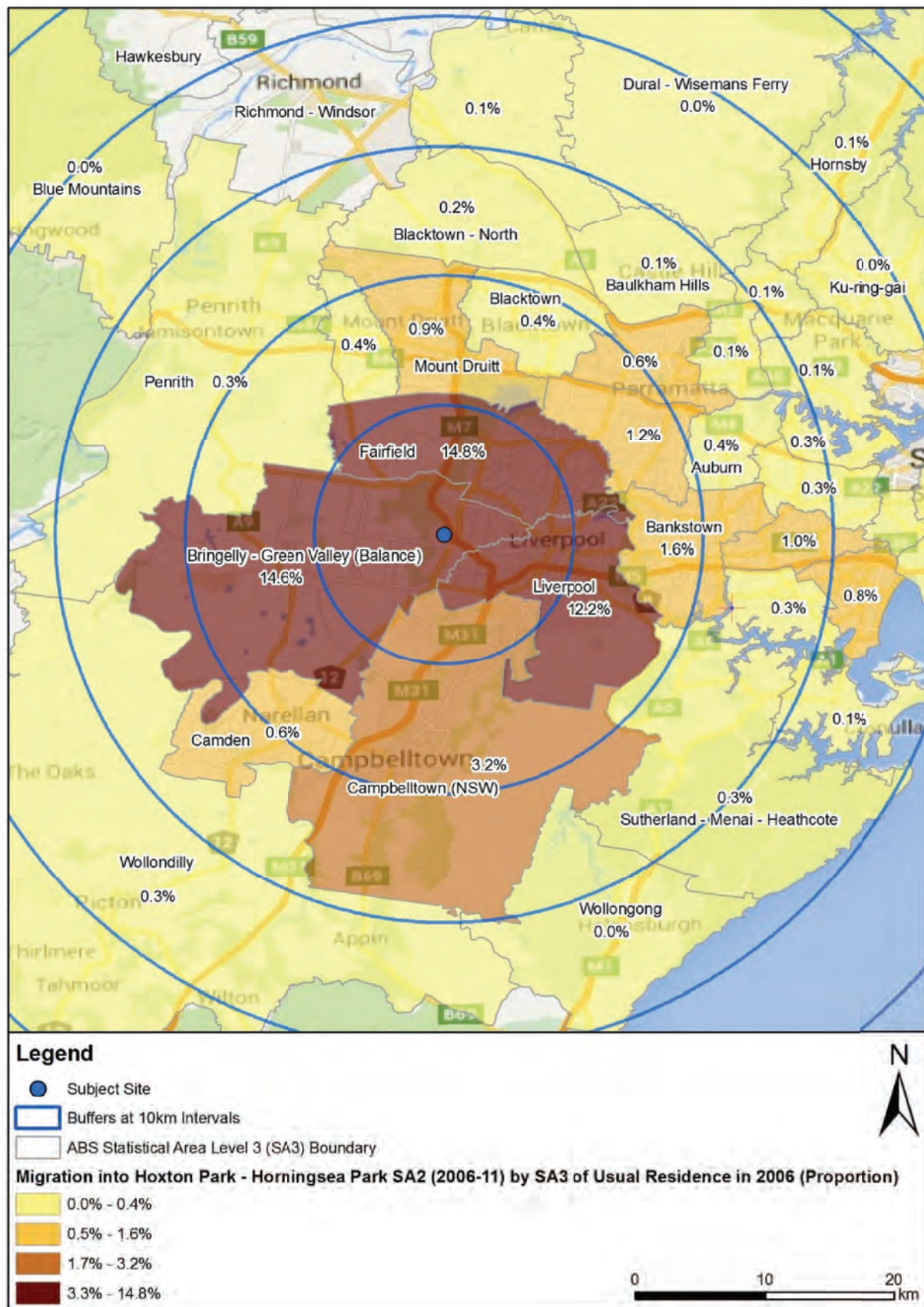


Figure 18.6: Migration into HP-HP SA2 by Sub-Region (SA3) (Proportion of In-Migrants)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

18.2.3 Out-Migration

In terms of out-migration, again residents of HP-HP SA2 are more likely to move to the balance of Bringelly – Green Valley, Liverpool and Fairfield, with former residents of the SA2 moving to these sub-regions between 2006 and 2011 being 697 (18.5%), 637 (16.9%) and 462 (12.2%) respectively, giving a total of around 1,800 (48% of out-migrants). Again, the sub-region of Campbelltown appears to be quite strongly connected to the area (212 or 5.6% of out-migrants), with Camden also being favoured by out-migrants (295 or 7.8%). Out-migrants tend to remain within a 30-40km radius of their original place of residence (around 3,000 persons or 80% of out-migrants).

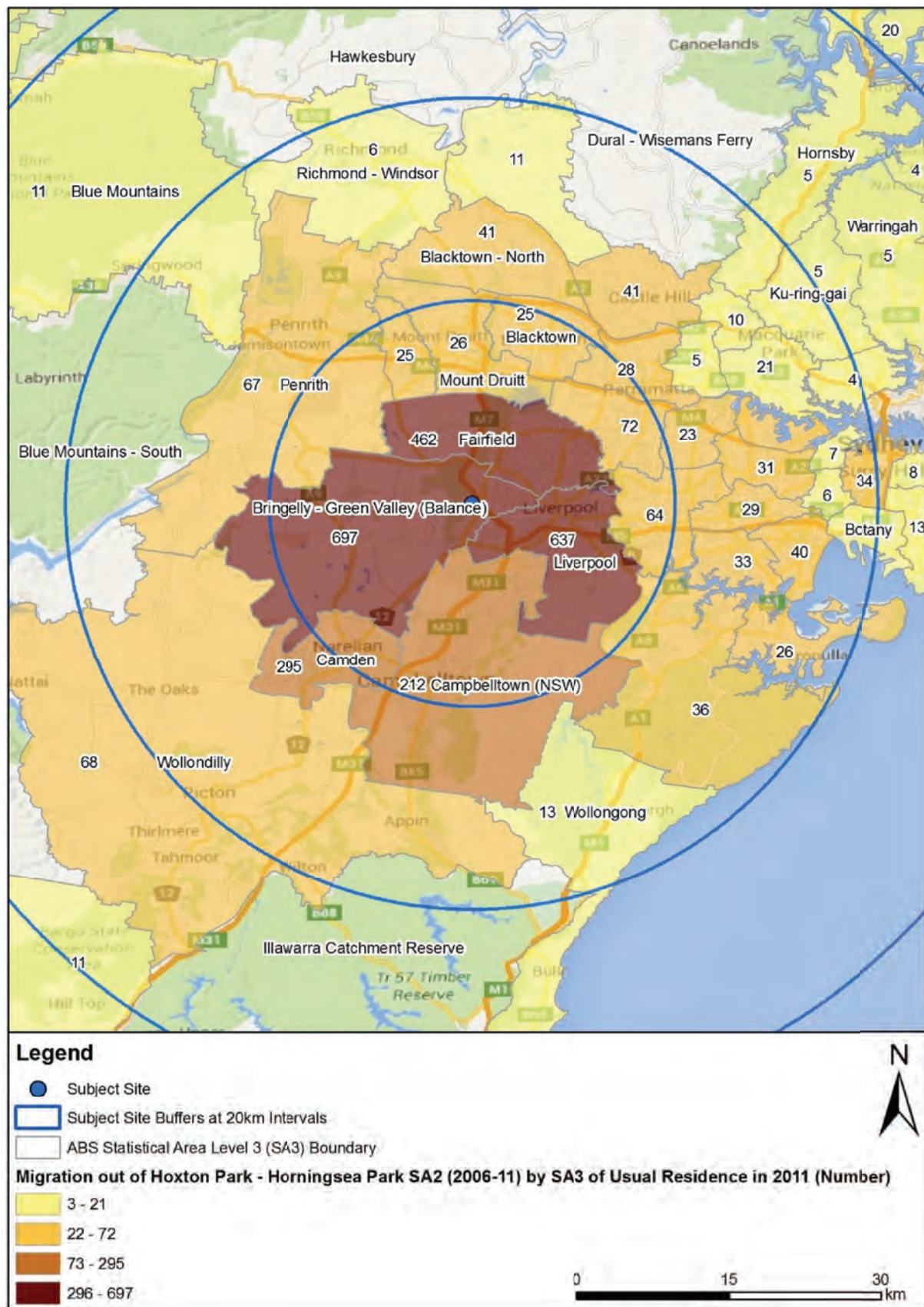


Figure 18.7: Migration out of HP-HP SA2 by Sub-Region (SA3) (Number of Persons)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

18.2.4 Net In-Migration

In net terms, persons tend to migrate into HP-HP SA2 from areas within around 10-20km, especially from Fairfield (592 persons between 2006 and 2011), the balance of Bringelly – Green Valley (338 persons) and Liverpool (232 persons), while areas with a net out-migration tend to be located around 20-40km from the SA2, e.g. Camden (254 persons), Wollondilly (49 persons), Penrith (48 persons).

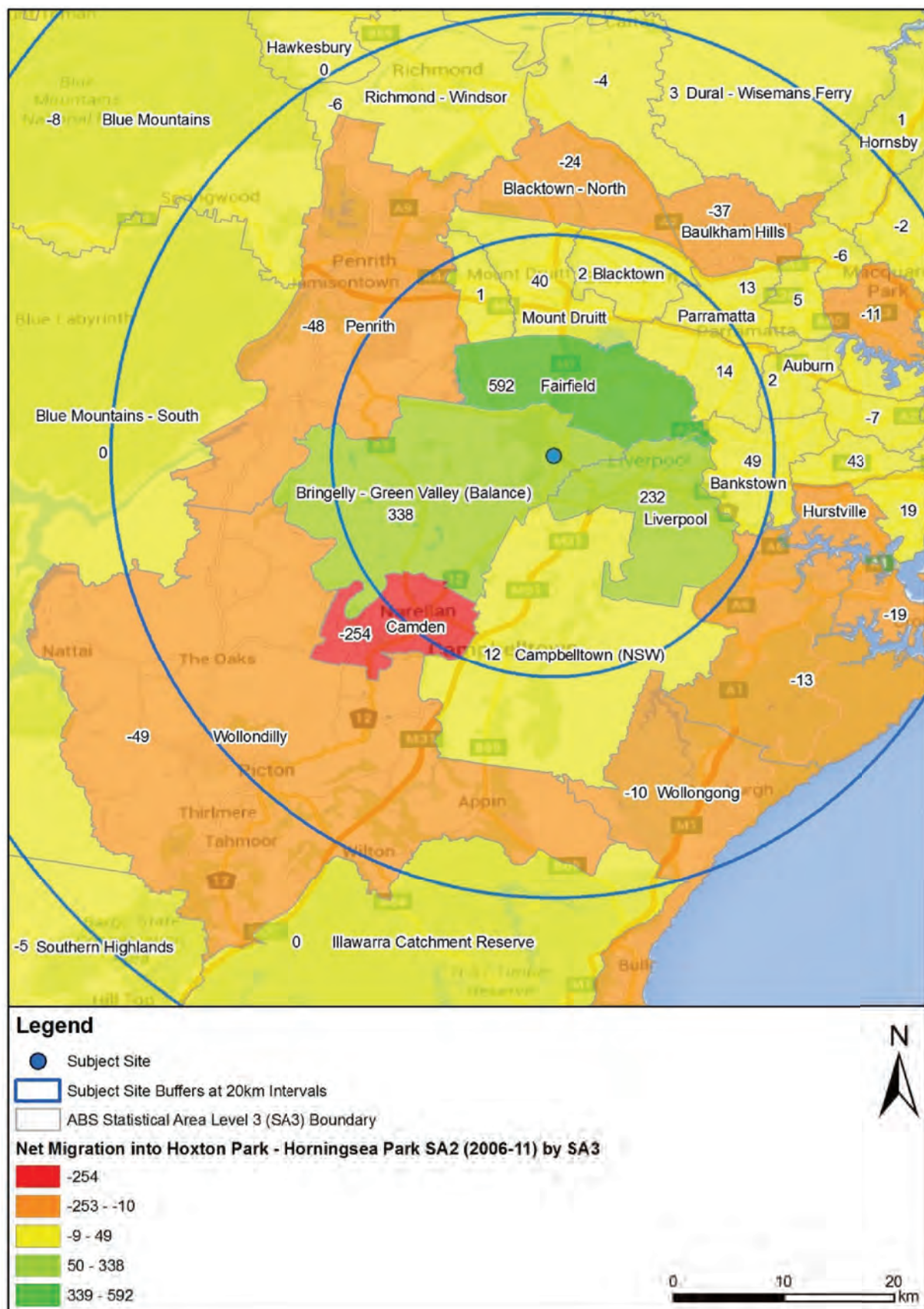


Figure 18.9: Net Migration into HP-HP SA2 by Sub-Region (SA3)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

19 Appendix D: Projected Population Trends

19.1 Overview

It is important to understand the proposed development in the context of projected growth for the LGA over the next two decades.

Growth rates for the LGA are projected to continue to increase at a much greater rate than Greater Sydney over the next 20 years, reaching almost 300,000 by 2031.

The largest changes in the household composition profile 2031 is an increase in the proportion of lone person households from 13.7% to 16.5%, and a decrease in the proportion of couple with children households 48.3% to 44.3%. These changes are far more marked than for Greater Sydney. Other changes include a slight increase in the proportion of couple only households from 17.5% to 18.6%, and a slight increase in the proportion of single parent families, from 14.7% to 15.1%.

Nonetheless, in numerical terms, the largest increase in the LGA of Liverpool over the next two decades or so is expected to be among couples with children, with an additional 14,000 or so of this household type expected by 2031.

Importantly, the number of residents aged 65 years or older is expected to more than double from 2011 to 2031 from 17,000 to 43,000 people; whilst the proportional of those 80 years or older is expected to triple from around 4,000 in 2011 to 12,000 in 2031.

Planning for housing diversity and accessibility amid projected demographic change will continue to be a challenge for the LGA. This is discussed further later in the report.

19.2 Overall Growth

Between 1991 and 2011 the population of Liverpool LGA increased by approximately 100,000 persons, from 98,000 in 1991 to 2011. In terms of occupied dwellings, this equates to an increase of around 26,000 over the 20-year period, from around 30,500 to 56,500.

Projecting forward, over the next 20 years (from 2011 to 2031), the NSW Department of Planning and Environment expects that the population of the LGA will increase by around 110,000 persons, up to a 2031 population of around 290,000 residents. This equates to an average annual increase of around 5,400 residents. In terms of households, the NSW DP&E is expecting an increase of around 40,000 over the next 20 years, or an average annual increase of around 2,000, up to around 97,000 in 2031.

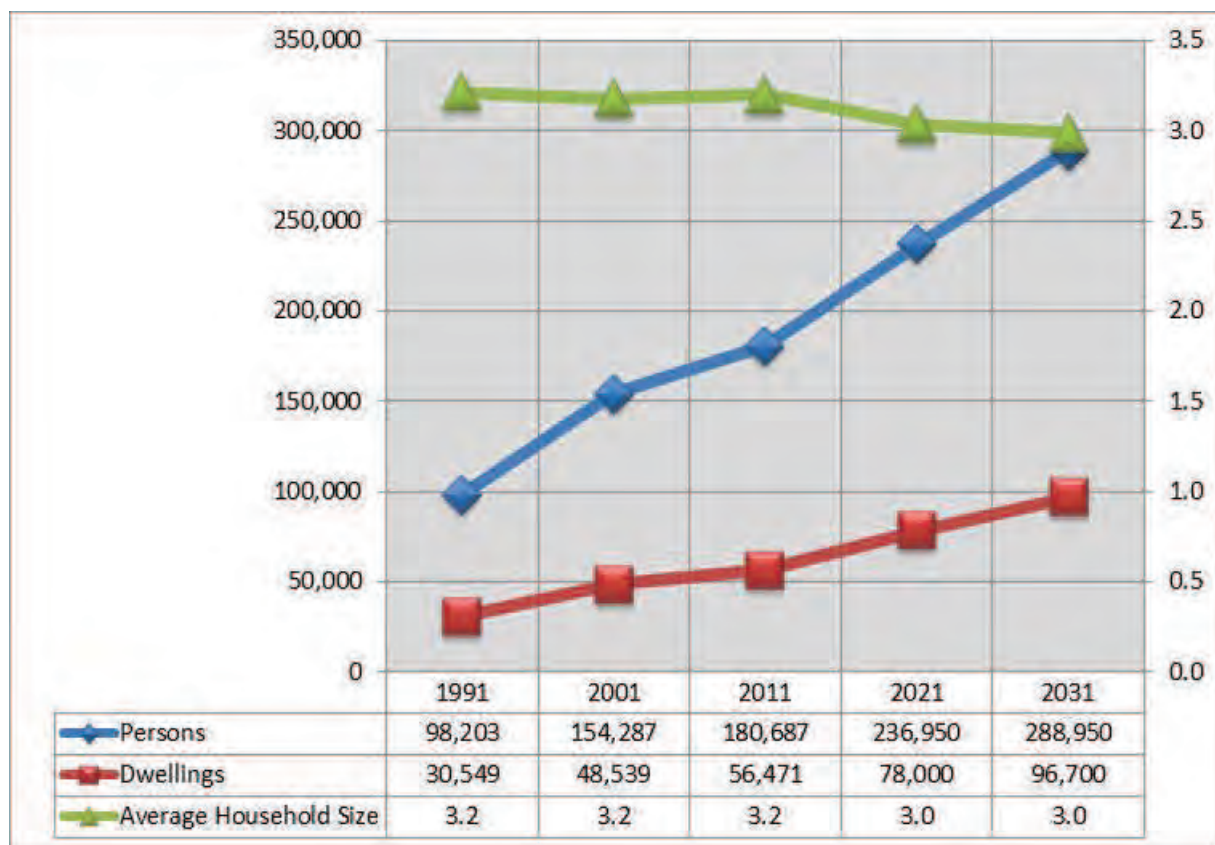


Figure 19.1: Historical and Projected Change in Population and Dwellings, 1991-2031, Liverpool LGA

Source: JSA 2016, based on data from ABS Census of Population and Housing 1991-2011, NSW Department of Planning and Environment: 2014 NSW Population Projections

19.2.1 Comparison with Greater Sydney

Historically, Liverpool Local Government Area has been one of the major growth areas of Greater Sydney. Between 1991 and 2011 the population of the LGA increased by 84%, compared with a 25% increase for Greater Sydney overall over the same period. However, the population growth in the LGA has slowed substantially in recent times, with a population growth of 57% between 1991 and 2001 compared with a 17% growth over the decade to 2011.

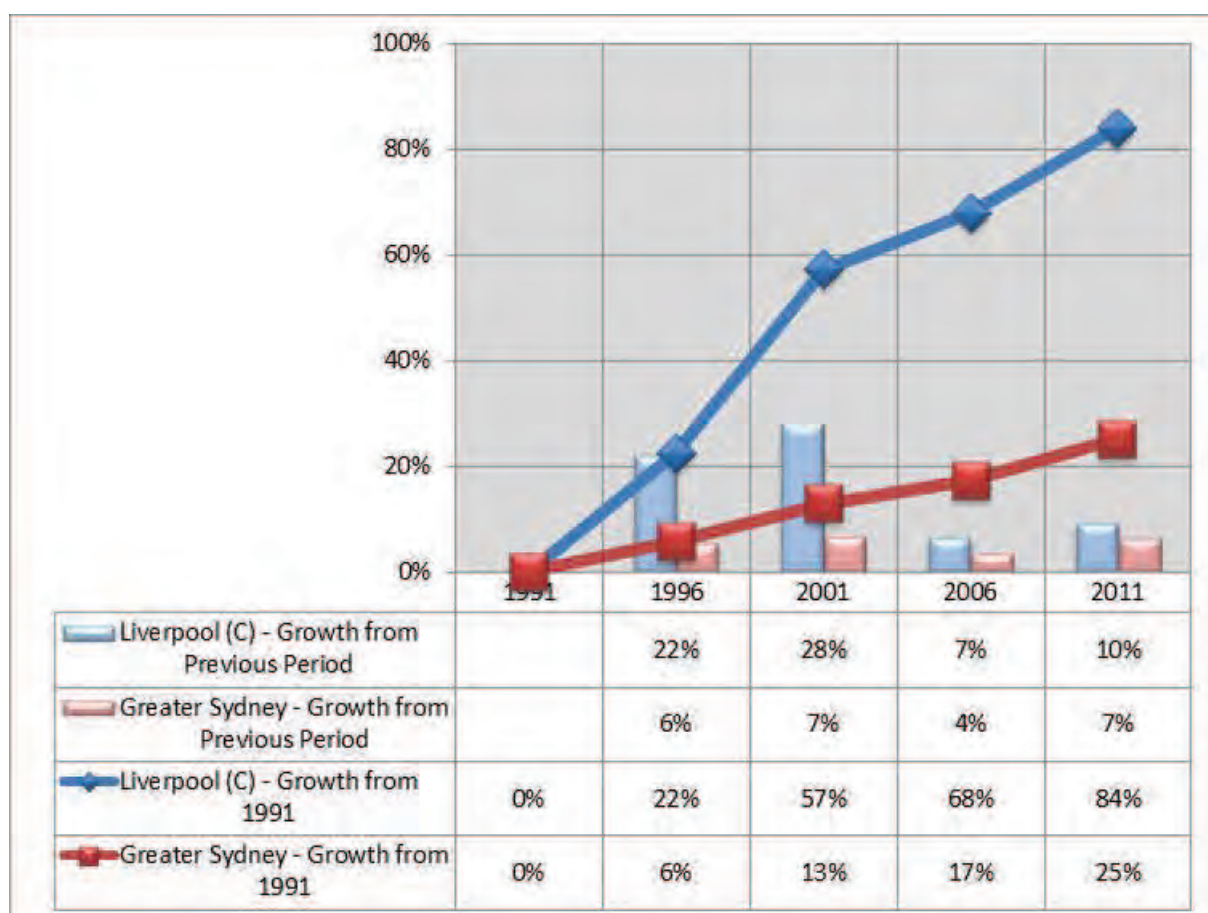


Figure 19.2: Historical Population Growth – Proportion Growth from 1991

Source: JSA 2016, based on data from ABS Census of Population and Housing 1991-2011

Looking ahead, Liverpool (C) is expected to continue to grow ahead of the Greater Metropolitan Area, with a projected population increase of 54% between 2011 and 2031, or an average annual growth rate of 2.2%. Comparatively, the population of the Greater Sydney area is expected to increase by 37% over the same period, an expected average annual growth rate of 1.6%.

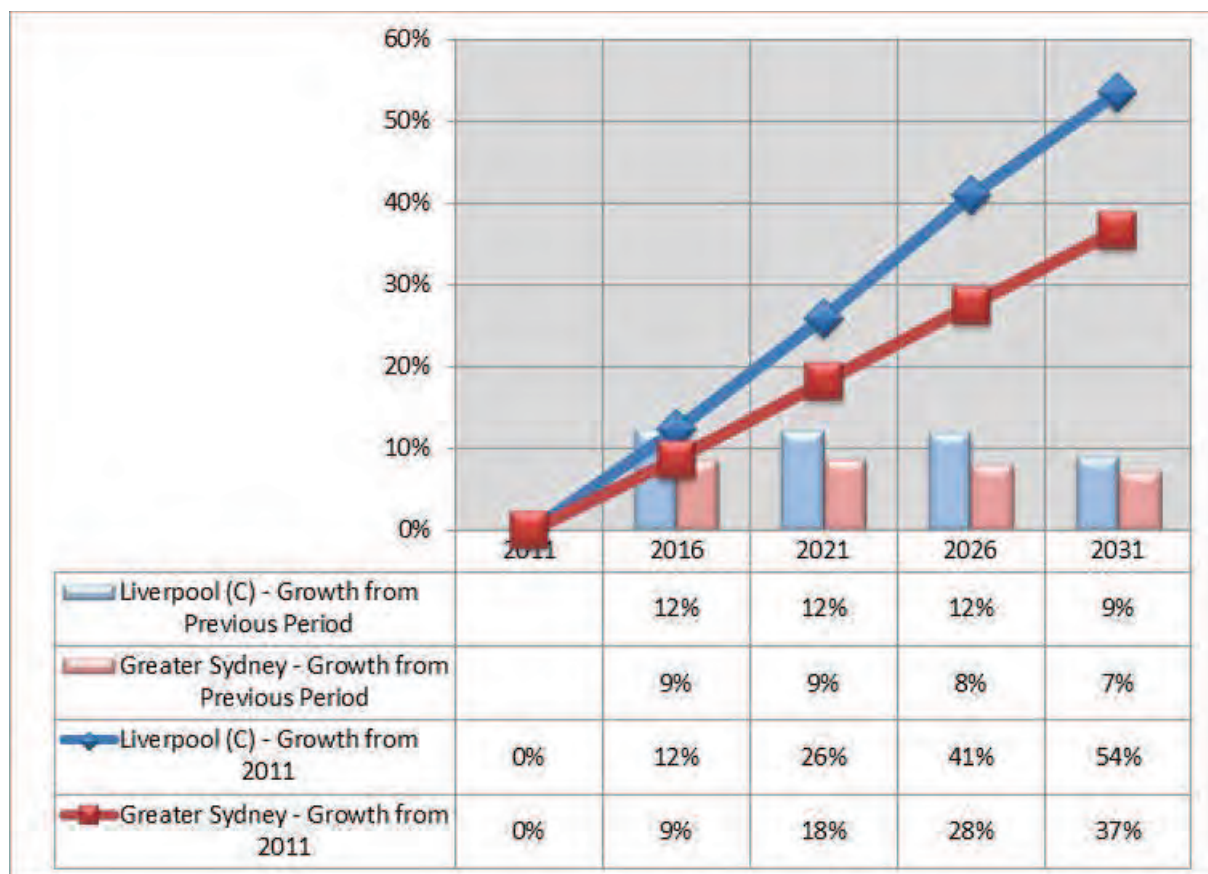


Figure 19.3: Projected Proportional Increase in Population from 2011

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

19.3 Age Profile

19.3.1 Numerical Increase

While the proportion of residents aged less than 65 years of age in Liverpool LGA is expected to increase by 44% between 2011 and 2031, from around 245,000 to 170,000, the number of residents aged 65 years or older is expected to more than double, from 17,000 to 43,000 over the same period. The proportional increase is expected to be even greater for those in the older age bands, with an expected tripling of those aged 80 years or older, from around 4,000 in 2011 to 12,000 in 2031.

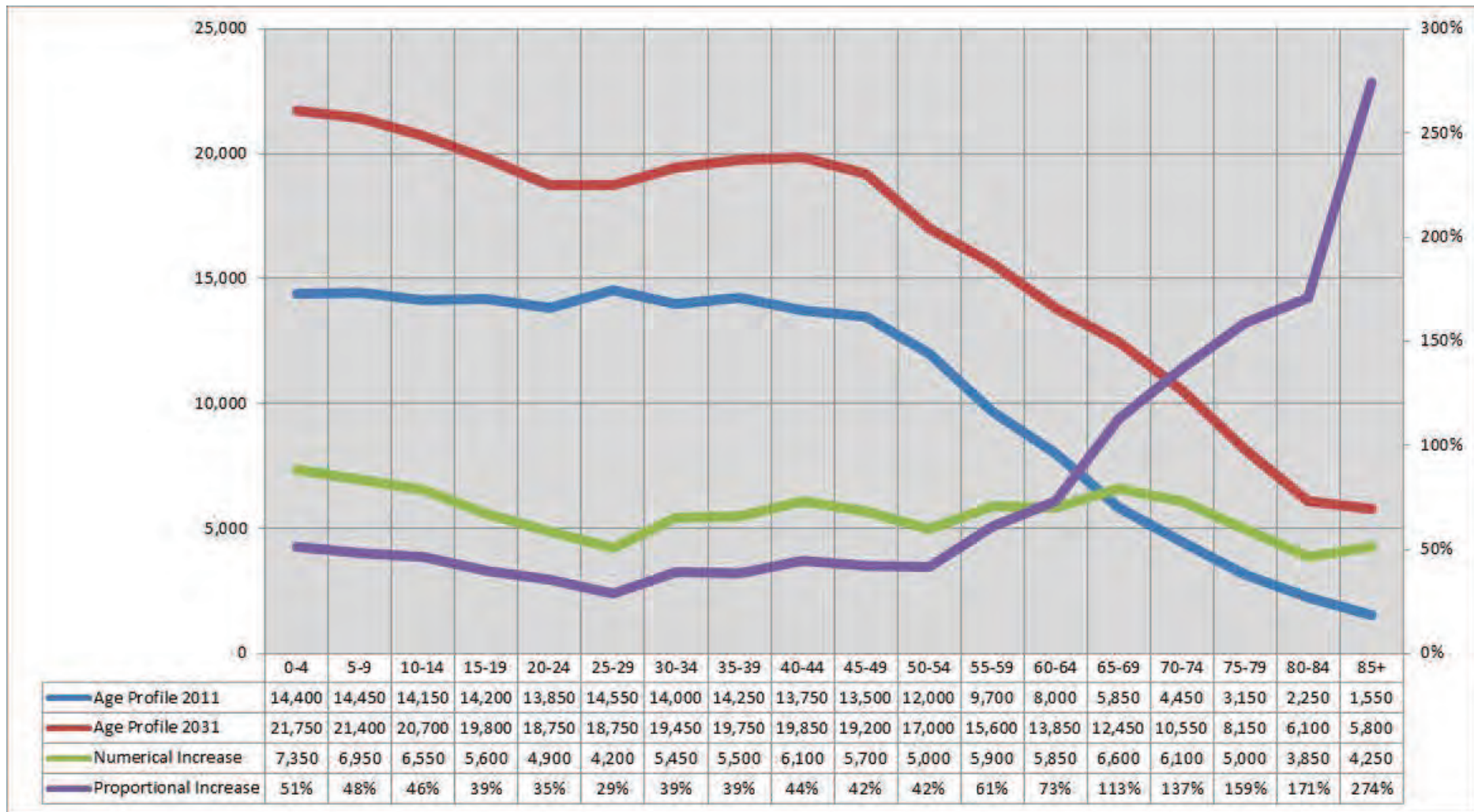


Figure 19.4: Projected Numerical and Proportional Increase in Population by Age, 2011-2031

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

19.3.2 Change in Age Profile

In terms of the expected change in the age profile of Liverpool LGA between 2011 and 2031, it is expected that the proportion of persons aged less than 55 years of age will decrease by 6.5 percentage points, from 81.4% to 74.9% of the population, while the proportion aged 55 years or older will increase by 6.5 percentage points, from 18.6% to 25.1%. A large amount of this increase will be experienced by those aged 65 years or older, with the proportion of residents in this age band expected to increase by 5.7 percentage points, from 9.2% to 14.9%.

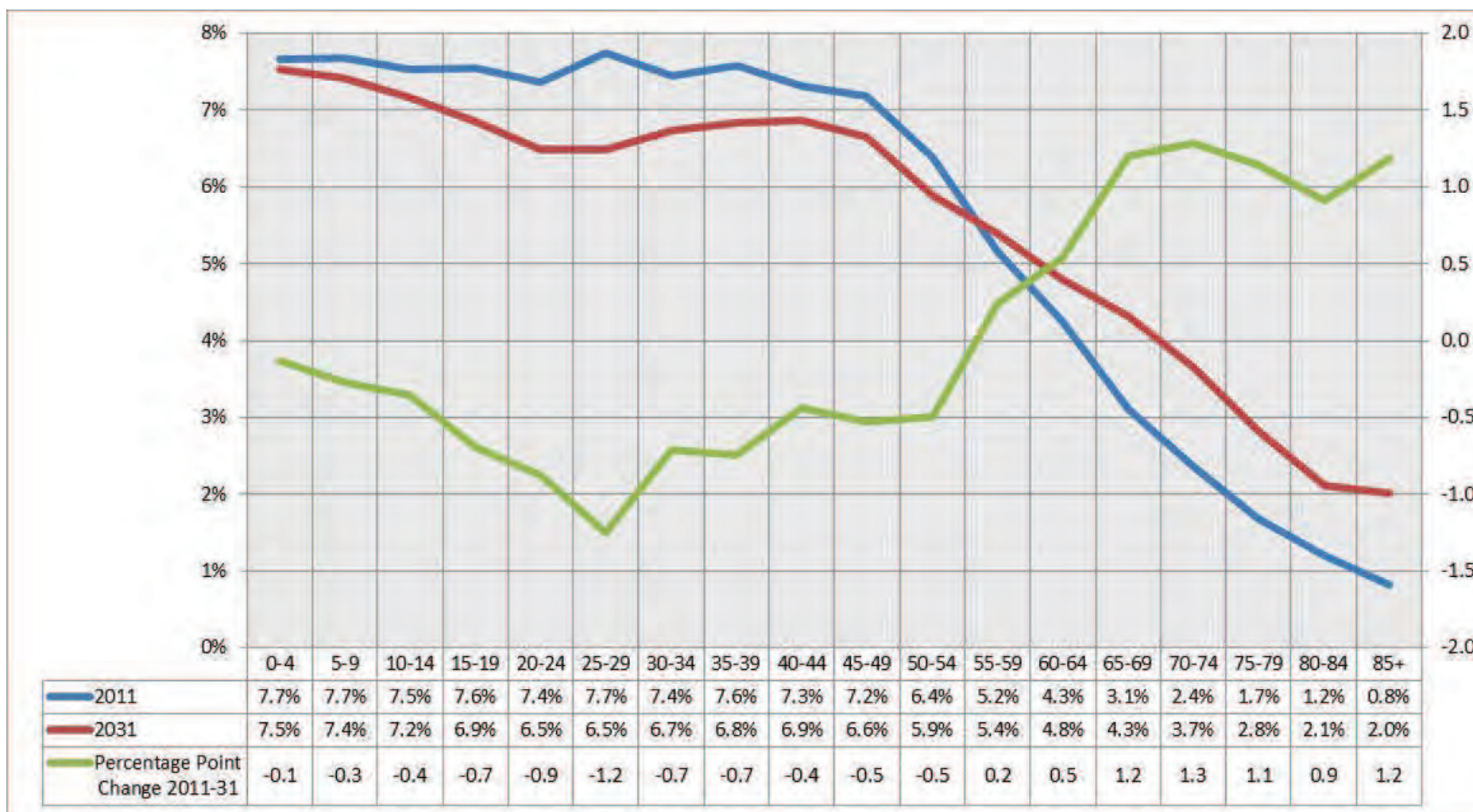


Figure 19.5: Projected Change in Age Profile for Liverpool LGA, 2011-31

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

19.3.3 Comparison with Greater Sydney

The predicted change in the age profile for Liverpool LGA between 2011 and 2031, while quite similar to that expected for Greater Sydney over the same period, has some differences. For example:

- While for Greater Sydney the proportion of the population aged 5-14 years is expected to increase by half of a percentage point, from 12.0% to 12.5%, for Liverpool LGA the proportion in this age band is expected to decrease by 0.6 p.p., from 15.2% to 14.6%.
- While the proportion of residents aged in their 40's is expected to remain stable across Greater Sydney (14.1%), for Liverpool LGA it is expected to decrease by one percentage point, from 14.5% to 13.5%.
- While the proportion of residents aged 55 years or older is expected to increase by 4.5 percentage points across Greater Sydney, from 22.9% to 27.4%, the increase for Liverpool LGA is expected to be 6.5 p.p., from 18.6% to 25.1%. This means that, while Liverpool LGA is starting from a lower base, it is expected to begin catching up with Greater Sydney over the next 20 years or so.

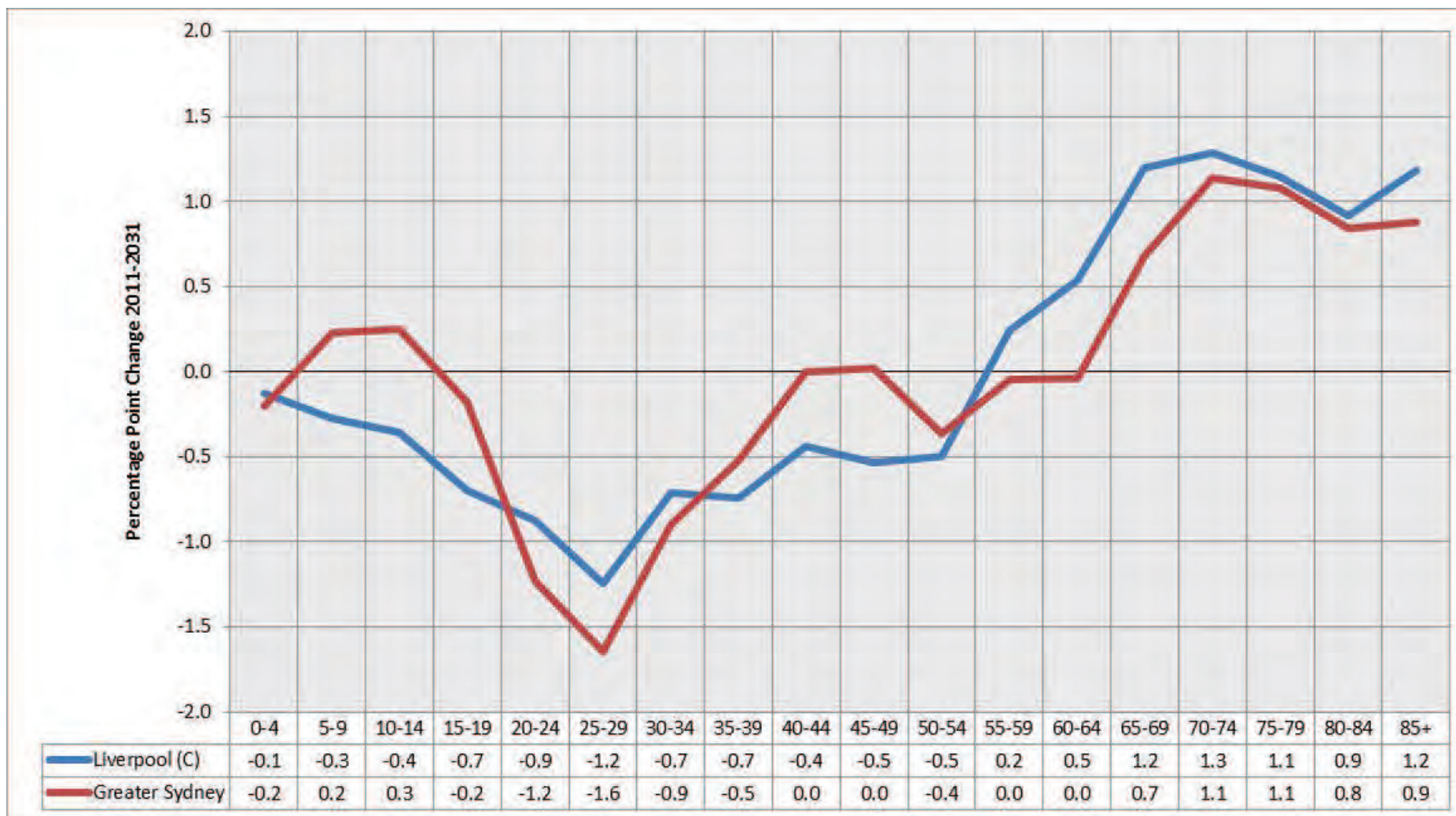


Figure 19.6: Percentage Point Change in Age Profile 2011 and Projected Age Profile 2031, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

19.4 Household Composition Profile

19.4.1 Numerical Increase

In numerical terms, the largest increase in the LGA of Liverpool over the next two decades or so is expected to be among couples with children, with an additional 14,000 or so of this household type expected by 2031. This represents a 47% increase in this household type, from around 29,000 in 2011 to 43,000 in 2031. The number of couple without children and lone person households are each expected to increase by around 7,500 (71% and 93% respectively), while the number of single parent households is expected to increase by around 6,000 or 66%.

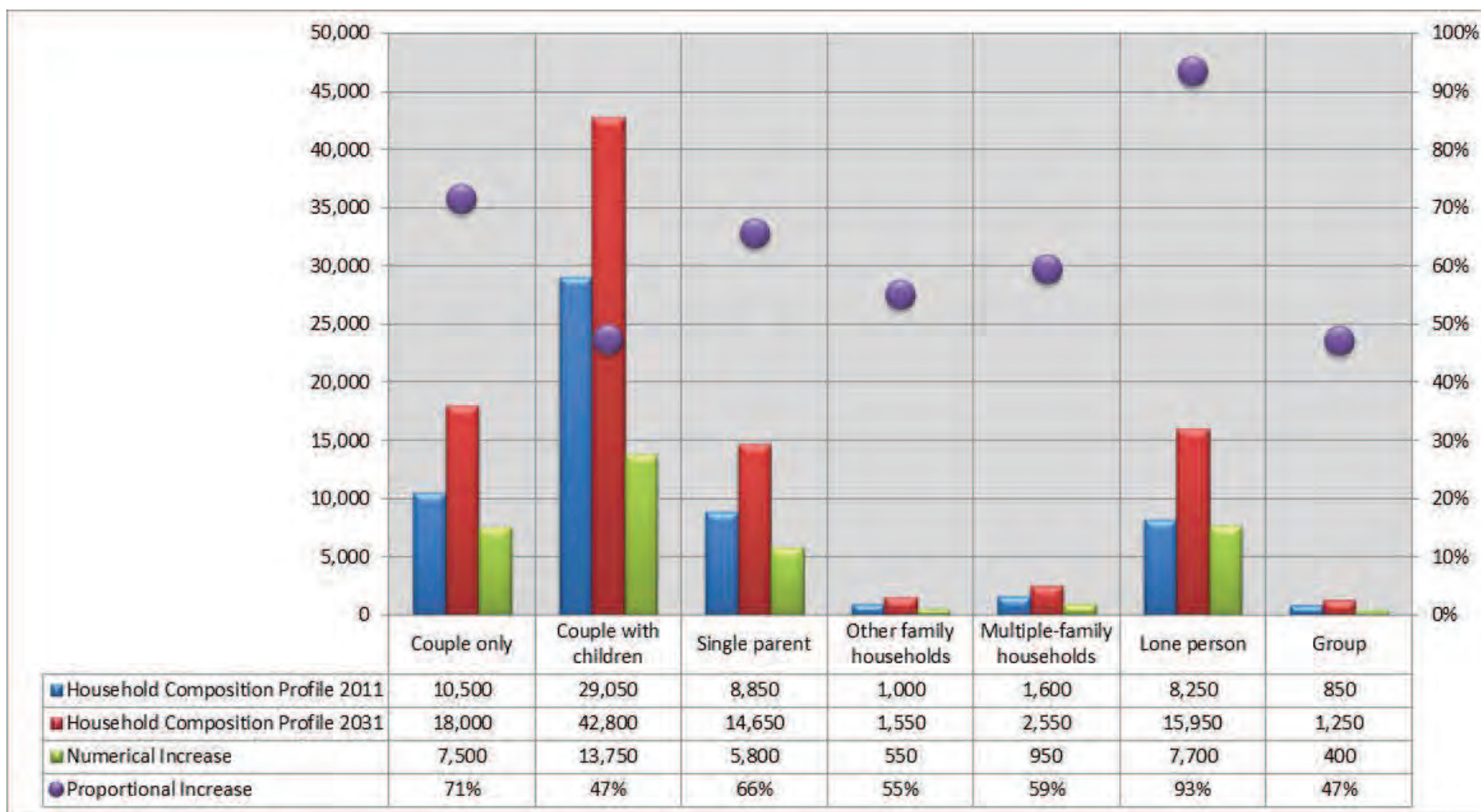


Figure 19.7: Projected Numerical and Proportional Increase in Households by Composition, 2011-31

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

19.4.2 Change in Profile

The largest expected changes in the household composition profile of Liverpool LGA to 2031 is an increase in the proportion of lone person households of 2.8 percentage points, from 13.7% to 16.5%, and a decrease in the proportion of couple with children households of 4.1 percentage points, from 48.3% to 44.3%. Other changes include a slight increase of 1.1 p.p. in the proportion of couple only households, from 17.5% to 18.6%, and a slight increase of 0.4 p.p. in the proportion of single parent families, from 14.7% to 15.1%.

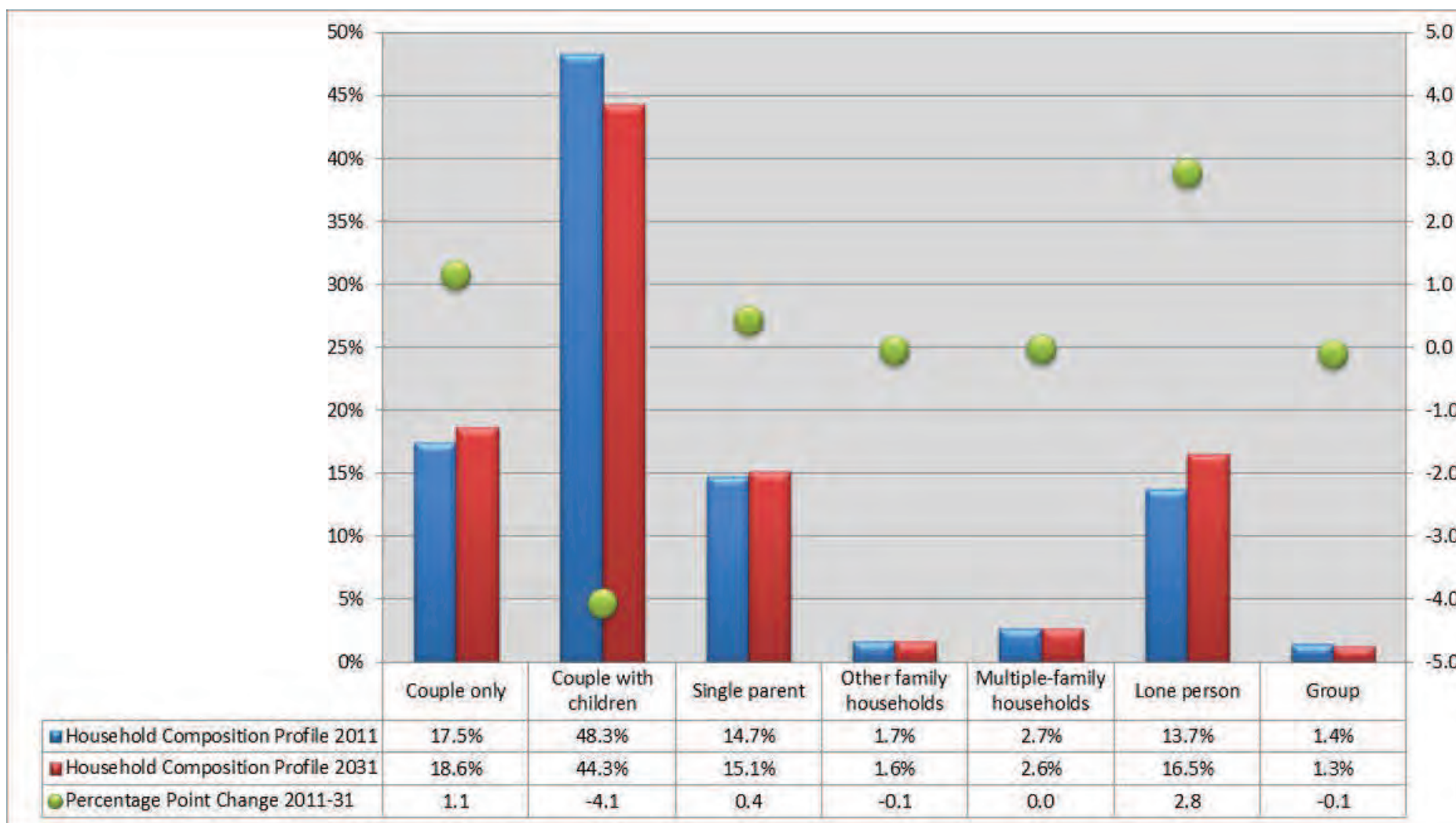


Figure 19.8: Projected Change in Household Composition Profile for Liverpool LGA, 2011-31

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

19.4.3 Comparison with Greater Sydney

While Liverpool LGA is expected to experience some quite marked changes to its household composition profile over the next two decades, Greater Sydney is expected to experience only marginal changes, with the largest being a 0.2 percentage point reduction in the proportion of couple with children and lone person households.

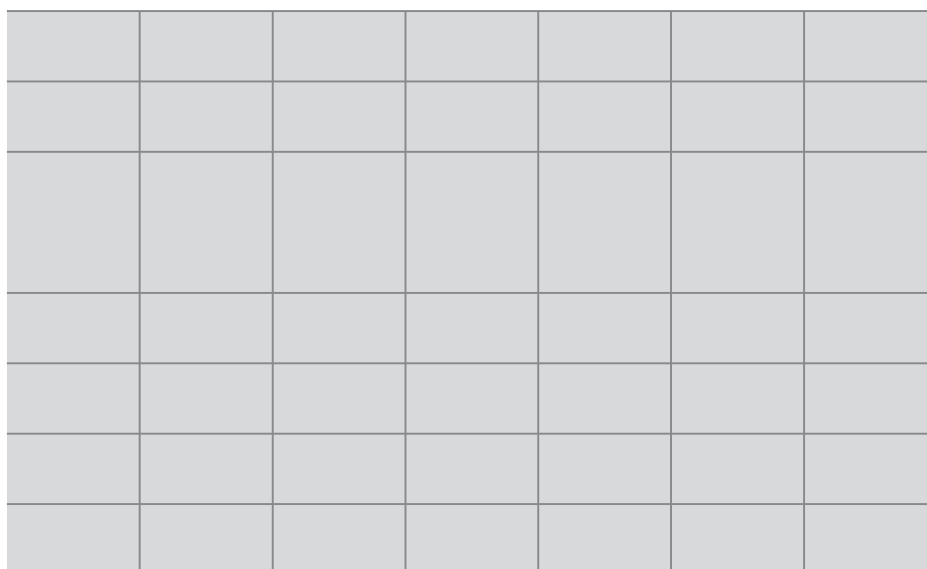


Figure 19.9: Percentage Point Change 2011 and Projected 2031 Household Composition Profile, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, based on NSW Department of Planning and Environment: 2014 NSW Population Projections

20 APPENDIX E: Potential to Create Affordable Housing

20.1 Price Points

The widely used definition of an affordable dwelling is where the rental payments or mortgage repayments consume less than 30% of the gross income of the household living in that dwelling. However, this definition only applies to very low, low and moderate income households, or those households earning up to 50%, between 50% and 80% and between 80% and 120% of the median household income for Greater Sydney respectively.

These bands are shown in the table below, and have been adjusted for inflation.⁵⁶ The corresponding affordable rents for each income band are also shown, as are the affordable purchase prices assuming that the purchaser has a 20% deposit and takes out a 30 year loan. Affordable purchase prices were calculated using the Commonwealth Bank Home Loan Repayments Calculator⁵⁷ using the current interest rate (as at 28 April 2016) of 5.17%.

Table 20.1: Household Income Bands, Affordable Rental and Purchase Prices

Household Income Band	Gross Weekly Household Income	Max Affordable Weekly Rental Payment	Max Affordable Purchase Price
Very Low	<\$790	<\$240	<\$220,000
Low	\$790-\$1,260	\$240-\$379	\$220,000-\$347,000
Moderate	\$1,260-\$1,890	\$380-\$570	\$347,001-\$520,000
Higher	\$1,890+	N/A	N/A

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011, Commonwealth Bank Home Loan Repayment Calculator, accessed 28 April 2016

⁵⁶ Since the median gross weekly household income for Greater Sydney (\$1,444) was taken from the ABS Census of Population and Housing 2011

⁵⁷ <https://apps.commbank.com.au/digital/propertyhub/calculator/home-loan-repayments>

Table 20.2: Household Income Bands, Rental and Purchase Prices to avoid Severe Stress

Household Income Band	Gross Weekly Household Income	Max Weekly Rental Payment to avoid Severe Stress	Max Purchase Price to avoid Severe Stress
Very Low	<\$790	<\$395	<\$360,000
Low	\$790-\$1,260	\$395-\$630	\$360,000-\$575,000
Moderate	\$1,260-\$1,890	\$630-\$945	\$575,000-\$860,000
Higher	\$1,890+	N/A	N/A

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011, Commonwealth Bank Home Loan Repayment Calculator, accessed 28 April 2016

JSA has been advised that the **likely sale prices** for the units proposed at Middleton Grange are \$400,000 for a one bedroom unit, \$500,000 for a two bedroom unit and \$650,000 for a three bedroom unit. These prices are generally at the upper end of what is available in Liverpool LGA, and around \$50,000-\$100,000 more expensive than a third quartile property for the last three years (adjusted for inflation).⁵⁸ However, they are quite low cost in the context of Greater Sydney, with proposed prices generally between the first quartile and the median.

In terms of affordability benchmarks set out above, none of these units will be affordable to a very low or low income household, with the single bedroom units affordable to only the upper 60% of moderate income households, a two bedroom unit possibly being affordable to households at the very top of the moderate income band, and three bedroom units being affordable only to higher income households.

This is shown in the following table, where relative prices and affordability are also compared with another suburb on the urban fringe with units in close proximity to a Town Centre (Rouse Hill in The Hills LGA).

⁵⁸ Sale prices for Liverpool LGA from 2013-2015 were taken from EAC Red Square (<https://eac.com.au>)

Table 20.3: Predicted Sale Price of Units at Middleton Grange compared with Liverpool LGA and Greater Sydney, and Affordability

	One Bedroom Units	Two Bedroom Units	Three Bedroom Units
Proposed Pricing in Middleton Grange	\$400,000	\$500,000	\$650,000
Liverpool LGA 2013-2015	Q1: \$250,000 Median: \$290,000 Q3: \$340,000	Q1: \$300,000 Median: \$350,000 Q3: \$400,000	Q1: \$410,000 Median: \$450,000 Q3: \$530,000
Greater Sydney 1 March 2015 - 28 April 2016	Q1: \$450,000 Median: \$555,000 Q3: \$690,000	Q1: \$475,000 Median: \$670,000 Q3: \$815,000	Q1: \$500,000 Median: \$800,000 Q3: \$1,092,500
Median for Rouse Hill (Civic Way and Main St) 2005-2015	\$415,000	\$505,000	\$600,000
Affordability based on Proposed Pricing	Upper 60% of moderate income band	Upper 10% of moderate income band	Higher income households only
Affordability based on Third Quartile for Liverpool LGA	All of the moderate income band	Upper 70% of moderate income band	Higher income households only

Source: JSA 2016, based on data on all sales from EAC Red Square (April 2016)

In terms of **rental affordability** in Liverpool LGA, while the majority of low income households can affordably rent a lower-end (first quartile) one bedroom unit in the LGA, a unit at the upper end of the market (third quartile) is affordable only to moderate and higher income households.

For two bedroom units in the LGA, even at the lower end of the market (first quartile), most low income households would be in rental stress. For a median and a third quartile two bedroom unit in the LGA, only moderate and higher income households can affordably rent.

For three bedroom units, even a lower-end (first quartile) unit would be affordable only to the upper 50% of moderate income households, with an upper-end (third quartile) three bedroom unit affordable to only the very top of the moderate income band.

In terms of the estimated rental price for units in the new Middleton Grange Town Centre⁵⁹, it is estimated that a one bedroom unit will be affordable to the upper 50% of the moderate income band, a two bedroom unit will be affordable to the upper 20% of the moderate income band and a

⁵⁹ Estimated based on difference between proposed sale price for unit and third quartile sale price for Liverpool LGA, e.g. the proposed sale price for a one bedroom unit in Middleton Grange (\$400,000) is 18% higher than the third quartile for Liverpool LGA (\$340,000). Therefore we assume that the rental price of a single bedroom unit in Middleton Grange will be $\$380 \times 1.18 \approx \450 per week.

three bedroom unit will be affordable to higher income households only. This is shown in more detail in the table below.

Table 20.4: Affordability of Rental Units in Liverpool LGA, New Bonds for Dec Quarter 2016

Number of Bedrooms	Quartile	Weekly Rental Price	Affordability
One Bedroom	First Quartile	\$270	Upper 80% of low income band and all of moderate income band
	Median	\$305	Upper half of low income band and all of moderate income band
	Third Quartile	\$380	All of moderate income band
	Estimated Rental Price of Units in Middleton Grange Town Centre	\$450	Upper 60% of moderate income band
Two Bedrooms	First Quartile	\$320	Upper 40% of low income band and all of moderate income band
	Median	\$350	Upper 20% of low income band and all of moderate income band
	Third Quartile	\$420	Upper 80% of moderate income band
	Estimated Rental Price of Units in Middleton Grange Town Centre	\$525	Upper 20% of moderate income band

Number of Bedrooms	Quartile	Weekly Rental Price	Affordability
Three Bedrooms ⁶⁰	First Quartile	\$445	Upper 70% of moderate income band
	Median	\$515	Upper 30% of moderate income band
	Third Quartile	\$550	Upper 10% of moderate income band
	Estimated Rental Price of Units in Middleton Grange Town Centre	\$675	Higher income households only

Source: JSA 2016, based on data from Housing NSW Rent and Sales Report Issue 114

20.2 Geographical Price Comparison

20.2.1 Rental

In terms of median rental price for single bedroom units, Liverpool LGA is ranked 9th in terms of the cheapest LGAs in Greater Sydney, with a median rental price of \$305 per week, compared with \$480 for Greater Sydney overall.

The LGAs surrounding Liverpool LGA also tend to be among the cheapest in Greater Sydney, for example Camden and Campbelltown to the south, Penrith and Fairfield to the north and Bankstown to the east. Cheaper LGAs are also found on the fringe of the Greater Metropolitan Area, for example the Blue Mountains and the Central Coast (i.e. Gosford and Wyong).

⁶⁰ For Liverpool Suburb and surrounds, based on www.domain.com.au rental property search, 5 May 2016.

Table 20.5: First Quartile, Median and Third Quartile Rental Prices for One Bedroom Units by LGA, Greater Sydney, December Quarter 2015, sorted by Median Price (Cheapest to Most Expensive)

Rank	Local Government Area	First Quartile	Median	Third Quartile
1	Blue Mountains	\$220	\$250	\$280 s
2	Penrith	\$230	\$250	\$280
3	Wyong	\$213	\$255	\$280
4	Bankstown	\$220	\$260	\$350
5	Fairfield	\$240	\$260	\$290
6	Gosford	\$230	\$265	\$280
7	Blacktown	\$210	\$268	\$320
8	Campbelltown	\$260	\$300	\$360 s
9	Liverpool	\$270	\$305	\$380
10	Canterbury	\$300	\$320	\$380
11	Camden	\$270	\$320	\$330 s
12	Holroyd	\$280	\$330	\$400
	Outer Ring	\$275	\$350	\$420
13	Sutherland	\$350	\$365	\$400
14	Ashfield	\$350	\$390	\$418
15	Marrickville	\$350	\$400	\$480
16	Hunters Hill	\$270	\$400	\$490 s
17	Parramatta	\$350	\$400	\$460
18	Hornsby	\$350	\$400	\$430
19	Burwood	\$380	\$410	\$493
20	Kogarah	\$350	\$410	\$430
21	Hurstville	\$360	\$420	\$445
22	Strathfield	\$390	\$425	\$450
23	The Hills Shire	\$323	\$430	\$458
24	Pittwater	\$400	\$440	\$495
25	Auburn	\$425	\$450	\$480
26	Warringah	\$410	\$450	\$500
	Middle Ring	\$390	\$460	\$500
27	Rockdale	\$400	\$460	\$495
28	Leichhardt	\$400	\$470	\$550
29	Ryde	\$380	\$470	\$510

Rank	Local Government Area	First Quartile	Median	Third Quartile
	GREATER SYDNEY	\$400	\$480	\$550
30	Ku-ring-gai	\$455	\$483	\$513
31	Mosman	\$450	\$490	\$550
32	Botany Bay	\$450	\$500	\$530
33	Lane Cove	\$450	\$500	\$550
34	North Sydney	\$450	\$500	\$575
35	Randwick	\$450	\$500	\$550
36	Woollahra	\$440	\$500	\$560
37	Canada Bay	\$470	\$510	\$550
	Inner Ring	\$450	\$520	\$590
38	Manly	\$475	\$530	\$580
39	Willoughby	\$490	\$530	\$570
40	Sydney	\$490	\$550	\$620
41	Waverley	\$475	\$550	\$620
	Hawkesbury	-	-	-
	Wollondilly	-	-	-

(s) 30 or less bonds lodged; (-) 10 or less bonds lodged

Source: Housing NSW Rent and Sales Report Issue 114 (December Quarter 2015), edited by JSA 2016

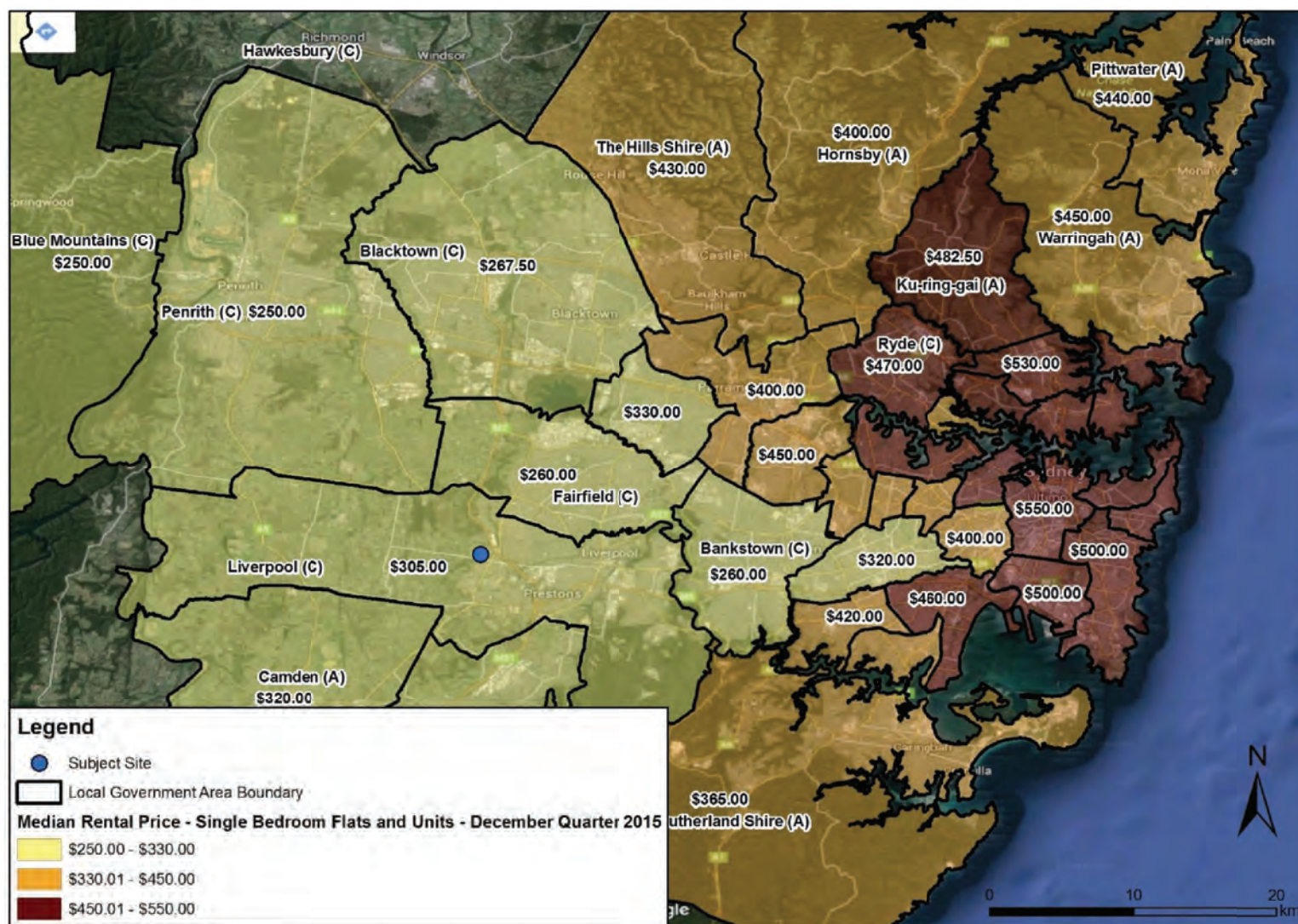


Figure 20.1: Median Weekly Rental Price for Single Bedroom Units by Local Government Area, December Quarter 2015

Source: JSA 2016, using data from Housing NSW Rent and Sales Report Issue 114

A similar pattern is seen for median two bedroom rental price. Liverpool LGA is ranked 8th cheapest out of 43 LGAs in Greater Sydney, with a median rental price of \$350 per week, compared with \$520 per week for Greater Sydney overall. Again, the LGAs surrounding Liverpool tend to be among the cheapest in the Greater Metropolitan Area, with those on the fringe also being very cheap (e.g. Blue Mountains, Hawkesbury, Gosford, Wyong).

Table 20.6: First Quartile, Median and Third Quartile Rental Prices for Two Bedroom Units by LGA, Greater Sydney, December Quarter 2015, sorted by Median Price (Cheapest to Most Expensive)

Rank	Local Government Area	First Quartile	Median	Third Quartile
1	Penrith	\$290	\$310	\$350
2	Blue Mountains	\$280	\$320	\$370
3	Hawkesbury	\$300	\$320	\$340 s
4	Wollondilly	\$305	\$320	\$345 s
5	Wyong	\$280	\$320	\$350
6	Fairfield	\$300	\$330	\$360
7	Gosford	\$310	\$350	\$375
8	Liverpool	\$320	\$350	\$420
9	Camden	\$360	\$373	\$400 s
10	Canterbury	\$350	\$380	\$420
11	Blacktown	\$340	\$380	\$410
12	Campbelltown	\$320	\$400	\$410
13	Holroyd	\$370	\$400	\$430
14	Bankstown	\$380	\$410	\$440
	Outer Ring	\$350	\$410	\$500
15	Hurstville	\$400	\$450	\$500
16	Parramatta	\$400	\$450	\$510
17	Kogarah	\$420	\$460	\$500
18	Sutherland	\$420	\$460	\$515
19	Ashfield	\$430	\$470	\$520
20	Ryde	\$410	\$470	\$580
	Middle Ring	\$410	\$485	\$580
21	Auburn	\$420	\$500	\$550
22	Strathfield	\$455	\$500	\$550
23	Hornsby	\$450	\$500	\$550

Rank	Local Government Area	First Quartile	Median	Third Quartile
24	Marrickville	\$450	\$510	\$590
25	Rockdale	\$440	\$510	\$580
	GREATER SYDNEY	\$420	\$520	\$650
26	The Hills Shire	\$480	\$520	\$540
27	Burwood	\$450	\$530	\$590
28	Lane Cove	\$485	\$550	\$650
29	Warringah	\$520	\$570	\$650
30	Pittwater	\$540	\$593	\$650
31	Hunters Hill	\$500	\$603	\$700 s
32	Ku-ring-gai	\$550	\$603	\$650
33	Botany Bay	\$520	\$620	\$660
34	Randwick	\$560	\$620	\$695
35	Canada Bay	\$530	\$620	\$680
36	Willoughby	\$560	\$620	\$700
	Inner Ring	\$560	\$650	\$760
37	Mosman	\$563	\$650	\$778
38	North Sydney	\$580	\$650	\$750
39	Leichhardt	\$530	\$685	\$750
40	Woollahra	\$610	\$700	\$800
41	Manly	\$620	\$725	\$850
42	Waverley	\$650	\$730	\$850
43	Sydney	\$675	\$750	\$850

(s) 30 or less bonds lodged; (-) 10 or less bonds lodged

Source: Housing NSW Rent and Sales Report Issue 114 (December Quarter 2015), edited by JSA 2016

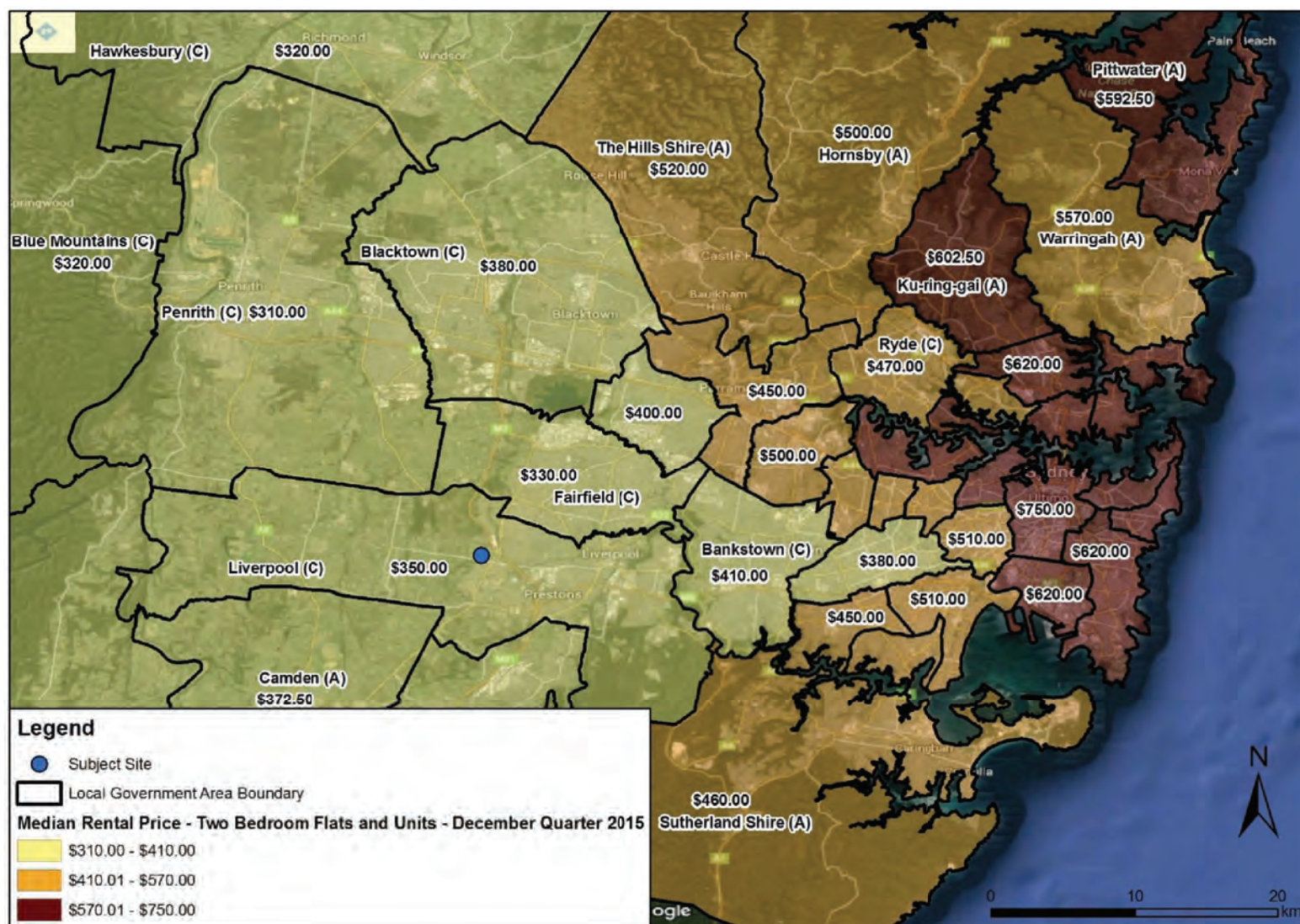


Figure 20.2: Median Weekly Rental Price for Two Bedroom Units by Local Government Area, December Quarter 2015

Source: JSA 2016, using data from Housing NSW Rent and Sales Report Issue 114

20.2.2 Purchase

In terms of purchase price for strata properties, Liverpool LGA is ranked number 6 in terms of the cheapest median price, with a median of \$447,500 compared with \$680,000 for Greater Sydney. Again, cheaper areas also include those on the fringe of Greater Sydney (e.g. Wyong, Gosford, Blue Mountains), as well as those surrounding Liverpool LGA.

Table 20.7: First Quartile, Median and Third Quartile Sale Prices for Strata Properties by LGA, Greater Sydney, September Quarter 2015, sorted by Median Price (Cheapest to Most Expensive)

Rank	Local Government Area	First Quartile	Median	Third Quartile
1	Wyong	\$335,000	\$377,500	\$455,000
2	Blue Mountains	\$315,000	\$397,000	\$480,000
3	Campbelltown	\$390,000	\$417,000	\$450,000
4	Fairfield	\$400,000	\$440,000	\$500,000
5	Gosford	\$380,000	\$441,000	\$553,800
6	Liverpool	\$378,500	\$447,500	\$520,000
7	Penrith	\$393,800	\$450,000	\$490,000
8	Blacktown	\$430,000	\$470,000	\$540,000
9	Hawkesbury	\$437,000	\$490,000	\$520,000
10	Canterbury	\$415,000	\$495,000	\$590,000
11	Camden	\$470,000	\$495,000	\$612,000
12	Holroyd	\$463,000	\$497,000	\$550,000
	Outer Ring	\$435,000	\$530,000	\$685,000
13	Bankstown	\$489,000	\$565,000	\$647,000
14	Parramatta	\$515,200	\$599,000	\$710,000
15	Auburn	\$525,000	\$605,000	\$712,500
16	Hurstville	\$565,000	\$621,000	\$750,000
17	Marrickville	\$552,000	\$640,000	\$770,000
18	Rockdale	\$585,000	\$660,000	\$745,000
19	Strathfield	\$615,000	\$665,000	\$756,000
	GREATER SYDNEY	\$532,500	\$680,000	\$860,000
20	Sutherland	\$580,000	\$680,000	\$820,000
21	Ashfield	\$613,000	\$682,500	\$770,300
	Middle Ring	\$570,000	\$685,000	\$830,000
22	Hornsby	\$635,000	\$700,000	\$825,000

Rank	Local Government Area	First Quartile	Median	Third Quartile
23	Warringah	\$610,000	\$720,000	\$825,000
24	Kogarah	\$650,000	\$722,000	\$790,000
25	Lane Cove	\$665,000	\$725,000	\$866,000
26	Ryde	\$630,000	\$725,000	\$857,000
27	Botany Bay	\$610,000	\$730,000	\$830,000
28	Hunters Hill	\$650,000	\$755,000	\$1,100,000 s
29	Pittwater	\$664,000	\$777,000	\$900,000
30	The Hills Shire	\$682,000	\$785,000	\$852,400
31	Randwick	\$675,000	\$816,500	\$920,000
32	Burwood	\$690,000	\$826,000	\$920,000
	Inner Ring	\$666,000	\$830,000	\$1,055,000
33	Sydney	\$656,300	\$832,000	\$1,061,000
34	Ku-ring-gai	\$732,000	\$842,000	\$980,000
35	Mosman	\$668,000	\$845,000	\$1,100,000
36	Willoughby	\$758,000	\$851,400	\$980,000
37	Canada Bay	\$767,500	\$875,000	\$1,050,000
38	North Sydney	\$705,000	\$911,000	\$1,275,000
39	Leichhardt	\$750,000	\$930,000	\$1,200,000
40	Waverley	\$766,000	\$935,000	\$1,230,000
41	Manly	\$820,000	\$1,100,000	\$1,450,000
42	Woollahra	\$865,000	\$1,160,000	\$1,860,000
-	Wollondilly	-	-	-

(s) 30 or less properties sold; (-) 10 or less properties sold

Source: Housing NSW Rent and Sales Report Issue 114 (September Quarter 2015), edited by JSA 2016

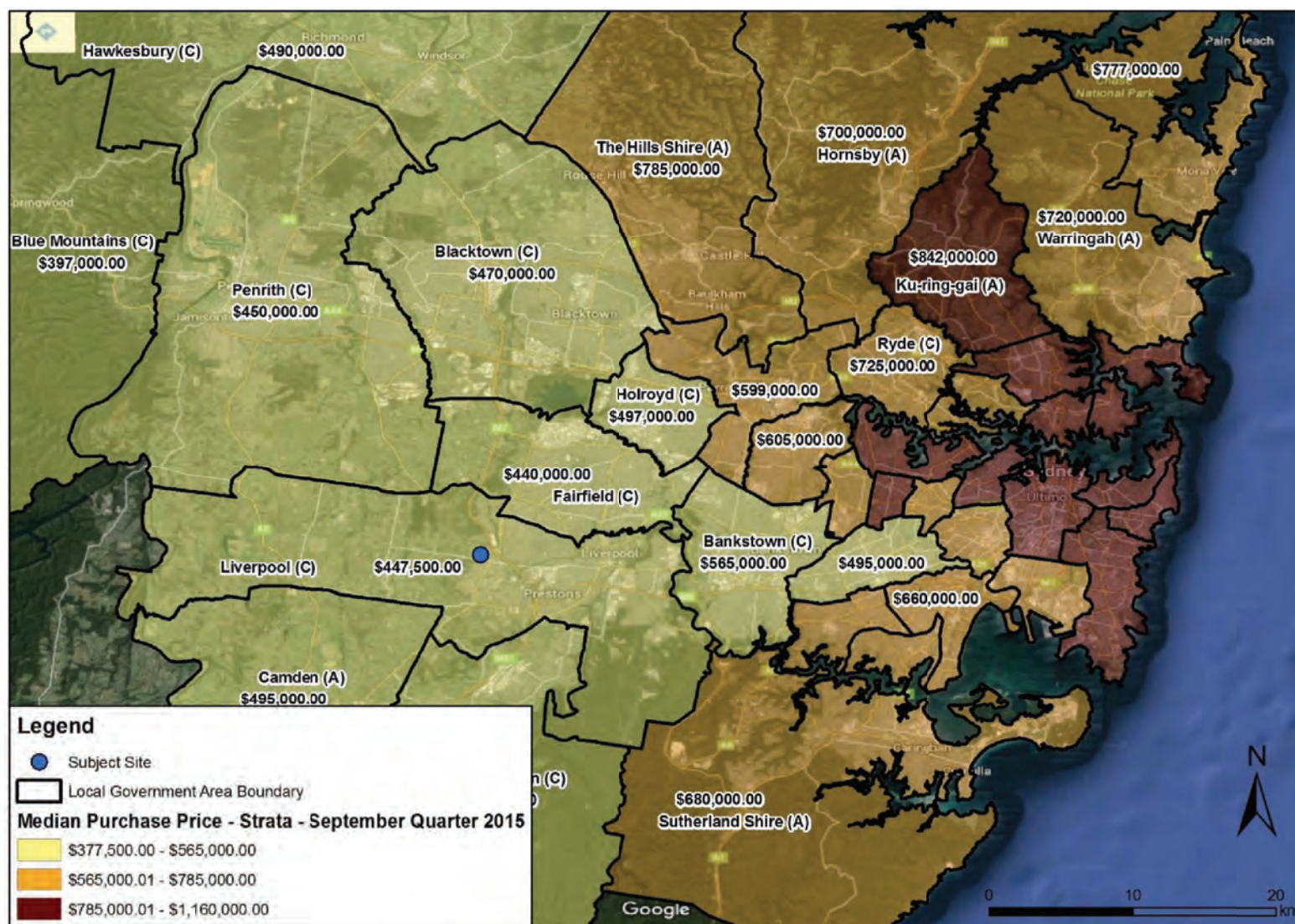


Figure 20.3: Median Purchase Price for Strata Properties by Local Government Area, September Quarter 2015

Source: JSA 2016, using data from Housing NSW Rent and Sales Report Issue 114

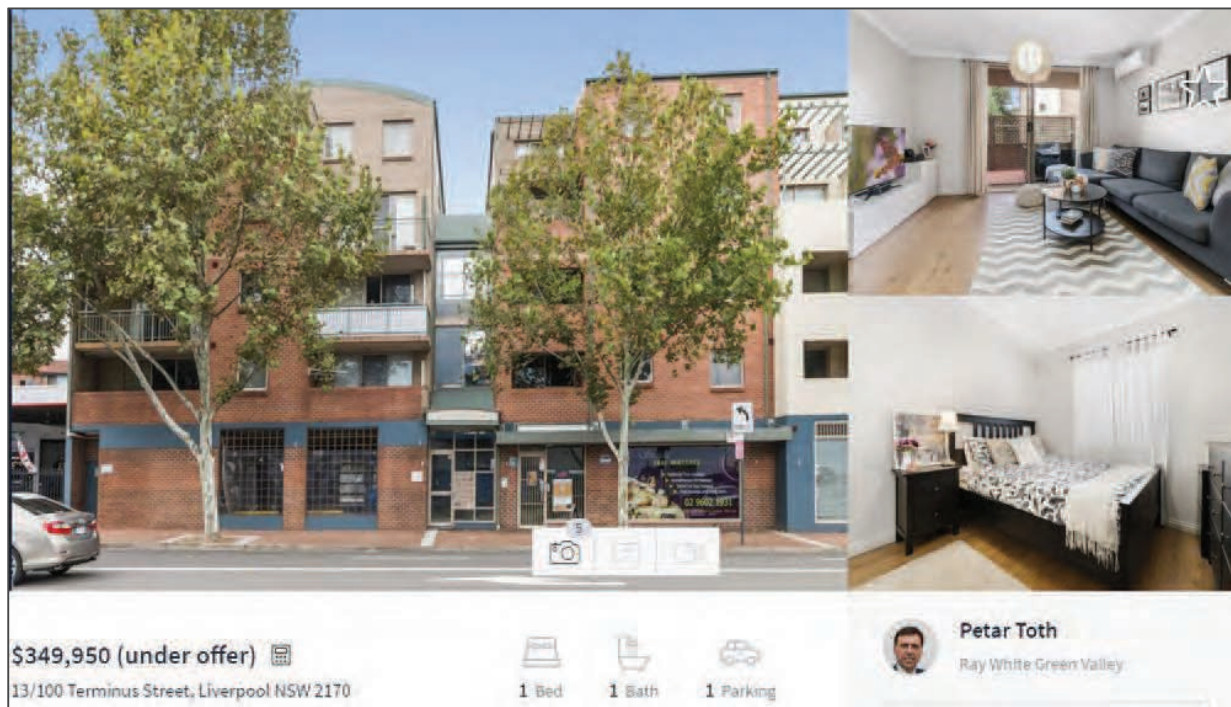
20.3 Examples of Various Priced Units in Liverpool Suburb⁶¹

20.3.1 Single Bedroom Units

Affordable to Low Income Household (\$220,000-\$310,000)

None advertised for price range.

Third Quartile for Liverpool LGA (~\$340,000)



\$349,950 (under offer) 🏠

13/100 Terminus Street, Liverpool NSW 2170

1 Bed 1 Bath 1 Parking

Petar Toth
Ray White Green Valley

⁶¹ <http://www.domain.com.au/>, accessed 29 April 2016

\$349,999

1/37 Nagle Street, Liverpool NSW 2170

1 Bed 1 Bath 1 Parking

Matthew Carbone
One Agency Liverpool

Proposed Price (~\$400,000)

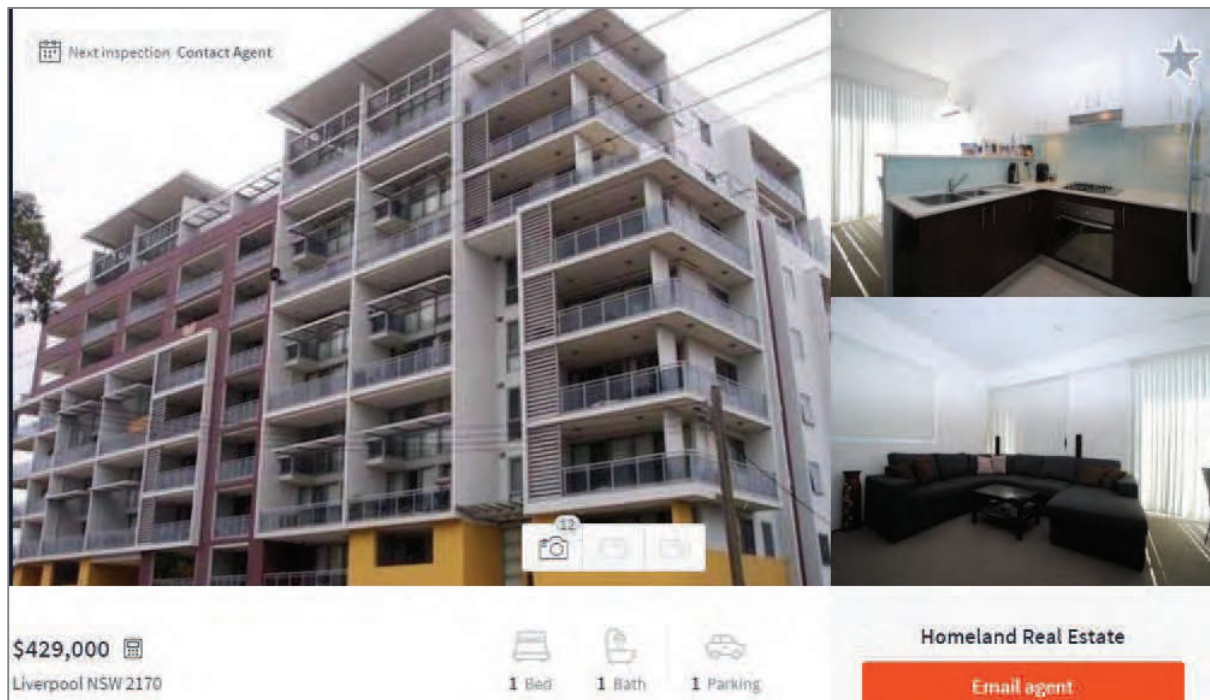
Next inspection Contact Agent

Price by Negotiation \$399,000 - \$429,000

B104/87-91 Campbell Street, Liverpool NSW 2170

1 Bed 1 Bath 1 Parking

Jay Peters
Harcourts - JP Elite Group

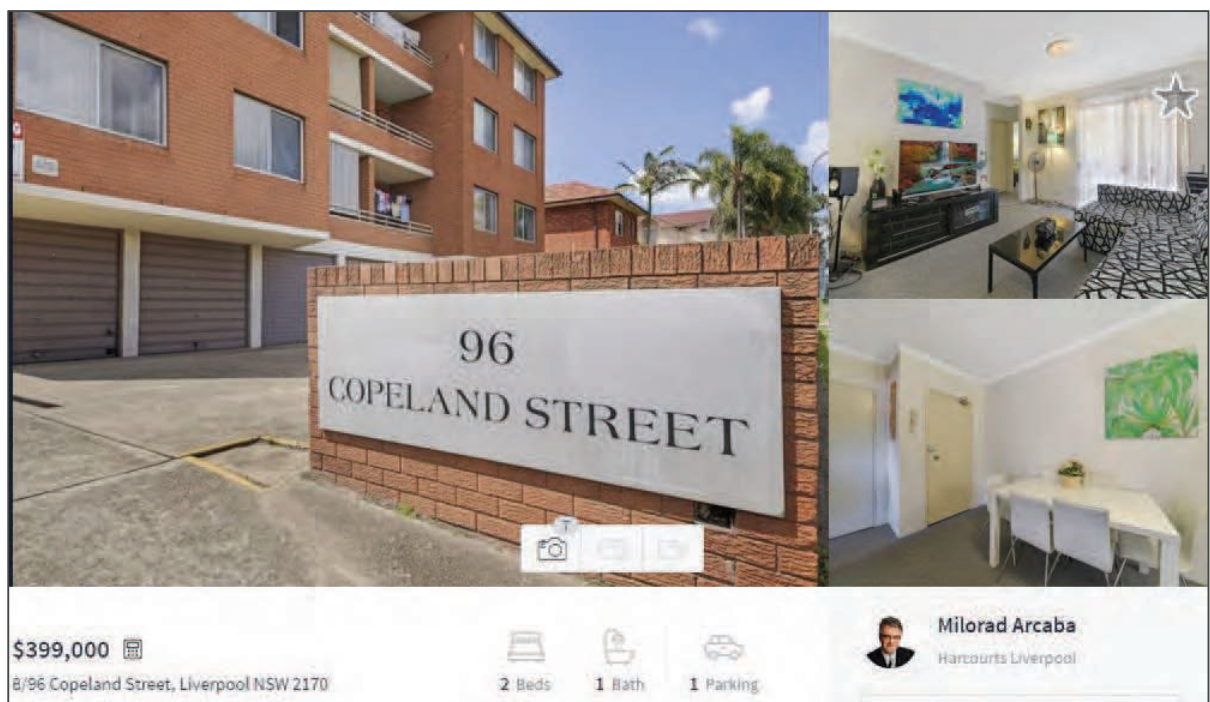


20.3.2 Two Bedroom Units

Affordable to Low Income Household (\$220,000-\$310,000)

None advertised for price range.

Third Quartile for Liverpool LGA (~\$400,000)



\$399,000 📅
Liverpool NSW 2170

2 Beds 1 Bath 1 Parking

Domenic Fortuna
First Interstate Liverpool

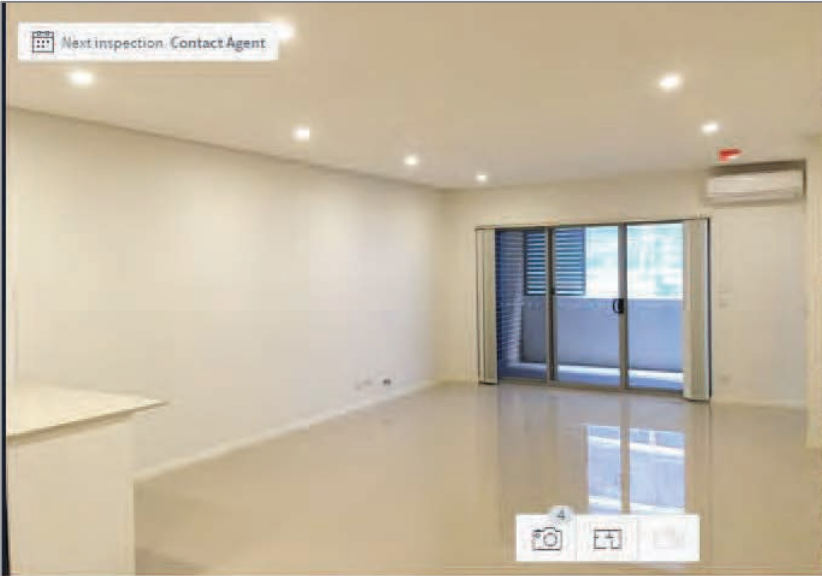
\$399,950 📅
9/77 Memorial Ave, Liverpool NSW 2170

2 Beds 1 Bath 1 Parking

Sonia Poulos
Century 21 Combined Liverpool

Proposed Price (\$500,000)

Next inspection: Contact Agent



\$515,000 (under offer)

5/2-4 George Street, Liverpool NSW 2170

2 Beds

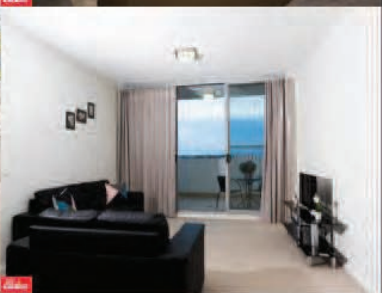
2 Baths

1 Parking

Charles Zhang

E D Realty

Next inspection: Thur, 6:00pm



\$519,000

503/1 Mill Road, Liverpool NSW 2170

2 Beds

2 Baths

1 Parking

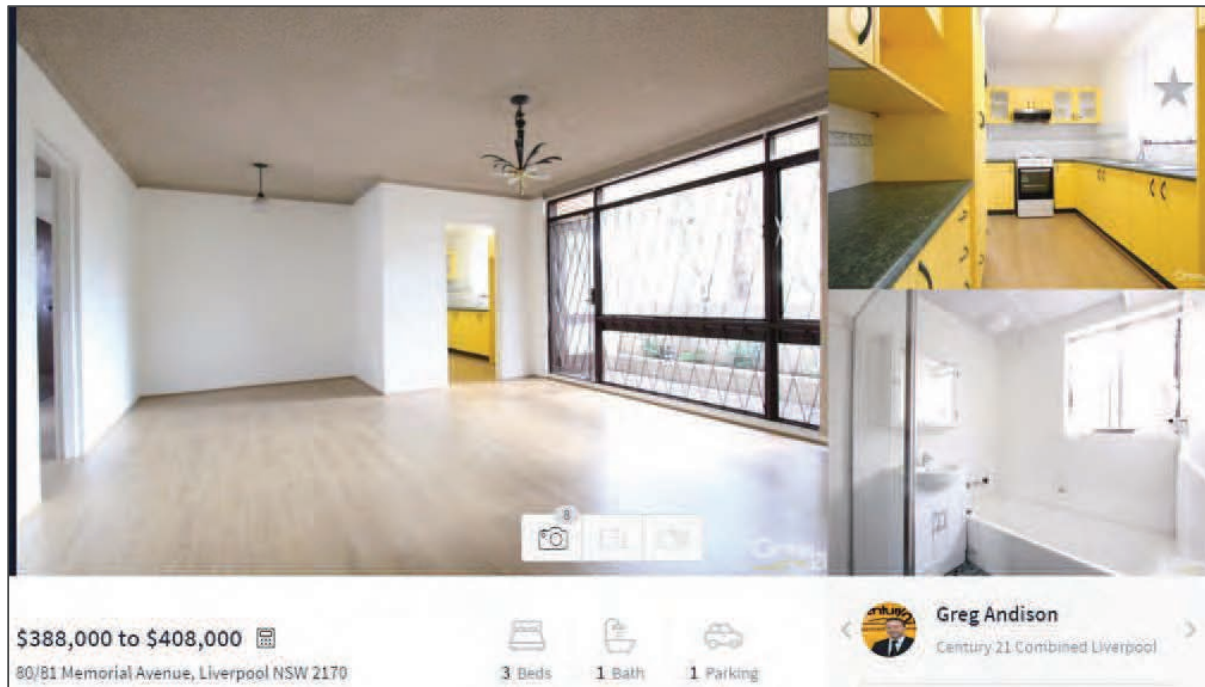
Frank Polistina

Elders Liverpool

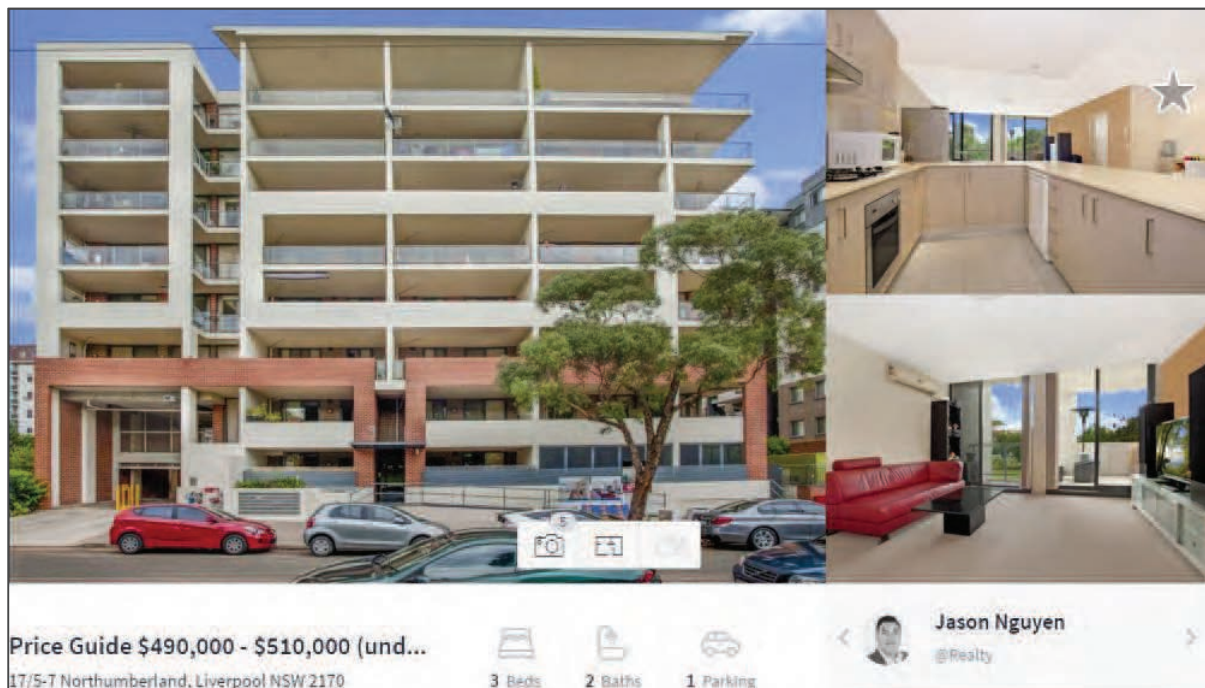
20.3.3 Three Bedroom Units

Affordable to Middle of Moderate Household Income Band (~\$415,000)

One advertised for price range.



Third Quartile for Liverpool LGA (~\$530,000)





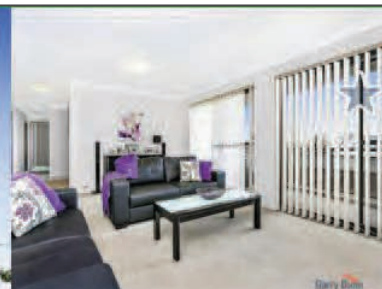


\$529,950 (under offer) 📅

Liverpool NSW 2170

3 Beds 2 Baths 2 Parking

Dor Alvaro
Alvaro Estate Agents


\$559,990 📅

13/16-18 Bigge Street, Liverpool NSW 2170

3 Beds 2 Baths 1 Parking

Eva Frketic
Garry Dunn Property Agents

Proposed Price (\$650,000)

Next Inspection Contact Agent



\$630,000

139/2 Browne Street, Liverpool NSW 2170

3 Beds

2 Baths

1 Parking

Pat. Zh

Patricia Zhang
Ventus Real Estate

Next Inspection Contact Agent



\$689,950

22/8-10 Lachlan Street, Liverpool NSW 2170

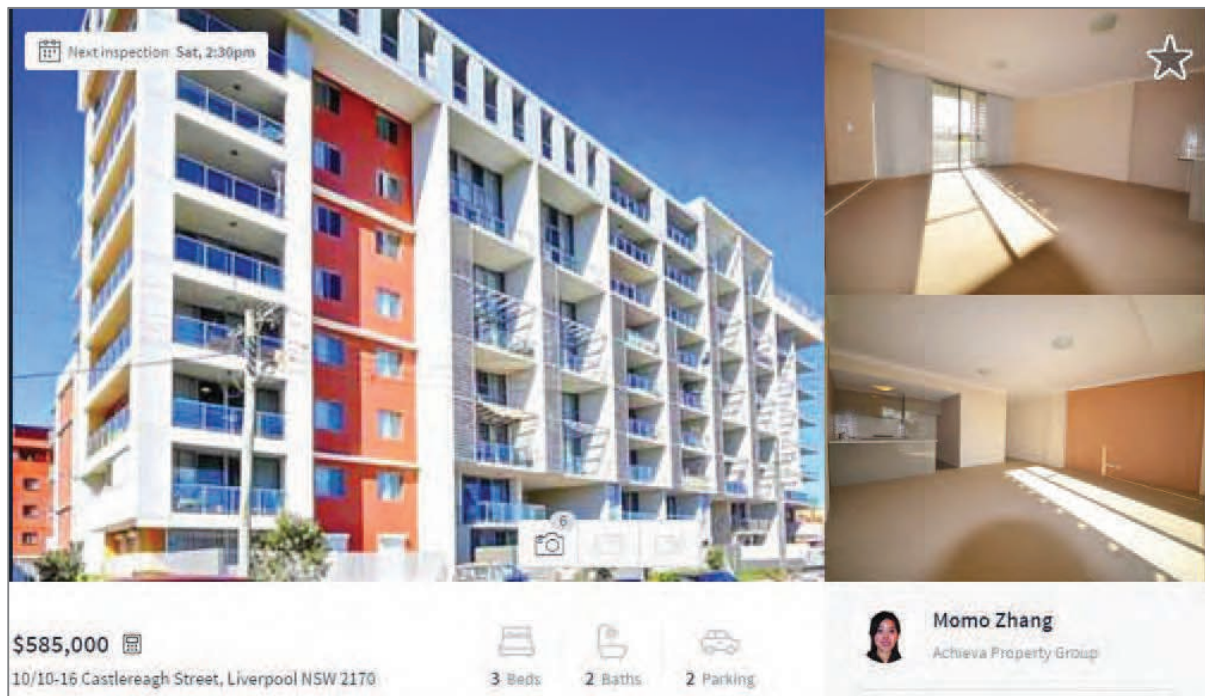
3 Beds

2 Baths

2 Parking

Simon Perri

Simon Perri
Prudential Real Estate Liverpool



20.4 Examples of Units Affordable to Upper End of Low Income Band (~\$300,000) in Liverpool / Fairfield

20.4.1 Single Bedroom Units

The two cheapest one bedroom units advertised:

\$289,000

4/190 Sandal Crescent, Carramar NSW 2163

1 Bed
 1 Bath
 1 Parking

Beatrix Chung
Creative Property Agents

Price Guide \$290,000 - \$310,000

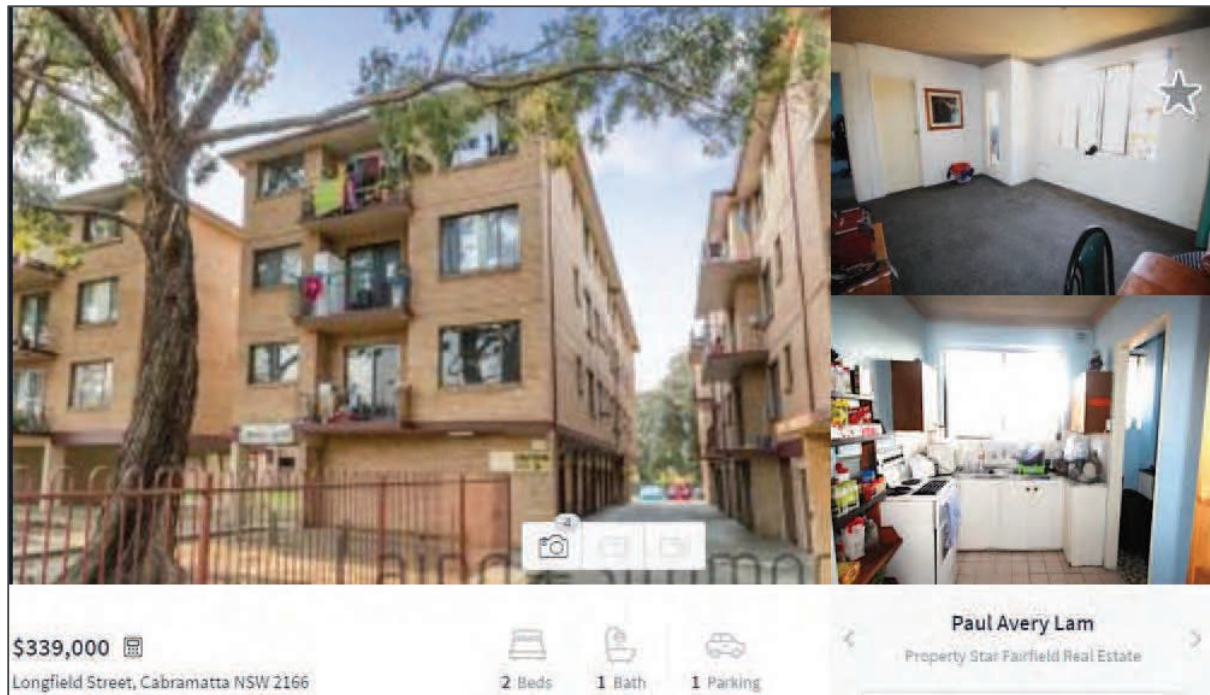
32/186-188 Sandal Cres, Carramar NSW 2163

1 Bed
 1 Bath
 ~ Parking

Graham Sparks
@Realty

Two Bedroom Units

Two cheapest two bedroom units advertised:



20.4.2 Three Bedroom Units

None advertised for price range.

20.5 Housing Stress in Liverpool LGA

20.5.1 Mortgage Stress

Greater Sydney Comparison

A very low, low or moderate income households is deemed to be in housing stress (or at risk of after housing poverty when they are paying 30% or more of gross household income on their housing costs, and in severe housing stress when they are paying more than 50% of their income on housing costs.

In 2011, 35% of home purchasing households in Liverpool LGA were found to be in housing stress based on data from the ABS Census of Population and Housing 2011, a substantially higher proportion than for Greater Sydney (27%).

The proportion of purchasers in severe housing stress in Liverpool LGA (19%) was also found to be substantially higher than for Greater Sydney (14%). This may reflect a high proportion of recent homebuyers in a developing area, as over time mortgage payments become more affordable as a result of inflation, as well as the lower average incomes of those in the LGA.

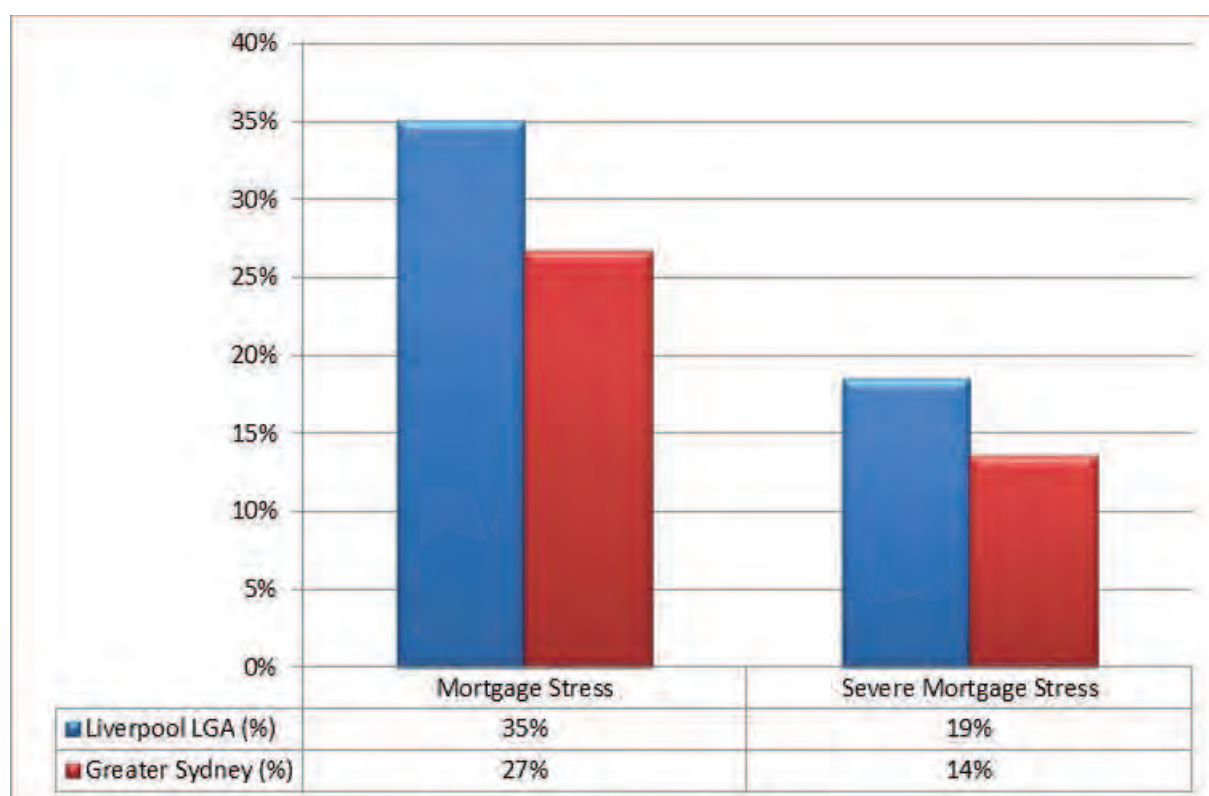


Figure 20.4: Proportion of Home Purchasing Households in Mortgage Stress and Severe Mortgage Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

However, the breakdown of those in mortgage stress into income bands for Liverpool LGA (23% on very low incomes, 33% on low incomes and 45% on moderate incomes) was similar to Greater Sydney.

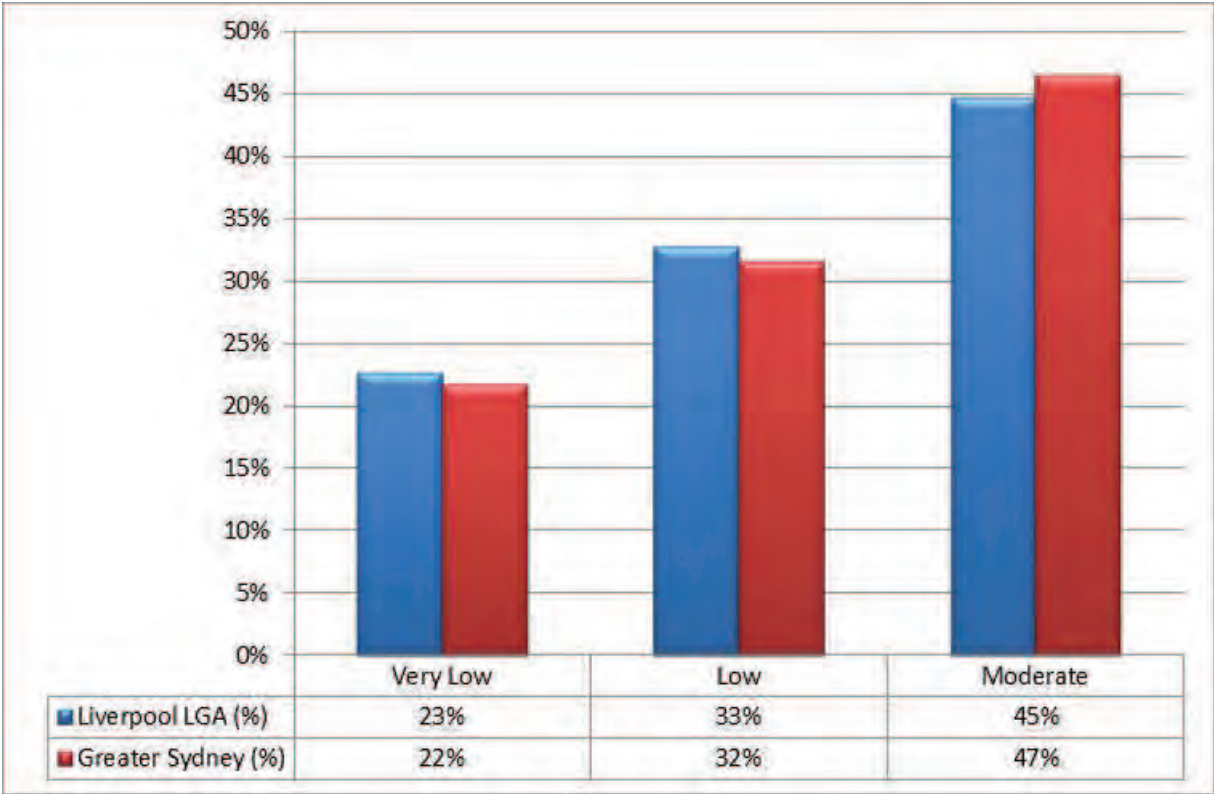


Figure 20.5: Household Income Profile of Households in Mortgage Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

In terms of household composition profile of those in mortgage stress in Liverpool LGA, more than half were couple families with children, substantially higher than the rate for Greater Sydney (45%), reflecting the importance of the LGA to first and second home purchasing families.

While the proportion of households in mortgage stress in Liverpool LGA that were couples without children and single parent families (12% and 14% respectively) was similar to Greater Sydney, the proportion that were lone person households (14%) was substantially lower than for Greater Sydney (24%).

As such, families with children made up almost 60% of purchasers in housing stress in the LGA.

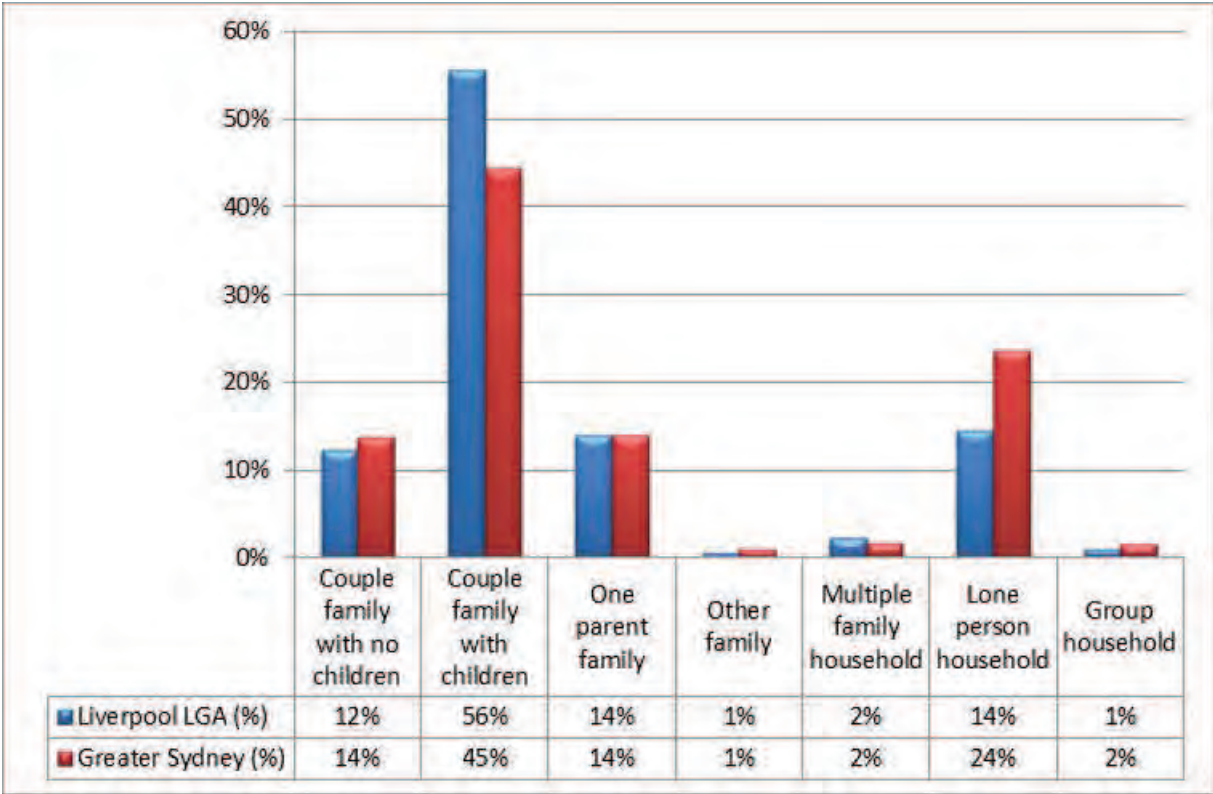


Figure 20.6: Household Composition Profile of Households in Mortgage Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

In terms of households in severe mortgage stress in Liverpool LGA, not surprisingly there is a somewhat larger proportion of very low income households represented (36%) and a smaller proportion of moderate income households (31%). Again, the household income profile is in line with Greater Sydney, with a slight under-representation of households in the moderate income band.

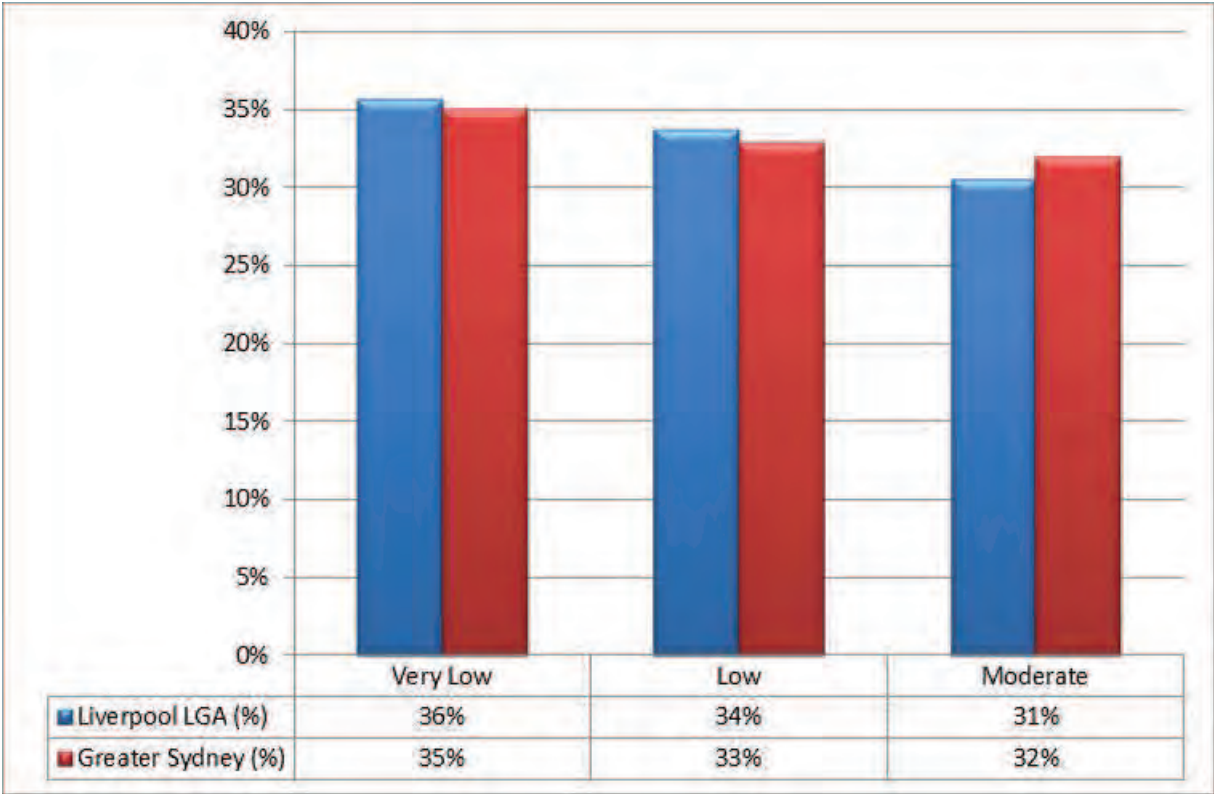


Figure 20.7: Household Income Profile of Households in Severe Mortgage Stress, Liverpool LGA compared with Greater Sydney
Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

The household composition profile for households in severe mortgage stress in Liverpool LGA is similar to the profile for overall stress. Again, compared with the profile for Greater Sydney there are more couples with children (56% compared with 45%) and fewer lone person households (14% compared with 22%).

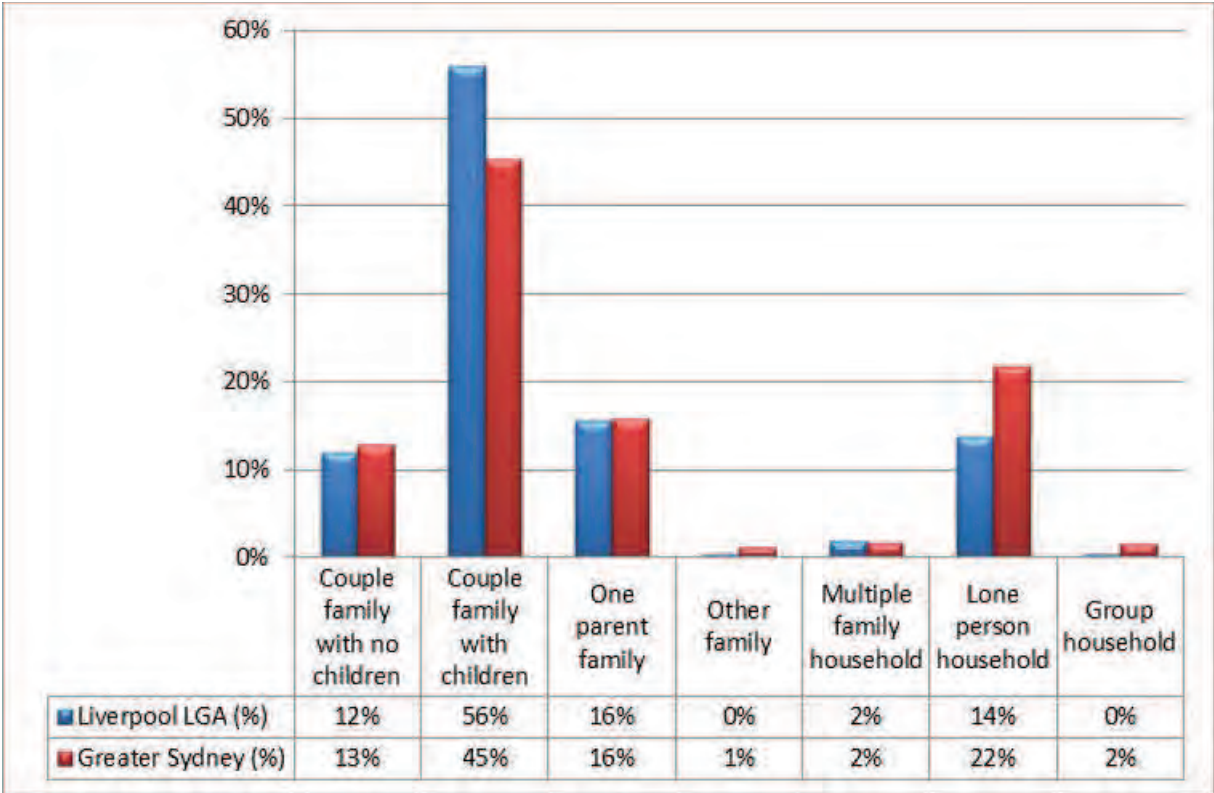


Figure 20.8: Household Composition Profile of Households in Severe Mortgage Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

Detailed Breakdown

By far the largest group in Liverpool LGA in need of affordable housing for purchase are couples with children, with approximately 3,700 of this household type in mortgage stress in 2011. These households are mainly on moderate or low incomes (1,800 and 1,200 respectively, or 3,000 in total), with a smaller but still substantial proportion being on very low incomes (around 700).

Other household types in need of affordable housing for purchase are lone persons (around 950), single parent families (900) and couples without children (800). While couples without children can generally pay more (around half are in the moderate income band, with a quarter each in the low and very low income band), single parent families and lone person households are more likely to be in the low and very low income bands.

For the couples with children, assuming that a two bedroom unit was suitable and that that they purchased a unit at the lower end of the market (e.g. first quartile, \$300,000), it would be quite easy for a moderate income household of this type to move out of housing stress. However, those in the low and especially very low income band (around 1,900 households) would either have to purchase something at the very bottom of the market or live in housing stress.

For larger families (e.g. requiring three bedrooms), getting out of housing stress would be even harder. A first quartile three bedroom unit in Liverpool LGA costs \$410,000, and is therefore affordable only to the upper 60% of the moderate income household band.

Single parent families in Liverpool LGA face an even more difficult situation, since around two-thirds of these households in stress are on low and very low incomes and yet would likely require a dwelling of at least two or three bedrooms.

Couples without children and lone persons could get away with a one bedroom unit, with a first quartile unit of this size costing \$250,000 in Liverpool LGA. A unit of this price would be affordable to most of the low income band and all of the moderate income band, though unaffordable to those on very low incomes. These very low income households (i.e. earning less than \$40,000 per year) are very difficult to relieve from housing stress.

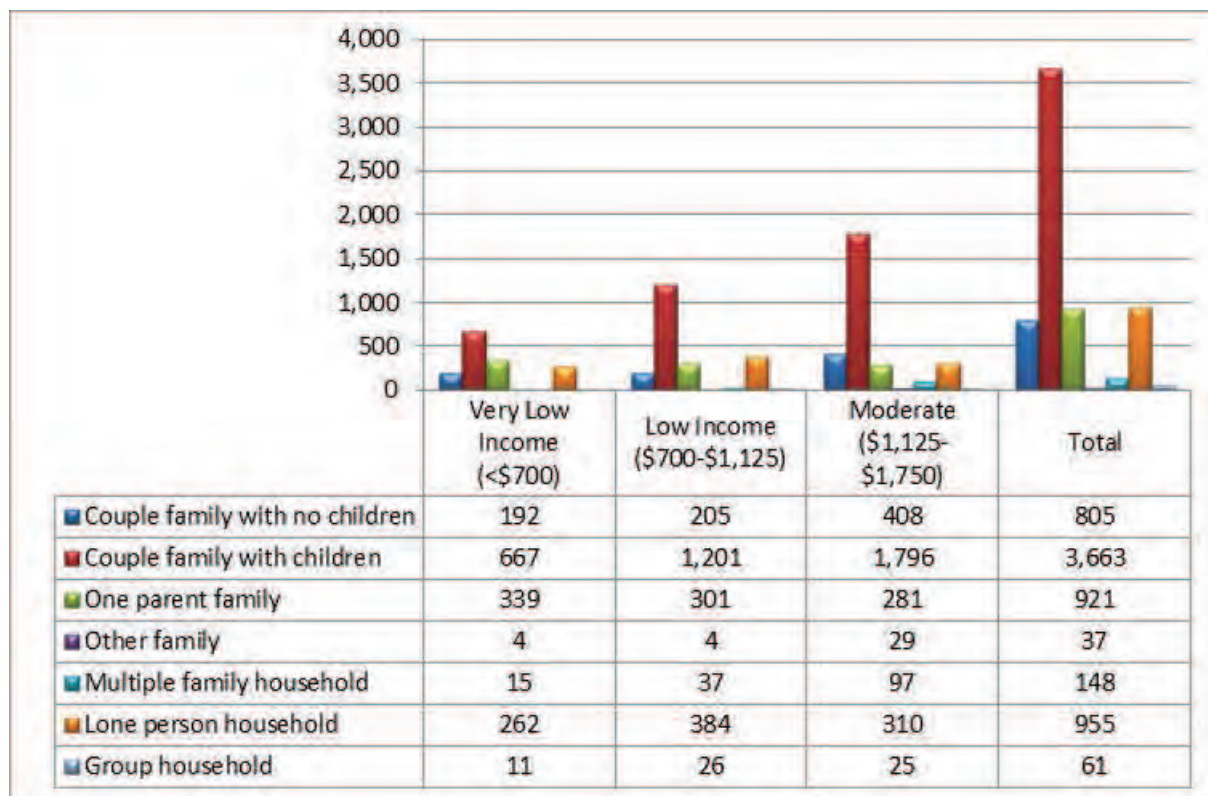


Figure 20.9: Households in Mortgage Stress in Liverpool LGA – Detailed Breakdown

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

Relieving most households from severe stress in Liverpool LGA, at least, should be achievable based on the current market. Again, assuming that a couple without children and single parent families required a two bedroom unit, and purchasing a unit at the lower end of the market (\$300,000), all of the low and moderate income band, and even some of the very low income band, could purchase this without falling into severe stress.

For those requiring a three bedroom unit (\$410,000 for a first quartile), most of the low income and all of the moderate income could purchase this without falling into severe housing stress. However, this would likely leave at least four to five hundred couple with children and single parent families in Liverpool LGA for which severe rental stress is largely unavoidable based on the current market.

For couples without children and lone persons the housing situation in Liverpool appears much less dire, in terms of avoiding severe stress at least. In order to purchase a lower-end single bedroom unit in the LGA and avoid severe stress, a person must earn at least \$30,000 per year. Based on our calculations, there appear to be only a combined total of around 150 or so lone person and around 100 couple without children households in severe mortgage stress that could not purchase a lower-end single bedroom unit in Liverpool LGA and relieve themselves from severe mortgage stress.

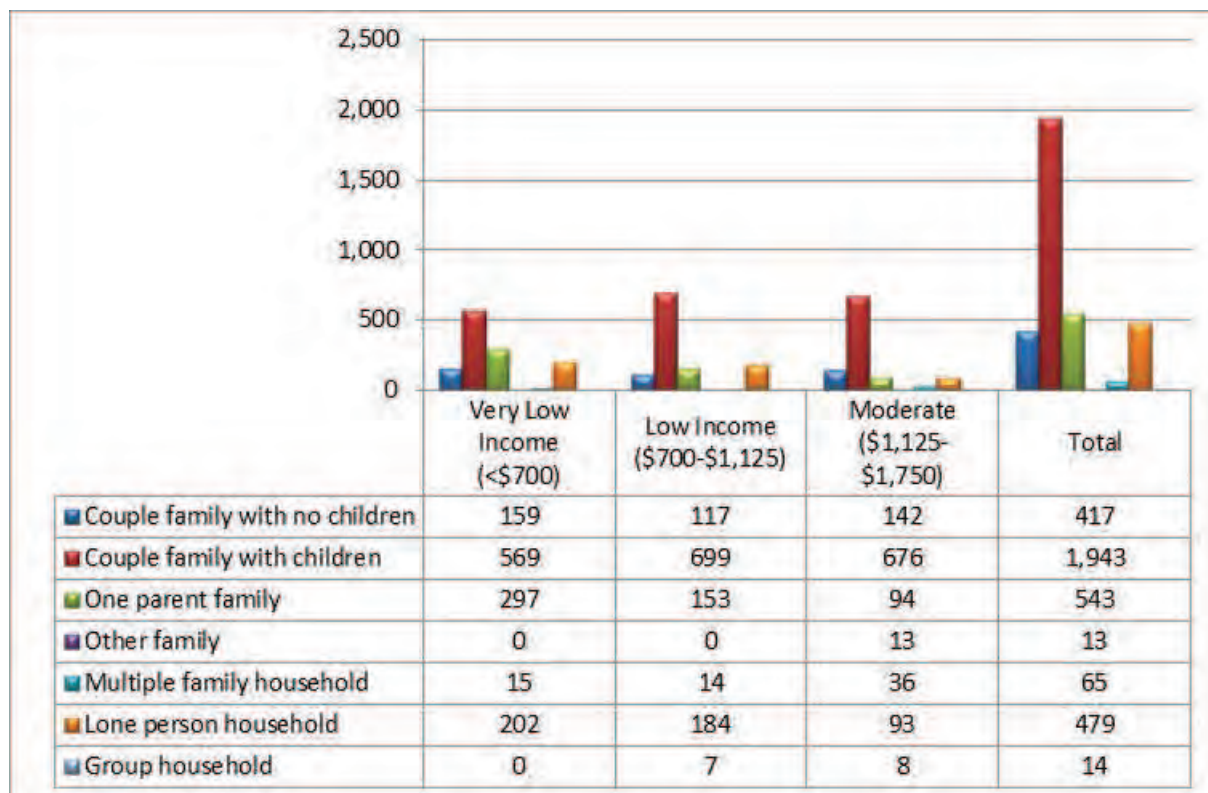


Figure 20.10: Households in Severe Mortgage Stress in Liverpool LGA – Detailed Breakdown

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

20.5.2 Rental Stress

Greater Sydney Comparison

In Liverpool Local Government Area, 44% of renting households were in housing stress in 2011, with 19% being in severe stress. This is somewhat higher than the Greater Sydney rates of 40% and 18% of households in rental stress and severe rental stress respectively.

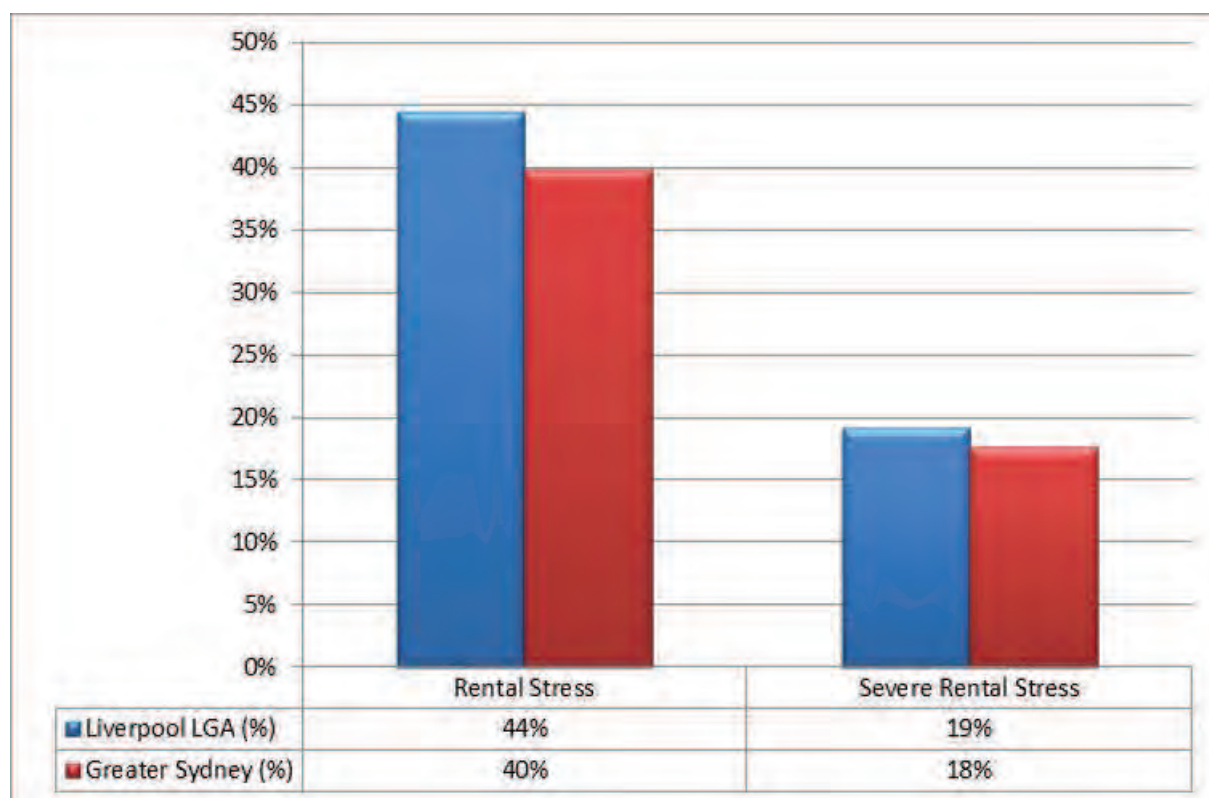


Figure 20.11: Proportion of Home Purchasing Households in Rental Stress and Severe Rental Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

The household income profile of households in rental stress in Liverpool LGA is substantially different to that for households in mortgage stress, with a higher proportion being very low income households (61% compared with 23%), and a smaller proportion being moderate income households (9% compared with 45%). The proportion that are on very low incomes is also quite high compared with Greater Sydney (53%), with the proportion on moderate incomes being higher for the Greater Metropolitan Area (15%).

This is not surprising, as most very low income households would currently be excluded from purchase unless they have a substantial asset, and are increasingly in long-term private rental.

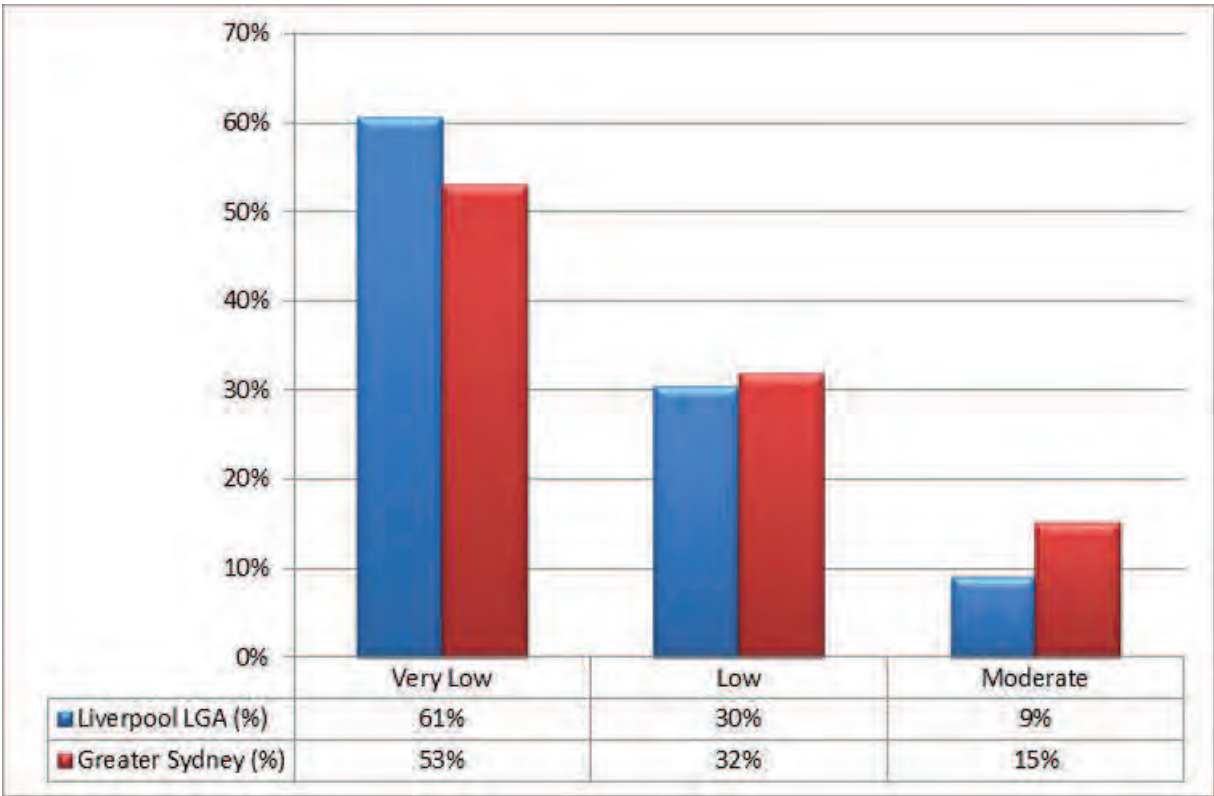


Figure 20.12: Household Income Profile of Households in Rental Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

In terms of household composition, again there are some large differences between households in rental and mortgage stress in Liverpool LGA.

Most notably, among those in rental stress there are around half the number of couples with children compared with those in mortgage stress (29% compared with 56%), and around twice the number of single parent families (28% compared with 14%) and lone person households (29% compared with 14%). Compared with Greater Sydney, however, households in rental stress are more likely to be couples with children (29% compared with 20%) and single parent families (28% compared with 22%), and less likely to be lone persons (29% compared with 37%) and group households (2% compared with 6%).

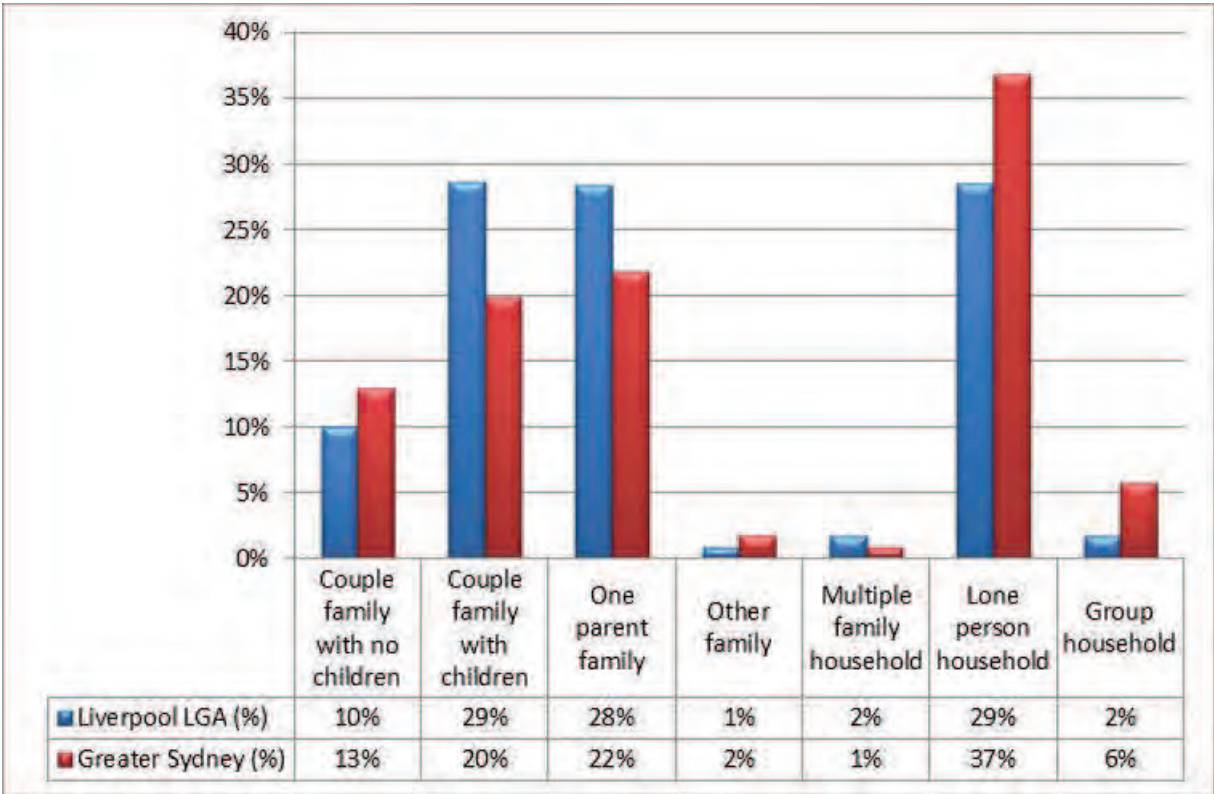


Figure 20.13: Household Composition Profile of Households in Rental Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

Households in severe rental stress in Liverpool LGA are even more likely to be on very low incomes (85% compared with 77% for Greater Sydney), with virtually no moderate income households represented. As noted, there was basically nothing in the market that could be affordably rented by this group.

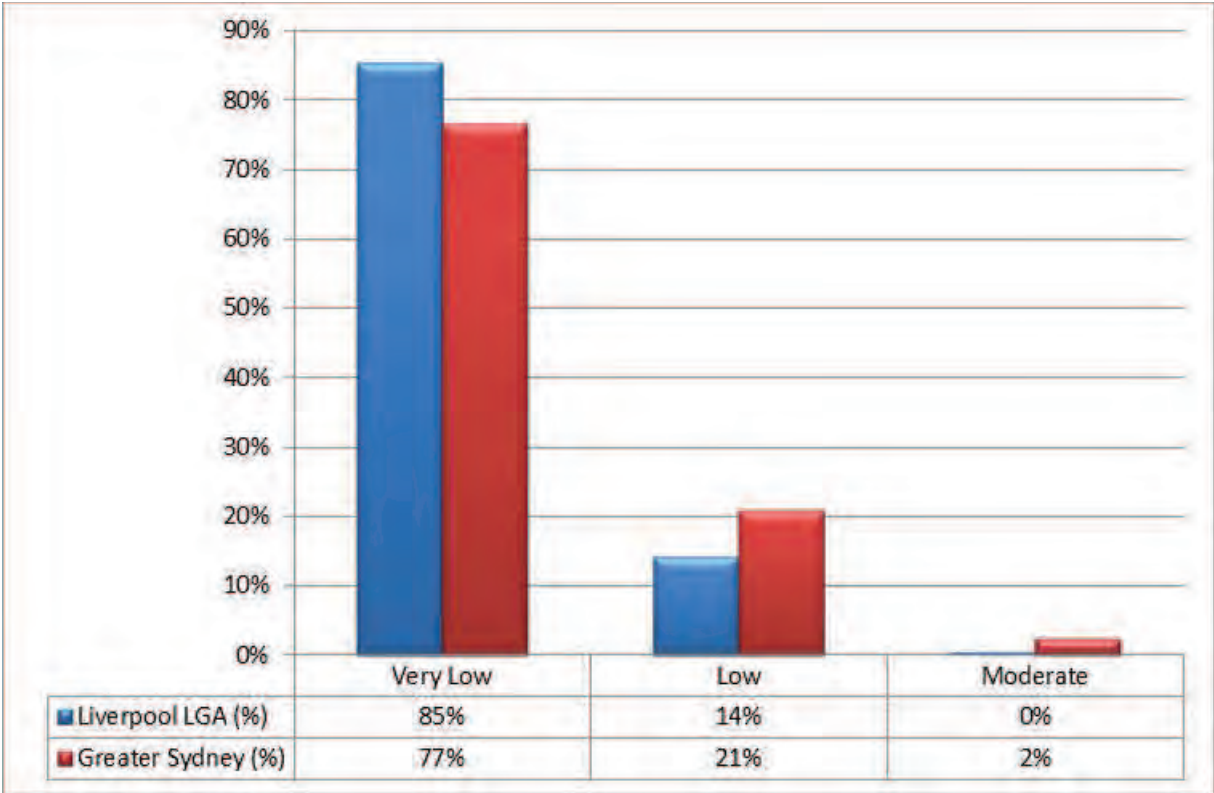


Figure 20.14: Household Income Profile of Households in Severe Rental Stress, Liverpool LGA compared with Greater Sydney

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

There are some substantial differences between the household composition profiles of households in overall rental stress and severe rental stress in Liverpool LGA, the main differences being a larger representation of single parent families (36% compared with 28%), and a smaller representation of lone persons (25% compared with 29%).

Compared with Greater Sydney, again there is a larger representation of couples with children (28% compared with 19%) and single parent families (36% compared with 26%), and a smaller representation of lone persons (25% compared with 36%) and group households (1% compared with 6%).

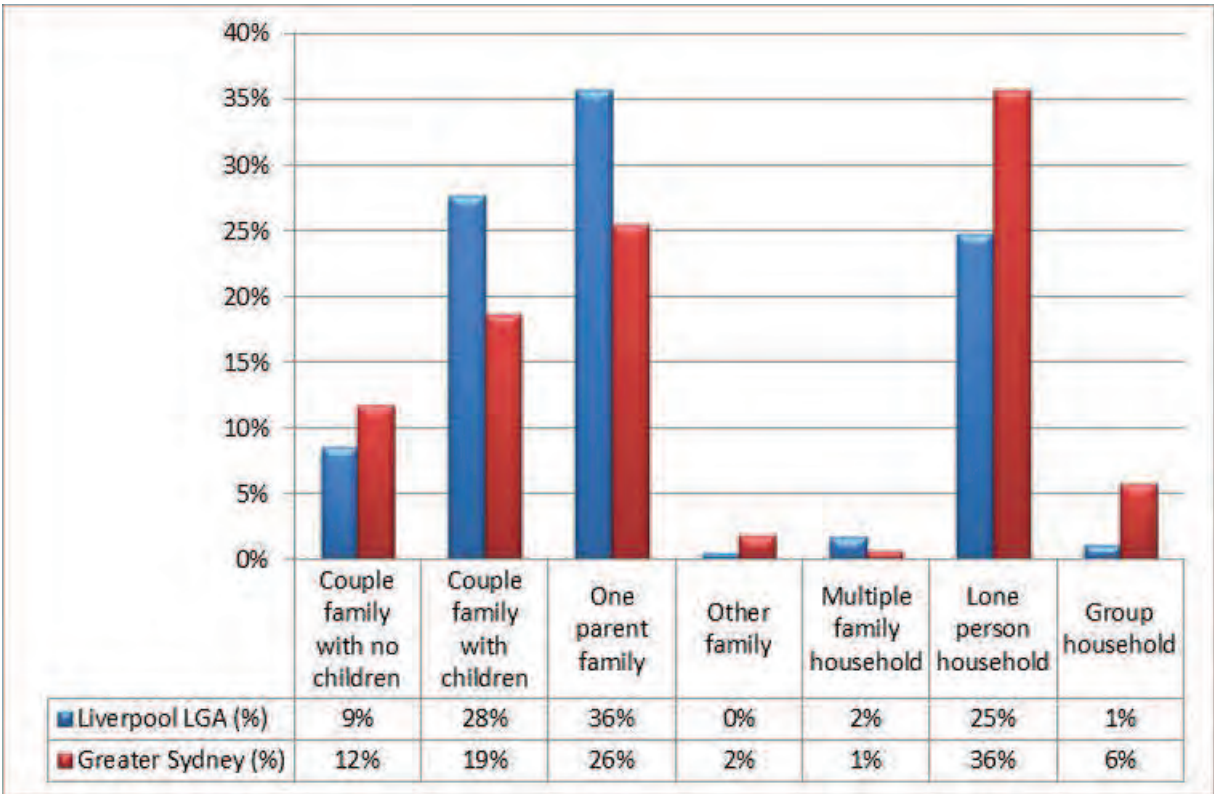


Figure 20.15: Household Composition Profile of Households in Severe Rental Stress, Liverpool LGA compared with Greater Sydney

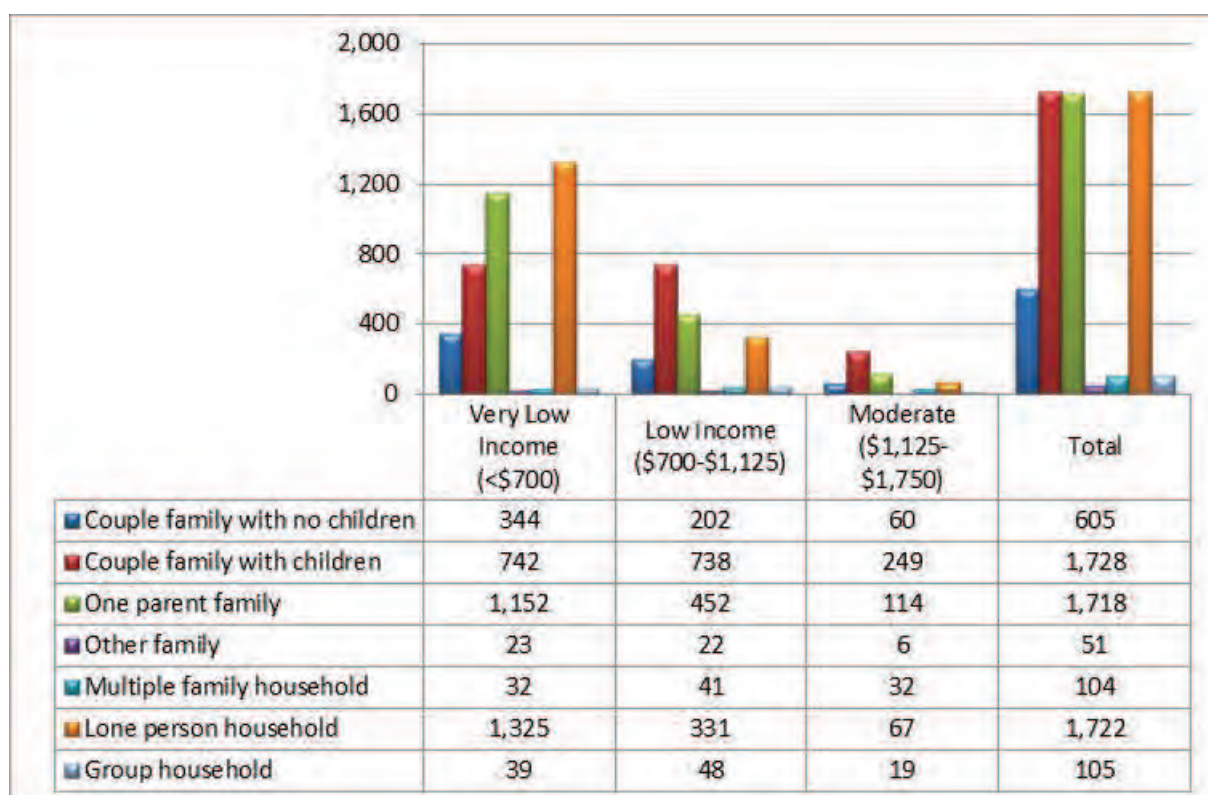
Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

Detailed Breakdown

The rental stress profile for Liverpool LGA is substantially different to the mortgage stress profile. The majority of those in rental stress in the LGA are fairly evenly divided between couples with children, single parent families and lone person households (around 1,700 of each or 5,200 in total), with around 600 couples without children also in rental stress, giving a total of around 6,000 households in rental stress in the LGA.

In general, couples without children and lone person households (apart from those in the lower third of the low income band) should be able to move out of rental stress by renting a one bedroom unit at the lower end of the market (i.e. first quartile, \$270 per week) in the LGA *assuming there was sufficient supply*. However, this still leaves around 1,400 lone persons and 400 couples without children who would find it quite difficult to move out of rental stress based on market rents.

For couples with children and single parents, assuming they rented a two bedroom unit at the lower end of the market (first quartile = \$320 per week), those on very low incomes and most of those on low incomes would find it difficult to move out of rental stress, i.e. around 1,300 couples with children and around 1,500 single parent families. For those with more children requiring a three bedroom unit, and renting at the lower end of the market (first quartile estimated at \$430 per week)⁶², only the upper 60% or so of the moderate income band could get out of housing stress, leaving around 1,600 couples with children and around 1,600 single parent families that would find it hard to get out of rental stress based on current market rents for the LGA.



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Figure 20.16: Households in Rental Stress in Liverpool LGA – Detailed Breakdown

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

Around 40% of the households in rental stress in Liverpool LGA are in severe stress, equating to around 2,600 households. The majority of these are single parent families (around 950 households), couples with children (700 households) and lone persons (650 households), with a smaller number being couples without children (around 200). Most of these households are on very low incomes.

While many of these couples without children and lone person households should be able to move out of severe stress *assuming sufficient supply of appropriate products*, there are around 150 couples without children and 500 lone person households that would need to pay below the first quartile for the LGA (\$270 per week).

Couples with children and single parent families that are able to rent a two bedroom unit could get out of severe stress by renting a unit at the lower end of the market (i.e. first quartile, \$320 per week) if they earned at least \$640 per week (\$33,000 per year), i.e. the top end of the very low income band. This leaves at least 450 couples with children and 700 single parent families in the LGA that would find it difficult to get out of severe rental stress. For those requiring a three bedroom unit, they would need to be on at least a low income to be out of severe stress.

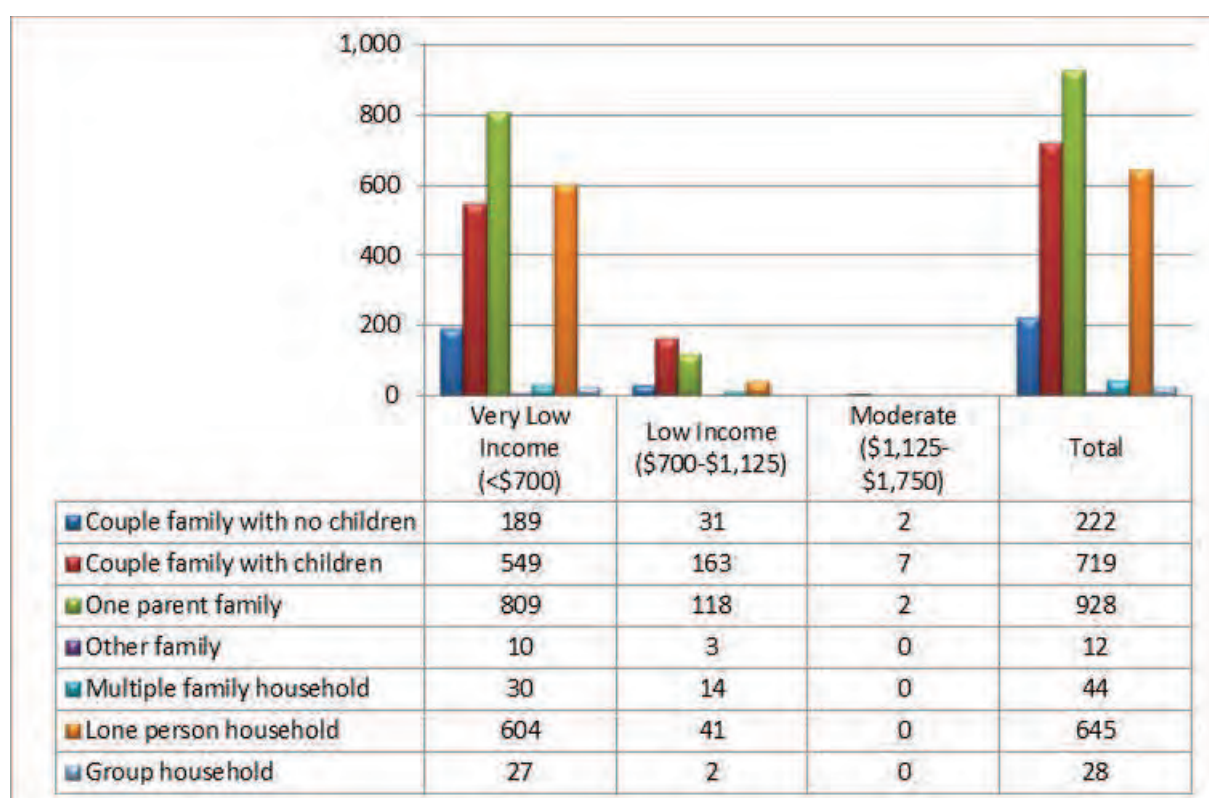


Figure 20.17: Households in Severe Rental Stress in Liverpool LGA – Detailed Breakdown

Source: JSA 2016, calculated using data from ABS Census of Population and Housing 2011

20.6 Rental Snapshot, Possible 'Proxy' Areas

We have chosen several possible 'proxy' areas in order to gain some understanding of what rental prices the proposed Town Centre is likely to attract. The two main proxy areas we have examined are:

- Liverpool suburb and surrounding suburbs;
- Rouse Hill, since this is the location of another city centre which may be comparable to the one proposed in Middleton Grange.

A rental snapshot was taken on 28th April and the 5th of May 2016 from www.domain.com.au, the results of which are shown below. It shows that there were 200 one, two and three bedroom units advertised in Liverpool Suburb and surrounding suburbs, of which 16 (8%) were one bedroom units, 160 (80%) were two bedroom units, and 24 (12%) were three bedroom units.

Although **very low income households could affordably rent none of the units advertised** apart from three single bedroom units that were affordable to households at the top end of the band, many of the units advertised were affordable to low income households, although mainly at the top end of this band. Nine of the sixteen single bedroom units, 101 (63%) of the 160 two bedroom and 2 of the 24 three bedroom units were affordable to a top-end low income households. All of the 200 units advertised in Liverpool Suburb and surrounding suburbs were affordable to top-end moderate income households.

A rental search for the possible 'proxy' area of Rouse Hill was also undertaken on 28 April 2016.

In the suburb of Rouse Hill, there were two units advertised, one single bedroom unit and one two bedroom unit. Both were located on Civic Way. While the one bedroom unit was affordable to the upper 90% of the moderate income band, the two bedroom unit was affordable only to the top end of the moderate income band, as well as higher income households of course.

Table 20.8: Rental Snapshot, www.domain.com.au

Area	One Bedroom Units	Two Bedroom Units	Three Bedroom Units
Liverpool Suburb and Surrounding Suburbs	16 units advertised: • 3 affordable to top end of very low income band ($\leq \\$240$ p/w). • 9 affordable to top end of low income band ($\leq \\$380$ p/w). • All affordable to middle of moderate income band.	160 units advertised: • None affordable to very low income households ($\leq \\$240$ p/w). • 20 (13%) affordable to middle of low income band ($\leq \\$310$ p/w). • 101 (63%) affordable to top end of low income band ($\leq \\$380$ p/w). • All affordable to upper 40% of moderate income band ($\leq \\$490$ p/w).	24 units advertised: • None affordable to very low income households ($\leq \\$240$ p/w). • 2 affordable to upper end of low income band ($\leq \\$380$ p/w). • 12 affordable to middle of moderate income band ($\leq \\$475$ p/w). • All affordable to top of moderate income band ($\leq \\$570$ p/w).
Rouse Hill	1 advertised: • Cnr Civic Way & Whitehart Dr, \$405 per week: Affordable to upper 90% of moderate income band.	1 advertised: • 107/72 Civic Way, \$550 per week: Affordable to top end of moderate income band.	None advertised.

Source: JSA 2016, based on rental advertisements from www.domain.com.au, 28 April 2016 (Rouse Hill) and 5 May 2016 (Liverpool Suburb and Surrounding Suburbs)