Sunshine Coast COUNCIL

Housing Benchmark
2017

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Contents

1. Purpose

The Sunshine Coast Housing Benchmark Report 2017 provides a 'point in time' snapshot of housing provision within the Sunshine Coast Local Government Area. The Housing Benchmark Report 2017 will be used as a reference document to monitor and measure progress in achieving improved housing solutions for all, in line with the Sunshine Coast Environment and Liveability Strategy 2017.

2. Overview

The *Environment and Liveability Strategy 2017* (the Strategy) builds a pathway to a healthy environment and liveable Sunshine Coast in 2041, and sets clear and integrated strategic directions to achieve this vision.

The Strategy's Neighbourhoods and Housing theme seeks to develop self-contained neighbourhoods and provide associated housing that promotes and provides a diversity of affordable and sustainable living options for all our community, supported by appropriate infrastructure and services.

The Strategy seeks to achieve *"A diversity of neighbourhoods and housing [which] provides sustainable and affordable living options for everyone."* To monitor progress, the theme target is *"Increase the diversity of affordable living options by 2041."*

In addition to this target, the Five Year Implementation Plan of the Strategy (Part B) identifies "indicators of change", including monitoring the delivery of different housing types, seeking to increase the percentage of semi-attached, attached and medium density, affordable, adaptable and social housing in self-contained neighbourhoods. This Benchmark Report proposes to commence these measurements.

With over 90,000 new dwellings to be delivered in the next 25 years, the shape and form of housing and the supporting infrastructure (transport, utilities, waste, employment nodes, open space, and social infrastructure) are major challenges and opportunities for the region. The Strategy promotes self-containment, more compact living and maintaining the urban footprint while supporting urban transformation.

The *Housing Benchmark Report 2017* is a tool that aims to monitor and measure progress towards the set target and achieve the desired outcome. While a number of previous studies have been completed regarding housing on the Sunshine Coast, this is the first Housing Benchmark report.

To ensure a comprehensive understanding of the current housing situation on the Sunshine Coast, the following indicators are measured:

Indicators:

- Population and age group
- Neighbourhood
- Dwelling type
- Dwelling purchase price
- Residential density
- Housing stress
- Household type
- Vacancy rate (rental properties)
- Number of bedrooms
- Social housing
- Housing tenure
- Aged housing

No single measure is able to tell the complete story of the trends and changes occurring in housing and households. Collectively, the indicators provide a comprehensive picture of trends and changes of housing on the Sunshine Coast.

The housing statistics and demographics provided in the Benchmark Report will be reported upon every 5 years (in line with released ABS Census data) to identify changing housing outcomes, compare against previous data, and modify the existing action plans to inform and guide the changes that may be required to ensure the targets and outcomes adopted in the Strategy are achieved.

The Housing Benchmark Report 2017 will be used to inform future planning for neighbourhoods, deliver on the transformational change, and engage stakeholders and community to build and strengthen partnerships to achieve the vision.

3. What is benchmarking?

Benchmarking is the process of comparing 'like for like' over time. It requires establishing what to measure, how to measure it, and over what time frame. Each snapshot can then be compared to previous or future snapshots to identify changes over time.

In this instance, Sunshine Coast Council will compare the local government area mix and type of housing and households for each five-year census, to produce a snapshot of housing characteristics (e.g. increases or decreases in the number and proportion of dwelling types or residential densities).

Why benchmark?

The Strategy recognises the need to embed planning and policy, and identify those actions that will achieve the vision of a healthy and liveable Sunshine Coast in 2041 – changing the way we live and transforming our urban environment

Housing benchmarks allow council to identify the progressive changes in housing and households across the Sunshine Coast. This provides a better understanding of trends, and why some areas of housing provision are aligning with targets while other areas need improvement.

Data collected by benchmarking these changes informs council planning, advice and advocacy. The data pinpoints where resources should be focused, and assists in showing how past efforts may have influenced current housing mix and better matched housing type to household needs.

Approach to benchmarking

The following benchmarking report, based on 2016 census data (and where available 2017 housing data) measures changes in housing and household mix within the Sunshine Coast Local Government Area (LGA). This is achieved through a number of specific indicators.

In this report, the Sunshine Coast housing and household data for 2016 is compared to similar data from 2011 (and where considered informative, 2006 data), to identify trends and changes.

Where possible, the data has been 'standardised' – e.g. by using consistent geographical catchments and consistent definitions for each indicator. This allows the data to remain comparable - not just between data sets, but also between Housing Benchmark Reports.

Indicators should not be viewed in isolation – they should be viewed as each contributing one part of the overall puzzle which together provides a more complete picture of the housing market on the Sunshine Coast.

This report will be produced every 5 years, in line with ABS census releases. It is anticipated that findings will be able to be compared across past and future data sets, regardless of changes in the collection of base data.

Council's role

Through the Strategy, Council has a vision to build a pathway to a healthy environment and a liveable Sunshine Coast in 2041.

Council's role with respect to housing is threefold – to provide advice to the housing market on the evolving needs of the Sunshine Coast, to be a strong advocate for the provision of housing that meets the needs of all households in terms of type, design, mix, sustainability and ongoing costs, and to build partnerships and collaborations with those who influence housing choices, including the private sector, not for profit organisations, and state and federal governments.

4. Snapshot of Indicators

Sunshine Coast Local Government Area - data as of June 2016

Housing Benchmark Indicator	2016	
	Number	Proportion (%)
Population and age group	303,389	
Under 15 years	53,382	18.1%
15-65 years	181,091	61.5%
Over 65 years	59,902	20.3%
Dwelling type[1]	129,978	
Separate house	90,753	69.8%
1 – 2 storeys	22,560	17.4%
3 and above storeys	12,560	9.7%
Residential density (gross)		
Average residential density (Sunshine Coast)	0.6 dw/ha	
Highest - Mooloolaba - Alexandra Headland	12.5 dw/ha	
Lowest – Maroochy and Caloundra Hinterland	0.1 dw/ha	
Household type	116,408	
Couples with children	31,419	27.0%
Couples without children	34,330	29.5%
One parent families	11,972	10.3%
Lone persons	25,480	21.9%
Group households	4,464	3.8%
Number of bedrooms		
2 or less bedrooms	24,957	21.4%
3 bedrooms	43,427	37.3%
4 or more bedrooms	40,279	34.6%
Housing tenure		
Owned outright	37,462	32.2%
Owned with a mortgage	36,124	31.0%
Renting – total	32,687	28.1%

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[1] 'Separate house' includes all free-standing dwellings separated from neighbouring dwellings by a gap of at least half a metre.
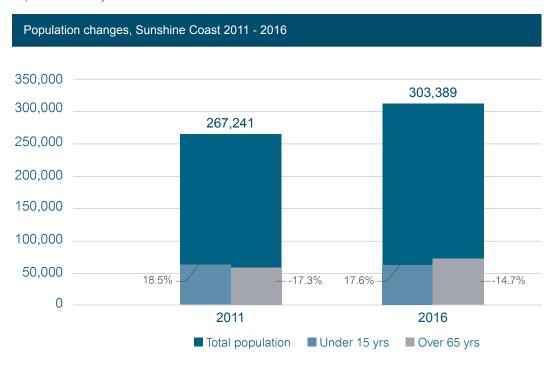
'1-2 storeys' includes all dwellings up to 2 storeys excluding separate houses (e.g. semi-detached, row, terrace, townhouses and villa units, flats and apartments in blocks of 1 or 2 storeys, flats attached to houses)

'3 and above storeys' includes all dwellings of 3 storeys and greater (e.g. larger blocks of flats and apartments)

Housing Benchmark Indicator		
	2016	
	Number	Proportion (%)
Renting – social housing	2,647	2.3%
Neighbourhood		
See Section 11 of report		
Dwelling purchase price (median) – June 2016		
All houses	$520,000	
All units	$365,000	
Housing stress		
Proportion of households in housing stress		
Purchasers		10.7%
Renters		34.7%
Vacancy rate		
Proportion of rental properties available for rent		1.5%
Social housing		
Proportion of all dwellings dedicated to social housing		2.0%
Aged housing		
Aged care dwellings catering to:		
High care	1,417	18.1%
Low care	1,365	17.4%
Independent Living Unit (ILU)	5,066	64.6%
Aged care provision ratio (places per 1,000 people aged 70yrs+)	83	

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

5. Population and age group indicator

Measures of population changes over time provide a macro level indicator of how and by how much an area's population is growing. Benchmarking the population size and rate of growth over time, coupled with the age structure, provides an indicator of how the Sunshine Coast's residential dwellings (number and mix) may need to change in the future. The Strategy functions as a tool to guide forecast population growth and improve liveability to 2041.

Population changes, Sunshine Coast 2011 - 2016

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Population and age	Change 2011-2016	Comment
Population (total)	+13.5%	• For every 7 people in 2011, there were 8 people in 2016
Under 15 years	+7.9%	• For every 12 people under the age of 15 years in 2011, there were 13 people in 2016
Over 65 years	+29.8%	• For every 7 people over the age of 65 years in 2011, there were 9 people in 2016
Average annual population change	2.6%	• The population increase as a proportion has remained relatively consistent over the last 5 years • The population has increased by between 6,400 and 7,300 people per year over the last 10 years

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.
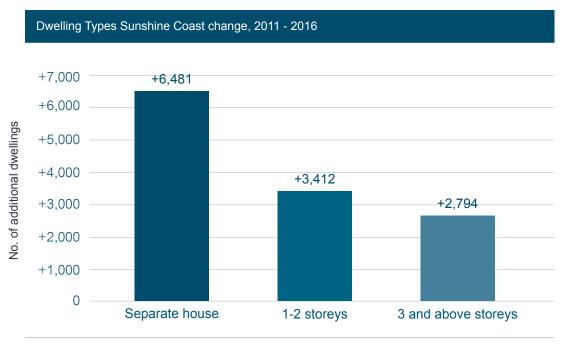
6. Dwelling type indicator

Dwelling type provides an indicator of Sunshine Coast's residential role, function and built form. The indicator is important in measuring how residential built form reflects planning policy, such as building denser forms of housing around public transport nodes or employment centres. Through the Strategy, the intent is to enable the transition to more compact and self-contained neighbourhoods in targeted locations - achieved through good design and urban form, increased diversity of dwellings and access to affordable living options for all households.

Dwelling type	2016		Change	Comment
	Number	%	2011-2016	
Total Private Dwellings	129,978	100%	+11.4%	
Separate house	90,753	69.8%	+7.7%	• Between 2011 and 2016, the Sunshine Coast has experienced increases in all dwelling types.
1 - 2 storeys	22,560	17.4%	+17.8%	
3 and above storeys	12,560	9.7%	+28.6%	• The largest proportional increase was in dwellings 3 storeys and greater.

• In quantity terms, there were slightly more separate houses constructed between 2011 and 2016, compared to all flats, units and apartments.

• Due in part to the low 2011 starting figure, the proportion of all flats, units and apartments constructed in the last 5 years was greater than the proportion of separate houses constructed.

• For every 9 dwellings existing in 2011, there were 10 dwellings in 2016.

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts.

Dwelling Types Sunshine Coast change, 2011 - 2016

No. of additional dwellings

Separate house	1-2 storeys	3 and above storeys
+6,481	+3,412	+2,794

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Occupancy rate

The occupancy rate measures the proportion of all dwellings that are occupied at the time of the census. It is an important measure which helps provide an indication of the demand being placed on dwellings, and provides a snapshot figure (at the time of the Census) of the level of housing stock being used. The Strategy strives to ensure there is an appropriate number and mix of dwellings to suit a range of household types.

The overall occupancy rate for the Sunshine Coast (as of June 2016) is 89.3%.

This occupancy rate indicates that as of June 2016, nine out of every ten dwellings were being 'lived in'. At any given time, a proportion of dwellings may be unoccupied for many reasons, including new constructed homes yet to be occupied, homes for sale or under offer, properties being renovated or awaiting demolition, deceased estates, homes being maintained as private holiday homes or second homes, residents simply not being at home on census night, or the property being temporarily untenanted.

This ratio is similar to many other areas of South East Queensland, with occupancy rates typically in the range of 87-91%.

7. Residential density indicator

The residential density indicator provides a measure of how many dwellings exist within a defined area. There are numerous ways to measure residential density. For this benchmark report, a gross residential density calculation is used. Gross residential density ratios assist in measuring changes in residential densities. This figure is the ratio of the total dwellings in a defined area, divided by the total land area in the defined area. Note the defined land area includes both developed and undeveloped land (i.e. roads, waterways, parks, schools, community centres, etc. are all included as part of the land area).

Benchmarking and measuring change in residential density is important as it allows the monitoring of how different areas of the Sunshine Coast are growing with respect to dwelling constructions. A higher residential density ratio generally indicates that an area has a higher proportion of small separate dwellings or more apartments, townhouses and duplexes.

Measuring residential density informs the Strategy policy position to protect the urban footprint and enable the Sunshine Coast to have a range of residential lot sizes and choice of housing products and tenures, to help facilitate housing diversity and choice and meet the different housing needs of the diverse community. This includes increased residential densities in close proximity to mixed-use centres, local employment, community facilities and public transport.

The gross residential density ratio (dwellings/ hectare) for the Sunshine Coast LGA as of June 2016 is 0.6.

This is an average figure for the entire Sunshine Coast – i.e. it would only be accurate if dwellings were evenly distributed over the entire area. In reality, urban and suburban areas will have higher gross residential densities, while rural areas will have lower gross residential densities.

It is possible to analyse this average figure further by exploring the residential density figures for smaller areas of the Sunshine Coast LGA.

The ABS defined geographical area of Statistical Area 2 (or SA2) has been used for this more detailed analysis. The Sunshine Coast contains twenty seven (27) SA2s. The SA2 geography has been chosen

as: it can easily be replicated for future releases of the Housing Benchmark report; it is of a fine enough grain to clearly describe the different areas of the LGA; and together the 27 SA2s cover the entire Sunshine Coast LGA land area.

The varying gross residential densities (dwellings/ hectare) based on SA2 areas are provided in the following table.

The highest gross residential densities are found in Mooloolaba/Alexandra Headland, Caloundra/Kings Beach and Moffat Beach/Battery Hill.

The lowest gross residential densities are found in the Maroochy Hinterland, Caloundra Hinterland and Glass House Mountains.

Statistical Area 2 (SA2)	Residential density (dw/ha)
Aroona - Currimundi	7.5
Beerwah	0.2
Bli Bli	0.7
Buddina - Minyama	7.6
Buderim - North	3.0
Buderim - South	2.1
Caloundra Hinterland	0.1
Caloundra - Kings Beach	12.0
Caloundra - West	1.1
Coolum Beach	3.9
Diddillibah - Rosemount	0.5
Eumundi - Yandina	0.2
Glass House Mountains	0.1
Golden Beach - Pelican Waters	5.7
Landsborough	0.3
Marcoola - Mudjimba	1.6
Maroochydore - Kuluin	7.7
Maroochy Hinterland	0.1
Moffat Beach - Battery Hill	10.3
Mooloolaba - Alexandra Headland	12.5
Mountain Creek	5.6
Nambour	1.5
Palmwoods	0.4
Parrearra - Warana	6.0
Peregian Springs	4.5
Sippy Downs	2.5
Wurtulla - Birtinya	4.9
Total	0.6

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

8. Household type indicator

The household type indicator provides an understanding of the number and mix of people living in the dwellings of the Sunshine Coast. In order to provide an appropriate number and mix of dwellings, it is important to understand who is living in the dwellings, and how this may be changing. Sunshine Coast's household and family structure is one of the demographic indicators that demonstrates the area's residential role and function.

Through the household type indicator, it is possible to monitor the Strategy's aim to ensure there is dwelling choice within a variety of neighbourhoods at an appropriate size, scale and type to suit a range of household sizes, ages and lifestyle.

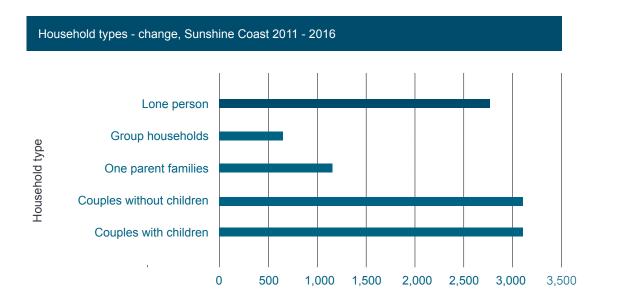| Household type	2016 Number	%	Change 2011-2016	Comment
Total Households	116,408	100%	+13.0%	
Couples with children	31,419	27.0%	+11.1%	• Between 2011 and 2016, there was significant increases in the proportions of each type of household.
Couples without children	34,330	29.5%	+10.1%	• The proportion increase in 'couples with children' households was slightly higher than the increase for 'couples without children' households.
One parent families	11,972	10.3%	+10.7%	
Group households[1]	4,464	3.8%	+17.5%	• As of 2016, there were a greater number of 'couples without children' households than 'couples with children' households.
Lone person	25,480	21.9%	+12.2%	• The largest number increase between 2011 and 2016 was in 'couples without children' households.

• The largest proportion increase between 2011 and 2016 was in 'group households'.

• The number of 'group' households existing in 2011 was relatively small, hence any increase will appear to be proportionally significant.

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

[1] Group households consist of any household consisting of two or more unrelated individuals, where all persons are aged 15 years and over. There are no reported couple relationships, parent-child relationships or other blood relationships in these households.

Household types - change, Sunshine Coast 2011 - 2016

Household type

	No. of households
Lone person	(bar to ~2,750)
Group households	(bar to ~650)
One parent families	(bar to ~1,150)
Couples without children	(bar to ~3,150)
Couples with children	(bar to ~3,100)

No. of households

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
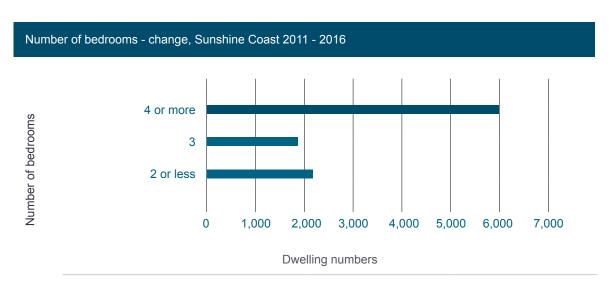Compiled and presented by .id, the population experts.

9. Number of bedrooms indicator

The number of bedrooms indicator provides a simple indication of the approximate size of the dwelling – the greater the number of bedrooms, potentially the larger the dwelling. When compared to the household types and sizes accommodated on the Sunshine Coast, this begins to provide a basic measure of how well the dwellings match the household types, and how this dwelling/household match may be changing. The Strategy aims to influence the supply of appropriate dwellings to meet the needs of smaller households (which are dominant on the Sunshine Coast).

Number of bedrooms	2016		Change	Comment
	Number	%	2011-2016	
2 or less bedrooms	24,957	21.4%	+9.4%	• Between 2011 and 2016, there were increases for all dwellings with respect to numbers of bedrooms.
3 bedrooms	43,427	37.3%	+8.9%	• The largest increases were in dwellings with 4 or more bedrooms (+17.5%).
4 or more bedrooms	40,279	34.6%	+17.5%	• There was a relatively large increase in the number of 4 bedroom dwellings. • Between 2011 and 2016, there was a greater increase in the proportion of dwellings with 0 (bedsit) or 1 bedrooms, than for either 2 or 3 bedroom dwellings.

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Number of bedrooms - change, Sunshine Coast 2011 - 2016

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.
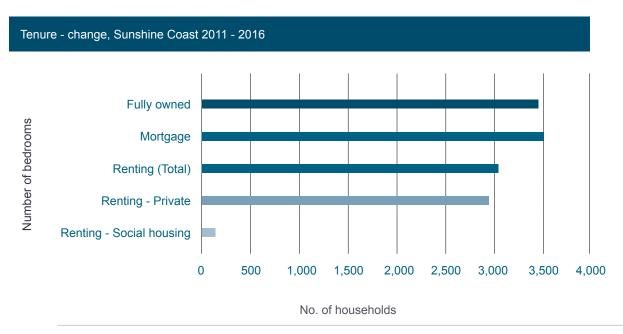
10. Housing tenure indicator

Housing tenure data provides an indication of the mix and proportions of households who fully own their home, have a mortgage, or are renting. Monitoring the proportions and changes in tenure over time provides an understanding of the security of a household's living arrangements, and hence contributes to an understanding of the affordability and vulnerability of neighbourhoods. In conjunction with other socio-economic status indicators on the Sunshine Coast, tenure data is useful for analysing housing markets (including social housing), and affordability. The indicator monitors the Strategy policy position to ensure the housing needs of low and moderate income households are met in terms of ongoing costs.

Housing tenure	2016		Change	Comment
	Number	%	2011-2016	
Fully owned	37,462	32.2%	+10.2%	• Between 2011 and 2016, the proportional change in dwelling tenure was relatively consistent across all tenure types, increasing between 10% and 11%.
Owned with a mortgage	36,124	31.0%	+10.8%	
Renting (total)	32,687	28.1%	+10.5%	• The exception was the social housing sector, which increased by less than half the other tenure types
Renting (private)	29,467	25.3%	+11.1%	
Renting (social housing)	2,647	2.3%	+4.4%	• Social housing rentals have not increased at the same rate as other tenure types

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts.

Tenure - change, Sunshine Coast 2011 - 2016

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts.

11. Neighbourhood indicator

The Sunshine Coast consists of many neighbourhoods, each with its own character and qualities. The neighbourhood indicator provides a measure of how well neighbourhoods are meeting the needs of their residents. As dwelling and land development continues, it is crucial that the impacts on neighbourhoods and housing are monitored to inform future policy responses.

The Strategy aims to ensure all neighbourhoods are developed to promote and provide a diversity of affordable and sustainable living options for all the community supported by appropriate infrastructure and services. The neighbourhood indicator assists in measuring how successfully our neighbourhoods are achieving the Strategy policy position.

For the purposes of monitoring change in our neighbourhoods, seven identified areas containing a principal or major regional activity centre have been identified as 'neighbourhoods':

- Maroochydore
- Beerwah
- Caloundra
- Nambour
- Sippy Downs
- Kawana
- Caloundra South (Priority Development Area)

These neighbourhoods are based and defined on the Sunshine Coast Planning Scheme 2014 Local Planning Areas, and their boundaries align with these Local Planning Areas.

The exception to this is Caloundra South which is currently contained within the Caloundra West Local Planning Area. In order to benchmark the Caloundra South neighbourhood as it emerges the analysis is based on the Caloundra South Priority Development Area (PDA), as defined by the State Government.

These seven neighbourhoods are measured on their level of self-containment, as determined by the following 3 sub-indicators:

1. Gross residential density

2. Mix of dwelling types (separate houses / dwellings 2 storeys or less / dwellings 3 storeys or greater)

3. Access to a suite of essential services and infrastructure (a community venue, library, aquatic facility, indoor sports and recreation facility, park, and primary/secondary school)

11.1. Gross residential density

In 2016, as shown by the following table, Caloundra Neighbourhood contains the highest dwelling residential density of the identified neighbourhoods (over 11 dwellings per hectare) while Beerwah Neighbourhood contains the lowest (0.2 dwellings per hectare). The average for all seven neighbourhoods is 4.6 dwellings per hectare.

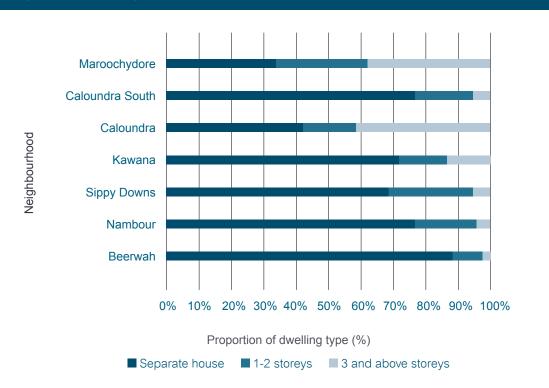| Neighbourhood	Residential Density (dw/ha)
Maroochydore	7.4
Beerwah	0.2
Caloundra	11.2
Caloundra South	3.7
Kawana	5.5
Nambour	1.5
Sippy Downs	2.5

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

11.2   Mix of dwelling types

Neighbourhood	Separate house		1 – 2 storeys		3 and above storeys	
	Number	%	Number	%	Number	%
Maroochydore	2,917	33.0%	2,472	28.0%	3,449	39.0%
Beerwah	2,758	89.1%	287	9.3%	49	1.6%
Caloundra	3,459	41.0%	1,448	17.2%	3,524	41.8%
Caloundra South	1,949	78.3%	409	16.4%	131	5.3%
Kawana	5,278	71.2%	1,178	15.9%	959	12.9%
Nambour	6,354	78.4%	1,390	17.1%	364	4.5%
Sippy Downs	2,515	68.6%	1,016	27.7%	136	3.7%

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Dwelling mix for chosen neighbourhoods, Sunshine Coast 2016

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Beerwah Neighbourhood has the highest proportion of separate houses, and the lowest proportion of 3 or more storey dwellings (89% and 1.6% of all dwellings respectively).

Caloundra Neighbourhood has the highest proportion of 3 or more storey dwellings (42% of all dwellings)

Maroochydore Neighbourhood has the most even distribution of dwelling types (33% separate houses, 28% 2 or less storey dwellings, and 39% 3 or more storey dwellings).

Neighbourhood	Community venue	Library	Aquatic facility	Indoor sports	Sports park	Recreation park	School
Maroochydore	✓	✓	✓	✓	✓	✓	✓
Beerwah	✓	✓	✓		✓	✓	✓
Caloundra	✓	✓	✓	✓	✓	✓	✓
Caloundra South					✓	✓	✓
Kawana	✓	✓	✓		✓	✓	✓
Nambour		✓	✓		✓	✓	✓
Sippy Downs			✓	✓	✓	✓	✓

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Over time, all these neighbourhoods are intended to receive access to a full suite of Council-wide or District level infrastructure to support the forecast population growth within their broader catchments.
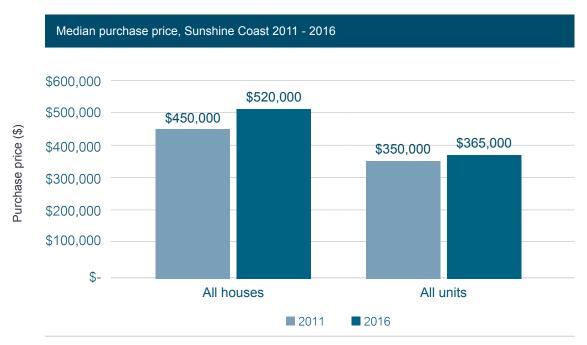
12. Dwelling purchase price indicator

The dwelling purchase price indicator provides a snapshot of the median price of dwellings (separate houses and units) at a point in time (June 2016). Monitoring median purchase prices over time provides an indication of the demand for dwellings in an area, and how the Sunshine Coast might be changing with respect to household types (separate houses compared to townhouses, flats, units and apartments). A rapidly increasing purchase price may raise concerns over the ability of households to enter the housing market, or for households to continue to meet mortgage and rental payments.

Monitoring dwelling purchase price informs the Strategy policy position to ensure housing meets the needs of low and moderate income households on a range of factors, including ongoing costs.

Dwelling type	Purchase price (June '16)	Change 2011-2016	Comment
Median (all houses)	$520,000	+15.6%	• Between 2011 and 2016, there was an increase of $70,000 in the median purchase price of a separate house. This represents a 15.6% increase in purchase cost over 5 years.
Median (all units)	$365,000	+4.3%	• Between 2011 and 2016, there was an increase of $15,000 in the median purchase price of a unit. This represents an increase of over 4% in purchase cost over 5 years.

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts.

Median purchase price, Sunshine Coast 2011 - 2016

Purchase price ($)

	$450,000 (2011)	$520,000 (2016)	$350,000 (2011)	$365,000 (2016)
All houses	$450,000	$520,000		
All units			$350,000	$365,000

■ 2011 ■ 2016

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts.

13. Housing stress indicator

The housing stress indicator provides a measure of the proportion of households that are finding it particularly difficult to meet their mortgage or rent payments.

Housing affordability is a significant issue if mortgage and rent payments rapidly increase as a share of income. While stress can be highly dependent on individual circumstances, using Census data to analyse this provides a good overview of the level of housing stress being experienced by different areas of the Sunshine Coast.

For the calculations, housing stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs (mortgage or rent repayments) – see Note 1.

Monitoring housing stress over time provides an indication of how well the Strategy is achieving the policy position of ensuring access to affordable living options for all household types and income levels, to contribute to liveability.

The median household income for the Sunshine Coast (enumerated households) was $1,267 in 2016.

On the Sunshine Coast as of 2016, the Sunshine Coast was considered in greater housing stress than South East Queensland, Queensland and Australia – for both those households with a mortgage, and those paying rent.

Housing stress – comparison with other housing markets (2016)

Housing market	Purchasers	Renters
Sunshine Coast	10.7%	34.7%
South East Queensland	9.0%	29.8%
Queensland	9.2%	29.0%
Australia	9.9%	28.0%

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Note 1

For the calculations provided above, Sunshine Coast households are separated into those without a mortgage (subsequently ignored for the measure of housing stress), those households paying a mortgage, and those households paying rent.

Those Sunshine Coast households whose weekly income is within the lowest 40% of all income earners compared to all households of the Sunshine Coast, and are paying more than 30% of their income on mortgage or rent are then determined.

The number of households that fall into the defined category (e.g. paying rent) is then compared to the total number of households in that category, to calculate a proportional figure. This is replicated for each geographical area – South East Queensland, Queensland and Australia.

Proportions of lower income households paying more than 30% gross income on mortgage costs – Sunshine Coast Localities of Interest (2016)

Percentage of lower income households	Locality of Interest
Less than 10%	Bli Bli - Rosemount and District
	Buderim - Kuluin - Mons - Kunda Park
	Caloundra - Kings Beach - Moffat Beach - Shelly Beach
	Coolum Beach - Mount Coolum - Yaroomba - Point Arkwright
	Currimundi - Aroona - Battery Hill - Dicky Beach
	Glass House Mountains - Beerburrum - Coochin Creek - Bribie Island North
	Golden Beach
	Ilkley - Eudlo and District
	Kureelpa - Kiamba
	Little Mountain - Caloundra West - Meridan Plains - Bells Creek
	Mapleton - Flaxton - Obi
	Maroochydore
	Mooloolaba - Alexandra Headland
	Mountain Creek
	Palmwoods - Chevallum - Montville - Hunchy
	Pelican Waters
	Peregian Springs
	Sippy Downs - Palmview
	Wurtulla - Buddina and District
Between 10 and 12%	Beerwah
	Doonan (part) - Weyba Downs - Verrierdale - Peregian Beach (part)
	Landsborough - Mount Mellum
	Marcoola - Twin Waters - Pacific Paradise - Mudjimba
	Mooloolah Valley - Diamond Valley - Balmoral Ridge - Bald Knob
	Nambour - Burnside and District
	Peachester - Crohamhurst - Booroobin - Wootha
	Yandina - Yandina Creek and District
Over 12%	Belli Park - Cooloolabin - Gheerulla - Coolabine
	Eumundi - Eerwah Vale - North Arm - Bridges
	Maleny - Witta - North Maleny
	Reesville - Curramore and District
	Woombye

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts.

Proportions of lower income households paying more than 30% gross income on rental costs – Sunshine Coast Localities of Interest (2016)

Percentage of lower income households	Locality of Interest
Less than 30%	Bli Bli - Rosemount and District Doonan (part) - Weyba Downs - Verrierdale - Peregian Beach (part) Eumundi - Eerwah Vale - North Arm - Bridges Glass House Mountains - Beerburrum - Coochin Creek - Bribie Island North Ilkley - Eudlo and District Kureelpa - Kiamba Landsborough - Mount Mellum Mooloolaba - Alexandra Headland Peachester - Crohamhurst - Booroobin - Wootha Pelican Waters Wurtulla - Buddina and District
Between 30 and 35%	Buderim - Kuluin - Mons - Kunda Park Coolum Beach - Mount Coolum - Yaroomba - Point Arkwright Currimundi - Aroona - Battery Hill - Dicky Beach Little Mountain - Caloundra West - Meridan Plains - Bells Creek Marcoola - Twin Waters - Pacific Paradise - Mudjimba Maroochydore Mountain Creek Palmwoods - Chevallum - Montville - Hunchy Sippy Downs - Palmview Woombye
Over 35%	Beerwah Belli Park - Cooloolabin - Gheerulla - Coolabine Caloundra - Kings Beach - Moffat Beach - Shelly Beach Golden Beach Maleny - Witta - North Maleny Mapleton - Flaxton - Obi Obi Mooloolah Valley - Diamond Valley - Balmoral Ridge - Bald Knob Nambour - Burnside and District Peregian Springs Reesville - Curramore and District Yandina - Yandina Creek and District

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.
Compiled and presented by .id, the population experts

14. Vacancy rate (rental properties) indicator

The vacancy rate for rental properties refers to the proportion of rental properties vacant and available for rent at any given time. The vacancy rate therefore essentially acts as a gauge that measures demand pressures on the rental market.

A figure of between 2% and 3% is considered a suitable target rate that provides choice for households seeking places to rent, while still providing owner/landlords with a viable and competitive investment product.

A low vacancy rate indicates a tight rental market: this means there is strong demand from tenants. The vacancy rate indicator informs the policy position of the Strategy to encourage choice within a variety of neighbourhoods to provide the opportunity to meet the changing needs of households over time.

The vacancy rate on the Sunshine Coast (as of June 2016) was approximately 1.5%.

This indicates that as of June 2016, there was limited choice for those seeking rental properties, in terms of location, price and type of dwelling that meets the needs of the household.

15. Social housing indicator

Social housing is the generic term for a broad form of housing that includes public housing, community housing, rental assistance housing, state-owned and - managed Aboriginal housing, and Aboriginal community housing.

As a form of affordable housing, there are compelling economic, social and environmental reasons to ensure an appropriate proportion of social housing is maintained. Affordability problems can place lower income households at risk.

The Sunshine Coast has a provision level of social housing of approximately 2.0% of all dwellings. This is less than both the Queensland (3.59%) and Australian (4.32%) averages. Monitoring the proportion of dwellings classed as social housing will assist in measuring the success of the Strategy policy position to ensure the Sunshine Coast is provided with an adequate supply of social and community housing to meet ongoing needs.

Summary

Totals	Number
Total households (social housing)	2,424
Total households (Sunshine Coast)	118,500
Social housing as proportion of all households	2.0%

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.
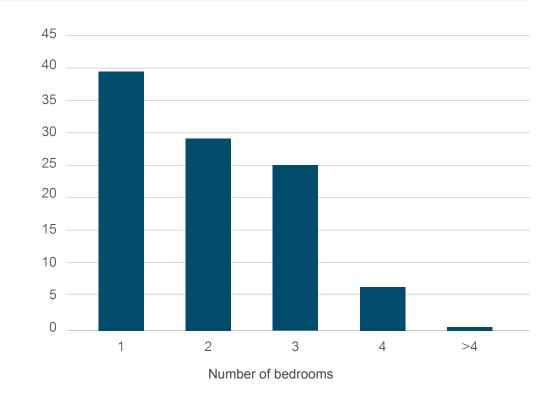
Number of bedrooms (social housing)

Dwelling Bedrooms	Number	Proportion
1	949	39.2
2	697	28.8
3	603	24.9
4	159	6.6
>4	16	0.7

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.
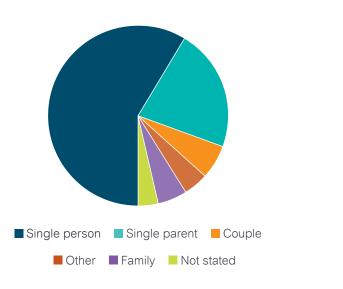
Household type (social housing)

Household type	Number	Proportion
Single person	1490	61.5
Single parent	499	20.6
Couple	160	6.6
Other	112	4.6
Family	97	4.0
Not stated	66	2.7

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Social housing - Number of bedrooms Sunshine Coast 2017

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Social housing - Household type Sunshine Coast 2017

■ Single person ■ Single parent ■ Couple
■ Other ■ Family ■ Not stated

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

16. Aged housing indicator

The aged housing indicator provides a measure of the number and proportion of dwellings allocated for the provision of identified aged care. The process of benchmarking aged housing against population (numbers and change) provides an indication of how well appropriate housing for an ageing population is being provided. The Strategy seeks to ensure housing is provided that allows neighbourhoods to contain a mix of dwellings that suit a range of households, including those who are ageing. This indicator provides a measure of how well this policy position is being achieved.
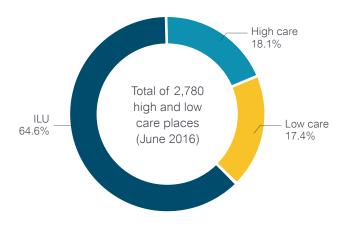
Aged care housing consists of multiple categories – retirement facilities and residential care facilities (which may be further separated into high care and low care), independent living units (ILUs), and residential houses (ageing in place). There are also many developments that cater for older residents, while not being specifically labelled as retirement, residential care or independent living units. This indicator measures the number of 'places' available for identified aged care, and is based on registered aged care housing providers.

Summary

Aged housing type	2016		Comment
	Number	%	
High care	1,417	18.1%	• Over half of all registered aged housing dwellings are independent living units.
Low care	1,365	17.4%	
ILU	5,066	64.6%	• There are a similar proportion of high care and low care dwellings provided.

Source: Sunshine Coast Council analysis - 3 month audit of residential and aged care

Identified aged housing places (proportion) - Sunshine Coast 2016

Source: Sunshine Coast Council analysis - 3 month audit of residential and aged care
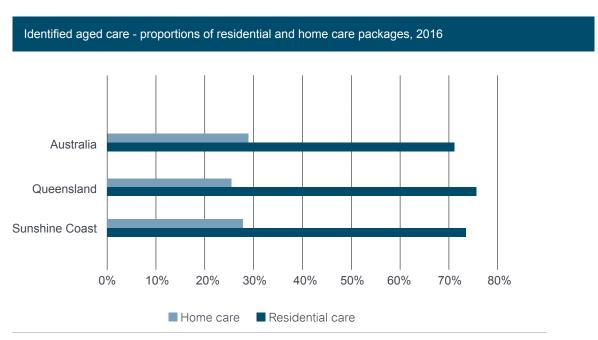
In addition to identified aged housing, it is recognised that many people want to remain living independently in their own homes. To support this, the Australian Government subsidises packages to provide home-based care that can improve older Australians' quality of life and help them to remain active and connected to their communities. Under a home care package, a range of personal care, support services, clinical services and other services is tailored to meet the assessed needs of the aged resident.

The Australian Government manages the supply of residential care and home care packages by specifying an aged care provision ratio. As of 30 June 2016 the overall figure was 113.2 for every 1,000 people aged 70 years or over.

This target aged care provision ratio of 113.2 is separated into 76% (i.e. 86 places) for residential care (low and high), and 24% (i.e. 27 places) for home care. The following table provides a comparison between the Australian target, and the actual provision rate for Australia and the Sunshine Coast.

Care type	Australia (target)		Australia (actual)		Sunshine Coast (actual)	
	Number	%	Number	%	Number	%
Residential care	86	76%	80	71%	83	73%
Home care	27	24%	32	29%	31	27%
Total	113	100%	112	100%	114	100%

On the Sunshine Coast, there is a slightly lower proportion of residential care provided, and a slightly higher proportion of home care provided, compared to the Australian target.

Identified aged care - proportions of residential and home care packages, 2016

Sources: 2015-16 Report on the Operation of the Aged Care Act 1997 © Commonwealth of Australia as represented by the Department of Health 2016

Home Care Packages Program Data Report 27 February - 30 June 2017 (September 2017)

17. Glossary

Aged care housing	Consists of multiple categories – retirement facilities and residential care facilities (which may be further separated into high care, low care, and independent living units, or ILUs) – and stand-alone independent living units.
Gross Residential density	Gross residential density is defined as the ratio of total dwellings in a defined area, divided by the total land area in the defined area. Note the defined land area includes both developed and undeveloped land (i.e. roads, waterways, parks, schools, community centres, etc. are all included as part of the land area).
Dwelling types	Divided into three distinct categories to allow measurement of change over time. 'Separate house' includes all free-standing dwellings separated from neighbouring dwellings by a gap of at least half a metre. '1 to 2 storeys' includes all dwellings up to 2 storeys excluding separate houses (e.g. semi-detached, row, terrace, townhouses and villa units, flats and apartments in blocks of 1 or 2 storeys, flats attached to houses). '3 and above storeys' includes all dwellings of 3 storeys and greater (e.g. larger blocks of flats and apartments).
Household type	Describes the type of household within a dwelling. Household composition indicates whether a family is present or not and whether or not other unrelated household members are present.
Housing Loan repayment quartile	An objective method of categorising mortgage repayments into one of four categories, measurable over time. Standard mortgage repayment categories are not comparable over time because of the influences of inflation. Housing Loan repayment quartiles are created by ranking all mortgagor households from the lowest payments to the highest payments and then dividing the list into four equal groups or quartiles.
Housing stress	Refers to the ability (or inability) of households to meet regular mortgage or rent payments. The most commonly recognised definition sets a benchmark for those in the lowest 40% of income earners who pay more than 30% of their gross income on mortgage or rent repayments.
Localities of Interest	32 geographical areas which together cover the Sunshine Coast LGA. The boundaries of these areas remain consistent to allow measurement of changes in the demography of the Sunshine Coast over time.

Neighbourhood	For the purpose of the housing benchmarks, neighbourhoods are analysed based on the boundaries defined in the Sunshine Coast Planning Scheme 2014 Local Planning Areas.

The exception is the Caloundra South neighbourhood, which is based on the Priority Development Area (PDA) as defined by the State Government in the Caloundra South Structure Plan. |
| Occupancy rate | Refers to the proportion of dwellings that are occupied. At any given time, a proportion of dwellings may be unoccupied for many reasons, including new constructed homes yet to be occupied, homes for sale or under offer, properties being renovated or awaiting demolition and deceased estates, residents simply not being at home on census night, or the property being temporarily untenanted. |
| Rental payment quartile | An objective method of categorising rental payments into one of four categories, measurable over time.

Standard rental payment categories are not comparable over time because of the influences of inflation.

Rental payment quartiles are created by ranking all renting households from the lowest payments to the highest payments and then dividing the list into four equal groups or quartiles. |
| Social housing | Rental housing that is provided and/or managed by government or non-government organisations, including public and community housing. |
| Vacancy rate | Refers to the proportion of rental properties that are vacant and available for rent. A vacancy rate of between 2% and 3% is considered a balanced rate for both landlords and tenants. |