National Office
Level 12, 460 Bourke Street
Melbourne Victoria 3000
Australia
Phone (03) 9660 2300
Email information@ahuri.edu.au
Web www.ahuri.edu.au

1 October 2019

Economics Legislation Committee.
PO Box 6100
Parliament House
Canberra ACT 2600

AHURI Question on Notice regarding the *National Housing Finance and Investment Corporation Amendment Bill 2019*

I refer to the Public Hearing 27 September 2019 and my testimony at that hearing. On behalf of the Australian Housing and Urban Research Institute (AHURI) this responds to the question taken on notice regarding the variable need for housing assistance across the regions of Australia:

This document provides relevant extracts from Australian Housing and Urban Research Institute (AHURI) Final Report 306 *Social housing as infrastructure: an investment pathway* which undertook modelling to estimate the geographic distribution of housing need, specifically, the shortfall of social housing.

This research also serves to demonstrate the utility of this methodology for estimating housing need at a sub-state regional level (Statistical Area 4), with potential for application to a further market segments. While spatial distribution of social housing need is not a measure of distribution of prospective first home buyers, or first home buyers requiring assistance to purchase, it does provide a proxy indicator of geographic spread of households in need of housing assistance.

Further AHURI research addressing various aspects of the spatial distribution of housing need has recently been conducted throught the National Housing Research Program and AHURI Professional Services. These projects reflect the importance of reliable data to policy development across Australia. However, this research is somewhat piecemeal in that is it not systemic and not collected at consistent ongoing intervals. There remains a need to deliver a comprehensive and consistent program that provides replicable data on the availability of, and demand for, housing stocks across the nation.

National Housing Research Program funded research:

- AHURI Final Report 261: Housing affordability, central city economic productivity and the lower income labour market (van den Nouwlent et al. 2016)
- AHURI Final Report 287: Modelling housing need in Australia to 2025 (Rowley et al. 2017)
- AHURI Final Report 281: Housing supply responsiveness in Australia: distribution, drivers and institutional settings Ong et al. (2017)

- AHURI forthcoming report: Changes in the supply of affordable rental housing in Australian cities, 2011–16 Hulse et al. (forthcoming)
- AHURI Inquiry into population growth, migration and agglomeration Leishman et al. (forthcoming).

AHURI Professional Services was commissioned to undertake an audit of South Australian housing assets and projected demand at the request of the South Australian government which is publically available.

- AHURI Professional Services Report 05181: Audit of South Australia's current housing assets and mapping of future demand (Baker and Leishman 2019)

All AHURI research is freely available from www.ahuri.edu.au.

I have not provided a full summary of these research projects, however, I am happy to supply additional information on these reports to the committee on request.

If there is any way we can be of further assistance, please contact me directly on [redacted]

Yours sincerely,

[redacted]

Dr Michael Fotheringham

Executive Director

Question on Notice for the National Housing Finance and Investment Corporation Amendment Bill 2019

Australian Housing and Urban Research Institute

October 2019

This document presents extracts from:

Lawson, J., Pawson, H., Troy, L., van den Nouwelant, R. and Hamilton, C. (2018) Social housing as infrastructure: an investment pathway, AHURI Final Report 306, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/306, doi:10.18408/ahuri-5314301.

Contents

List of tables

List of figures

Introduction

The research summarised here builds a customised method for establishing both current unmet need (the backlog) for social housing and future projected need, based on a proportionate share of expected future household growth.

The context of this research was an AHURI Inquiry into social housing as infrastructure. This Inquiry was designed to establish the policy rationale defining social housing as infrastructure; provide a business case for funding and financing it and recommend an appropriate investment pathway.

This research has been published by AHURI and is available at https://www.ahuri.edu.au/research/research-in-progress/ahuri-inquiries/evidence-based-policy-inquiry-53140

The report summarised here, AHURI Final Report 306, is one of four reports produced by the Inquiry:

- Lawson, J., Pawson, H., Troy, L., van den Nouwelant, R. and Hamilton, C. (2018) *Social housing as infrastructure: an investment pathway*, AHURI Final Report No. 306, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/306, doi:10.18408/ahuri-5314301.
- Flanagan, K., Martin, C., Jacobs, K. and Lawson, J. (2019) *A conceptual analysis of social housing as infrastructure*, AHURI Final Report No. 309, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/309, doi:10.18408/ahuri-4114101.
- Denham, T., Dodson, J. and Lawson, J. (2019) *The business case for social housing as infrastructure*, AHURI Final Report No. 312, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/312, doi:10.18408/ahuri-5314201.
- Lawson, J., Denham, T., Dodson, D., Flanagan, K., Jacobs, K., Martin, C., Van den Nouwelant, R., Pawson, H. and Troy, L. (2019) *Social housing as infrastructure: rationale, prioritisation and investment pathway*, AHURI Final Report No. 315, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/315, doi:10.18408/ahuri-5314001.

AHURI Final Report 306 examines the scale and geographic distribution of housing assistance need, with a focus on demand for social housing.

The scale of need is significant but varies spatially; procurement costs also vary across different land and housing markets

Over the next 20 years, it has been estimated that 727,300 additional social dwellings will be required, with current price procurement costs varying from $146,000 to $614,000, depending on local land values, building types and construction costs in different regions. This report provides extensive data on needs and costs for 88 statistical areas (SA4 level).

To calculate the government capital investment required to meet the need for social housing, it is necessary to estimate (i) the scale of unmet need, (ii) the total cost of

providing the homes required to meet that need (bearing in mind its spatial distribution), and (iii) the proportion of that cost in excess of what housing providers should be able to finance through debt.

In addressing point (i), above, we build on previously published methodologies to estimate the need for social housing over the next 20 years, to accommodate both current unmet need (the backlog) and future projected need, based on a proportionate share of expected future household growth. Taken into account here are three components:

- Existing social renters
- Those constituting ‘manifest (additional) need’ (i.e. homeless populations) and
- Those constituting ‘evident (additional) need’ (i.e. those with housing needs unmet by the market, but outside the above groups), both current and projected.

The third group is defined as households on a low income (bottom quintile for the relevant household type) and in rental stress (in private rental and paying more than 30% of income on rent).

As summarised in Table 1, addressing the deficit and future need will call for the construction of some 730,000 new social dwellings over the next 20 years.

The implication of this estimate is that, at the national scale, eliminating unmet need by 2036, through provision of just under 730,000 additional social housing dwellings, will require expanding stock to nearly three times its 2016 size of just over 380,000 dwellings (census- based estimate). Proportionate to the current level of provision, this would call for particularly large programs of stock addition in Melbourne, Perth and regional Queensland. Conversely, additional provision required in Canberra, Darwin and regional SA would be relatively modest. At a national scale, our ‘bottom-up’ estimate of required additional social housing is around double the comparable Yates (2018) estimate of the 2016–2036 expansion of social housing (330,000 dwellings) necessary to re-establish the 6 per cent social housing share of total housing as at 1996.

Nationally, the addition of social housing units on the scale identified as necessary through the above analysis equates to an annual average growth of 5.5 per cent over the existing stock.

By way of benchmarking, to simply prevent further deterioration in the current level of social housing shortfall, of over 430,000 dwellings (manifest need plus evident need—see Table 1), there is a need for a national program producing just over 290,000 homes over the projection period, or nearly 15,000 per year. This is more conservative than the 20,000-dwelling annual target of the ‘affordable rental dwellings’ recently estimated by Yates (2017: 29) as the required number needed to avoid any further worsening of the current shortage.

Currently met need and ‘maintaining the share’

Enumerating existing social rental households is possible through census data. We identified households19 categorised as renting from a state/territory housing authority or a housing co- operative, community or church group. This was adjusted to account for households without a known tenure, assuming the same tenure distribution among those households.

Table 1: Summary current and projected housing need estimates (2016–2036)

Section of Australia	Social housing share		Manifest need		Evident need		Total need 2016–2036
	Current (met)	Projected to 2036	Current	Projected to 2036	Current	Projected to 2036	
	('000)	('000)	('000)	('000)	('000)	('000)	('000)
Greater Sydney	85.4	31.6	11.6	4.3	67.9	25.2	140.6
Rest of NSW	48.3	7.3	3.5	0.5	52.8	8.0	72.1
Greater Melbourne	46.5	20.6	8.2	3.6	65.9	29.2	127.5
Rest of VIC	21.1	4.1	1.7	0.3	27.0	5.3	38.5
Greater Brisbane	32.3	15.4	3.7	1.8	39.4	18.8	79.2
Rest of QLD	35.3	14.1	5.0	2.0	53.4	21.3	95.7
Greater Perth	24.5	17.0	2.1	1.5	28.2	19.6	68.3
Rest of WA	14.9	6.2	1.5	0.6	7.0	2.9	18.2
Greater Adelaide	33.8	8.5	1.9	0.5	23.7	5.9	40.4
Rest of SA	9.7	0.9	0.6	0.1	7.2	0.7	9.5
Greater Hobart	5.7	1.0	0.3	0.1	4.4	0.8	6.6
Rest of TAS	6.4	0.6	0.3	0.0	6.1	0.6	7.6
ACT	9.9	4.1	0.6	0.3	2.5	1.0	8.5
Greater Darwin	3.1	1.0	0.7	0.2	0.9	0.3	3.2
Rest of NT	7.7	3.7	4.8	2.3	0.3	0.2	11.3
Australia	384.6	136.2	46.6	18.1	386.8	139.7	727.3

Source: Lawson et al. (2018)

Household growth projections are also available from ABS (3236.0), for metro and non-metro regions of each state. We identified a 20-year growth rate by extracting the household numbers from 2016 and 2036 estimates, and calculated the number of new social housing dwellings in each geography, assuming the share of households in social housing will be maintained.

Housing needs assessment is a fundamental prerequisite for any social housing investment strategy.

The research develops a simple approach that borrows from existing models and uses readily available data. Other key components/features of [the] approach are as follows:

- it encompasses a 20-year projection period: 2016–36
- it incorporates both 'current need' (i.e. as at the start of the projection period) and 'newly arising need' (i.e. need that will arise during the projection period)
- it recognises a distinction between 'met need' (existing social housing) and 'unmet need'; distinguishing between 'manifest need' (homeless persons) and 'evident need' (low-income tenants in rental stress)
- it generates housing need estimates at state/territory level, differentiating between metro and non-metro areas.

Next, to estimate the funding required to address quantified need, the research develops a method for estimating unit costs of social housing provision—incorporating both construction costs and land acquisition costs. This takes into account the diversity of circumstances across Australia, with the following assumptions:

- dwelling type mix assumptions are calibrated according to an analysis of the existing mix of built forms in each SA4 unit
- dwelling size mix assumptions factor in the generally small size of households requiring social housing, as represented on social housing waiting lists
- construction cost benchmarks are derived from the standard Rawlinson's Tables publication
- land cost benchmarks are derived from a calculation that relates SA4-level construction costs to local market prices, generating unit land costs as a residual figure, compiled from much more disaggregated estimates.

Scale of investment required on the basis of need

- Using our 'bottom up' estimation method, it is calculated that, over the next two decades some 727,300 additional social dwellings will be required, implying an annual average growth of 5.5 per cent over the existing stock.
- Capacity of social housing tenants to contribute to these costs through rental payments and Commonwealth Rent Assistance is small, with a typical household estimated to be able to pay around $155 rent, excluding rent assistance for which around 85 per cent of households are estimated to be eligible.

Need-based estimate of social housing construction

The method we employ to estimate housing need accommodates a 20-year projection period for this investment and supply (2016–2036), incorporating both current (as of 2016) and projected need arising over that period. This method generates housing need estimates at geographical locations. This is important for costing a social housing program because the unit cost is very different in, say, metropolitan Sydney and regional Tasmania. It also combines the need generated from different segments of the population, which comprises three main sources:

- the currently met need (i.e. existing social renters) projected forward as a share of households
- the 'manifest need' (i.e. homeless populations), both current and projected, and
- the 'evident need' (i.e. those identified as having housing needs unmet by the market, but outside the above groups), both current and projected. This is operationalised as households that are on a low income (approximately the bottom quintile for the relevant household type) and in rental stress (in private rental and paying more than 30 per cent of income on rent).

This approach extends housing need beyond explicitly expressed need (i.e. social housing wait lists). There is also likely a large overlap of expressed need and any other housing segment identified as part of housing need estimate. As such, we do not enumerate expressed need, but instead identify the evident need.

Combined, these three populations accounted for around 9.4 per cent of all households in Australia in 2016, but the proportion varied by region. It is assumed that the proportion will hold constant in each region as overall household numbers grow over the next 20 years. The growth rate in each region (based on ABS series 3236.0) also varies. As such, the estimated need includes a projection based on the regional share of households, and projected regional household growth. Table [1] summarises that estimated need at a more aggregated level, with details of the method and findings explained further below. Full data tables are in Appendix 4.

Homelessness and 'manifest need'

Estimates for homeless populations are provided by ABS (2049.0) at small geographies. We adjusted this population to a housing need estimate by dividing by 2.5, the average household size. And, as with the met need, we projected this forward using household growth estimates. The average annual construction estimate assumes the backlog of current need will be met over the 20-year period. Figure [1] shows the process with Australia-wide figures.

Figure 1: Method for calculating, and Australia-wide estimate of, 'manifest need'

A	B	C	D	E
Homeless persons 116.4	Current manifest need 46.6	2016-2036 growth 37.3%	Projected manifest need 17.4	Average annual construction 3.2
ABS 2049.0	A/2.5	ABS 3236.0	B*C	(B+D)/20

All counts in thousands

Source: Lawson et al (2018).

Of note, homelessness figures are categorised from residing in 'improvised' dwellings through to 'severely crowded' dwellings. In the 2016 estimates, the plurality of enumerated homelessness (43%) related to severely crowded dwellings. By definition, these were large households. The approach here will over count the housing need from this cohort, as it assumes all occupants require new dwellings. In reality crowding can be alleviated with only some occupants being rehoused. Conversely, this component of need does not account for non-homeless persons living in 'marginal housing', which in 2016 was almost all (83%) in crowded (but not severely crowded) dwellings. In the 2016 figures, there were four additional people in marginal housing for every five enumerated homeless people.

This feature of the enumerated homeless living in large households also qualifies the assumption that the homeless population will occupy homes at the average household size (2.5 persons). However, the estimates are translated to a cost projection based on average dwelling sizes. It is assumed that a comparable cost estimate will be generated if fewer, but larger, dwellings are generated to match this particular housing need.

In one final note, we tested the extent to which manifest need and evident need, described below, overlapped. The counts are taken from different sources, so could potentially result in double counting. However, analysis revealed that severely crowded dwellings—the most likely source of any significant overlap—were almost all outside the bottom quintile of households. This is likely due to the fact that the overcrowding is an attempt to share housing costs among more income earners, an alternative to going into housing stress. A proportion of crowded dwellings were social rentals, but the need for additional social rentals implies this is not a double count.

Rental stress and 'evident need'

Outside the first two categories already enumerated is a recognised cohort of households whose housing needs are not met by the market; and so, by implication, require some form of housing subsidy. We have operationalised this 'evident need' as non-student, private rental, low-income households in rental stress. Low-income households are defined as approximately the bottom quintile, by household income, of three household types: singles, adult groups (almost all couples) and families (all households that include children).

The use of three household types is to ensure that larger households are not excluded from the bottom quintile of households by income. In other words, by raw household income, one of the highest income households among single-person households will be lower than one of the lowest income households among large two-income family households. Given that we are looking to identify households struggling to find suitable accommodation in the private rental sector, identifying the bottom quintile of separate household types is considered more appropriate.

The exact threshold is determined by household income brackets reported in census data, as follows:

- Single person households: earning up to $400 per week (21% of singles)
- Adult group households: earning up to $800 per week (23% of adult groups)
- Family households: earning up to $1,000 per week (19% of families)

This income threshold is quite conservative for 'low-income households', and it is expected that these household will need housing subsidy, and that they would be

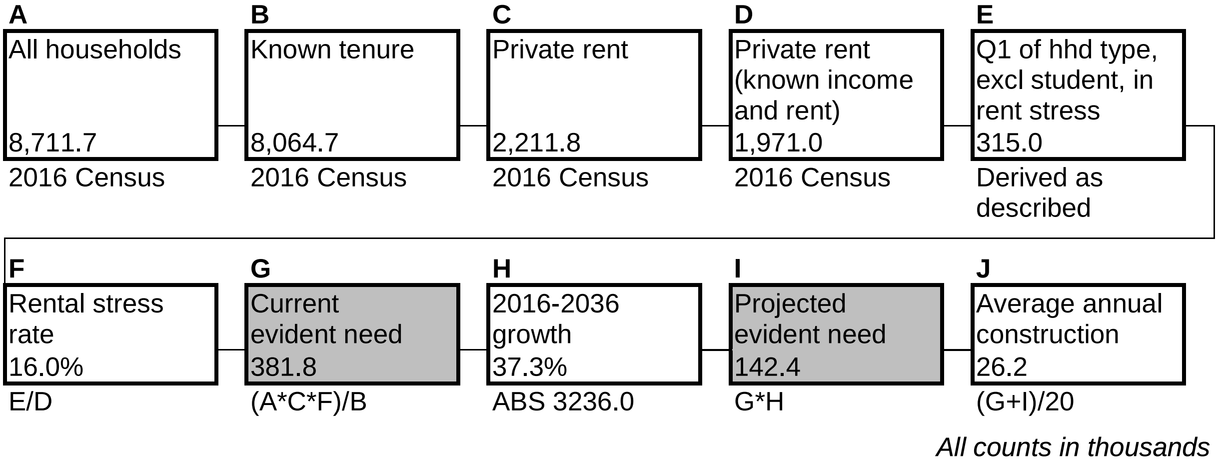
eligible for Commonwealth Rental Assistance (which is anyone renting and receiving a government payment or eligible for more than the base rate of the family tax benefit). In 2016, the basic age and disability support pension was just under $400 per week (DSS 2018), and the unemployment or sickness benefit was around $260 per week (DSS 2018a). Similarly, the threshold for the maximum family tax benefit (part A) was around $1,000 per week (although families earning under $1,800 per week were eligible for more than the base rate for this tax benefit, and therefore CRA-eligible (DSS 2018b).

Private rental households are all renting households, excluding social renters defined above. Rental stress is defined as paying more than 30 per cent of gross household income as rental payment. The proportion of households in rental stress is calculated for each combination of reported household income bracket and rental payment bracket, assuming a flat distribution across the ranges of both brackets (following van den Nouwelant, Crommelin et al. 2016).

The counts were adjusted to exclude student households, which are not usually considered candidates for social housing, although they are also susceptible for high housing costs. Students also have high rates of nil reported income in the census, below the rate of government student allowance, suggesting other sources of financial support. Methodologically, this adjustment was made by calculating, and then excluding, households with a full-time student as the household reference person, for each combination of income bracket, rental payment bracket, household type, and region.[1]

Private rental households categorised by the above household types, rental payments, income, and student enrolment of household reference persons, are all available through the census. As with social housing, we adjusted estimates to account for households with no known tenure, income or rental payment, assuming the same distribution among these households. And as with manifest need, average annual construction estimates assume the backlog of current need will be met over the 20-year period. Figure 2 shows the process with Australia-wide figures.

Figure 2: Method for calculating, and Australia-wide findings of, 'evident need'



Source: Lawson, et al. (2018).

[1] these counts were significantly disaggregated, meaning the adjustment rate was susceptible to randomisation when counts were low. However, in those instances where counts were low, any error will necessarily have little impact on the aggregate estimates.

At around 525,000 dwellings, ‘evident need’ is nearly three quarters of the total housing need estimate. Over half of the estimated need for new dwellings is to meet the current backlog alone. Some factors are therefore worth examining.

First, demarcating household types, and the income threshold for each in this way, does not result in households with a high income being considered in need of social housing. As noted, households are all anticipated to be eligible for rental assistance. Also, $1,000 per week (the highest income for any group considered) is still below the third decile by household income across all households. Nor does it increase the overall estimate. Alternative methods, omitting household type segmentation, produced similar estimates.

Second, this estimate is considered to translate to a demand for social housing, even though it accounts for all households likely to require housing assistance of some kind to meet their housing needs, not just those seeking social housing. Prima facie, the households considered are all in rental stress despite likely being eligible for (and perhaps even recipients of) rental assistance. The needs of these households are not being met by the private rental market, and therefore warrant consideration for social housing.

Third, there is a question of whether it is appropriate to project current levels of rental stress over the next twenty years. It has been acknowledged widely that rental affordability is currently very low. If this is a cyclical pattern, and affordability improves over the coming years, then the need estimate will be too high. On the other hand, if this is a structural shift, and both rates of private rental and the rates of housing stress associated with that tenure continue to rise, the need estimate will be too low. It is not possible to speculate on future trends, but affordability of rental has deteriorated in recent years, and so can reasonably be expected to continue to do so in the immediate future. Overall, the approach does provide a reasonable estimate for housing need over the next 20 years.

Regional (SA4) housing need and construction cost data

Table A5: Housing need and construction cost data: Greater Sydney

Region (SA4)	Central Coast	Sydney—Baulkham Hills and Hawkesbury	Sydney—Blacktown	Sydney—City and Inner South	Sydney—Eastern Suburbs	Sydney—Inner South West	Sydney—Inner West	Sydney—North Sydney and Hornsby	Sydney—Northern Beaches
Current (2016)									
Households	126.0	71.7	106.2	136.7	106.8	192.8	111.0	152.9	91.6
Social rentals (met need)	4.6	0.5	8.8	11.6	4.6	11.8	3.7	2.4	1.7
Homeless (manifest need)	0.4	0.2	0.6	2.5	0.6	1.5	1.0	0.4	0.2
Rental stress (evident need)	6.8	1.1	4.6	3.6	2.5	11.5	3.8	3.4	1.6
Unmet need	7.2	1.3	5.3	6.1	3.1	13.0	4.8	3.8	1.8
Projected new (2017–2036)									
Households	46.7	26.6	39.3	50.6	39.6	71.4	41.1	56.6	33.9
Social rent (maintain the share)	1.7	0.2	3.3	4.3	1.7	4.4	1.4	0.9	0.6
Homeless (manifest need)	0.2	0.1	0.2	0.9	0.2	0.5	0.4	0.2	0.1
Rental stress (evident need)	2.5	0.4	1.7	1.3	0.9	4.2	1.4	1.3	0.6
Unmet need	4.4	0.6	5.2	6.6	2.8	9.2	3.1	2.3	1.3

Region (SA4)	Central Coast	Sydney—Baulkham Hills and Hawkesbury	Sydney—Blacktown	Sydney—City and Inner South	Sydney—Eastern Suburbs	Sydney—Inner South West	Sydney—Inner West	Sydney—North Sydney and Hornsby	Sydney—Northern Beaches
Total (to 2036)									
Homeless (manifest need)	0.6	0.2	0.9	3.4	0.8	2.0	1.4	0.6	0.3
Rental stress (evident need)	9.3	1.5	6.4	5.0	3.4	15.7	5.1	4.7	2.2
Unmet need	11.5	1.9	10.5	12.7	5.9	22.1	7.9	6.1	3.1
Metrics									
Average annual construction	0.6	0.1	0.5	0.6	0.3	1.1	0.4	0.3	0.2
Annual growth rate (%)	6.5%	8.2%	4.0%	3.8%	4.3%	5.4%	5.9%	6.5%	5.4%
Households in need (%)	9.3%	2.4%	13.2%	12.9%	7.2%	12.9%	7.6%	4.1%	3.8%
Current need met (%)	39.0%	28.3%	62.5%	65.4%	59.6%	47.7%	43.7%	38.8%	47.6%
Construction (% hhd growth)	24.7%	7.2%	26.6%	25.0%	15.0%	31.0%	19.3%	10.8%	9.2%
Benchmark neighbourhood									
Suburb	Narara	Baulkham Hills	Blacktown	Newtown	Double Bay	Canterbury	Five Dock	Chatswood	Dee Why
Regional centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Built form	attached	attached	low-rise	high-rise	high-rise	low-rise	high-rise	low-rise	low-rise
Suburb trends (APM)									
House	558	1,157	705	1,460	3,810	1,300	1,703	2,500	1,665
Apartment	n/a	705	485	755	1,511	707	860	960	802

Region (SA4)	Central Coast	Sydney—Baulkham Hills and Hawkesbury	Sydney—Blacktown	Sydney—City and Inner South	Sydney—Eastern Suburbs	Sydney—Inner South West	Sydney—Inner West	Sydney—North Sydney and Hornsby	Sydney—Northern Beaches
Social unit costs									
Land	81.2	387.7	31.3	136.9	410.3	137.9	174.8	260.0	183.8
Construction (incl. GST)	225.3	225.3	179.8	161.1	161.1	179.8	161.1	179.8	179.8
Total (incl. on-costs & local tax)	305.5	613.6	210.2	297.7	572.5	317.4	335.8	440.1	363.5
Tenant rental contribution									
Average weekly payment	162	164	162	129	137	154	143	140	153
CRA eligibility rate	85%	89%	94%	91%	89%	90%	87%	87%	90%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

Table A6: Housing need and construction cost data: Greater Sydney (continued)

Region (SA4)	Sydney—Outer South West	Sydney—Outer West and Blue Mountains	Sydney—Parramatta	Sydney—Ryde	Sydney—South West	Sydney—Sutherland
Current (2016)						
Households	86.1	108.7	147.8	64.7	123.0	78.6
Social rentals (met need)	6.2	4.7	11.0	2.3	9.4	2.2
Homeless (manifest need)	0.4	0.5	1.7	0.2	1.2	0.1
Rental stress (evident need)	3.3	4.5	8.9	2.1	8.8	1.5
Unmet need	3.7	5.0	10.6	2.3	10.0	1.6
Projected new (2017–2036)						
Households	31.9	40.3	54.8	24.0	45.5	29.1
Social rent (maintain the share)	2.3	1.7	4.1	0.9	3.5	0.8
Homeless (manifest need)	0.2	0.2	0.6	0.1	0.5	0.0
Rental stress (evident need)	1.2	1.7	3.3	0.8	3.2	0.6
Unmet need	3.7	3.6	8.0	1.7	7.2	1.4
Total (to 2036)						
Homeless (manifest need)	0.6	0.7	2.4	0.3	1.7	0.1
Rental stress (evident need)	4.5	6.2	12.2	2.9	12.0	2.0
Unmet need	7.4	8.6	18.7	4.0	17.2	3.0
Metrics						
Average annual construction	0.4	0.4	0.9	0.2	0.9	0.1

Region (SA4)	Sydney—Outer South West	Sydney—Outer West and Blue Mountains	Sydney—Parramatta	Sydney—Ryde	Sydney—South West	Sydney—Sutherland
Annual growth rate (%)	4.0%	5.4%	5.1%	5.1%	5.3%	4.4%
Households in need (%)	11.5%	8.9%	14.7%	7.2%	15.8%	4.8%
Current need met (%)	62.3%	48.3%	50.9%	50.4%	48.5%	57.5%
Construction (% hhd growth)	23.1%	21.3%	34.1%	16.9%	37.7%	10.3%

Region (SA4)	Sydney—Outer South West	Sydney—Outer West and Blue Mountains	Sydney—Parramatta	Sydney—Ryde	Sydney—South West	Sydney—Sutherland
Benchmark neighbourhood						
Suburb	Ingleburn	Windsor	Parramatta	West Ryde	Fairfield	Cronulla
Regional centre	n/a	n/a	n/a	n/a	n/a	n/a
Built form	attached	attached	low-rise	low-rise	low-rise	low-rise
Suburb trends (APM)						
House	627	635	1,064	1,473	715	1,878
Apartment	555	n/a	640	654	430	840
Social unit costs						
Land	116.5	120.6	105.6	112.3	32.3	202.1
Construction (incl. GST)	225.3	225.3	179.8	179.8	179.8	179.8
Total (incl. on-costs & local tax)	341.0	345.2	284.9	291.7	211.2	381.9
Tenant rental contribution						
Average weekly payment	166	163	153	144	159	153
CRA eligibility rate	93%	89%	92%	89%	91%	91%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018)

Table A7: Housing need and construction cost data for rest of NSW and ACT

Region (SA4)	Capital Region	Central West	Coffs Harbour—Grafton	Far West and Orana	Hunter Valley excl. Newcastle	Illawarra	Mid North Coast	Murray
Current (2016)								
Households	87.0	80.1	54.6	44.4	98.9	109.6	87.8	46.8
Social rentals (met need)	3.0	3.7	2.2	2.9	4.0	8.1	3.4	1.5
Homeless (manifest need)	0.3	0.2	0.2	0.2	0.2	0.4	0.3	0.1
Rental stress (evident need)	3.7	4.0	3.5	2.0	5.6	4.6	5.6	2.4
Unmet need	4.0	4.1	3.8	2.2	5.8	5.0	5.9	2.5
Projected new (2017–2036)								
Households	13.2	12.1	8.3	6.7	15.0	16.6	13.3	7.1
Social rent (maintain the share)	0.5	0.6	0.3	0.4	0.6	1.2	0.5	0.2
Homeless (manifest need)	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Rental stress (evident need)	0.6	0.6	0.5	0.3	0.9	0.7	0.8	0.4
Unmet need	1.1	1.2	0.9	0.8	1.5	2.0	1.4	0.6
Total (to 2036)								
Homeless (manifest need)	0.3	0.2	0.3	0.2	0.2	0.5	0.3	0.1
Rental stress (evident need)	4.3	4.6	4.1	2.4	6.5	5.2	6.5	2.8
Unmet need	5.1	5.3	4.7	3.0	7.3	6.9	7.3	3.1

Region (SA4)	Capital Region	Central West	Coffs Harbour—Grafton	Far West and Orana	Hunter Valley excl. Newcastle	Illawarra	Mid North Coast	Murray
Metrics								
Average annual construction	0.3	0.3	0.2	0.2	0.4	0.3	0.4	0.2
Annual growth rate (%)	5.1%	4.6%	5.9%	3.7%	5.4%	3.2%	5.9%	5.8%
Households in need (%)	8.0%	9.8%	11.0%	11.5%	9.9%	11.9%	10.6%	8.6%
Current need met (%)	42.9%	47.1%	36.9%	56.1%	40.3%	61.9%	36.6%	37.2%
Construction (% hhd growth)	38.3%	44.0%	56.8%	44.9%	49.0%	41.8%	54.8%	44.3%
Benchmark neighbourhood								
Suburb	Yass	Parkes	Sawtell	Wellington	Telarah	Figtree	Wauchope	Deniliquin
Regional centre	Goulburn	Bathurst	Coffs Harbour	Dubbo	Maitland	Wollongong	Port Macquarie	Albury
Built form	detached	detached	detached	detached	detached	attached	detached	detached
Suburb trends (APM)								
House	380	269	615	163	300	728	382	216
Apartment	n/a	n/a	390	n/a	n/a	375	n/a	n/a
Social unit costs								
Land	39.1	16.7	163.6	16.7	16.7	166.1	41.5	16.7
Construction (incl. GST)	168.3	163.6	163.6	168.3	157.4	227.6	166.7	157.4
Total (incl. on-costs & local tax)	206.5	179.4	327.1	184.0	173.2	393.2	207.5	173.2

Region (SA4)	Capital Region	Central West	Coffs Harbour—Grafton	Far West and Orana	Hunter Valley excl. Newcastle	Illawarra	Mid North Coast	Murray
Tenant rental contribution								
Average weekly payment	151	146	160	148	160	154	159	140
CRA eligibility rate	83%	85%	82%	88%	86%	90%	80%	79%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

Table A8: Housing need and construction cost data for rest of NSW and ACT (continued)

Region (SA4)	New England and North West	Newcastle and Lake Macquarie	Richmond—Tweed	Riverina	Southern Highlands and Shoalhaven	Australian Capital Territory
Current (2016)						
Households	71.0	139.3	97.2	58.9	58.7	148.9
Social rentals (met need)	3.4	8.2	3.4	2.5	2.2	9.9
Homeless (manifest need)	0.3	0.5	0.5	0.2	0.1	0.6
Rental stress (evident need)	4.0	5.9	5.9	2.7	2.8	2.5
Unmet need	4.3	6.3	6.5	2.9	2.9	3.1

Region (SA4)	New England and North West	Newcastle and Lake Macquarie	Richmond—Tweed	Riverina	Southern Highlands and Shoalhaven	Australian Capital Territory
Projected new (2017–2036)						
Households	10.7	21.1	14.7	8.9	8.9	61.5
Social rent (maintain the share)	0.5	1.2	0.5	0.4	0.3	4.1
Homeless (manifest need)	0.0	0.1	0.1	0.0	0.0	0.3
Rental stress (evident need)	0.6	0.9	0.9	0.4	0.4	1.0
Unmet need	1.2	2.2	1.5	0.8	0.8	5.4
Total (to 2036)						
Homeless (manifest need)	0.4	0.6	0.6	0.2	0.2	0.9
Rental stress (evident need)	4.6	6.7	6.8	3.1	3.2	3.5
Unmet need	5.5	8.5	7.9	3.7	3.7	8.5
Metrics						
Average annual construction	0.3	0.4	0.4	0.2	0.2	0.4
Annual growth rate (%)	5.0%	3.6%	6.2%	4.6%	5.0%	3.1%
Households in need (%)	10.8%	10.4%	10.1%	9.2%	8.8%	8.8%
Current need met (%)	43.7%	56.2%	34.3%	46.8%	43.4%	76.2%
Construction (% hhd growth)	51.1%	40.5%	54.0%	41.5%	41.5%	13.8%

Region (SA4)	New England and North West	Newcastle and Lake Macquarie	Richmond—Tweed	Riverina	Southern Highlands and Shoalhaven	Australian Capital Territory
Benchmark neighbourhood						
Suburb	Narrabri	Edgeworth	Ocean Shores	Wagga Wagga	North Nowra	Chifley
Regional centre	Tamworth	Newcastle	Byron Bay	Wagga Wagga	Nowra	Canberra
Built form	detached	attached	detached	detached	detached	attached
Suburb trends (APM)						
House	360	400	669	385	448	774
Apartment	n/a	n/a	515	283	n/a	390
Social unit costs						
Land	33.1	29.7	194.1	48.8	81.0	175.4
Construction (incl. GST)	163.6	227.6	160.5	160.5	160.5	243.3
Total (incl. on-costs & local tax)	195.9	256.0	354.7	208.6	241.0	418.1
Tenant rental contribution						
Average weekly payment	146	154	160	146	162	150
CRA eligibility rate	85%	89%	82%	85%	84%	95%

Notes: all counts in thousands, except average weekly payment; ACT uses Sydney as construction cost baseline
Source: Lawson et al. (2018).

Table A9: Housing need and construction cost data for Melbourne

Region (SA4)	Melbourne—Inner	Melbourne—Inner East	Melbourne—Inner South	Melbourne—North East	Melbourne—North West	Melbourne—Outer East	Melbourne—South East	Melbourne—West	Mornington Peninsula
Current (2016)									
Households	266.9	132.6	155.8	175.8	124.0	180.6	253.0	248.0	112.5
Social rentals (met need)	15.8	2.0	3.0	4.8	2.9	3.5	5.7	6.2	2.6
Homeless (manifest need)	1.9	0.5	0.5	0.7	0.6	0.5	1.7	1.4	0.3
Rental stress (evident need)	8.2	4.1	4.7	7.2	6.0	5.4	12.2	12.6	5.4
Unmet need	10.1	4.6	5.2	7.9	6.6	6.0	13.9	14.1	5.8
Projected new (2017–2036)									
Households	118.3	58.8	69.0	77.9	55.0	80.0	112.1	109.9	49.9
Social rent (maintain the share)	7.0	0.9	1.3	2.1	1.3	1.6	2.5	2.8	1.1
Homeless (manifest need)	0.9	0.2	0.2	0.3	0.3	0.2	0.8	0.6	0.2
Rental stress (evident need)	3.6	1.8	2.1	3.2	2.7	2.4	5.4	5.6	2.4
Unmet need	11.5	2.9	3.6	5.6	4.2	4.2	8.7	9.0	3.7

Region (SA4)	Melbourne—Inner	Melbourne—Inner East	Melbourne—Inner South	Melbourne—North East	Melbourne—North West	Melbourne—Outer East	Melbourne—South East	Melbourne—West	Mornington Peninsula
Total (to 2036)									
Homeless (manifest need)	2.8	0.7	0.7	1.0	0.8	0.7	2.5	2.1	0.5
Rental stress (evident need)	11.8	5.9	6.8	10.4	8.7	7.9	17.5	18.2	7.8
Unmet need	21.6	7.5	8.9	13.5	10.8	10.2	22.6	23.1	9.4
Metrics									
Average annual construction	1.1	0.4	0.4	0.7	0.5	0.5	1.1	1.2	0.5
Annual growth rate (%)	4.4%	8.1%	7.2%	6.9%	8.1%	7.0%	8.3%	8.1%	8.0%
Households in need (%)	9.7%	4.9%	5.3%	7.2%	7.6%	5.3%	7.8%	8.2%	7.4%
Current need met (%)	61.0%	30.4%	36.2%	37.8%	30.4%	37.3%	29.2%	30.6%	30.8%
Construction (% hhd growth)	18.3%	12.7%	12.8%	17.4%	19.6%	12.7%	20.2%	21.0%	18.9%
Benchmark neighbourhood									
Suburb	Richmond	Hawthorn	Carnegie	Bundoora	Coburg North	Ringwood	Springvale	Keilor Downs	Skye
Regional centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Built form	high-rise	low-rise	low-rise	attached	attached	attached	attached	attached	attached

Region (SA4)	Melbourne—Inner	Melbourne—Inner East	Melbourne—Inner South	Melbourne—North East	Melbourne—North West	Melbourne—Outer East	Melbourne—South East	Melbourne—West	Mornington Peninsula
Suburb trends (APM)									
House	1,220	1,980	1,312	681	760	824	717	618	534
Apartment	542	542	520	365	389	501	440	461	n/a
Social unit costs									
Land	63.0	163.5	95.1	152.8	193.2	226.0	171.2	120.6	77.6
Construction (incl. GST)	157.8	179.9	179.9	215.7	215.7	215.7	215.7	215.7	215.7
Total (incl. on-costs & local tax)	220.2	343.1	274.4	368.0	408.6	441.6	386.5	335.6	292.4
Tenant rental contribution									
Average weekly payment	128	138	144	158	164	160	160	157	160
CRA eligibility rate	87%	84%	82%	87%	87%	87%	87%	86%	82%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

Table A10: Housing need and construction cost data for rest of Victoria

Region (SA4)	Ballarat	Bendigo	Geelong	Hume	Latrobe—Gippsland	North West	Shepparton	Warrnambool and South West
Current (2016)								
Households	62.9	60.7	107.2	67.8	109.9	60.5	50.3	49.2
Social rentals (met need)	2.4	2.3	3.6	2.6	3.8	2.5	2.1	1.8
Homeless (manifest need)	0.2	0.2	0.3	0.2	0.3	0.2	0.2	0.1
Rental stress (evident need)	3.2	2.9	5.1	3.0	5.6	2.7	2.4	2.0
Unmet need	3.4	3.1	5.4	3.2	5.9	2.9	2.7	2.1
Projected new (2017–2036)								
Households	12.3	11.9	21.0	13.3	21.6	11.9	9.9	9.7
Social rent (maintain the share)	0.5	0.4	0.7	0.5	0.7	0.5	0.4	0.4
Homeless (manifest need)	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0
Rental stress (evident need)	0.6	0.6	1.0	0.6	1.1	0.5	0.5	0.4
Unmet need	1.1	1.1	1.8	1.1	1.9	1.1	0.9	0.8
Total (to 2036)								
Homeless (manifest need)	0.3	0.2	0.4	0.2	0.3	0.2	0.3	0.2
Rental stress (evident need)	3.8	3.5	6.1	3.6	6.8	3.2	2.9	2.4
Unmet need	4.5	4.2	7.2	4.4	7.8	3.9	3.6	2.9

Region (SA4)	Ballarat	Bendigo	Geelong	Hume	Latrobe—Gippsland	North West	Shepparton	Warrnambool and South West
Metrics								
Average annual construction	0.2	0.2	0.4	0.2	0.4	0.2	0.2	0.1
Annual growth rate (%)	5.5%	5.4%	5.6%	5.0%	5.8%	4.9%	5.1%	4.9%
Households in need (%)	9.2%	8.9%	8.4%	8.6%	8.8%	8.9%	9.5%	8.1%
Current need met (%)	41.2%	42.1%	40.3%	44.7%	38.9%	46.1%	44.4%	46.1%
Construction (% hhd growth)	36.7%	35.0%	34.0%	32.7%	36.3%	33.2%	36.3%	30.2%
Benchmark neighbourhood								
Suburb	Delacombe	White Hills	Newcomb	Beechworth	Warragul	Merbein	Cobram	Hamilton
Regional centre	Ballarat	Bendigo	Geelong	Wangaratta	Traralgon	Mildura	Shepparton	Warrnambool
Built form	detached	detached	detached	detached	detached	detached	detached	detached
Suburb trends (APM)								
House	338	311	322	374	360	227	258	227
Apartment	n/a	n/a	282	n/a	275	n/a	n/a	n/a
Social unit costs								
Land	31.7	17.9	23.5	48.7	42.9	16.7	16.7	16.7
Construction (incl. GST)	153.2	153.2	153.2	154.7	153.2	160.9	154.7	154.7
Total (incl. on-costs & local tax)	184.1	170.3	175.9	202.8	195.5	176.7	170.6	170.6

Region (SA4)	Ballarat	Bendigo	Geelong	Hume	Latrobe—Gippsland	North West	Shepparton	Warrnambool and South West
Tenant rental contribution								
Average weekly payment	149	152	153	147	145	141	145	144
CRA eligibility rate	83%	84%	84%	83%	81%	82%	84%	84%

Notes: all counts in thousands, except average weekly payment

Source: Lawson et al. (2018).

Table A11: Housing need and construction cost data for greater Brisbane

Region (SA4)	Brisbane—East	Brisbane—North	Brisbane—South	Brisbane—West	Brisbane Inner City	Ipswich	Logan—Beaudesert	Moreton Bay—North	Moreton Bay—South
Current (2016)									
Households	81.7	80.8	121.6	62.9	103.8	112.0	107.7	88.7	67.3
Social rentals (met need)	3.0	3.9	5.2	1.4	3.8	5.2	4.7	3.8	1.3
Homeless (manifest need)	0.2	0.2	0.6	0.1	1.2	0.5	0.5	0.4	0.1
Rental stress (evident need)	3.0	2.8	4.4	1.6	3.4	7.5	7.2	6.6	2.8
Unmet need	3.2	3.0	5.0	1.7	4.6	8.0	7.7	7.0	3.0
Projected new (2017–2036)									
Households	39.0	38.6	58.1	30.1	49.6	53.5	51.5	42.4	32.2
Social rent (maintain the share)	1.4	1.8	2.5	0.7	1.8	2.5	2.2	1.8	0.6
Homeless (manifest need)	0.1	0.1	0.3	0.1	0.6	0.2	0.2	0.2	0.1
Rental stress (evident need)	1.4	1.3	2.1	0.7	1.6	3.6	3.4	3.2	1.4
Unmet need	3.0	3.3	4.9	1.5	4.0	6.3	5.9	5.2	2.0

Region (SA4)	Brisbane—East	Brisbane—North	Brisbane—South	Brisbane—West	Brisbane Inner City	Ipswich	Logan—Beaudesert	Moreton Bay—North	Moreton Bay—South
Total (to 2036)									
Homeless (manifest need)	0.3	0.3	0.9	0.2	1.7	0.7	0.7	0.5	0.2
Rental stress (evident need)	4.5	4.1	6.6	2.3	5.0	11.2	10.6	9.8	4.2
Unmet need	6.2	6.3	9.9	3.2	8.6	14.3	13.6	12.2	5.0
Metrics									
Average annual construction	0.3	0.3	0.5	0.2	0.4	0.7	0.7	0.6	0.2
Annual growth rate (%)	5.7%	5.0%	5.5%	6.0%	6.1%	6.9%	7.1%	7.4%	8.1%
Households in need (%)	7.6%	8.5%	8.4%	5.0%	8.1%	11.8%	11.5%	12.2%	6.4%
Current need met (%)	48.4%	56.2%	50.6%	45.9%	45.6%	39.2%	37.8%	35.5%	31.1%
Construction (% hhd growth)	15.8%	16.3%	17.1%	10.6%	17.3%	26.8%	26.4%	28.7%	15.5%
Benchmark neighbourhood									
Suburb	Ormiston	Aspley	Coorparoo	Kenmore	Brisbane	Ipswich	Loganholme	Narangba	Murrumba Downs
Regional centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Built form	attached	attached	low-rise	attached	low-rise	attached	attached	detached	attached

Region (SA4)	Brisbane—East	Brisbane—North	Brisbane—South	Brisbane—West	Brisbane Inner City	Ipswich	Logan—Beaudesert	Moreton Bay—North	Moreton Bay—South
Suburb trends (APM)									
House	613	568	850	660	552	362	418	465	490
Apartment	339	373	410	670	470	n/a	n/a	n/a	308
Social unit costs									
Land	127.7	104.7	49.8	151.8	46.3	21.2	35.5	95.1	64.8
Construction (incl. GST)	205.2	205.2	162.0	205.2	162.0	205.2	205.2	155.7	205.2
Total (incl. on-costs & local tax)	332.4	309.2	211.1	356.5	207.6	225.3	239.7	250.3	269.1
Tenant rental contribution									
Average weekly payment	165	158	157	158	138	171	171	169	182
CRA eligibility rate	87%	88%	88%	88%	83%	87%	88%	82%	85%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

Table A12: Housing need and construction cost data for rest of Queensland

Region (SA4)	Cairns	Central Queensland	Darling Downs—Maranoa	Gold Coast	Mackay—Isaac—Whitsunday	Queensland—Outback	Sunshine Coast	Toowoomba	Townsville	Wide Bay
Current (2016)										
Households	93.0	81.7	48.4	216.9	62.0	27.2	134.6	56.6	86.0	115.9
Social rentals (met need)	4.5	3.5	1.2	5.0	2.3	5.8	3.2	1.7	4.2	3.8
Homeless (manifest need)	0.9	0.4	0.1	0.7	0.3	0.8	0.4	0.2	0.6	0.6
Rental stress (evident need)	6.0	4.4	2.5	12.9	3.3	0.5	7.2	3.2	4.9	8.4
Unmet need	7.0	4.8	2.7	13.6	3.6	1.3	7.5	3.5	5.5	9.0
Projected new (2017–2036)										
Households	37.1	32.6	19.3	86.5	24.7	10.8	53.6	22.6	34.3	46.2
Social rent (maintain the share)	1.8	1.4	0.5	2.0	0.9	2.3	1.3	0.7	1.7	1.5
Homeless (manifest need)	0.4	0.1	0.1	0.3	0.1	0.3	0.1	0.1	0.2	0.2
Rental stress (evident need)	2.4	1.7	1.0	5.1	1.3	0.2	2.9	1.3	2.0	3.4
Unmet need	4.6	3.3	1.5	7.4	2.4	2.8	4.3	2.1	3.9	5.1

Region (SA4)	Cairns	Central Queensland	Darling Downs—Maranoa	Gold Coast	Mackay—Isaac—Whitsunday	Queensland—Outback	Sunshine Coast	Toowoomba	Townsville	Wide Bay
Total (to 2036)										
Homeless (manifest need)	1.3	0.5	0.2	1.0	0.4	1.1	0.5	0.3	0.8	0.9
Rental stress (evident need)	8.4	6.1	3.6	18.0	4.7	0.7	10.0	4.5	6.9	11.8
Unmet need	11.5	8.1	4.2	21.0	6.0	4.1	11.8	5.5	9.3	14.2
Metrics										
Average annual construction	0.6	0.4	0.2	1.0	0.3	0.2	0.6	0.3	0.5	0.7
Annual growth rate (%)	6.5%	6.1%	7.9%	8.6%	6.6%	2.7%	8.0%	7.5%	6.0%	8.0%
Households in need (%)	12.3%	10.2%	8.0%	8.5%	9.6%	25.9%	8.0%	9.2%	11.3%	11.1%
Current need met (%)	39.4%	42.6%	30.8%	26.8%	39.0%	82.2%	30.0%	33.2%	43.2%	29.8%
Construction (% hhd growth)	31.1%	24.8%	21.9%	24.2%	24.2%	37.4%	22.0%	24.5%	27.3%	30.7%

Region (SA4)	Cairns	Central Queensland	Darling Downs—Maranoa	Gold Coast	Mackay—Isaac—Whitsunday	Queensland—Outback	Sunshine Coast	Toowoomba	Townsville	Wide Bay
Benchmark neighbourhood										
Suburb	Machans Beach	Kawana	Dalby	Pacific Pines	Cannonvale	Longreach	Tewantin	North Toowoomba	Mount Louisa	Tinana
Regional centre	Cairns	Rock-hampton	Dalby	Gold Coast	Mackay	Longreach	Sunshine Coast	Toowoomba	Townsville	Maryborough
Built form	detached	detached	detached	attached	detached	detached	detached	attached	detached	detached
Suburb trends (APM)										
House	370	273	268	520	443	189	510	310	380	332
Apartment	n/a	n/a	n/a	363	240	n/a	343	290	n/a	n/a
Social unit costs										
Land	33.6	16.7	16.7	80.1	62.4	16.7	118.1	16.7	37.3	17.0
Construction (incl. GST)	169.7	179.1	163.5	205.2	179.1	218.0	155.7	209.3	171.3	166.6
Total (incl. on-costs & local tax)	202.5	194.8	179.3	284.5	240.7	233.5	273.5	224.8	207.7	182.7

Region (SA4)	Cairns	Central Queensland	Darling Downs—Maranoa	Gold Coast	Mackay—Isaac—Whitsunday	Queensland—Outback	Sunshine Coast	Toowoomba	Townsville	Wide Bay
Tenant rental contribution										
Average weekly payment	156	152	151	168	154	159	168	164	158	160
CRA eligibility rate	83%	86%	81%	81%	85%	97%	82%	82%	84%	78%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

Table A13: Housing need and construction cost data for Greater Perth and Rest of WA

Region (SA4)	Mandurah	Perth—Inner	Perth—North East	Perth—North West	Perth—South East	Perth—South West	Bunbury	Western Australia—Outback (North)	Western Australia—Outback (South)	Western Australia—Wheat Belt
Current (2016)										
Households	38.1	69.2	92.1	197.7	178.9	149.4	66.9	26.7	43.6	53.0
Social rentals (met need)	1.2	2.4	3.3	5.7	6.6	5.2	2.7	5.6	3.6	3.0
Homeless (manifest need)	0.1	0.4	0.3	0.4	0.6	0.4	0.2	0.7	0.4	0.2
Rental stress (evident need)	2.5	2.0	3.5	7.2	7.2	5.8	3.3	0.3	1.7	1.7
Unmet need	2.6	2.3	3.7	7.6	7.8	6.2	3.5	1.1	2.1	1.9
Projected new (2017–2036)										
Households	26.4	47.9	63.9	137.0	124.0	103.6	27.7	11.1	18.1	21.9
Social rent (maintain the share)	0.8	1.7	2.3	4.0	4.6	3.6	1.1	2.3	1.5	1.2
Homeless (manifest need)	0.1	0.3	0.2	0.3	0.4	0.3	0.1	0.3	0.2	0.1
Rental stress (evident need)	1.8	1.4	2.4	5.0	5.0	4.1	1.4	0.1	0.7	0.7
Unmet need	2.7	3.3	4.9	9.3	10.0	7.9	2.6	2.8	2.4	2.0

Region (SA4)	Mandurah	Perth—Inner	Perth—North East	Perth—North West	Perth—South East	Perth—South West	Bunbury	Western Australia—Outback (North)	Western Australia—Outback (South)	Western Australia—Wheat Belt
Total (to 2036)										
Homeless (manifest need)	0.2	0.6	0.5	0.6	1.0	0.7	0.3	1.1	0.6	0.2
Rental stress (evident need)	4.3	3.3	5.9	12.2	12.2	9.9	4.7	0.4	2.4	2.4
Unmet need	5.3	5.6	8.6	16.9	17.8	14.1	6.1	3.8	4.5	3.9
Metrics										
Average annual construction	0.3	0.3	0.4	0.8	0.9	0.7	0.3	0.2	0.2	0.2
Annual growth rate (%)	8.8%	6.2%	6.6%	7.1%	6.7%	6.8%	6.0%	2.6%	4.1%	4.3%
Households in need (%)	10.1%	6.9%	7.7%	6.8%	8.1%	7.6%	9.3%	24.9%	13.2%	9.1%
Current need met (%)	31.2%	51.0%	46.8%	43.0%	46.1%	45.3%	43.8%	84.1%	63.5%	61.1%
Construction (% hhd growth)	20.1%	11.7%	13.5%	12.3%	14.3%	13.6%	21.9%	34.4%	24.8%	17.7%
Benchmark neighbourhood										
Suburb	Mandurah	Perth	Ballajura	Kingsley	Belmont	Hamilton Hill	Margaret River	Dampier	Geraldton	Mount Barker
Regional centre	n/a	n/a	n/a	n/a	n/a	n/a	Bunbury	Karratha	Geraldton	Albany
Built form	attached	low-rise	attached	attached	attached	attached	detached	detached	detached	detached

Region (SA4)	Mandurah	Perth—Inner	Perth—North East	Perth—North West	Perth—South East	Perth—South West	Bunbury	Western Australia—Outback (North)	Western Australia—Outback (South)	Western Australia—Wheat Belt
Suburb trends (APM)										
House	327	530	433	580	450	485	475	492	320	233
Apartment	273	360	n/a	450	335	388	352	n/a	n/a	n/a
Social unit costs										
Land	24.3	16.7	51.5	100.3	55.8	64.8	118.5	67.9	33.2	16.7
Construction (incl. GST)	216.9	167.9	216.9	216.9	216.9	216.9	133.8	197.5	140.1	146.5
Total (incl. on-costs & local tax)	240.1	183.6	267.3	316.4	271.7	280.7	252.1	264.5	172.7	162.4
Tenant rental contribution										
Average weekly payment	158	132	152	154	152	153	156	161	149	150
CRA eligibility rate	82%	85%	88%	89%	89%	89%	87%	99%	89%	89%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

Table A14: Housing need and construction cost data for greater Adelaide and Rest of SA, Greater Darwin and Rest of NT

Region (SA4)	Adelaide—Central and Hills	Adelaide—North	Adelaide—South	Adelaide—West	Barossa—Yorke—Mid North	South Australia—Outback	South Australia—South East	Darwin	Northern Territory—Outback
Current (2016)									
Households	114.7	159.9	141.6	93.8	45.4	32.7	75.4	47.3	24.8
Social rentals (met need)	4.6	12.3	7.8	9.0	1.9	4.3	3.6	3.1	7.7
Homeless (manifest need)	0.4	0.6	0.4	0.4	0.1	0.3	0.3	0.7	4.8
Rental stress (evident need)	4.1	9.2	6.2	4.2	2.0	1.4	3.7	0.9	0.3
Unmet need	4.5	9.8	6.6	4.6	2.1	1.7	4.0	1.6	5.1
Projected new (2017–2036)									
Households	28.8	40.1	35.5	23.5	4.4	3.1	7.2	15.0	11.9
Social rent (maintain the share)	1.1	3.1	2.0	2.3	0.2	0.4	0.3	1.0	3.7
Homeless (manifest need)	0.1	0.2	0.1	0.1	0.0	0.0	0.0	0.2	2.3
Rental stress (evident need)	1.0	2.3	1.6	1.1	0.2	0.1	0.4	0.3	0.2
Unmet need	2.3	5.6	3.6	3.4	0.4	0.6	0.7	1.5	6.2

Region (SA4)	Adelaide—Central and Hills	Adelaide—North	Adelaide—South	Adelaide—West	Barossa—Yorke—Mid North	South Australia—Outback	South Australia—South East	Darwin	Northern Territory—Outback
Total (to 2036)									
Homeless (manifest need)	0.5	0.8	0.5	0.5	0.1	0.3	0.3	0.9	7.1
Rental stress (evident need)	5.1	11.5	7.8	5.3	2.2	1.6	4.1	1.2	0.5
Unmet need	6.8	15.4	10.2	8.0	2.5	2.3	4.7	3.2	11.3
Metrics									
Average annual construction	0.3	0.8	0.5	0.4	0.1	0.1	0.2	0.2	0.6
Annual growth rate (%)	4.7%	4.1%	4.3%	3.2%	4.3%	2.2%	4.3%	3.5%	4.6%
Households in need (%)	7.9%	13.9%	10.2%	14.5%	8.8%	18.3%	10.0%	10.1%	51.7%
Current need met (%)	50.4%	55.7%	54.2%	66.1%	47.2%	71.5%	47.4%	65.5%	60.3%
Construction (% hhd growth)	23.6%	38.4%	28.9%	34.1%	57.2%	72.6%	65.1%	21.1%	94.5%
Benchmark neighbourhood									
Suburb	Adelaide	Craigmore	Hallett Cove	Seaton	Kapunda	Port Augusta	Millicent	Driver	Katherine East
Regional centre	n/a	n/a	n/a	n/a	Barossa	Whyalla	Mount Gambier	Darwin	Katherine
Built form	low-rise	attached	attached	attached	detached	detached	detached	attached	detached

Region (SA4)	Adelaide—Central and Hills	Adelaide—North	Adelaide—South	Adelaide—West	Barossa—Yorke—Mid North	South Australia—Outback	South Australia—South East	Darwin	Northern Territory—Outback
Suburb trends (APM)									
House	580	303	460	481	268	175	200	439	325
Apartment	430	n/a	303	289	n/a	n/a	n/a	n/a	n/a
Social unit costs									
Land	27.5	20.8	75.8	86.6	18.0	16.7	16.7	43.1	16.7
Construction (incl. GST)	156.9	175.4	175.4	175.4	128.5	140.8	140.8	214.0	170.1
Total (incl. on-costs & local tax)	183.6	195.3	250.6	261.4	145.9	156.7	156.7	256.1	185.9
Tenant rental contribution									
Average weekly payment	144	154	153	146	143	140	144	155	165
CRA eligibility rate	87%	91%	90%	90%	85%	92%	83%	94%	99%

Notes: all counts in thousands, except average weekly payment; Northern Territory uses Adelaide as construction cost baseline
Source: Lawson et al. (2018).

Table A15: Housing need and construction cost data for greater Hobart and Rest of Tasmania

Region (SA4)	Hobart	Launceston and North East	South East	West and North West
Current (2016)				
Households	89.2	57.5	15.2	44.8
Social rentals (met need)	5.7	3.2	0.2	3.0
Homeless (manifest need)	0.3	0.2	0.0	0.1
Rental stress (evident need)	4.4	3.1	0.6	2.4
Unmet need	4.7	3.3	0.6	2.5
Projected new (2017–2036)				
Households	16.2	5.5	1.5	4.3
Social rent (maintain the share)	1.0	0.3	0.0	0.3
Homeless (manifest need)	0.1	0.0	0.0	0.0
Rental stress (evident need)	0.8	0.3	0.1	0.2
Unmet need	1.9	0.6	0.1	0.5
Total (to 2036)				
Homeless (manifest need)	0.4	0.2	0.0	0.1
Rental stress (evident need)	5.2	3.4	0.6	2.6
Unmet need	6.6	3.9	0.7	3.0
Metrics				
Average annual construction	0.3	0.2	0.0	0.2
Annual growth rate (%)	3.9%	4.1%	7.3%	3.5%

Region (SA4)	Hobart	Launceston and North East	South East	West and North West
Households in need (%)	11.7%	11.2%	5.4%	12.4%
Current need met (%)	54.5%	48.9%	26.6%	54.9%
Construction (% hhd growth)	40.9%	71.3%	47.2%	70.8%
Benchmark neighbourhood				
Suburb	Kingston Beach	Riverside	Huonville	Spreyton
Regional centre	n/a	Launceston	Huonville	Devonport
Built form	detached	detached	detached	Detached
Suburb trends (APM)				
House	509	314	280	349
Apartment	401	216	n/a	n/a
Social unit costs				
Land	107.6	16.7	16.7	30.3
Construction (incl. GST)	164.0	155.8	164.0	159.1
Total (incl. on-costs & local tax)	271.2	171.6	179.8	188.6
Tenant rental contribution				
Average weekly payment	152	144	151	148
CRA eligibility rate	88%	85%	76%	86%

Notes: all counts in thousands, except average weekly payment
Source: Lawson et al. (2018).

References

ABS (2016) Population and Housing Census, series 2049.0 and 3236.0, Australian Bureau of Statistics, Canberra.

Rawlinsons (2017) *Rawlinsons Australian construction handbook*, 35th edition, Rawlinsons Publishing, Perth.

Van den Nouwelant, R., Crommelin, L., Herath, S. and Randolph, B. (2016) *Housing affordability, central city economic productivity and the lower income labour market*, AHURI Final Report No. 261, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/261.

Yates, J. (2017) Response to internal Peer Review Request, correspondence with the research team, 12 December.

Yates, J. (2018) *Social and Affordable Housing Projections for Australia 2016–2026/36*, Paper commissioned by Everybody's Home – The National Housing Campaign, http://everybodyshome.com.au/wp-content/uploads/2018/04/EH_researchreport_190418-1.pdf.

Australian Housing and Urban Research Institute
National Office
Level 12, 460 Bourke Street
Melbourne Victoria 3000
Australia

Phone +61 3 9660 2300
Email information@ahuri.edu.au
Web www.ahuri.edu.au