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## SUMMARY HOUSING INFORMATION FOR NORTHERN RIVERS REGION, NSW – Mar 09

(Prepared by Northern Rivers Social Development Council, updated May09)

### Median Rents for New Bonds (Dept of Housing Sales and Rent Report March Quarter 2009)

	2 b'room Flats units	Annual % change	3 b'room Sep house	Annual % change
Sydney Stat Div	400	11.1	<u>350</u>	9.4
Inner ring	500	8.7	650	8.3
Middle ring	370	13.8	440	3.5
Outer ring	320	10.3	320	1.6
Rest of GMR (inc. W'gong, Newcastle)	245	8.9	300	3.4
Rest of NSW	180	5.9	245	4.3
NSW	335	11.7	290	7.4
<b>Local Government Areas</b>				
Ballina	260	10.6	360	10.8
Byron	300	11.1	420	16.7
Clarence Valley	190	8.6	260	6.1
Kyogle	na	na	250	na
Lismore	200	8.1	280	7.7
Richmond Valley	170	3.0	250	8.7
Tweed	280	3.7	350	0.0
Coffs Harbour	200	3.9	300	7.1

**Notes**

1. Published data on vacancy rates for non metro areas is poor. Local agents in Lismore Tweed and Byron advise vacancy rates of around 1%
2. These Rents for New Bonds figures relate to tenancies established during the quarter and reflect current housing costs
3. n/a - Data not available

**Key statistics:**

1. Richmond Tweed Separate House rents are highest in State outside of Sydney
2. Vacancy rates in Northern Rivers comparable to Sydney

## NORTHERN RIVERS, NSW

Income (ABS ) and housing cost comparisons (Dept. Housing Rent & Sales Report  
Mar 09 quarter)

	<b>Median household Income</b> \$p.a. (\$/wk)	<b>% households earning &lt; \$500 pw</b> (\$23,600pa)	<b>Median Weekly rent (3 b/room sep house)</b>	<b>Med. Rent as % Med. h/hold income</b>
Regional LGAs				
Ballina	40,400 (777)	24.1	360	46
Byron	38,700 (744)	25.1	420	56
Clarence Vly	32,900 (633)	30.8	260	41
Kyogle	31,200 (600)	34.4	250	42
Lismore	39,500 (759)	25.7	280	37
Richmond Vly	33,500 (645)	29.8	250	39
Tweed	35,300 (679)	27.9	350	52
Sydney Stat Div	60,000 (1153)	16.7	350	30
NSW (inc Syd)	53,800 (1035)	20.1	290	28
Rest of NSW	42,400 (816)	19.4	245	30

## POVERTY RATES

The Commonwealth Electoral Divisions of Page and Richmond are ranked 4<sup>th</sup> and 5<sup>th</sup> poorest in NSW with 20,627 and 19,259 people respectively living on less than 50% of median disposable household income

POVERTY RATES: Percentage of total population living in poverty

Page	17.1
Richmond	16.6
New South Wales	12.4
Australia	11.7

(Poverty rates by electoral divisions, 2006, Parliament of Australia Research Paper, 3 April 2009, no., 27, 2008-09, ISSN 1834-9854)

**Median Sale Prices (all dwellings) and & quarterly and annual change (Dec 08 figures)**

	<i>Median sale price \$'000s</i>	<i>% quarterly change</i>	<i>% annual change</i>
Ballina lga	435	4.8	-1.7
Byron	485	-11.8	-15.7
Clarence Valley	281	4.2	0.8
Kyogle	210	-6.3	-2.3
Lismore	310	6.0	8.8
Richmond Valley	260	-5.5	-5.5
Tweed	390	-6.0	-8.9
Sydney Stat Div	406	-2.9	-12.3
NSW	358	-3.2	-8.3
Rest of NSW	265	-2.4	-7.0

**Proportion of households in housing stress (%) ABS Census 2006<sup>2</sup>**

	<i>VERY LOW INCOME</i>		<i>LOW INCOME</i>		<i>MODERATE INCOME</i>	
	<i>renting</i>	<i>purchasing</i>	<i>renting</i>	<i>purchasing</i>	<i>renting</i>	<i>Purchasing</i>
Ballina	95	79	71	62	21	40
Byron	96	84	83	61	42	42
Clarence	91	69	44	47	3	23
Kyogle	85	59	19	39	0	20
Lismore	92	73	52	54	9	26
Richmond Valley	92	65	38	41	4	22
Tweed	96	79	74	60	24	43
Sydney Stat Div	97	86	66	72	22	55
NSW	94	81	60	64	18	45
Rest of NSW	91	73	50	53	8	33

2 Very low income – <50% median income for 'Rest of NSW' households (up to \$21,215)  
 Low income – 50%-80% median income for 'Rest of NSW' households (up to \$33,949)  
 Moderate income – 80%- 120% median income for 'Rest of NSW' households (up to \$50,924)

## NORTHERN RIVERS, NSW

### Homelessness (ABS Census 2006)

Primary Homelessness refers to those people without conventional accommodation – living on the streets, in cars, under bridges, in improvised dwellings etc. Primary homelessness is operationalised using the census category 'improvised homes, tents and sleepers out'. According to the ABS, this is the segment of the homeless population where there is greatest risk of undercounting due to the impracticalities of identifying the whereabouts of every person without shelter.

Secondary homelessness: people moving between various forms of temporary shelter including friends and relatives, emergency accommodation

Tertiary homelessness: people living in single rooms in private boarding houses without their own bathroom, kitchen or security of tenure

### Primary Homelessness ("sleeping rough") Northern Rivers, NSW

(based on Census 2006 – Homelessness in NSW, NSW Parliamentary Library Research Service, Briefing Paper No 03/09)

Region	No. of people in improvised dwellings
Regional LGAs	
Ballina	28
Byron	116
Clarence Valley	56
Kyogle	46
Lismore	92
Richmond Valley	48
Tweed	186
New South Wales	3718
	<u>572 people in the Northern Rivers *</u>

\* 15% of NSW rough sleepers are in the Northern Rivers which has 4% of the State's total population

Note: Census 2006 data is now 3 years old. More recent reports (using emergency service and charity assistance data) indicate that the number of people who are homeless has increased very significantly since the 2006 Census but no small area data is available