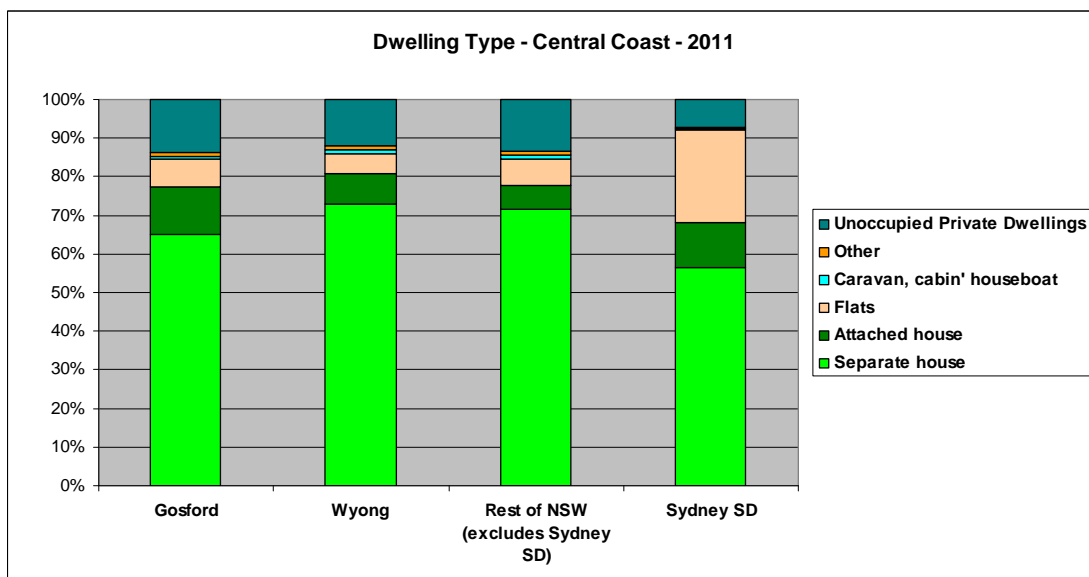


Central Coast Region – What’s Happening with Housing Supply and is it a good match?

Dwelling Type

- The vast majority of dwellings in the Central Coast are separate houses, comprising 73.5% of all dwellings in Wyong and 65.4% in Gosford – this compares with 56.5% on average across Sydney and 72.2% in the Rest of NSW.
- Attached dwellings comprised just 12.8% of all dwellings in Gosford at the 2011 Census, with Wyong having 8.1% - compared to the Sydney average of 11.8% and above the Rest of NSW average of 6.4%.
- Units comprise just 7.5% of all dwellings in Gosford and 5.2% in Wyong, compared to 23.9% in Sydney and 6.7% in the Rest of NSW. So Wyong in particular has a very low proportion of flats.
- Between 2006 and 2011, most of the increase in dwellings in Wyong was due to houses, followed by attached dwellings and then flats, while in Gosford, most of the increase was due to attached dwellings, followed by separate houses and then flats.
- The graph below shows the proportion of each of the key dwelling types in Gosford, Wyong, Sydney and the Rest of NSW at the 2011 Census.



- There are hundreds of households living in caravan, cabin and houseboat accommodation in 2006 and 2011 in the Central Coast. Over that period the number increased in Gosford but declined significantly in Wyong (by a little over 50%). Caravan or residential parks accommodation is one of the few remaining affordable housing options for lower income earners and the decline in numbers in Wyong is another indicator of the loss of affordable housing and reduction in housing choice for lower income households.
- Gosford also had 13.8% unoccupied dwellings at the 2011 Census, just over the Rest of NSW average of 13.4%, while Wyong had a slightly lower proportion with 12.2%. Coastal areas tend to have higher proportions of unoccupied dwellings due to the number of holiday homes.

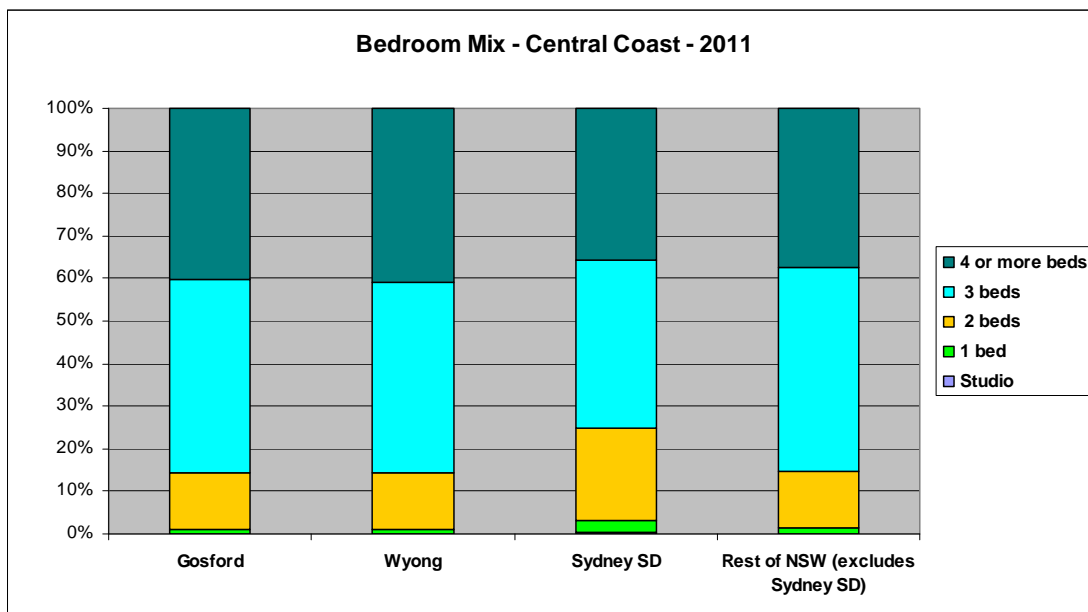
Bedroom Mix

- Given the forecast increase in older age groups in the population and the increased number of single person and couple only households, ideally there should be an increase in the number of studio, one and two bedroom dwellings.
- Yet both Gosford and Wyong have lost studio, one, two and three bedroom stock between 2001 and 2011 and had a significant increase in four bedroom stock. Consequently across the Central Coast region, the diversity of number of bedrooms available has reduced.
- Studio, one and two bedroom dwellings combined comprise just 14.3% of all dwellings in Gosford and 14.2% in Wyong. This is in spite of the fact that couple only and lone person households combined comprise just over half of all household types in both local government areas. Neither of these LGA's have a good match between bedroom mix and household type and the fit between household type and bedroom number is actually worsening over time.
- The table below gives the change in the number of studio (0), one, two, three and four or more bedroom dwellings between 2001 and 2011.

Change in number of bedrooms 2001 – 2011

Area	0	1	2	3	4	total
Gosford	-3	-131	-703	-761	3,205	1,607
Wyong	-20	-59	-260	-340	5,087	4,408
Sydney SD	1,414	8,969	26,166	-3,731	84,406	117,224
Rest of NSW (excludes Sydney SD)	-268	-515	-7,180	-7,379	59,288	43,946

- The graph below shows the proportion of studio, one, two, three and four or more bedroom dwellings at 2011 in Gosford, Wyong, Sydney Statistical Division and the Rest of NSW.

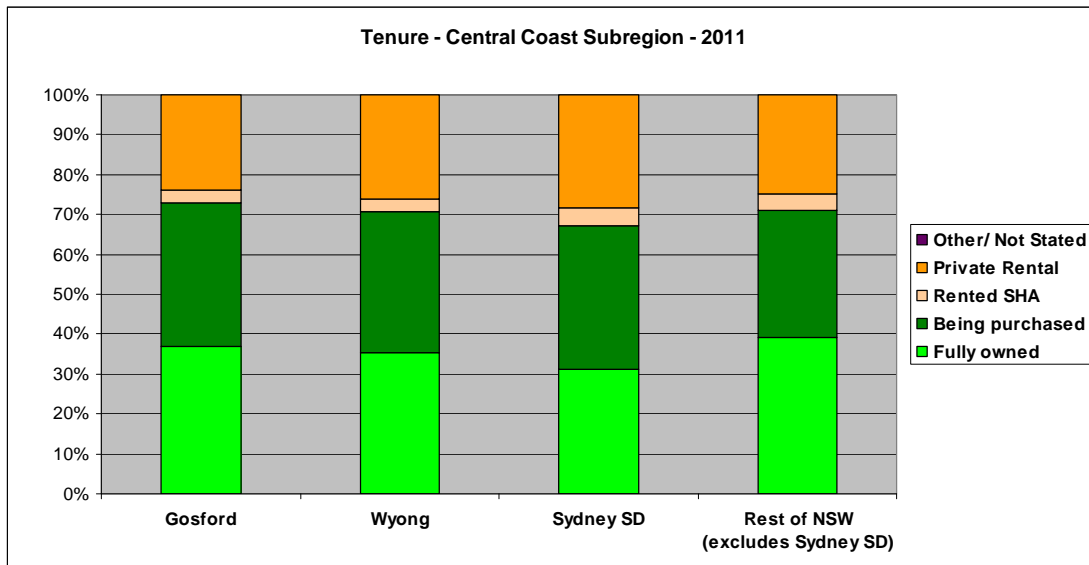


Tenure

- Although the proportion of households which own their home outright combined with the proportion which are purchasing their home has not changed much over the 10 year period from 2001 to 2011 in the Central Coast, there has been a significant shift between the two tenures, in line with the trend in NSW generally. The proportion of households which own their home outright has declined (falling by 15.0% in Gosford and 12.5% in Wyong). Over the same period there have been large increases in the proportion of households

purchasing their home (by 32.9% in Gosford and 43.6% in Wyong) and increases in private rental (by 15.6% in Gosford and 29.4% in Wyong).

- Despite this, both Gosford (22.0%) and Wyong (24.5%) have lower proportions of private rental than the Sydney average of 26% but are around the average for the Rest of NSW (23.0%). The lower proportion of private rental means the local housing market is less flexible in meeting local housing needs.
- The graph below shows the proportion of households in the key tenure categories at the 2011 Census in Gosford, Wyong, Sydney Statistical Division and the Rest of NSW.



Public Housing

The table below shows the number of public housing properties in the Central Coast region as at September 2013. Please note that Census data on public housing is not particularly accurate, as public housing tenure is under reported in the Census. The figures below do not include community housing properties.

Area	Public Housing stock September 2013
Gosford	2,105
Wyong	1,639
Sydney SD	77,156
Rest of NSW (excludes Sydney SD)	36,834

The table below shows the expected waiting times for general housing approved social housing applicants (not for priority housing applicants) by bedroom category in the Central Coast region. Both Gosford and Wyong have a lower than Sydney and Rest of NSW average provision of social housing. Waiting times for general housing are more than 10 years in all bedroom categories with the exception of one bedroom dwellings in Wyong, which have a five to ten year wait.

Expected Waiting Time by Table

ALLOCATION ZONE	1 bdrm	2 bdrms	3 bdrms	4 bdrms
Central Coast				
NN19 GOSFORD				
NN20 WYONG				

Legend for Expected Wait Time Bands	
	Up to 2 years
	2 to 5 years
	5 to 10 years
	10 + years
	No properties

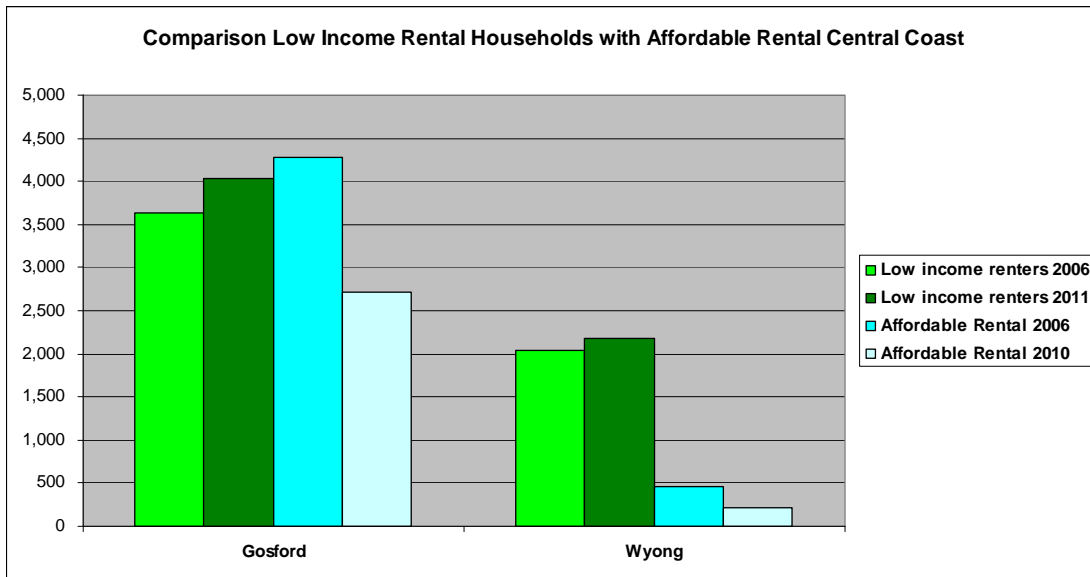
NOTE: Expected Waiting Time data is as at 31 December 2013.

More information on Expected Waiting Times for Public Housing is available on the Housing NSW website by region at:

<http://www.housingpathways.nsw.gov.au/How+to+Apply/Expected+Waiting+Times/>

The Gap

- The Central Coast is a region that is viewed as more affordable for both rental and purchase, compared with neighbouring Sydney. Yet there is a large gap between the increasing number of low income earners in the private rental market and the declining number of private rental properties that are affordable for low income households. In addition there is very limited opportunity for low income households to purchase here.
- The region generally has a lower provision of private rental than neighbouring Sydney and there is a very clear need for more affordable rental accommodation to begin to address the significant demand supply imbalance, particularly for lower income households. This is concerning given the mounting evidence that increasingly the private rental market has become a long term tenure for many, rather than a transitional tenure between leaving home and purchasing a home.
- The long term tight vacancy rate, the strong increase in rental levels, decline in rental affordability for lower income earners and significant loss of affordable rental properties, combined with the very high proportion of low income households and strong growth in the number of low income renters further demonstrate the need for more affordable rental housing.
- The graph below shows the increase in the number of low income renters between 2006 and 2011 and the decline in the number of new bonds lodged that were affordable to low income households in 2006 and 2010 in both Gosford and Wyong.



- In addition, the rapid increase in four bedroom dwellings combined with the loss of studio, one two and three bedroom stock shows the diminishing suitability of housing stock to meet local need – particularly given the significant proportion of lone person and couple households, and the fact that these household types are forecast to grow most strongly in the Central Coast to 2031.
- Taking into account the fact that generally new housing supply only adds around one percent of stock to the total stock each year, it will take a long time to turn this mismatch around, especially if no proactive measures are taken to increase housing choice.
- The loss of caravan accommodation in Wyong is another example of reduction in affordable housing and housing choice in the region.
- More studio, one and two bedroom stock is required to meet local housing need. Encouraging secondary dwellings and new generation boarding houses would assist in meeting some of this demand. Secondary dwellings may also assist in meeting some of the housing need for seniors and frail aged to age in place, within their existing communities and social and support networks.

Additional Data

More detailed housing data and tables used in this Snapshot are available from the Local Government Housing Kit Database on the Housing NSW website at:
<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database/>

More information on Expected Waiting Times for Public Housing is available on the Housing NSW website by region at:
<http://www.housingpathways.nsw.gov.au/How+to+Apply/Expected+Waiting+Times/>