

DATE:	07 February 2018
TO:	Pat Gocher (Managing Director, Caverstock Group Pty Ltd)
FROM:	Wayne Gersbach (General Manager MPD), Gordon Yoon (Senior Economist MPD)
CC:	Mark Courtney (General Manager MPD), Stuart McKnight (General Manager MPD)
SUBJECT:	42-46 Parramatta Road, Homebush

Introduction

MacroPlan has been commissioned by Caverstock Group (Project Manager) to provide a high-level economic assessment to inform a proposed modification (i.e. Planning Proposal) to the existing Development Application, which would increase the yield of the proposed mixed-use development at the subject site.

We note that the site currently has a DA approved for 54 units over 9 stories. The Planning Proposal seeks to increase the height limit to 80m (i.e. 25 stories) enabling to increase the yield to 111 units.

In our view, the site's central location supports its transition to a 'mixed-use' use intent of the Homebush Precinct under the Parramatta Road Corridor Urban Transformation Strategy – the site is adjacent to the Sydney Orbital road system (connecting M4 motorway) and proximate to the rail services and town centres.

The site's redevelopment has many positive implications:

- The project provides opportunity to synergistically expand the critical mass that is Sydney Olympic Park, strengthening its employment attraction and footprint, and extending its residential offer.
- The subject site enjoys distinctive locational attributes which can naturally activate the creation of new affordable housing and employment opportunities. The strength is the site's 'at-the-corner' location on a street accessing directly to the station in a location where journey to work by bus and train is well-above the Sydney benchmark.
- The Planning Proposal will help to create the critical mass necessary to foster employment sustainability within the proposed development (i.e. ground-floor retail/commercial uses).
- The development is complementary to the ongoing maturation of Homebush, both in terms of the deepening of its residential offer and its ability to attract new employment opportunities.
- The planning proposal will deliver residential development that is feasible, meets housing demand and is adjacent to Homebush rail station, a range of retail and commercial uses.

Locality

Homebush and the subject site are strategically located with:

- Access to the Sydney Orbital road system (connecting M4 motorway), as well as proximity to the rail services (Homebush station, within a 100m walking distance)
- Its location is close, and connected by M4 and Parramatta Road (and many public transport options), to the centre of the employment centroid for the major employment districts in Greater Sydney.
- Currently, there is a good quantum of retail, health services and general amenity within a 500m walking distance of the subject precinct, or proximate thereto, including:
 - a. Bakehouse Quarter (500 m from the subject site)
 - b. DFO Homebush (1.5 km from the subject site)
 - c. North Strathfield Town Centre (400 m from the subject site)
 - d. Strathfield Town Centre (1.5 km from the subject site)
 - e. Sydney Olympic Park¹ (3.0 km from the subject site)
 - f. Concord Hospital (4.0 km from the subject site)
 - g. Sydney CBD (30-40 mins by public transport)
 - h. Parramatta CBD (15 mins drive or 30-35 mins by public transport)
 - i. Norwest Business Park (22 km from the subject site, 30 mins drive drive)
 - j. Macquarie Park (13.5 km from the subject site, 21 mins drive drive)

Strathfield – Burwood – Canada Bay (study area)

The study area is a region of 173,000 people that will reach 245,000 residents within the next 20 years. By then, 1 in 10 new residents of 'Eastern City District' will live in the study area.

The study area is the inner part of the Eastern City District. It is one of the rapid-expanding urban infill areas in the district.

The region is home to 81,000 workers, the majority of which travel outside of the region for work. Its major employment industry is 'Professional, Scientific and Technical Services' (circa 9,600 jobs) followed by 'Health' (circa 9,300), 'Retail' (circa 7,300), 'Financial and Insurance Services' (circa 6,600) and Education and Food Services (circa 6,000 each).

The contribution of white collar employment is projected to grow over coming years, particularly professional services and health will play an important economic function across the region.

¹ Currently planned for redevelopment into active and vibrant town centre with jobs and housing

Planning Policy & Literature Review

Homebush is uniquely positioned at the juncture of three (3) council areas: Strathfield, Burwood, Canada Bay.

- Under 'A Plan for Growing Sydney' (the previous metropolitan strategy which is replaced by a new draft regional Plan published by Nov 2017), Homebush falls under the Central Subregion and identified as one of the potential investigation areas for growth and future housing & infrastructure needs - **the Strathfield Triangle** (between Concord West, Strathfield and Flemington railway stations).
- 'The draft Greater Sydney Region Plan' (i.e. the current metropolitan strategy) was released by the Greater Sydney Commission in October 2017. It was developed concurrently with the metropolitan transport plan, Future Transport 2056, and the State Infrastructure Strategy, and creates a Sydney metropolis of three cities to rebalance growth and opportunities for people across Greater Sydney. **It aims to deliver a 30-minute city to provide better access to jobs, schools, and health care within 30 minutes of people's homes.**

The NSW Government has identified demand for **725,000 homes** to meet growth over the **next 20 years** and the draft Plan sets out a process to deliver a steady pipeline of supply to meet this forecast housing demand and to improve Greater Sydney's housing affordability. Key actions include the preparation of housing strategies and the development of housing targets across the greater metropolitan area for each of the Districts and each local government area.

- The Greater Sydney Commission (GSC) also issued its draft 'Eastern City District Plan' in November 2017. Relevant themes that are stated within the series of draft District Plans relate to the desire to create **a 30-minute city**, where jobs and housing are closely located, and the need to implement **affordable rental housing target** in dealing with the current housing shortage in the district.

Homebush is one of the Priority Precincts in Sydney, announced on 1st June 2017, where will provide a planned approach to growth in Sydney with new homes and jobs located close to public transport, shops and services.

- Belmore and Lakemba;
- Burwood, Strathfield and **Homebush**;
- Campsie and Canterbury;
- Cherrybrook;

- Frenchs Forest;
- Glenfield;
- Leppington Town Centre;
- Anzac Parade;
- Riverwood;
- Schofields Town Centre;
- Seven Hills;
- St Leonards and Crows Nest;
- Telopea;
- Turrella and Bardwell Park;
- Wentworthville; and
- Westmead

The GSC also recognises the importance of Homebush in meeting Greater Sydney's housing demand in their district plan.

Of the District's total housing stock, 59 per cent are flats, units and apartments, compared with 32 per cent across Greater Sydney. Large-scale urban renewal precincts are increasing both the numbers and proportion of high density dwellings and are the primary location for housing growth across the District. This type of renewal will contribute to housing supply into the future and improve liveability outcomes through enhanced amenity, connectivity, and infrastructure and jobs growth.

Over the past 10 years the Eastern City District has had an annual average dwelling completions rate of 5,570. Forecast supply of housing growth in the Eastern City District has identified the potential for dwelling completions above this annual average in the next five years. (Revised Draft Eastern City District Plan – connecting communities, Nov 2017)

Increasing the range of jobs and other opportunities that people can access within 30 minutes of where they live requires better transport connections and stronger economic and employment centres. Accommodating residents closer to rail stations is key to achieving this objective.

Demographic Assessment²

Key points to note regarding the socio-demographic profile of the study area, as at 2016, include the following:

- The average age of the study area, at 34 years, is lower than the average for metropolitan Sydney (i.e. 36 years). Around 37% of residents are aged between 20 and 39, which is around 7% above the Sydney benchmark.

² A detailed data analysis (i.e. charts and tables) can be found in appendices.

- As at 2016, the population for the study area was approximately 173,200 persons with the population growing by approximately 21,700 persons since 2011.
- Whilst different age cohorts saw growth and decline in their relative population sizes the overall average population growth rate was approximately 2.7% per annum.
 - The professional residents and young families (0-9s, 20-39s) led the population growth.
 - We also note that the study area also saw strong growths in downsizer age cohorts (55+ years old).
 - The solid growth in the number of young families, retirees and empty nesters has been a primary factor in the shift in demand towards affordable and smaller rental dwellings as they are arguably the most price sensitive buyers.
- According to the latest DP&E population projections, the resident population in the study area is expected to increase to 209,050 persons by 2026 and 245,200 persons by 2036. This represents an average growth rate of 1.8% between 2016 and 2036.
 - Downsizers will still lead the population growth.
 - However, future population growth will not occur from young residents and families in the study area.
 - Future population growth will be greater amongst 20-34 age cohorts (based on the current demographic profile) but still below the Sydney metropolitan level due to its housing affordability and anticipated greater economic activity and growth in Western Sydney absorbing more of the growth.
- The study area residents earn an average household income that is 8% above the respective benchmark for metropolitan Sydney. However, the residents pay higher median mortgage payment and weekly rents that are 9% and 20% than Greater Sydney.
- In 2016, around 80% of working residents commute to their nearest metropolitan city centre (i.e. outside of the study area) to access jobs and occupations.
- Notably, 37% of journey to work trips in the study area are made by bus & train (*and/or*) which is 10% above the Sydney benchmark.
- The study area has the lower average motor vehicle ownership (1.5) per household than the metropolitan Sydney (1.7).

- Most people in the study area use their car to travel, 53% of journey to work trips are made by private vehicle, but this is much lower than the average for Greater Sydney (63%).
- 'Flat or Apartment' is the predominant dwelling typology across the study area, accounting for 50% of total dwellings, which is in line with the Sydney average (42%). 39% of the total apartment dwellings are rented.
- Across the study area, home ownership levels are around 12% below the Sydney average (i.e. 62%). Over 30% of households are currently renting in the area.
- 71% of the renters pay \$450 per week or more to live in the study area. This is much higher than the Greater Sydney level (50%).
- A further investigation of university students enrolled is warranted as these households could be prime candidates for new rental dwellings. As at 2016, the 'enrolment count' was about 247,500 students³ – including approximately 64,000 overseas students currently enrolled. This represents a 15% increase since 2011.

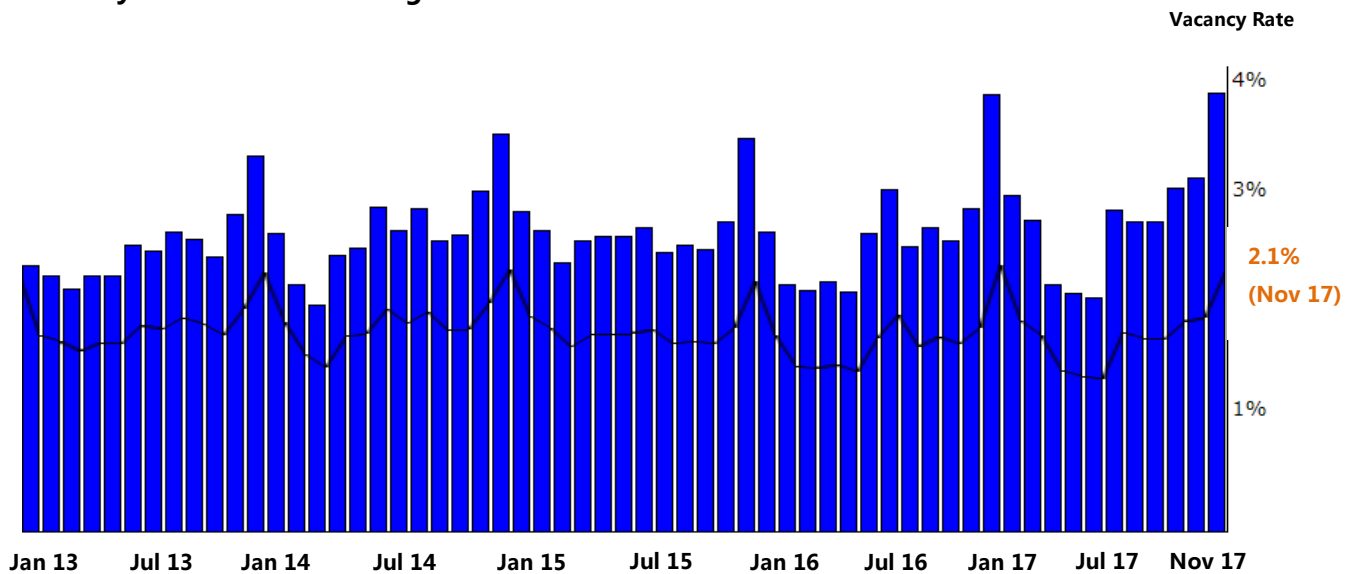
Supply Assessment -Recent Rental Trends

Key points to note regarding the current rental market include the following:

- Inner West (including the study area), like other inner Sydney suburbs has been benefited from low vacancy rates across the city pushing up demand for rental properties.
- The vacancy rate has been tight – as at November 2017, the vacancy rate stood at 2.1%, which is well below the 'balanced' rate (3% of total rental stock), indicating an undersupply of private rental dwelling. Moreover, it is highly likely that residential supply will be unable to match population growth (and meet the shortages that have developed over the past decade).

³ UNSW, UTS, USYD, WSU, and Macquarie University

Vacancy Rate: Inner West Region



Source: SQM Research (2017)

- Now the catchment area has a lower provision of private rental. It is evident through the 'Rent and Sales Report' from NSW Housing. Between 2012 and 2017, weekly rent for:
 - A 1 bedroom flat increased about 24-28%; and
 - A 2 bedroom flat increased by 18-22%
- We expect that rental growth will remain solid at 3% to 5% over the next five years, due to the enduring effects of the region's undersupply of housing.
- Furthermore, it also indicates that more renters in the study area, particularly young families seeking more room, are keen to rent a bigger property rather than renting an one-bed property since it is expensive to rent.
- There are about 9,300 students currently renting in the study area. The fierce competition in the rental market resulted in renters paying more than \$450 per week (approximately, 7,500 university students).

Historical Rent Trends: by LGA level⁴

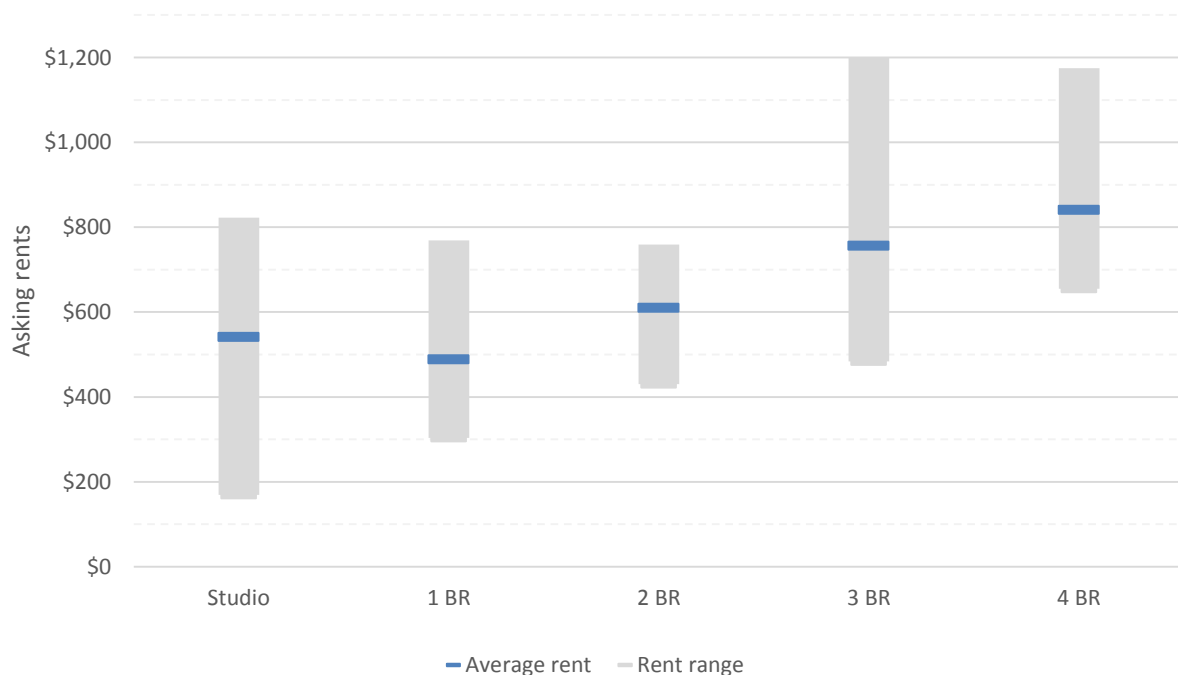
<u>1 Bed Flat</u>	Jun-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17	CAGR*
GREATER SYDNEY	430	440	460	480	495	500	3.1%
Inner Ring	470	480	500	510	530	550	3.2%
Burwood	360	360	410	400	500	500	6.8%
Canada Bay	480	480	500	515	530	530	2.0%
Strathfield	365	390	400	393	448	450	4.3%

<u>2 Bed Flat</u>	Jun-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17	CAGR*
GREATER SYDNEY	450	470	495	500	520	550	4.1%
Inner Ring	595	600	630	640	660	700	3.3%
Burwood	450	500	500	520	570	588	5.5%
Canada Bay	560	550	600	620	630	650	3.0%
Strathfield	450	450	480	490	515	520	2.9%

*Compound Annual Growth Rate

Source: Rent and Sales Reports, NSW Housing

Average asking rents and rent ranges for residential properties



Source: RP Data Properties – 'on the Market' report (as at 11 December 2017)

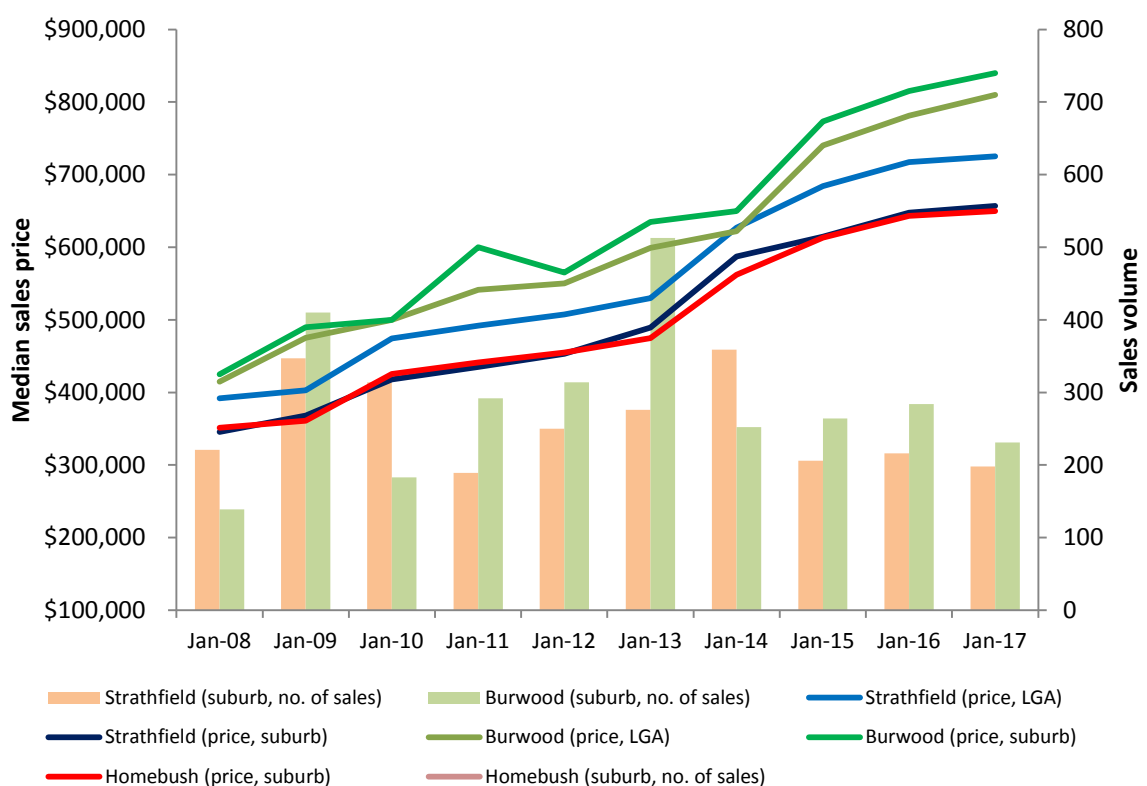
⁴ LGA is the smallest geographical unit the Housing NSW has released for their datasets

Supply Assessment – Standard Apartments ⁵

Key observations pertaining to our examination of current and future apartment supply include:

- Apartment prices achieved in Homebush have kept pace with, but relatively low-priced, other neighbouring suburbs. This status is now changing with recent gentrification and announcement for rejuvenation through strategic precinct planning by the NSW Government as part of a housing affordability packaged on 1st June 2017.

Median Apartment Prices, local suburbs and LGAs (2008 – 2017)



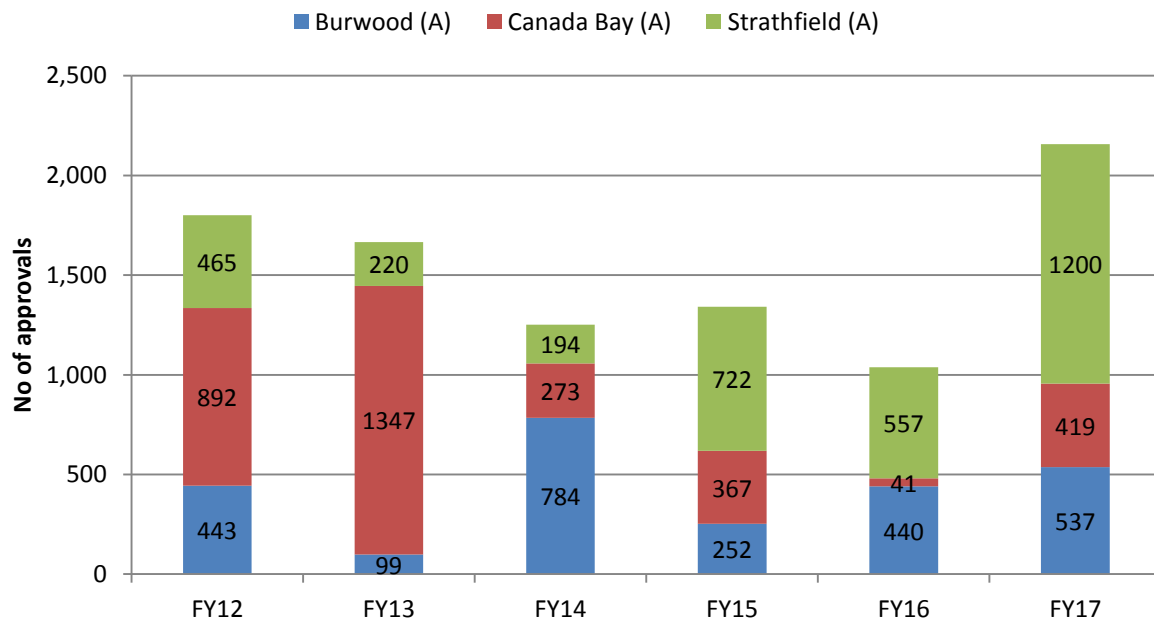
Source: CoreLogic RP Data (2017)

- Nevertheless, for young families and professionals, Homebush would have appeal as a more affordable location.

⁵ We note that there are more residential developments outside the defined study area (e.g. Parramatta and Cumberland LGAs), however, these developments predominantly draw trade from other catchments and are therefore not further considered in our analysis.

- Across the study area (Strathfield, Burwood and Canada Bay LGAs), apartment approvals averaged 1,420 per annum from FY2012 to FY2015. There was a clear jump in FY2017, with building approval for approximately 2,150 new apartments.

New Apartment Approvals (financial year basis), Selected LGAs



Source: ABS Building Approvals (2017)

- An examination of projects listed on Cordell Connect and lodged DAs (from Council DA trackers) have revealed that there are 84 apartment projects. Collectively, the pipeline provides for development of 3,475 units to be constructed by 2022.
- 44% of the future supply is located within the suburb of Homebush.
- The majority of total future supply is two bedroom apartments (65%), followed by one bedroom (28%).
- There are only 5 projects in the study area with over 100 units, only delivers 25% of proposed apartments in the entire study area (and 2 projects in Homebush).
- Our view is that the market of studio or one-bedroom dwelling will become more dominant in the future. The market for two-bedroom dwellings is more likely to be oversupplied in the study area.
- Investors tend to favour one and two bedroom dwellings which are appealing to renters in the young working age cohort.

The Need for Residential Supply

While it is an ancillary argument, this section identifies and outlines the need for increased residential accommodation within the locality of the subject site. According to the Parramatta Road Corridor Urban Transformation Strategy, the Homebush Precinct has the potential to offer higher density housing up to 15,633 new additional homes for 26,545 people over the next 30 years (i.e. approximately 500 additional dwellings required per annum).

Annual Population Change & Residential Dwelling Approvals, Homebush SA2⁶

	Res. Dwelling Approvals (no.)	Population (persons)
2012	474	13,694
2013	220	14,348
2014	167	15,499
2015	555	16,227
2016	394	17,086
Annual Change	362	678

Source: ABS (2017)

- According to the ABS, population growth in the Homebush SA2 region has been strong. Between 2011 and 2016, the estimated resident population expanded on average by 740 persons per annum. However, building approval data confirms that there have been relatively weaker limited new additions to private dwelling stock. Over the same period, the number of private occupied dwellings in the Homebush SA2 expanded by about 360 dwellings per annum.
- Limited new dwelling additions have had an adverse impact on existing residents in Homebush. As at 2016, it is estimated approximately 30% of occupied dwellings were tenanted by renting households. In the absence of new dwelling additions, the median rent increased by 18% over the five year to 2016.
- According to Market Rental Report, NSW Housing, median rental has not subsided in the study area (which includes Homebush), expanding by 18-28% between 2012 and 2017.

⁶ The SA2s (Statistical Area Level 2s) are a general-purpose medium-sized area built from whole SA1s. Their aim is to represent a community that interacts together socially and economically. The Homebush SA2 made up of the following suburbs; Homebush, Homebush West and Homebush South.

- These market observations could be extended to include owner-occupier households. According to RP data, the median house price in Homebush is \$2,226,500 and \$660,000 for an apartment unit. However, considering that the average annual income for residents in Homebush SA2 (\$72,280) is approximately 36% below the Sydney average (\$75,244), home ownership is a challenging proposition in Homebush.
- Renting a home is cheaper than purchasing one in Homebush. Compared to mortgage payment, potential residents would attract to rental proposition in Homebush and its surrounding suburbs.
- In our view, potential home buyers would attract to relatively more affordable proposition in other Sydney Inner Suburbs and Western Sydney.

Median Dwelling Price, Rent and mortgage repayments to Household Income Ratio

	Homebush SA2	Greater Sydney
Median Household Income	\$72,280	\$75,244
Median House Price	\$2,226,500	\$977,000
Median Unit price	\$660,000	\$729,000
Median house to income ratio	30.8	13.0
Median unit to income ratio	9.1	9.7

	Homebush SA2	Greater Sydney
Median Household Income	\$72,280	\$75,244
Annual mortgage payment	\$104,000	\$112,684
Annual rent payment	\$23,920	\$22,880
Mortgage to income ratio	1.4	1.5
Rent to income ratio	0.33	0.30

Source: ABS Census (2017)

- Given that this group tends to be most price-sensitive, a lack of affordable provision (in the form of new apartments) will surely continue to stem growth in young working residents.
- The overall impact of less young professions and young households in the region is expected to have direct consequences on the viability of existing businesses which trade at localised market levels. Through consumption of services and goods (food catering, fresh food, food eateries and local service providers), local jobs could be supported. Retaining expenditure and expanding on it through population growth must be facilitated. This can be achieved best through increasing density at underutilised sites with good public transport and services

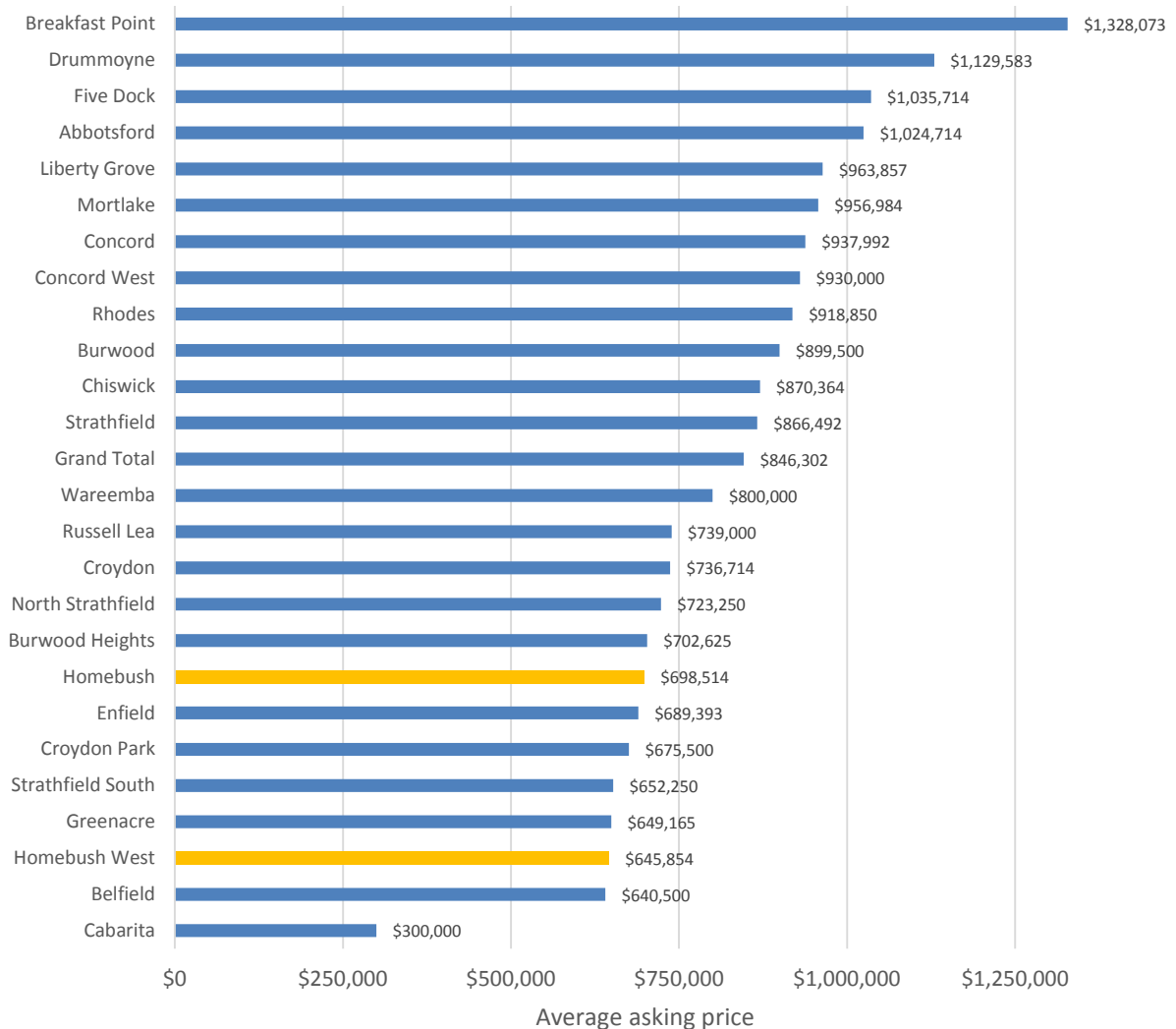
'Build to rent' a key for Australian housing affordability

'Built', or 'Build-to-Rent' (BTR) is the new terminology which is being used by stakeholders in the UK to distinguish between the more traditional Private Rented Sector accommodation and newly constructed institutional private rental accommodation where the whole block is owned/operated by an institution rather than individuals who bought an investment property to lease it out and ensure their pension income.

- An increase in residential apartment construction, a favourable investor lending and tax environment, historically low interest rates, the rise of the overseas buyer, and the rapid increase in dwelling price are a collection of reasons, which combined, are increasing the proportion of rented housing across Australia.
- Flexibility of tenure, whereby for example, a young professional can live close to the amenity of the nearby town centre (e.g. Bakehouse Quarter), or within walking, a short run, or a cycle of their place of work, has, and will continue to increase the demand for rented accommodation.
- BTR can offer renters certainty of their long-term lease so they can house families in more suburban locations close to schools, child care facilities and medical centres, who struggle to raise a deposit to purchase a dwelling in their desired neighbourhood.
- As there is just one owner building a large number of apartments, BTR development can be scaled so it is more cost-effective. This means less costs passed onto tenants.

Appendices

Apartment and units on the market for sale (average listed price)



Source: RP Data Properties – 'on the Market' report (as at 11 December 2017)

Apartments and units on the market for sale

Suburb	Number of properties advertised for sale	Average asking price
Abbotsford	7	\$1,024,714
Belfield	6	\$640,500
Breakfast Point	41	\$1,328,073
Burwood	57	\$899,500
Burwood Heights	8	\$702,625
Cabarita	1	\$300,000
Chiswick	11	\$870,364
Concord	12	\$937,992
Concord West	1	\$930,000
Croydon	7	\$736,714
Croydon Park	20	\$675,500
Drummoyne	12	\$1,129,583
Enfield	7	\$689,393
Five Dock	14	\$1,035,714
Greenacre	27	\$649,165
Homebush	87	\$698,514
Homebush West	69	\$645,854
Liberty Grove	14	\$963,857
Mortlake	32	\$956,984
North Strathfield	4	\$723,250
Rhodes	68	\$918,850
Russell Lea	1	\$739,000
Strathfield	38	\$866,492
Strathfield South	8	\$652,250
Wareemba	1	\$800,000
Total	553	\$846,302

Source: RP Data Properties – 'on the Market' report (as at 11 December 2017)

Staging of apartment projects (year of completion)

Suburb	yr2018	yr2019	yr2020	yr2021	yr2022	Total
BELFIELD				61		61
BURWOOD	121		166	840	58	1,185
CONCORD			4			4
CONCORD WEST				15		15
CROYDON			18			18
CROYDON PARK			17			17
DRUMMOYNE			36	13		49
ENFIELD			63	38		101
FIVE DOCK			48	54		102
HOME BUSH	90		420	638	382	1,530
HOME BUSH WEST				32		32
MORTLAKE				27		27
NORTH STRATHFIELD			8			8
STRATHFIELD	18	3	101	169		291
STRATHFIELD SOUTH			33			33
WAREEMBA			2			2
Total	229	3	916	1,887	440	3475

Source: RP Data Properties – 'on the Market' report (as at 11 December 2017)

Historical Population Trends, Study Area

Age cohorts	2011	2016	Total change	Annual change (%)
0 - 4	9,135	10,182	1,047	2.2%
5 - 9	7,460	8,725	1,265	3.2%
10 - 14	7,356	7,700	344	0.9%
15 - 19	8,361	9,115	754	1.7%
20 - 24	13,068	15,835	2,767	3.9%
25 - 29	15,782	19,365	3,583	4.2%
30 - 34	13,029	16,877	3,848	5.3%
35 - 39	11,415	12,633	1,218	2.0%
40 - 44	10,335	11,197	862	1.6%
45 - 49	10,322	10,482	160	0.3%
50 - 54	9,479	10,300	821	1.7%
55 - 59	8,105	9,456	1,351	3.1%
60 - 64	7,212	7,912	700	1.9%
65 - 69	5,576	6,916	1,340	4.4%
70 - 74	4,648	5,210	562	2.3%
75 - 79	3,867	4,217	350	1.7%
80 - 84	3,311	3,299	-12	-0.1%
85 and over	3,019	3,787	768	4.6%
Total	151,480	173,208	21,728	2.7%

Source: ABS Census (2011 & 2016)

NSW Population Projections, Study Area

Age cohorts	2016	2021	2026	2031	2036	Total change (2016-36)	Annual change (%)
0 - 4	10,182	12,050	12,800	13,350	14,000	3,818	1.6%
5 - 9	8,725	10,550	11,850	12,600	13,150	4,425	2.1%
10 - 14	7,700	10,100	11,150	12,400	13,100	5,400	2.7%
15 - 19	9,115	9,500	11,050	12,150	13,300	4,185	1.9%
20 - 24	15,835	13,000	13,900	15,400	16,700	865	0.3%
25 - 29	19,365	17,200	17,600	18,550	20,050	685	0.2%
30 - 34	16,877	17,350	17,500	17,950	18,900	2,023	0.6%
35 - 39	12,633	16,000	17,000	17,200	17,650	5,017	1.7%
40 - 44	11,197	13,750	15,950	16,850	17,050	5,853	2.1%
45 - 49	10,482	12,500	14,000	16,100	17,000	6,518	2.4%
50 - 54	10,300	11,200	12,550	13,950	15,900	5,600	2.2%
55 - 59	9,456	10,450	11,100	12,400	13,650	4,194	1.9%
60 - 64	7,912	9,200	10,100	10,750	11,950	4,038	2.1%
65 - 69	6,916	7,700	8,950	9,800	10,500	3,584	2.1%
70 - 74	5,210	6,900	7,500	8,750	9,600	4,390	3.1%
75 - 79	4,217	5,150	6,600	7,200	8,450	4,233	3.5%
80 - 84	3,299	3,800	4,600	5,900	6,600	3,301	3.5%
85 and over	3,787	4,200	4,850	5,950	7,650	3,863	3.6%
Total	173,208	190,600	209,050	227,250	245,200	54,042	1.8%

Source: ABS Census (2016) & DP&E Population Projections (2016)

Key Stats: Demographic Profile

	Study Area	Greater Sydney
Average children per family		
for families with children	1.7	1.9
for all families	0.7	0.8
Average people per household	2.8	2.8
Median weekly household income	\$1,883	\$1,750
Median monthly mortgage repayments	\$2,352	\$2,167
Median weekly rent	\$527	\$440
Average motor vehicles per dwelling	1.5	1.7

Source: ABS Census (2016)

Working residents: aged 15 Years and Over (Place of Work)

Study Area Residents	Work & Live in Study Area	Work somewhere else	Total
2016 Census	18,518	62,589	81,107
%	23%	77%	100%

Source: ABS Census (2016)

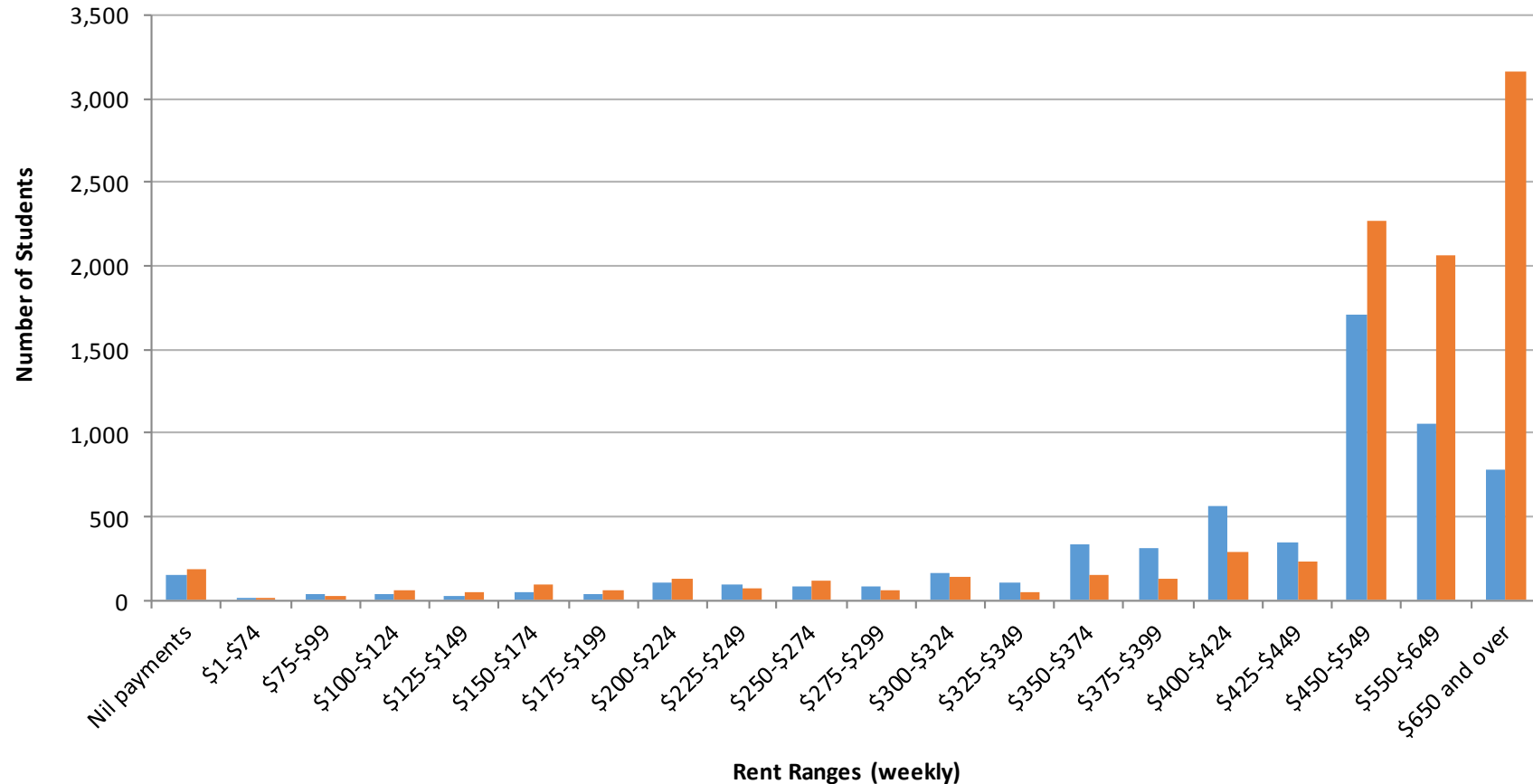
Method of Travel to Work

Method of Travel to Work	Study Area		Greater Sydney	
	<i>Number of workers</i>	%	<i>Number of workers</i>	%
Car	39,784	53.1%	1,296,123	62.5%
Train	20,782	27.7%	368,582	17.8%
Bus	4,970	6.6%	138,343	6.7%
Bycycle	544	0.7%	16,516	0.8%
Walked only	2,778	3.7%	91,577	4.4%
Worked at home	3,245	4.3%	98,906	4.8%
Other	2,805	3.7%	65,196	3.1%
Total	74,908	100.0%	2,075,243	100.0%

Source: ABS Census (2016)

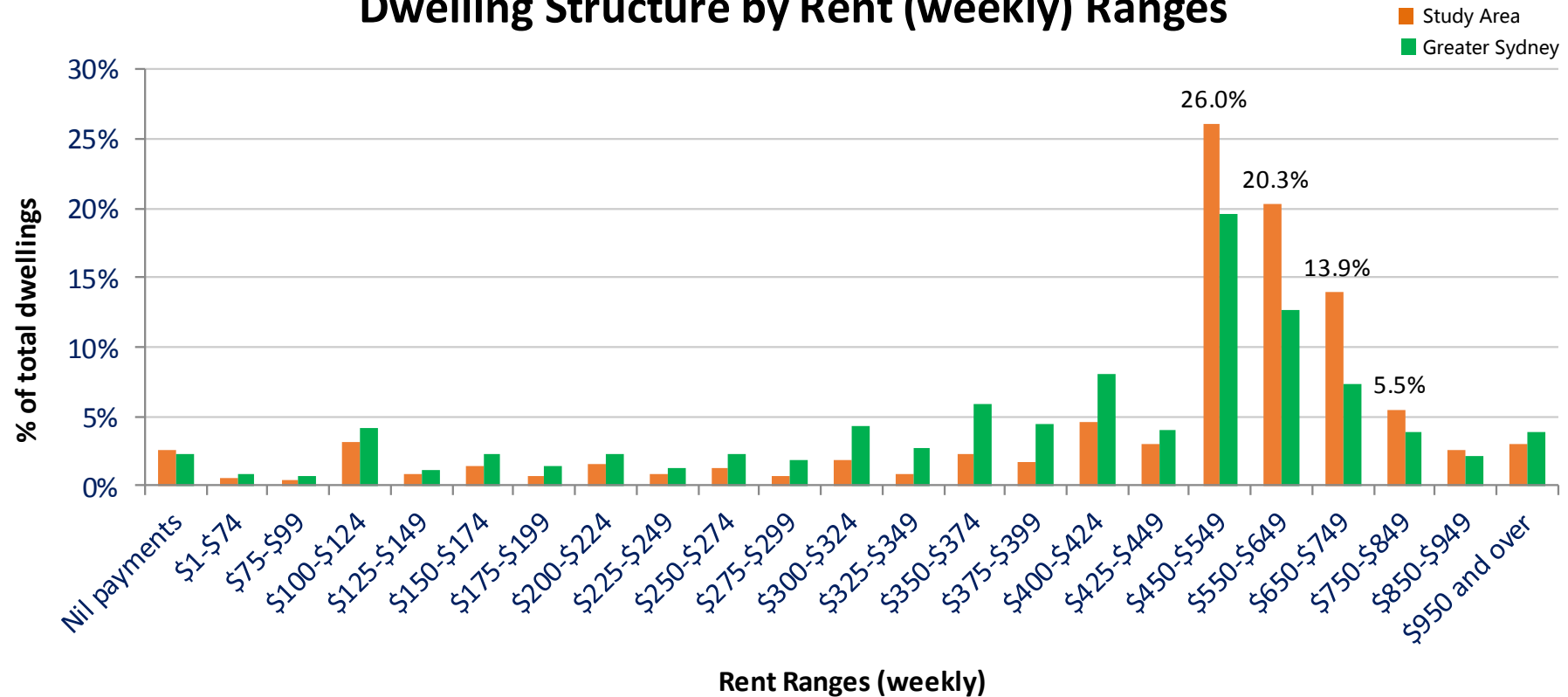
Number of university students by Rent (weekly) Ranges

■ 2011 ■ 2016



Source: ABS Census (2016)

Dwelling Structure by Rent (weekly) Ranges



Source: ABS Census (2016)