

Appendix A: Demographic Profile

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1 Demographic Profile

1.1 Household Composition

1.1.1 All households – comparison with Greater Sydney

In the ABS Census of Population and Housing 2016, there were 32,901 occupied dwellings in North Sydney Local Government Area, plus an additional 3,943 unoccupied private dwellings. Of those occupied dwellings, almost all were private dwellings, with only 51 (0.2%) being non-private dwellings. Non-private dwellings in the LGA were mainly hotels, motels, bed and breakfasts (12 dwellings) and boarding houses, private hotels (17 dwellings), as well as several convents, monasteries, etc, retirement and nursing home accommodation and boarding schools.

The major household composition types in North Sydney LGA at the time of the most recent Census were lone person households, couple families without children and couple families with children, which made up 32%, 28% and 18% of occupied dwellings respectively. Relative to Greater Sydney, the proportion of all occupied dwellings occupied by lone persons is very high (32% compared with 20%), with the proportion of couples without children also being quite high (28% compared with 22%). However, the proportion of occupied dwellings occupied by couple families with children is relatively very low (18% compared with 34% for Greater Sydney). The proportion occupied by single parent families is also low, at 5% compared with 10% for Greater Sydney. Consequently, the number of households with children is low, at just 23% compared with about 44% for Greater Sydney.

Table 1-1: Household composition profile – North Sydney LGA compared with Greater Sydney, 2016

Household Composition	North Sydney LGA		Greater Sydney
	Number of households	Proportion of all households	Proportion of all households
Couple family with no children	9308	28.3%	21.8%
Couple family with children	5854	17.8%	33.7%
One parent family	1721	5.2%	9.9%
Other family	397	1.2%	1.3%
Multiple family household	133	0.4%	2.9%
Lone person household	10632	32.3%	20.4%
Group household	2018	6.1%	4.5%
Visitors only household	577	1.8%	0.9%
Other non-classifiable household	2210	6.7%	4.7%
Non-private dwellings	51	0.2%	0.0%
Total	32901	100.0%	100.0%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.1.2 Change over time (2001-2016)

Between the ABS Census of Population of Housing 2006 and 2016, there has been a 9% increase in the number of households in North Sydney LGA, from approximately 30,200 in 2006 to 32,900 in 2016. Comparatively, Greater Sydney as a whole experienced a 13% increase over the same period.

In North Sydney LGA, the largest increase was in couples with children, with the number of these households increasing from 4,000 to 5,900, an increase of approximately 1,900 households (48%) over the ten-year period. There was also a considerable relative increase in the number of couples without children and single parent families in the LGA, an additional 1,400 (17%) and 310 (22%) households. There was a small increase in the number of lone person households, an additional 119 households (3%). Decreases were seen in the number of 'other family' homes a decrease of 180 households (-20%) as well as in the 'group' and 'other' household categories, with approximately 180 fewer households (-8%) and 770 fewer households (-22%) respectively.

Comparatively, across Greater Sydney there was an increase in each of the household composition types over the ten-year period except for the 'other' household types which decreased by 2%. The largest proportional increase was in the number of group households, which increased by 29%, couples with children, which increased by 17%, and couples without children, which increased by 15%.

In terms of the change over time by household composition, the major difference for North Sydney LGA compared with Greater Sydney is the much larger proportional increase in the number of couples with children (48% compared with 17%) and single parent families (21% compared with 12%), smaller proportional increases in the number of single parent families (6.8% compared with 16%) and decrease in the number of group households and 'other families' (a 22% and 20% decrease for North Sydney LGA compared with a 29% and 11% increase for Greater Sydney respectively).

Table 1-2: Household composition profile – change over time 2006-2016 – North Sydney LGA compared with Greater Sydney

	Household Composition	2006	2011	2016	Change 2006-2016	% Change 2006-2016
North Sydney LGA Number of Households	Couples without children	7,962	8,803	9,351	1,389	17.45%
	Couples with children	3,993	4,819	5,914	1,921	48.11%
	Single parent families	1,438	1,493	1,748	310	21.56%
	Other families	499	441	400	-99	-19.84%
	Lone person households	10,515	10,690	10,634	119	1.13%
	Group households	2,198	2,176	2,018	-180	-8.19%
	Other households	3,565	2,942	2,792	-773	-21.68%
	Total	30,170	31,364	32,857	2,687	8.91%
North Sydney LGA Proportion of Households	Couples without children	26.4%	28.1%	28.5%	2.1%	-
	Couples with children	13.2%	15.4%	18.0%	4.8%	-
	Single parent families	4.8%	4.8%	5.3%	0.6%	-
	Other families	1.7%	1.4%	1.2%	-0.4%	-
	Lone person households	34.9%	34.1%	32.4%	-2.5%	-
	Group households	7.3%	6.9%	6.1%	-1.1%	-
	Other households	11.8%	9.4%	8.5%	-3.3%	-
	Total	100.0%	100.0%	100.0%	-	-
Greater Sydney Number of Households	Couples without children	335,500	361,159	385,859	50,359	15.01%
	Couples with children	518,597	556,697	607,343	88,746	17.11%
	Single parent families	160,655	173,046	179,463	18,808	11.71%
	Other families	20,655	21,736	22,993	2,338	11.32%
	Lone person households	328,516	343,808	351,423	22,907	6.97%
	Group households	59,613	64,954	76,795	17,182	28.82%
	Other households	97,929	80,136	95,804	-2,125	-2.17%
	Total	1,521,465	1,601,536	1,719,680	198,215	13.03%
Greater Sydney	Couples without children	22.1%	22.6%	22.4%	0.4%	-
	Couples with children	34.1%	34.8%	35.3%	1.2%	-

	Household Composition	2006	2011	2016	Change 2006-2016	% Change 2006-2016
Proportion of Households	Single parent families	10.6%	10.8%	10.4%	-0.1%	-
	Other families	1.4%	1.4%	1.3%	0.0%	-
	Lone person households	21.6%	21.5%	20.4%	-1.2%	-
	Group households	3.9%	4.1%	4.5%	0.5%	-
	Other households	6.4%	5.0%	5.6%	-0.9%	-
	Total		100.0%	100.0%	100.0%	-

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Time Series Profile, Place of Enumeration)

1.1.3 By household income

As expected, the household income profiles for couple households (both with and without children) and group households are substantially skewed toward higher incomes compared with lone person and single parent households. Of couples with and without children, 33% and 47% respectively earned \$4,000 or more per week (\$208,000 or more per year), compared with just 10% of single parent households and no lone person households. Single parent families and lone person households were more likely to earn less than \$1,500 per week (less than \$78,000 per year) compared with couples with and without children and group households; 39% of single parent families and 51% of lone persons earned less than \$1,500 per week, compared with just 8% of couples with children, 14% of couples without children and 14% of group households.

Approximate median gross weekly (and annual) household incomes by household composition are as follows:

- Couples without children: \$3,200 (\$166,000).
- Couples with children: \$3,900 (\$203,000).
- Single parent families: \$1,900 (\$99,000).
- Lone persons: \$1,500 (\$78,000).
- Group households: \$2,800 (\$146,000).
- All households: \$2,400 (\$125,000).

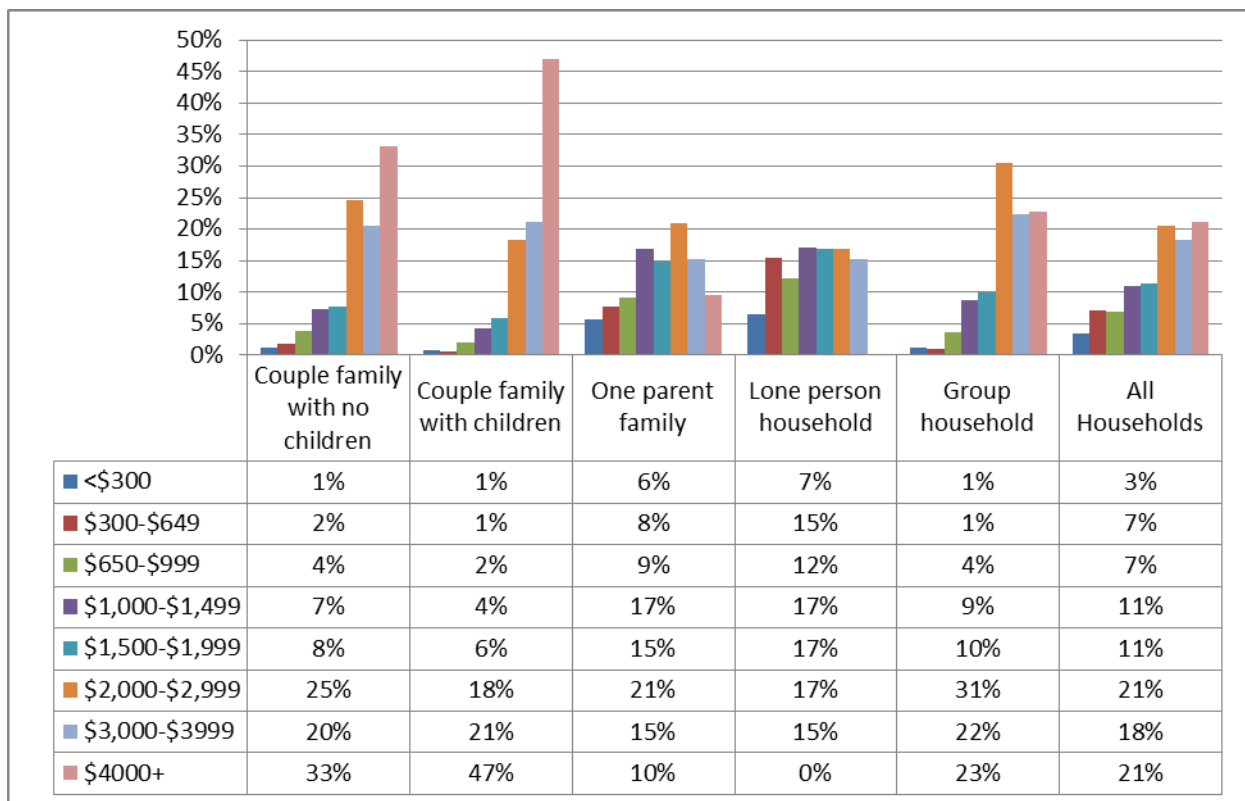


Figure 1-1: Household income profile by household composition – North Sydney LGA, 2016

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

Note: Proportion is proportion of total not including those who did not state their full household income

1.1.4 By age of household reference person

There is a large amount of variation in the age profiles of reference persons living in households North Sydney by household composition. By far the youngest reference persons are those living in group households; in 2016, 44% were aged in their 20’s, and almost 80% were aged between 20 and 39 years of age. Reference persons of couple households, both with and without children, also tend to be quite young; in 2016, half of reference persons of couple families without children were aged between 20 and 39 years, while approximately two-thirds (68%) of reference persons of couple families with children were aged between 30 and 49 years. Reference persons of single parent families in North Sydney LGA tend to be quite old, with 63% aged between 40 and 59 years. The age profile for lone persons is more evenly distributed across the age bands than the age profile for reference persons from the other household types; while it peaks in the 30-39 year age band with 21% of lone persons being in this age band, almost half (49%) of lone persons are aged between 40 and 69 years.

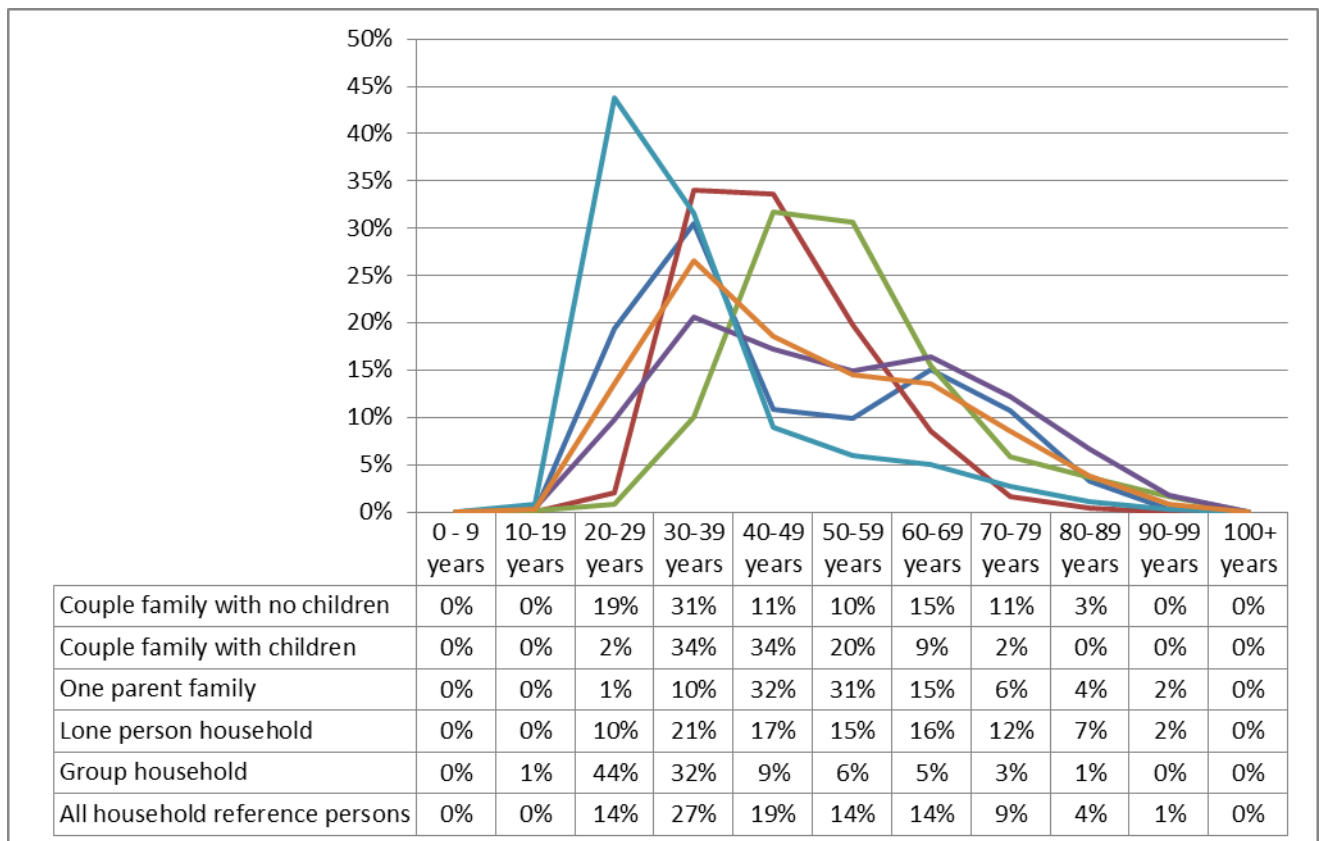


Figure 1-2: Age of household reference person by household composition – North Sydney LGA, 2011

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.1.5 By suburb

In terms of household composition profile, there is generally not a large amount of variation across the suburbs of the North Sydney LGA. The suburbs of North Sydney LGA have the following characteristics compared with the LGA overall:

- **Cammeray:** a larger proportion of couples with children (25%), and slightly smaller proportion of single parent families (7%) and couples without children (25%).
- **Cremorne:** a larger proportion of couples with children (24%).
- **Cremorne Point:** a somewhat larger proportion of couples with children (20%) and a smaller proportion of group households (3%).
- **Crows Nest:** a slightly larger proportion couples with children (20%) and a somewhat smaller proportion of lone persons (30%).
- **Kirribilli:** a considerably larger proportion of lone persons (39%) and considerably smaller proportion of couples with children (10%), also slightly fewer single parent families (4%).
- **Kurraba Point:** Slightly higher proportion of couples with children (32%) and slightly fewer lone person households (30%).
- **Lavender Bay:** a larger proportion of lone persons (38%) and a somewhat smaller proportion of couples with children (13%), and single parent families (3%).
- **McMahons Point:** a somewhat larger proportion of couples without children (32%) and a smaller proportion of couples with children (13%), single parents (4%) and group households (4%).
- **Milsons Point:** a larger proportion of couples without children (33%), and a smaller proportion of couples with children (13%) and group households (3%).
- **Neutral Bay:** a slightly lesser proportion of couples without children (33%).
- **North Sydney:** a somewhat larger proportion of lone persons (34%) and a somewhat smaller proportion of couples with children (15%).
- **Waverton:** a slightly larger proportion of couples without children (31%) and a slightly smaller proportion of lone persons (29%).
- **Wollstonecraft:** a somewhat larger proportion of couples with children (20%) and group households (8%), and a somewhat smaller proportion of lone persons (30%).
- **St Leonards:** a somewhat larger proportion of couples without children (33%) and a somewhat smaller proportion of couples with children (15%), and single parent families (4%).

Table 1-3: Household composition profile – North Sydney LGA by suburb

Suburb	Couple without children	Couple with children	Single parent family	Other / Multiple family household	Lone person household	Group household	Visitor / Other non-classifiable household	All households
Cammeray	806	783	233	47	958	160	184	3171
Cremorne	1405	1127	308	95	1679	271	360	5245
Cremorne Point	330	231	59	24	377	33	107	1161
Crows Nest	653	451	114	37	694	133	208	2290
Kirribilli	619	201	76	25	817	148	223	2109
Kurraba Point	233	132	44	5	223	40	60	737
Lavender Bay	139	65	17	8	186	24	58	497
McMahons Point	383	153	46	10	424	52	149	1217
Milsons Point	392	149	55	13	381	37	151	1178
Neutral Bay	1344	853	275	91	1672	374	447	5056
North Sydney	1069	543	164	53	1271	242	388	3730
Waverton	440	265	85	27	423	100	101	1441
Wollstonecraft	1156	778	198	76	1188	322	219	3937
St Leonards	894	407	106	46	856	188	258	2755
North Sydney LGA	9308	5854	1721	530	10,632	2,018	2,787	32,901
Cammeray	25.4%	24.7%	7.3%	1.5%	30.2%	5.0%	5.8%	100.0%

Suburb	Couple without children	Couple with children	Single parent family	Other / Multiple family household	Lone person household	Group household	Visitor / Other non-classifiable household	All households
Cremorne	26.8%	21.5%	5.9%	1.8%	32.0%	5.2%	6.9%	100.0%
Cremorne Point	28.4%	19.9%	5.1%	2.1%	32.5%	2.8%	9.2%	100.0%
Crows Nest	28.5%	19.7%	5.0%	1.6%	30.3%	5.8%	9.1%	100.0%
Kirribilli	29.4%	9.5%	3.6%	1.2%	38.7%	7.0%	10.6%	100.0%
Kurraba Point	31.6%	17.9%	6.0%	0.7%	30.3%	5.4%	8.1%	100.0%
Lavender Bay	28.0%	13.1%	3.4%	1.6%	37.4%	4.8%	11.7%	100.0%
McMahons Point	31.5%	12.6%	3.8%	0.8%	34.8%	4.3%	12.2%	100.0%
Milsons Point	33.3%	12.6%	4.7%	1.1%	32.3%	3.1%	12.8%	100.0%
Neutral Bay	26.6%	16.9%	5.4%	1.8%	33.1%	7.4%	8.8%	100.0%
North Sydney	28.7%	14.6%	4.4%	1.4%	34.1%	6.5%	10.4%	100.0%
Waverton	30.5%	18.4%	5.9%	1.9%	29.4%	6.9%	7.0%	100.0%
Wollstonecraft	29.4%	19.8%	5.0%	1.9%	30.2%	8.2%	5.6%	100.0%
St Leonards*	32.5%	14.8%	3.8%	1.7%	31.1%	6.8%	9.4%	100.0%
North Sydney LGA	28.3%	17.8%	5.2%	1.6%	32.3%	6.1%	8.5%	100.0%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

* Note that only a small portion of St Leonards state suburb is located within North Sydney Local Government Area

1.2 Household Income

1.2.1 All households – comparison with Greater Sydney

In general, households usually resident in North Sydney LGA are higher income earners than those across Greater Sydney. In their 2016 Census, the Australian Bureau of Statistics calculated the median gross weekly household income of North Sydney LGA to be \$2,360, which is approximately \$600 per week higher than the median of \$1,750 for Greater Sydney. The below graph shows the breakdown of households by their gross weekly income bands. Those usually resident in North Sydney LGA are substantially less likely to earn between \$150 and \$1,250 per week (26% compared with 41% of households across Greater Sydney), and are much more likely to earn \$3,500 or more per week (34% of households compared with 18% for Greater Sydney).

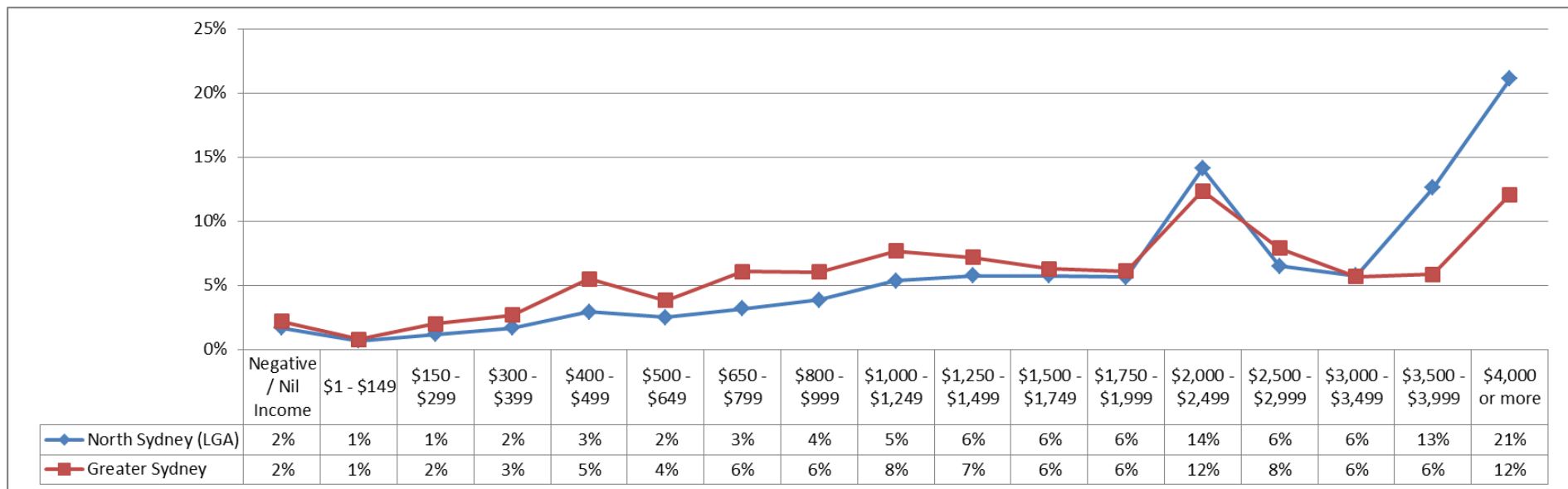


Figure 1-3: Household income profile – all households – North Sydney LGA compared with Greater Sydney

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Basic Community Profile, Place of Usual Residence)

Note: Proportion is proportion of total not including those who did not state their full household income

1.2.2 Households with reference person employed full-time, part-time or away from work – comparison with Greater Sydney

In terms of households with their reference person reporting that they were employed full-time, part-time or away from work, the household income profile for North Sydney is still higher-earning than that for Greater Sydney. The major differences are a lower proportion of these households in North Sydney LGA earning between \$150 and \$3,499 per week (60% compared with 75% for Greater Sydney) and then a larger proportion earning \$3,500 or more per week (40% compared with 25% for Greater Sydney). The median gross weekly household income for these households is approximately \$2,800 for North Sydney, compared with approximately \$2,300 per week for Greater Sydney.¹

¹ Medians calculated by JSA based on income profiles as shown in graph, and assuming a linear distribution across household income bands.

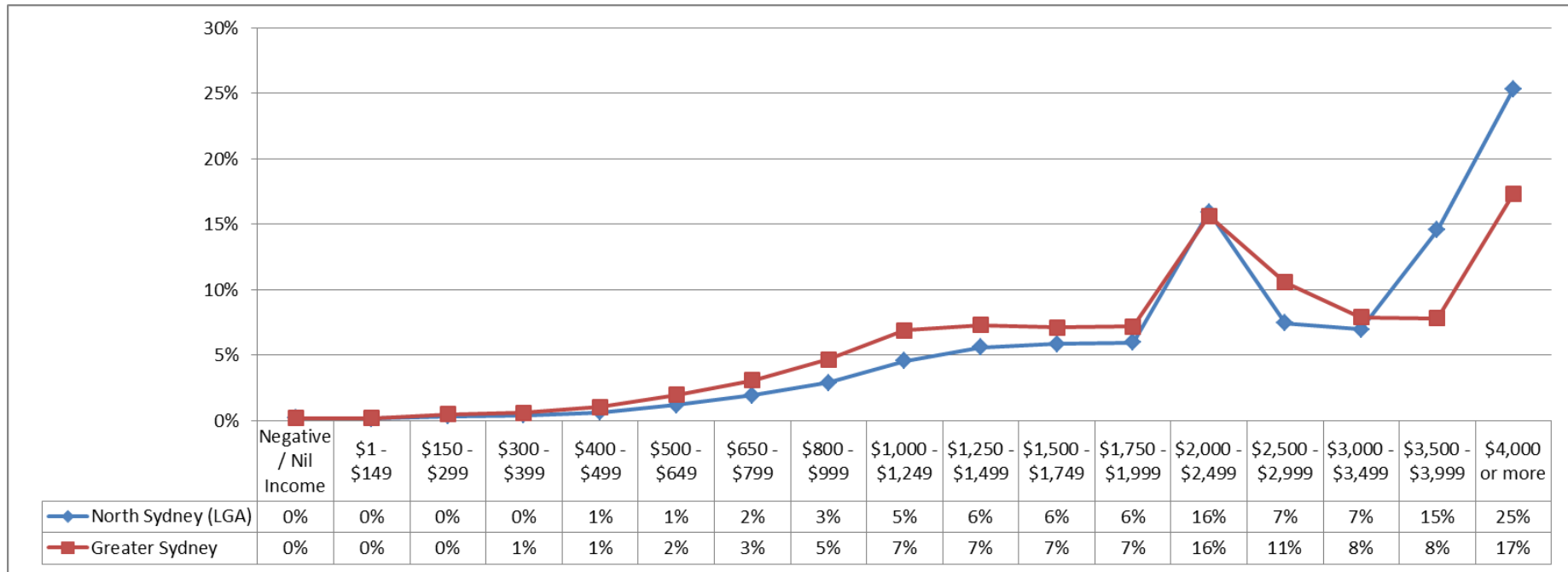


Figure 1-4: Household income profile – households with household reference person employed full-time, part-time or away from work – North Sydney LGA compared with Greater Sydney

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

Note: Proportion is proportion of total not including those who did not state their full household income

1.2.3 Change over time

The change increase in household incomes in North Sydney is lower than the change increase across Greater Sydney. Between 2006 and 2016, the median gross weekly household income for North Sydney LGA increased by approximately 30% (disregarding inflation), from \$1,800 to \$2,360, compared with a 50% increase for Greater Sydney, from \$1,170 to \$1,750, over the same period. In 2006, the median gross weekly household income in North Sydney was 54% higher than across Greater Sydney, while in 2011 it was only 35% higher.

1.2.4 By household composition profile

Household composition profiles for moderate, low and especially very low income households (i.e. those earning \$1,400-\$2,095, \$875-\$1,399 and <\$875, per week respectively) are very different to the household composition profile for higher income households. 73% of very low income households in North Sydney LGA were lone person households in 2016 compared with 37% for all households. The proportion of very low income households that were composed of couples with and without children was much lower, 3% and 11% respectively, compared with 19% and 30% for all households. As the income of households increases, so does the proportion comprised of couples with and without children, while the proportion comprised of lone person households declines. However, low and moderate income households are still very likely to be lone person households, with lone persons comprising 59% and 53% of these income bands respectively. The proportion of low and moderate income households that are couples (with and without children) is still quite low at 26% and 32% respectively. Very low, low and moderate income households are more likely than higher income households to be single parent families, 7%, 8% and 7% respectively compared with 4% of higher income households.

Table 1-4: Household composition profile by household income band – North Sydney LGA, 2016

	Household Income Band	Very Low (<\$875 p/w) (<\$45,500 p/y)	Low (\$875-\$1,399 p/w) \$45,500-\$72,999 p/y)	Moderate (\$1,400-\$2,095 p/w) (\$73,000-\$109,000 p/y)	Higher (>\$2,095 p/w) (>\$109,000+ p/y)	All Households
Number of Households	Couple family with no children	477	585	990	6413	8465
	Couple family with children	145	212	455	4385	5198
	One parent family	296	247	321	650	1514
	Other family	73	40	61	215	390
	Multiple family household	0	7	11	84	102
	Lone person household	3096	1835	2425	2977	10334
	Group household	71	126	228	1137	1562
	Visitor / other non-classifiable household	80	53	60	176	369
	Total	4238	3105	4553	16037	27933
Proportion of Households within Income Band	Couple family with no children	11.3%	18.9%	21.7%	40.0%	30.3%
	Couple family with children	3.4%	6.8%	10.0%	27.3%	18.6%
	One parent family	7.0%	8.0%	7.1%	4.1%	5.4%
	Other family	1.7%	1.3%	1.3%	1.3%	1.4%
	Multiple family household	0.0%	0.2%	0.2%	0.5%	0.4%
	Lone person household	73.1%	59.1%	53.3%	18.6%	37.0%
	Group household	1.7%	4.0%	5.0%	7.1%	5.6%
	Visitor / other non-classifiable household	1.9%	1.7%	1.3%	1.1%	1.3%
	Total	100%	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.2.5 By household tenure / landlord type

The tenure / landlord type profiles for low and very low income households are very different to the overall tenure / landlord type profile. Low and especially very low income households are much more likely to own their homes outright compared with higher income households; in 2016, 45% of very low income households and 35% of low income households owned their home outright, compared with 18% of higher income households. Alternatively, as household income increases from the very low to the higher bands, the proportion of houses owned with a mortgage also increase (11% of very low income households compared with 28% of higher income households own their homes but still have a mortgage). Very low income households are also much more likely to rent social housing, with approximately 9% renting through a public housing provider and 1% renting through a community housing provider, compared with approximately 1% or less for all social housing in each of the low, moderate and higher income households. 50% of all households are renting privately, with moderate income households being the most likely to do so at 57%. The very low income households are largely underrepresented in this category with only 32% of houses in this band having a privately rented home.

Table 1-5: Household tenure type profile by household income band – North Sydney LGA, 2016

	Household Income Band	Very Low (<\$725 p/w) (<\$38,000 p/y)	Low (\$725-\$1,159 p/w) \$38,000-\$59,999 p/y)	Moderate (\$1,160-\$1,734 p/w) (\$60,000-\$89,999 p/y)	Higher (\$1,735+ p/w) (\$90,000+ p/y)	All Households
Number of Households	Owned outright	1799	1095	1084	3002	6980
	Owned with a mortgage	436	396	790	4399	6022
	Rented: Private	1274	1477	2550	8365	13665
	Rented: Public Housing	379	19	3	3	404
	Rented: Community Housing	47	2	4	15	68
	Other tenure type	86	26	22	36	170
	Total	4022	3014	4452	15820	27309
Proportion of Households within Income Band	Owned outright	44.7%	36.3%	24.3%	19.0%	25.6%
	Owned with a mortgage	10.8%	13.1%	17.7%	27.8%	22.1%
	Rented: Private	31.7%	49.0%	57.3%	52.9%	50.0%
	Rented: Public Housing	9.4%	0.6%	0.1%	0.0%	1.5%
	Rented: Community Housing	1.2%	0.1%	0.1%	0.1%	0.2%
	Other tenure type	2.1%	0.9%	0.5%	0.2%	0.6%
	Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.2.6 By age of household reference person

Low and particularly very low income households in North Sydney LGA have an older household reference person age profile compared with moderate and higher income households. In 2016, 59% of very low income households and 40% of low income households had a household reference person aged 60 years and older, compared with 25% of moderate income households and just 15% of higher income households. The age profile for moderate and higher income household reference persons both peak in the 30-39 year age band, with a high proportion also aged in their 20's and 40's. In 2016, 62% of moderate income and 69% of higher income household reference persons were aged between 20 and 49 years, compared with 47% of low income household reference persons and just 28% of very low income household reference persons.

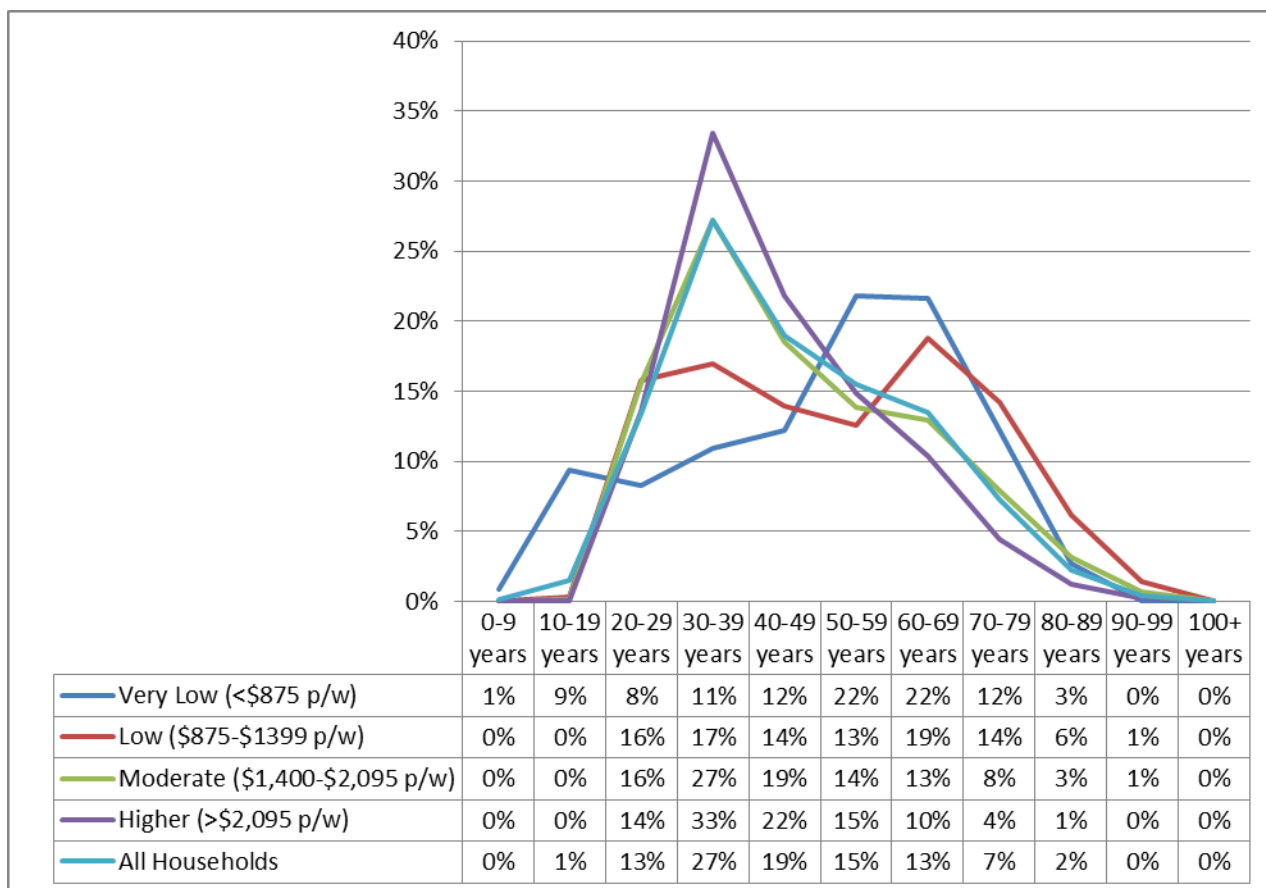


Figure 1-5: Age profile of household reference persons by household income band – North Sydney LGA, 2016

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

Note: Proportion is proportion of total households in household income band

1.2.7 By labour force status of household reference person

As expected, there is quite a lot of variation in the labour force status profiles of reference persons living in households across the four household income bands. Reference persons living in very low income households in North Sydney are the least likely to be working full-time (11% of household reference persons in the household income band), though they are more likely than reference persons of moderate and higher income households to be working part-time (19% compared with 15% and 11% respectively). A large number of reference persons living in very low income households are not in the labour force, 63% compared with 31% of reference persons living in low income households, 18% living in moderate income households and just 10% of those living in higher income households.

As expected, as the income of a household increases so does the likelihood of its reference person working full-time; 44% of reference persons living in low income households worked full-time, increasing to 65% in the moderate income band and 75% in the higher income band. Also, as a household's income increases so the likelihood of its reference person being unemployed decreases; 6.5% of reference persons living in very low income households in North Sydney LGA in 2016 reported being unemployed, compared with 2.6% of those living in low income households, 2.4% living in moderate income households and 1.7% of those living in higher income households. In terms of unemployment rate (i.e. number of persons unemployed as a proportion of the labour force only), the variation across the household income bands is even greater; the unemployment rate among reference persons living in very low income households in 2011 was 17%, compared with 4% for low income households, 3% for moderate income households and 2% for higher income households.

Table 1-6: Labour force status profile of household reference persons by household income band – North Sydney LGA, 2016

	Household Income Band	Very Low (<\$725 p/w) (<\$38,000 p/y)	Low (\$725-\$1,159 p/w) \$38,000- \$59,999 p/y)	Moderate (\$1,160-\$1,734 p/w) (\$60,000- \$89,999 p/y)	Higher (\$1,735+ p/w) (\$90,000+ p/y)	All Households
Number of Hholds	Employed, worked full-time	462	1,351	2,814	11,855	16,497
	Employed, worked part-time	770	624	661	1,785	3,844
	Employed, away from work	43	61	112	469	685
	Unemployed, looking for full-time work	170	42	81	209	503
	Unemployed, looking for part-time work	100	36	26	63	225
	Not in the labour force	2,595	950	809	1,559	5,920
	Not stated	4,140	3,065	4,503	15,940	27,674
	Total	462	1,351	2,814	11,855	16,497
Proportion of Hholds within Income Band	Employed, worked full-time	11%	44%	62%	74%	60%
	Employed, worked part-time	19%	20%	15%	11%	14%
	Employed, away from work	1%	2%	2%	3%	2%
	Unemployed, looking for full-time work	4%	1%	2%	1%	2%
	Unemployed, looking for part-time work	2%	1%	1%	0%	1%
	Not in the labour force	63%	31%	18%	10%	21%
	Total	100%	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.2.8 By occupation of household reference person

All reference persons in all housing income bands living in North Sydney LGA households are most likely to be professionals (47% for all households). The proportion of working reference persons employed in a professional role increases with household income; 27% of employed reference persons living in very low income households worked as professionals, compared with 50% of those living in higher income households. The proportion working as managers also increases with household income, from 10% for very low income households, 13% for low income households, 17% for moderate income households and a large increase to 29% for higher income households. Employed reference persons with community and personal service workers, sales workers and labourers are most common in the very low income band decreasing into the higher income household band.

Table 1-7: Occupation profile of household reference persons by household income band – North Sydney LGA, 2016

	Household Income Band	Very Low (<\$725 p/w) (<\$38,000 p/y)	Low (\$725-\$1,159 p/w) \$38,000-\$59,999 p/y)	Moderate (\$1,160-\$1,734 p/w) (\$60,000-\$89,999 p/y)	Higher (\$1,735+ p/w) (\$90,000+ p/y)	All Households
Number of Hholds	Managers	10%	13%	17%	29%	24%
	Professionals	27%	35%	46%	50%	47%
	Technicians and Trades Workers	7%	8%	6%	3%	5%
	Community and Personal Service Workers	16%	9%	5%	2%	4%
	Clerical and Administrative Workers	20%	21%	16%	10%	13%
	Sales Workers	12%	9%	7%	4%	6%
	Machinery Operators and Drivers	2%	2%	1%	0%	1%
	Labourers	7%	4%	1%	1%	1%
	Total	100%	100%	100%	100%	100%
Proportion of Hholds within Income Band	Managers	10%	13%	17%	29%	24%
	Professionals	27%	35%	46%	50%	47%
	Technicians and Trades Workers	7%	8%	6%	3%	5%
	Community and Personal Service Workers	16%	9%	5%	2%	4%
	Clerical and Administrative Workers	20%	21%	16%	10%	13%
	Sales Workers	12%	9%	7%	4%	6%
	Machinery Operators and Drivers	2%	2%	1%	0%	1%
	Labourers	7%	4%	1%	1%	1%
	Total	100%	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.2.9 By suburb

In terms of median gross weekly household income, the state suburbs in North Sydney LGA with the highest median incomes in 2016 were Milsons Point (\$3,107), Kurraba Point (\$2,856), and Cremorne Point (\$2,506), while those with the lowest were Kirribilli (\$2,233), North Sydney (\$2,272) and Lavender Bay (\$2,277). Comparatively, the median gross weekly household income for North Sydney LGA was \$2,360. However, the median gross weekly household income even for Kirribilli was substantially higher than the median for Greater Sydney (\$1,750).

1.3 Household Tenure / Landlord Type

1.3.1 All households – comparison with Greater Sydney

The household tenure / landlord type profile for North Sydney LGA is very different to the profile for Greater Sydney. The most noticeable difference is the large number of households renting privately; 14,903 households or 50% of households in North Sydney LGA rented through a real estate agent in 2016, much higher than the figure of 30% found for households across Greater Sydney. Consequently, the rate of home purchase and ownership are lower in North Sydney, 22% for the former compared with 34% across Greater Sydney, and 26% for the latter compared with 30%. One particular area of concern in terms of the provision of affordable housing in North Sydney LGA is the low number of households residing in social housing (i.e. state and community housing) compared with Greater Sydney as a whole. Public housing is relatively underrepresented in North Sydney LGA making up 1.5% of households compared with 4.3% for greater Sydney. Community housing is seen to be fairly low in both North Sydney and Greater Sydney composing just 0.3% and 0.7% of households respectively.

Table 1-8: Household tenure / landlord type profile – North Sydney LGA compared with Greater Sydney, 2016

Tenure Type / Landlord Type Occupied Private Dwellings	North Sydney LGA		Greater Sydney
	Number of households	Proportion of households	Proportion of households
Owned outright	7,652	25.6%	30.0%
Owned with mortgage	6,543	21.9%	34.2%
Private rental	14,903	49.9%	29.9%
Public housing	455	1.5%	4.3%
Community housing	83	0.3%	0.7%
Other Tenure type	200	0.7%	0.9%
Total	29,836	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.3.2 Change over time (2006-2016)

In terms of change in household tenure and landlord type profile between 2006 and 2016, increases were seen for all tenure and landlord types in North Sydney LGA except for public housing, which decreased by 2.2%. Similarly in Greater Sydney, a 1% decline in public housing was seen. The number of households owned with a mortgage increased by a similar proportion in North Sydney and Greater Sydney, 14% and 15% respectively over the ten-year period. There was a larger increase in the number of households owned outright in North Sydney (14%), compared with Greater Sydney (4%). Private rentals increased by 12% in North Sydney, however this was a considerably smaller increase than in Greater Sydney, which rose by 30%. While community housing remains low in both North Sydney and Greater Sydney (0.3% and 0.7% respectively), relative proportional increases over the past 10 years have been quite large (36% for North Sydney and 35% for Greater Sydney).

Table 1-9: Household tenure / landlord type profile – change over time 2006-2016 – North Sydney LGA compared with Greater Sydney

	Household Tenure / Landlord Type	2006	2011	2016	Change 2006-2016	% Change 2006-2016
North Sydney LGA Number of Households	Owned outright	6,738	7,062	7,652	914	13.6%
	Owned with mortgage	5,741	6,775	6,543	802	14.0%
	Private rental	13,272	13,935	14,903	1,631	12.3%
	Public housing	465	461	455	-10	-2.2%
	Community housing	61	43	83	22	36.1%
	Other Tenure type	150	132	200	50	33.3%
	Total	26,427	28,408	29,836	3,409	12.9%
North Sydney LGA Proportion of Households	Owned outright	25.5%	24.9%	25.6%	0.2%	-
	Owned with mortgage	21.7%	23.8%	21.9%	0.2%	-
	Private rental	50.2%	49.1%	49.9%	-0.3%	-
	Public housing	1.8%	1.6%	1.5%	-0.2%	-
	Community housing	0.2%	0.2%	0.3%	0.0%	-
	Other Tenure type	0.6%	0.5%	0.7%	0.1%	-
	Total	100%	100.0%	100.0%	0.0%	-
Greater Sydney Number of Households	Owned outright	457,500	465,410	475,996	18,496	4.0%
	Owned with mortgage	472,798	532,052	542,276	69,478	14.7%
	Private rental	365,782	400,095	474,084	108,302	29.6%
	Public housing	69,090	69,505	68,273	-817	-1.2%
	Community housing	7,780	10,034	10,476	2,696	34.7%
	Other Tenure type	10,759	12,144	14,563	3,804	35.4%
	Total	1,383,709	1,489,240	1,585,668	201,959	14.6%
Greater Sydney Proportion of Households	Owned outright	33.1%	31.3%	30.0%	-3.0%	-
	Owned with mortgage	34.2%	35.7%	34.2%	0.0%	-
	Private rental	26.4%	26.9%	29.9%	3.5%	-
	Public housing	5.0%	4.7%	4.3%	-0.7%	-
	Community housing	0.6%	0.7%	0.7%	0.1%	-
	Other Tenure type	0.8%	0.8%	0.9%	0.1%	-
	Total	100%	100.0%	100.0%	0.0%	-

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Time Series Profile, Place of Enumeration)

1.3.3 By Household Income

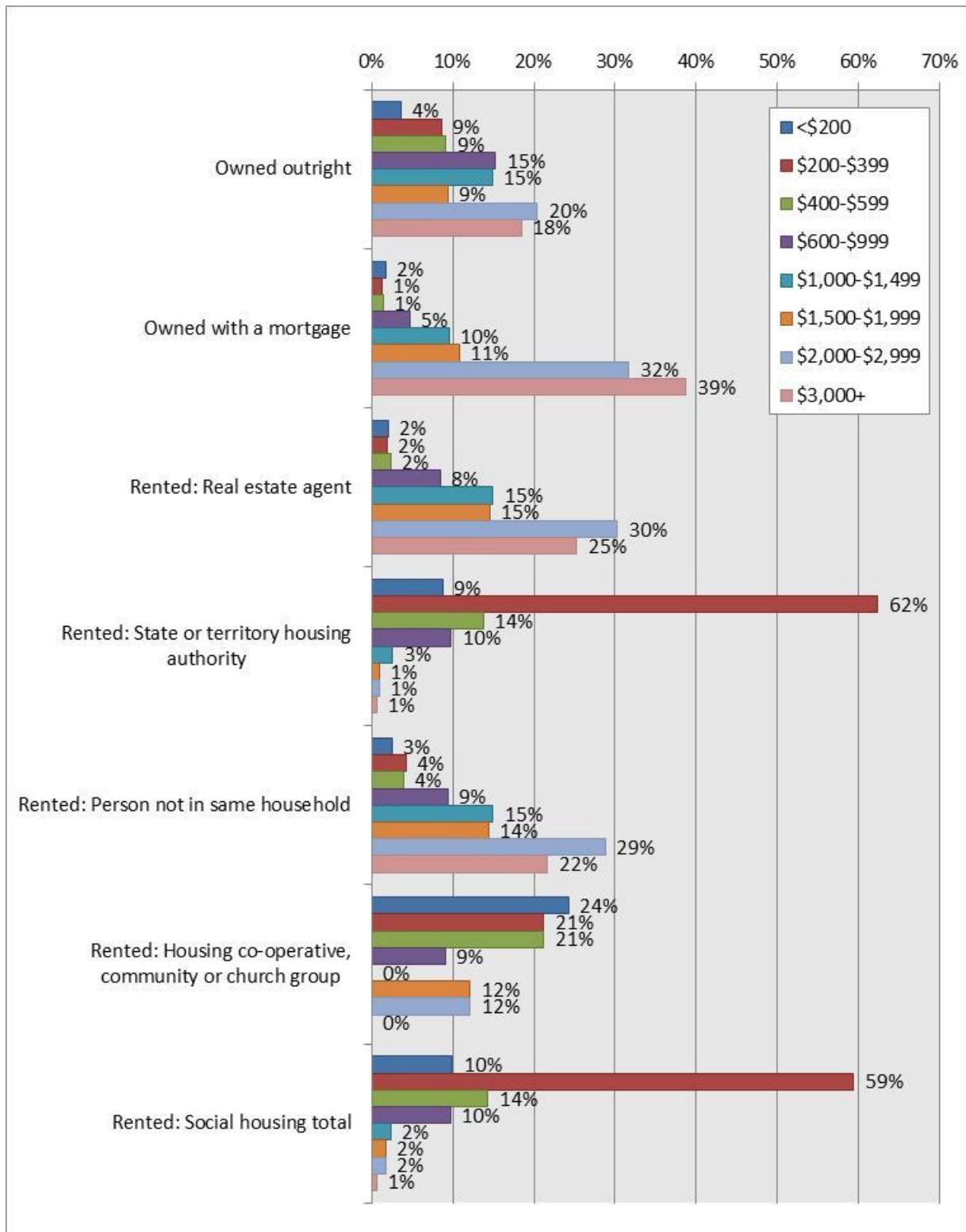


Figure 1-6: Household tenure / landlord type by gross weekly household income, North Sydney LGA 2016

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.3.4 By household composition

In North Sydney LGA at the time of the 2016 Census, there was a large difference in the household composition profiles across the tenure types. Compared with the overall household composition profile, those who fully owned their homes were more likely to be lone persons (43% compared with 34% overall) and were less likely to be group households (2.0% compared with 6.6% overall). Those owning their homes with a mortgage were more likely to be couples with children (34% compared with 19% overall), and were less likely to be lone persons (28% compared with 34% overall) and group households (2.3% compared with 6.6%). Households renting privately were slightly more likely to be group households (11% compared with 6.9% overall) and couples without children (33% compared with 31% overall), and slightly less likely to be couples with children (17% compared with 19% overall) and lone person households (31% compared with 34% overall).

Those renting public housing (social housing) were much more likely to be lone person households (75% compared with 34% overall) and single parent families (7.7% compared with 5.7% overall). Community housing is still much more likely to be composed of lone person households (77% compared with 34% overall), however, they are also more likely to contain group households (14.6% compared with 6.9% overall) and held no single parent families (0% compared with 4.7%).

Table 1-10: Household composition by tenure / landlord classification – North Sydney LGA, 2016

	Household Tenure / Landlord Classification	Owned outright	Owned with a mortgage	Rented: Real estate agent	Rented: State or territory housing authority	Rented: Housing co-operative, community or church group	Rented: Social housing total	All households
Number of Households	Couple family with no children	2463	1794	4850	36	7	31	9181
	Couple family with children	1040	2209	2500	4	5	19	5777
	One parent family	458	410	774	35	0	12	1689
	Other family	76	59	247	4	0	5	391
	Multiple family household	43	40	39	0	0	0	122
	Lone person household	3295	1801	4595	360	59	104	10214
	Group household	154	149	1623	14	6	14	1960
	All households	7655	6532	14919	453	77	202	29838
Proportion of Households in Tenure Category	Couple family with no children	32.2%	27.5%	32.5%	7.9%	9.1%	15.3%	30.8%
	Couple family with children	13.6%	33.8%	16.8%	0.9%	6.5%	9.4%	19.4%
	One parent family	6.0%	6.3%	5.2%	7.7%	0.0%	5.9%	5.7%
	Other family	1.0%	0.9%	1.7%	0.9%	0.0%	2.5%	1.3%
	Multiple family household	0.6%	0.6%	0.3%	0.0%	0.0%	0.0%	0.4%
	Lone person household	43.0%	27.6%	30.8%	79.5%	76.6%	51.5%	34.2%
	Group household	2.0%	2.3%	10.9%	3.1%	7.8%	6.9%	6.6%
	All households	100%	100%	100%	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.3.5 By age of household reference person

In North Sydney LGA in terms of age of household reference person, the age profiles for those renting privately and owning their homes with a mortgage peak in the 30-39 years age band, while the age profiles of reference persons who own their homes outright and who are renting through public housing peak in the 60-69 year age band. Community housing peaked the latest for household reference persons with regard to age in the 70-79 year group.

In 2016, of households renting privately in North Sydney LGA, 60% of household reference persons were aged between 20 and 39 years, while the majority of those owning their homes with a mortgage were skewed to the older age brackets, with 56% being 30-49 years of age. Of reference persons of households that owned their homes outright, 54% were aged between 60 and 79 years. Similarly for households renting through the state housing authority or a community housing provider the ages were skewed to the older age brackets, with their majorities found between 60-89 years at 63% and 56% respectively. However, the age of reference persons living within community housing had a comparatively larger proportion of younger people between the ages of 20-49 than those owning their homes outright (27% in community housing compared to 17% owning their homes outright).

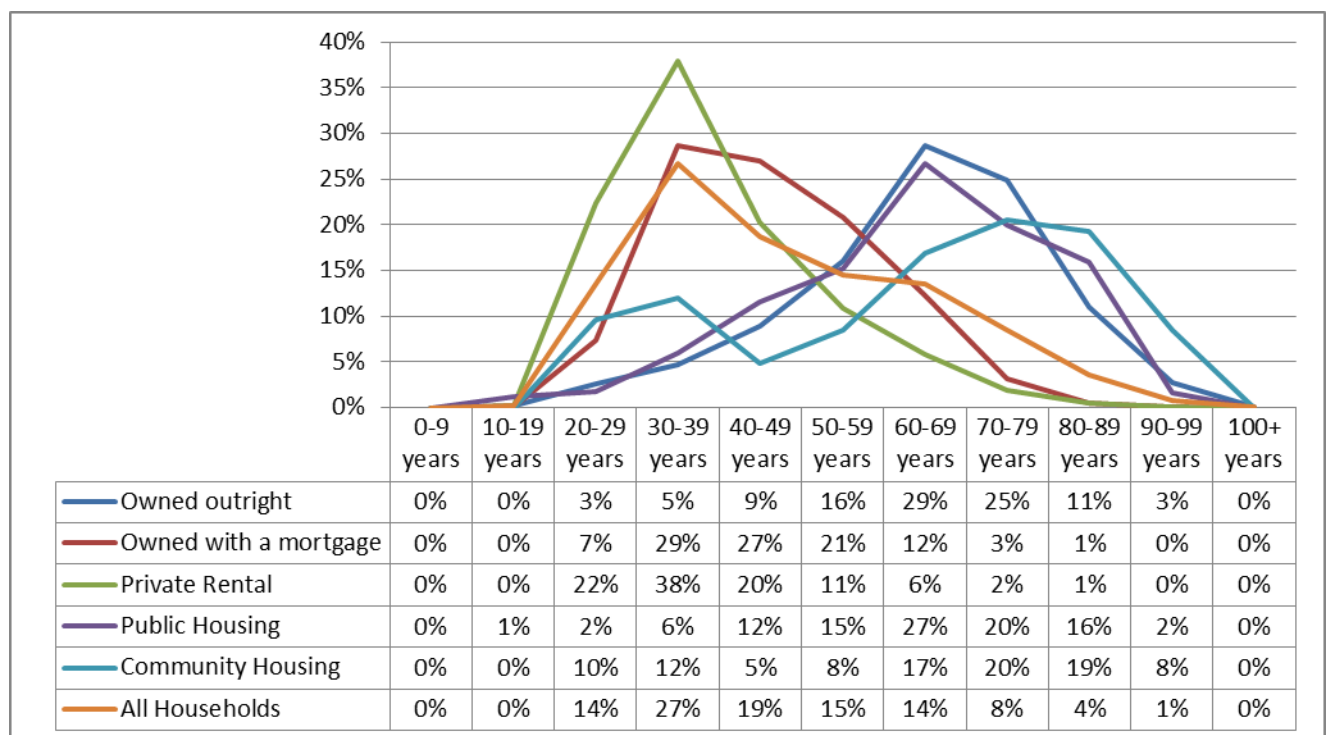


Figure 1-7: Household tenure type by age of household reference person – North Sydney LGA, 2011

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.3.6 By labour force status

As expected, there is a large amount of variation in the reference person labour force status profiles across the household tenure / landlord types. Over half (52%) of reference persons owning their homes outright were not in the labour force. The highest proportion of reference persons not in the labour force for any tenure type was in public housing (86%) followed by community housing (68%). This was much lower for reference persons who owned their homes with a mortgage (10%) and rented privately (8%). Reference persons renting privately or who owned their home with a mortgage were much more likely to be employed full time (75% and 70%) compared with those that owned their homes outright (26%), lived in community housing (19%) and lived in public housing (2.2%). Reference persons of households that owned their homes outright were the most likely to work part-time (18%), with those that owned their homes with a mortgage (14%) and were renting privately (12%) less likely to do so, and those in public or community housing (7.6% and 6.0% respectively) sitting significantly below.

In terms of unemployment rate of household reference persons, by far the highest rate is found in public housing (31%) followed by community housing (22%) with all other tenure categories having relatively low proportions of unemployment (3%, 3% & 4% for private rentals, those owning homes with a mortgage & owned outright respectively).

Table 1-11: Household tenure type by labour force status of household reference person – North Sydney LGA, 2016

	Labour Force Status of Household Reference Person	Owned outright	Owned with a mortgage	Private Rental	Public Housing	Community Housing	Other tenure type	All households
Number of Households	Employed, worked full-time	1980	4547	10916	10	16	48	17517
	Employed, worked part-time	1363	936	1765	34	5	23	4126
	Employed, away from work	128	209	392	0	0	6	735
	Unemployed, looking for full-time work	76	131	298	11	3	0	519
	Unemployed, looking for part-time work	69	47	114	9	3	3	245
	Not in the labour force	3910	648	1158	385	57	98	6256
	Total	7526	6518	14643	449	84	178	29398
Proportion of Households within Tenure / Landlord Type Classification	Employed, worked full-time	26.3%	69.8%	74.5%	2.2%	19.0%	27.0%	59.6%
	Employed, worked part-time	18.1%	14.4%	12.1%	7.6%	6.0%	12.9%	14.0%
	Employed, away from work	1.7%	3.2%	2.7%	0.0%	0.0%	3.4%	2.5%
	Unemployed, looking for full-time work	1.0%	2.0%	2.0%	2.4%	3.6%	0.0%	1.8%
	Unemployed, looking for part-time work	0.9%	0.7%	0.8%	2.0%	3.6%	1.7%	0.8%
	Not in the labour force	52.0%	9.9%	7.9%	85.7%	67.9%	55.1%	21.3%
	Total	100%	100%	100%	100%	100%	100%	100%
	Unemployment rate	4%	3%	3%	31%	22%	4%	3%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.3.7 By occupation of household reference person

The occupation profiles for employed reference persons of home owning households and privately renting households with and without a mortgage are quite similar, with all having a large proportion working in professional roles (45-51%), as well as a considerable proportion working in managerial (23-27%) and clerical / administrative (11-15%) positions.

Employed reference persons of households renting through public housing are reportedly more likely to be employed as community and personal service workers (20%), clerical and administrative workers (17%) and sales workers (15%), while of the 19 households with employed reference persons living in community housing, 14 (74%) reportedly worked as professionals, while the remaining 5 (27%) are reported to be in managerial roles. However, due to the small cell sizes for households with employed reference persons living in public or community housing and the resulting impact of cell randomisation, the occupation profiles for these two tenure types must be regarded with caution.

Table 1-12: Household tenure type by occupation category of household reference person – North Sydney LGA, 2016

	Occupation Category of Employed Household Reference Person	Owned outright	Owned with a mortgage	Private rental	Public housing	Community housing	Other tenure type	All households
Number of Households	Managers	770	1518	3005	4	5	16	5318
	Professionals	1592	2838	5819	5	14	18	10286
	Technicians and Trades Workers	108	151	749	5	0	4	1017
	Community and Personal Service Workers	152	154	653	11	0	8	978
	Clerical and Administrative Workers	494	640	1614	9	0	12	2769
	Sales Workers	191	267	759	8	0	10	1235
	Machinery Operators and Drivers	29	29	126	6	0	0	190
	Labourers	67	23	197	6	0	3	296
	All employed reference persons	3403	5620	12922	54	19	71	22089
Proportion of Households within Tenure / Landlord Type Classification	Managers	22.6%	27.0%	23.3%	7.4%	26.3%	22.5%	24.1%
	Professionals	46.8%	50.5%	45.0%	9.3%	73.7%	25.4%	46.6%
	Technicians and Trades Workers	3.2%	2.7%	5.8%	9.3%	0.0%	5.6%	4.6%
	Community and Personal Service Workers	4.5%	2.7%	5.1%	20.4%	0.0%	11.3%	4.4%
	Clerical and Administrative Workers	14.5%	11.4%	12.5%	16.7%	0.0%	16.9%	12.5%
	Sales Workers	5.6%	4.8%	5.9%	14.8%	0.0%	14.1%	5.6%
	Machinery Operators and Drivers	0.9%	0.5%	1.0%	11.1%	0.0%	0.0%	0.9%
	Labourers	2.0%	0.4%	1.5%	11.1%	0.0%	4.2%	1.3%
	All employed reference persons	100%	100%	100%	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.3.8 By suburb

In terms of household tenure / landlord profile by state suburb, compared with the overall profile of North Sydney LGA the major differences are as follows:

- **Cammeray:** a larger proportion of households with a mortgage (29%) and a smaller proportion of private rentals (42%).
- **Cremorne:** a slightly larger proportion of households with a mortgage (25%) and a somewhat smaller proportion of private rentals (44%) and public housing (0.7%).
- **Cremorne Point:** a larger proportion of households own their homes outright (33%) and a slightly lesser proportion of private rentals (45%).
- **Crows Nest:** a smaller proportion of households own their homes outright (20%) and a slightly larger proportion of households with a mortgage (26%).
- **Kirribilli:** a very large proportion of public housing (11%) and a much smaller proportion of households owned with a mortgage (13%).
- **Kurraba Point:** slightly smaller proportion of households owned with a mortgage (18%)
- **Lavender Bay:** a slightly higher proportion of households renting through a public housing provider (2.6%) and a smaller proportion owning their homes with a mortgage (14%).
- **McMahons Point:** a slightly smaller proportion of households owned with a mortgage (17%) and a slightly larger proportion of households owned outright (30%).
- **Milsons Point:** a smaller proportion of households with a mortgage (15%) and a slightly larger proportion of households owned outright (30%).
- **Neutral Bay:** a smaller proportion of community and public housing (0.3% & 0.4% respectively).
- **North Sydney:** A larger proportion of private rentals (58%) and community housing (0.8%) with a smaller proportion of homes owned outright (20%) and public housing (0.3%).
- **Waverton:** a greater proportion of households owned outright (33%) and a smaller proportion of private rentals (45%).
- **Wollstonecraft:** a slightly larger proportion of public housing (2.0%).
- **St Leonards:** a much larger proportion of private rentals (64%) and a much smaller proportion of households owned outright (14%).

Note: Due to the low level of data values for public and community housing in particular SSCs, the ABS census randomisation means the reported numbers and proportions for these categories should be regarded with some caution.

Several SSCs appear to have reliable amounts of data to report on and as such these values have been referenced if noteworthy.

Table 1-13: Household tenure by state suburb – North Sydney LGA, 2016

State Suburb	Owned outright	Owned with a mortgage	Private rental	Public housing	Community housing	Other tenure type	All stated households
Cammeray	801	851	1249	34	7	15	2957
Cremorne	1424	1215	2115	35	3	26	4818
Cremorne Point	345	210	470	6	8	3	1042
Crows Nest	417	544	1076	25	7	9	2078
Kirribilli	425	234	989	208	3	13	1872
Kurraba Point	196	121	349	0	0	3	669
Lavender Bay	126	58	223	11	0	10	428
McMahons Point	316	183	556	3	0	0	1058
Milsons Point	315	154	553	8	0	6	1036
Neutral Bay	1094	994	2427	16	12	20	4563
North Sydney	671	623	1968	11	28	64	3365
Waverton	447	264	596	12	6	14	1339
Wollstonecraft	966	857	1741	74	19	13	3670
St Leonards	346	522	1613	3	3	17	2504
North Sydney LGA	7652	6543	14903	455	83	200	29836
Cammeray	27.1%	28.8%	42.2%	1.1%	0.2%	0.5%	100%

State Suburb	Owned outright	Owned with a mortgage	Private rental	Public housing	Community housing	Other tenure type	All stated households
Cremorne	29.6%	25.2%	43.9%	0.7%	0.1%	0.5%	100%
Cremorne Point	33.1%	20.2%	45.1%	0.6%	0.8%	0.3%	100%
Crows Nest	20.1%	26.2%	51.8%	1.2%	0.3%	0.4%	100%
Kirribilli	22.7%	12.5%	52.8%	11.1%	0.2%	0.7%	100%
Kurraba Point	29.3%	18.1%	52.2%	0.0%	0.0%	0.4%	100%
Lavender Bay	29.4%	13.6%	52.1%	2.6%	0.0%	2.3%	100%
McMahons Point	29.9%	17.3%	52.6%	0.3%	0.0%	0.0%	100%
Milsons Point	30.4%	14.9%	53.4%	0.8%	0.0%	0.6%	100%
Neutral Bay	24.0%	21.8%	53.2%	0.4%	0.3%	0.4%	100%
North Sydney	19.9%	18.5%	58.5%	0.3%	0.8%	1.9%	100%
Waverton	33.4%	19.7%	44.5%	0.9%	0.4%	1.0%	100%
Wollstonecraft	26.3%	23.4%	47.4%	2.0%	0.5%	0.4%	100%
St Leonards	13.8%	20.8%	64.4%	0.1%	0.1%	0.7%	100%
North Sydney LGA	25.6%	21.9%	49.9%	1.5%	0.3%	0.7%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.4 Dwelling Structure

1.4.1 All occupied private dwellings – comparison with Greater Sydney

Compared with Greater Sydney, North Sydney LGA has a very large proportion of occupied private dwellings which are flats, units and apartments (76% compared with 30%), and subsequently has a very low proportion of separate houses (11% compared with 56%). Proportionally the amount of semi-detached, terrace or townhouses is very similar to that of Greater Sydney (approximately 14% for both).

Table 1-14: Dwelling structure profile – North Sydney LGA compared with Greater Sydney, 2016

	North Sydney LGA		Greater Sydney
	Number of occupied private dwellings	Proportion of occupied private dwellings	Proportion of occupied private dwellings
Separate house	3467	10.6%	55.9%
Semi-detached, terrace or townhouse	4489	13.7%	14.1%
Flat, unit or apartment	24783	75.7%	29.7%
Other dwelling	15	0.0%	0.3%
All occupied private dwellings	32754	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Quickstats, Place of Usual Residence)

1.4.2 Change over time by dwelling structure (2006-2016)

In terms of change over time, the proportional number of separate and semi-detached houses in North Sydney has decreased by 17% and 0.6% respectively between 2006 and 2016; comparatively, the number of separate houses in Greater Sydney increased by 2% and semi-detached houses by 34% over the same period. The number of flats, units and apartments appears to be the only dwelling structure to have had a positive change in North Sydney LGA, increasing by 17%. However this is still less than the 28% increase in flats across Greater Sydney. Overall, occupied private dwellings have increased by 8.6%, slightly less than the 12.6% increase seen throughout Greater Sydney.

Table 1-15: Dwelling structure profile – occupied private dwellings – change over time 2006-2016 – North Sydney LGA compared with Greater Sydney

	Dwelling Structure	2006	2011	2016	Change 2006-2016	% Change 2006-2016
North Sydney LGA Number of Households	Separate house	4192	4,162	3,464	-728	-17.4%
	Semi-detached, terrace or townhouse	4514	4,454	4,488	-26	-0.6%
	Flat, unit or apartment	21209	22570	24712	3503	16.5%
	Other dwelling	249	130	86	-163	-65.5%
	All occupied private dwellings	30164	31316	32750	2586	8.6%
North Sydney LGA Proportion of Households	Separate house	13.9%	13.3%	10.6%	-3.3%	-
	Semi-detached, terrace or townhouse	15.0%	14.2%	13.7%	-1.3%	-
	Flat, unit or apartment	70.3%	72.1%	75.5%	5.1%	-
	Other dwelling	0.8%	0.4%	0.3%	-0.6%	-
	All occupied private dwellings	100%	100%	100%	-	-
Greater Sydney Number of Households	Separate house	939076	954317	957477	18401	2.0%
	Semi-detached, terrace or townhouse	180162	204073	240580	60418	33.5%
	Flat, unit or apartment	390676	431576	501793	111117	28.4%
	Other dwelling	10234	9099	12103	1869	18.3%
	All occupied private dwellings	1520148	1599065	1711953	191805	12.6%
Greater Sydney Proportion of Households	Separate house	61.8%	59.7%	55.9%	-5.8%	-
	Semi-detached, terrace or townhouse	11.9%	12.8%	14.1%	2.2%	-
	Flat, unit or apartment	25.7%	27.0%	29.3%	3.6%	-
	Other dwelling	0.7%	0.6%	0.7%	0.0%	-
	All occupied private dwellings	100.0%	100.0%	100.0%	-	-

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Time Series Profile, Place of Enumeration)

1.4.3 Dwelling structure by household composition

A large proportion of couples with children are living in separate houses in North Sydney LGA (42%) while only making up 18% of all dwelling types. The proportion of couples without children is also quite high (25%), however this is a slight under-representation compared with the overall household composition profile for North Sydney LGA (28%). Couples with children are also over-represented in the household composition profile for semi-detached dwellings (29%). Lone person households make up the largest proportion of household composition types (32%) and are the most likely to be living in flats and units (37%). Lone persons are underrepresented in separate and semi-detached houses (16% and 22% respectively). In the household composition profile for flats and units, couples with children are under-represented (9%). There is a slight over-representation of single parent families living in separate houses (8%) and semi-detached dwellings (8%). Group households are under-represented in separate houses (2.3% compared with 6.1% overall).

Table 1-16: Dwelling structure classification by household composition type – North Sydney LGA, 2016

	Household Composition	Separate house	Semi-detached	Flat / Unit	All Dwelling Types
Number of Households	Couple without children	868	1244	7170	9282
	Couple with children	1447	1305	3083	5835
	Single parent family	278	339	1104	1721
	Multiple family household	50	23	65	138
	Other Family	33	42	319	394
	Lone person household	541	994	9042	10577
	Group household	81	273	1659	2013
	Visitor only / other non-classifiable household	163	267	2355	2785
	All household composition types	3461	4487	24797	32745
Proportion of Households living in Dwelling Type	Couple without children	25.1%	27.7%	28.9%	28.3%
	Couple with children	41.8%	29.1%	12.4%	17.8%
	Single parent family	8.0%	7.6%	4.5%	5.3%
	Multiple family household	1.4%	0.5%	0.3%	0.4%
	Other family	1.0%	0.9%	1.3%	1.2%
	Lone person household	15.6%	22.2%	36.5%	32.3%
	Group household	2.3%	6.1%	6.7%	6.1%
	Visitor only / other non-classifiable household	4.7%	6.0%	9.5%	8.5%
	All household composition types	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.4.4 Dwelling structure by tenure / landlord type

Household living in separate houses are much more likely to own their home outright (49%) or with a mortgage (35%) compared with the overall tenure / landlord type profile (26% and 22% respectively). Subsequently, those living in separate houses are much less

likely to be renting privately (14% compared with 50% overall) or through public housing (0.1% compared with 1.5%).

Households living in a semi-detached dwelling are also more likely to own their homes outright (37%) or with a mortgage (31%), but are less likely to be renting through a private rental (31%) compared with the overall tenure / landlord type profile. Those living in flats and units are less likely to own their homes outright (20%) or with a mortgage (18%), and are more likely to be renting privately(42%) compared with the overall profile.

Table 1-17: Dwelling structure classification by tenure / landlord type – North Sydney LGA, 2016

	Households Tenure / Landlord Type	Separate house	Semi-detached	Flat / Unit	Total
Number of households	Owned outright	1602	1536	4497	7635
	Owned with a mortgage	1157	1282	4088	6527
	Private rental	470	1286	13105	14861
	Public housing	4	27	413	444
	Community housing	7	9	51	67
	Other tenure type	25	17	155	197
	All tenure / landlord types	3265	4157	22309	29731
Proportion of households living in dwelling type	Owned outright	49.1%	36.9%	20.2%	25.7%
	Owned with a mortgage	35.4%	30.8%	18.3%	22.0%
	Private rental	14.4%	30.9%	58.7%	50.0%
	Public housing	0.1%	0.6%	1.9%	1.5%
	Community housing	0.2%	0.2%	0.2%	0.2%
	Other tenure type	0.8%	0.4%	0.7%	0.7%
	All tenure / landlord types	100%	100%	100%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)

1.4.5 Dwelling structure by suburb

The majority of dwellings in all state suburbs within North Sydney LGA are flats or apartments, making up 76% of dwelling structures in North Sydney LGA overall. Flats and units make up virtually all of the dwellings in Milsons Point (99.8%), in St Leonards they make up 95% of dwellings, in Kirribilli they make up 89% and in North Sydney they make up 83%. Suburbs with the smallest proportion of flats and units include Waverton (52%), Crows Nest (60%), Cammeray (61%), and McMahons Point (65%). In comparison with the dwelling structure profile for North Sydney LGA overall, suburbs with a relatively large

proportion of separate houses are Cammeray (24%), Cremorne (17%) and Waverton (16%). Conversely, suburbs with a particularly low proportion of separate housing structures compared to North Sydney LGA (10.3%) are Milsons Point which has none (0%), Kirribilli (4.0%), St Leonards (4.3%) and Lavender Bay (5.5%). Waverton has a large proportion of semi-detached dwellings (32%) compared with Sydney LGA overall (13%), as does Crows Nest (31%), McMahons Point (26%) and Lavender Bay (24%). Those with relatively smaller proportions of semi-detached dwellings include Milsons Point (0.2%), St Leonards (0.7%), and Kurraba Point (5.7%).

Table 1-18: Dwelling structure profile by suburb – North Sydney LGA, 2016

State Suburb	Separate house	Semi-detached dwelling	Flat or unit	Other / Not Stated	All dwelling structures
Cammeray	808	531	2085	6	3430
Cremorne	957	642	4048	0	5647
Cremorne Point	167	97	1032	0	1296
Crows Nest	251	766	1493	0	2510
Kirribilli	98	186	2196	0	2480
Kurraba Point	112	50	709	0	871
Lavender Bay	32	139	414	0	585
McMahons Point	133	370	937	0	1440
Milsons Point	0	3	1391	0	1394
Neutral Bay	397	608	4592	0	5597
North Sydney	268	487	3616	3	4374
Waverton	248	506	830	0	1584
Wollstonecraft	288	568	3421	0	4277
St Leonards	133	23	2919	0	3075
North Sydney LGA	3761	4933	27969	19	36682
State Suburb	Separate house	Semi-detached dwelling	Flat or unit	Other / Not Stated	All dwelling structures
Cammeray	23.6%	15.5%	60.8%	0.2%	100%
Cremorne	16.9%	11.4%	71.7%	0.0%	100%
Cremorne Point	12.9%	7.5%	79.6%	0.0%	100%
Crows Nest	10.0%	30.5%	59.5%	0.0%	100%

State Suburb	Separate house	Semi-detached dwelling	Flat or unit	Other / Not Stated	All dwelling structures
Kirribilli	4.0%	7.5%	88.5%	0.0%	100%
Kurraba Point	12.9%	5.7%	81.4%	0.0%	100%
Lavender Bay	5.5%	23.8%	70.8%	0.0%	100%
McMahons Point	9.2%	25.7%	65.1%	0.0%	100%
Milsons Point	0.0%	0.2%	99.8%	0.0%	100%
Neutral Bay	7.1%	10.9%	82.0%	0.0%	100%
North Sydney	6.1%	11.1%	82.7%	0.1%	100%
Waverton	15.7%	31.9%	52.4%	0.0%	100%
Wollstonecraft	6.7%	13.3%	80.0%	0.0%	100%
St Leonards	4.3%	0.7%	94.9%	0.0%	100%
North Sydney LGA	10.3%	13.4%	76.2%	0.1%	100%

Source: JSA 2019, using data from ABS Census of Population and Housing 2016 (Tablebuilder, Place of Enumeration)