

Households and Housing Affordability

When we think about the likely future housing needs of the community, we need to understand the changing nature of households, and how people's experiences with housing have changed over time. In Background Fact Sheet 1: Population & Census, we saw that the Milton-Ulladulla Study Area has growing proportion of people aged 60+, which has a significant influence on household structure, income, and housing costs.

Households Summary



9,594 dwellings

In 2021, the usual resident population of the Study Area was 17,026, living in 9,594 dwellings, 78% of which were occupied on Census night.

Household Income and Housing Costs

Household income tells us about an area's economic opportunities and socio-economic status. However, income data is not necessarily a measure of wealth. For example, areas with a large number of retirees will generally have a greater proportion of households with lower incomes, but higher levels of assets.

In 2021, income and housing costs for the Study Area were:

- **Median weekly household income: \$1,167.** This figure is lower than Shoalhaven and Regional NSW but is partly explained by the higher proportion of retirees.
- **Median monthly mortgage repayments: \$1,647.** This figure is lower than Shoalhaven and Regional NSW; however, is likely to have increased due to recent interest rate rises.
- **Median weekly rent: \$351.** This is comparable to Shoalhaven, but slightly higher than Regional NSW.

Housing Tenure

Housing tenure of occupied dwellings within the Study Area is also reflective of the older population. Compared to Shoalhaven and Regional NSW, the Study Area has:



- **48.3% owned outright**
- **23.2% mortgage**
- **21.2% renting**

- A **higher** percentage of homes that are **owned outright (3,621 households)**.
- A **lower** percentage of homes that are **owned with a mortgage (1,741 households)**.
- A **lower** percentage of households that are **renting (1,589 households)**.

Housing Stress

Housing stress is defined as those households which spend more than 30% of their gross household income on rent or mortgage repayments.

In the Study Area in 2021:

- **747 households (48% of the rental cohort) reported spending more than 30% of their household income on weekly rental payments.** This is significantly higher than Shoalhaven (42.3%) Regional NSW (36%) and Australia (32.2%).

- **282 households (16.5% of households with a mortgage) reported spending more than 30% of their household income on mortgage repayments.** This figure is comparable to Shoalhaven (16.2%) but slightly higher than Regional NSW (12.7%) and Australia (14.5%).

Housing Affordability

Comparing the median house price in Regional NSW (\$705,000) with the Study Area indicates current affordability challenges, with all localities being significantly more expensive than the Regional NSW median. This is shown in the table to the right.

Locality	Median House Price	Comparison to Regional NSW
Burrill Lake	\$901,000	+28%
Dolphin Point	\$1,450,000	+106%
Kings Points	\$966,000	+37%
Milton	\$1,267,500	+80%
Mollymook	\$1,400,000	+99%
Mollymook Beach	\$1,370,000	+94%
Narrawallee	\$1,150,000	+63%
Ulladulla	\$850,000	+21%

People who responded to our community survey in 2021 also reported concerns about housing affordability. All people aged 0-34, and 84% of people under the age of 60, consider housing in the Study Area to be unaffordable. However, only 44% of people aged 60+ consider housing to be unaffordable, which may be due to a higher proportion of older people owning their own homes.

Household Size



Average household size: 2.25 people



29% one-person households



42% two-person households

Households within the Study Area have been getting smaller over time, with an average of 2.25 people per household in 2021 compared to 2.53 in 1991. The largest increases in the types of households have been in the number of one and two-person households (Figure 1), with 71% of all homes occupied by only one or two people at the date of the 2021 Census.

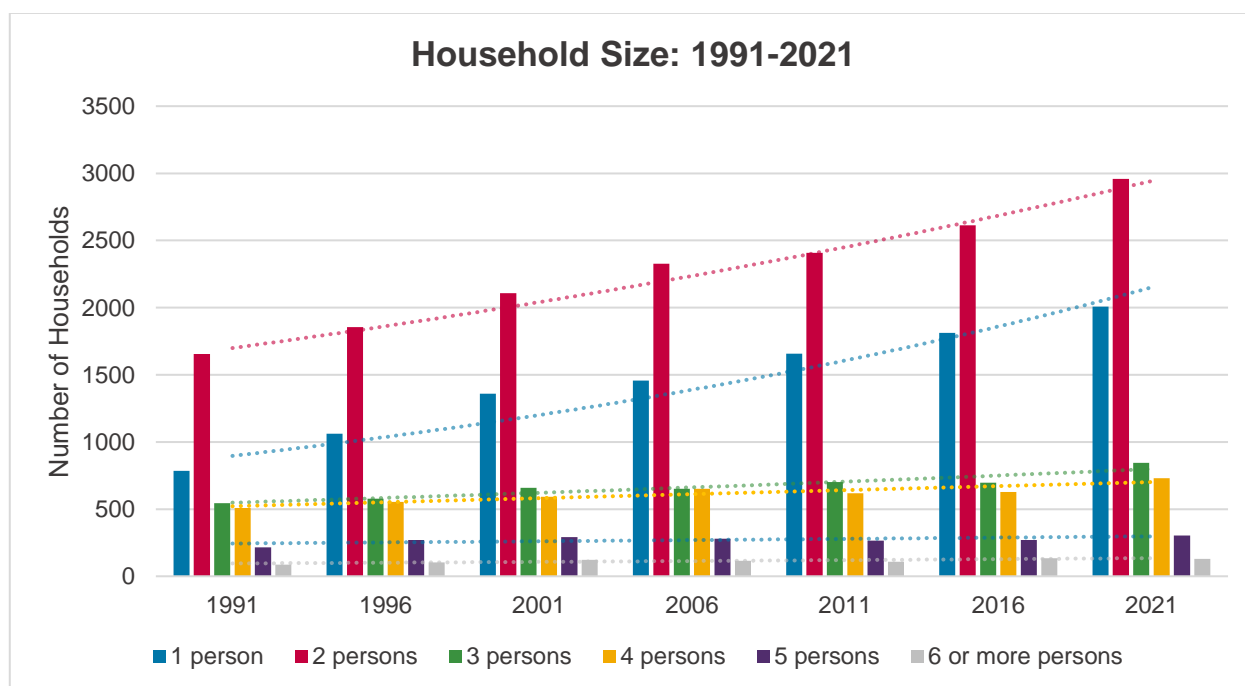


Figure 1: Changes to household size within the Study Area based on five-yearly Census data from 1991-2021.

Dwelling Types



85% single detached homes



11.4% medium density homes

Single detached dwellings accounted for 85% of all dwellings, while medium density accounted for 11.4%. These figures are comparable to the broader Shoalhaven; however, Regional NSW does have a more diverse housing mix, with a smaller proportion of single detached dwellings.

There has been a gradual shift towards more medium density housing within the Study Area over the past 10 years which is

reflected in both Council's data for dwelling completions and the Census.

Even though the proportion of smaller households is increasing, the number of bedrooms in dwellings has been increasing. In 2021, 36% of all dwellings had 4 or more bedrooms, compared to just 16.6% in 1991.

Compared to Shoalhaven and Regional NSW, the study area has:

- A **larger** percentage of 3- and 4-bedroom dwellings, and
- A **smaller** percentage of 1- and 2-bedroom dwellings.

Conclusion

Looking at the Study Area's ageing population and declining household size, there is an increased need to plan for the provision of more diverse and adaptable housing within the Milton-Ulladulla area. The Preliminary Growth Scenario provides options for a range of housing types, sizes and locations to accommodate the future population.