

South Australian Housing System - Snapshot of Key Statistics

Population

1.67 million

South Australians (on census night, 2016)

- Around half of the population aged 25 to 64 years
- Smaller numbers of older (less than 20%) and younger (around 30%) people
- Around 60% are employed or in education
- 39% of households are families, 27% are couples and 27% singles
- 2% of South Australians identify as Aboriginal or Torres Strait Islander.

Aboriginal and Torres Strait Islander people

- Twice as likely to be renters
- Half as likely to own a home
- Four times as likely to live in social housing
- Six times as likely to be homeless.

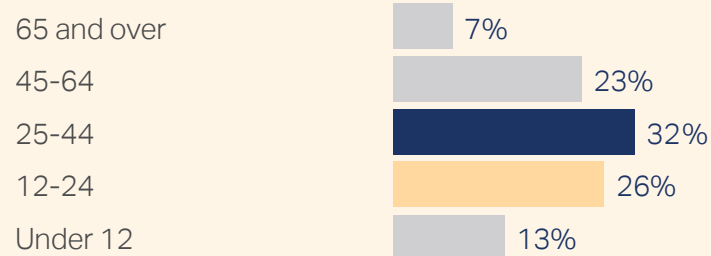
Homes

- More than half of all homes are 3-bedroom
- Around a quarter each are 4+ bedroom and 0-2 bedroom home.
- Differences between sectors:
 - 4+ bedrooms: 29% of owner occupiers; 14% of private rental; 5% of social housing
 - 3 bedrooms: common everywhere but highest for owner-occupiers (56%) and lowest in social housing (42%)
 - 0-2 bedrooms: more than half of social housing, more than a third of private rental, less than once sixth of owner-occupiers.
- Underutilisation (more than one spare bedroom) – more than half of owner-occupiers and around a quarter of all rental homes
- Overcrowding (not enough bedrooms) is highest in private rental.

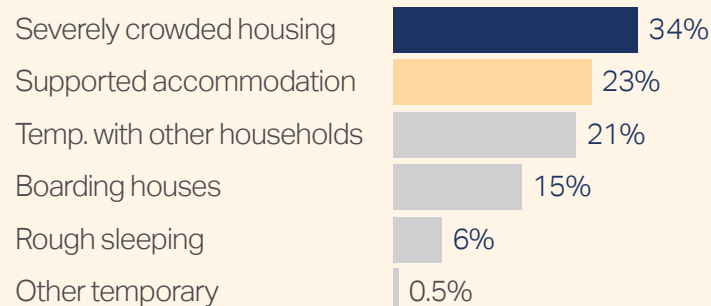
Homelessness

- Less than 1% of the population is homeless at any time
- The biggest and fastest growing groups among the homeless are those living in severely overcrowded conditions and couch surfers
- Younger people, men and Aboriginal and Torres Strait Islander people are most common.

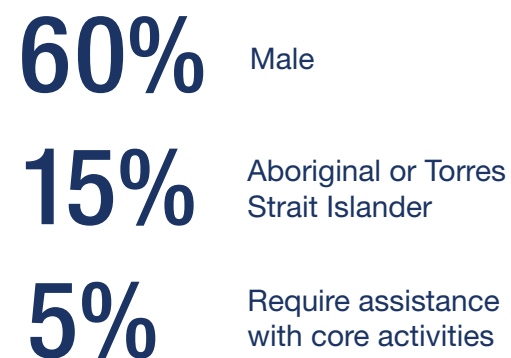
Younger age profile



Most homeless due to overcrowding



More males homeless, more ATSI homeless



Home ownership - most common but is shrinking slowly

- More than two thirds of households live in a home that they own – around half have a mortgage and half own the home outright
- Ownership, and outright ownership in particular, is much more common as people age
- Older people with mortgages are increasing quickly
- Younger people finding it harder to buy a home
- Families and couples make up three quarters of all owner-occupiers with fewer singles
- Low rate (5%) of need for assistance with core activities
- Slightly higher rate (66%) are in employment and education.

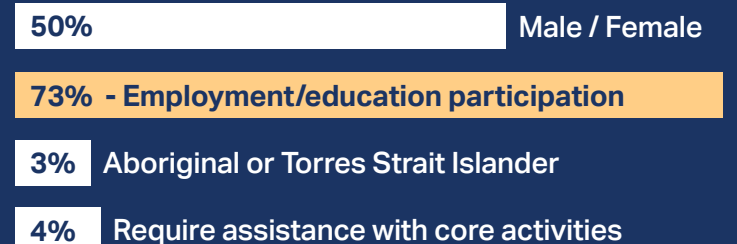
Renting - less common but increasing quickly

- Between a quarter and third of people are renters
- 25 years ago - around one private rental for every social housing property
- Today - more than 3 private rentals for every social housing property
- Private rental has grown nearly four times as fast as the population – reflecting higher population, higher house prices and less social housing.

Private Renters

- Younger residents – more than three quarters are aged less than 45
- High (73%) rate of employment and education
- Low (5%) need for assistance with core activities
- Households types (families, couples, singles) are similar to wider population.

Highest participation, less care needs



Social Housing

- Older residents – more than half aged over 45
- Very high rate of single person households (56%), low rate of families (28%) and very low number of couples (8%)
- Low (30%) rate of employment and education
- High (17%) need for assistance with core activities.

More females, more ATSI, more care needs, low participation

