Introduction

- This paper will examine access to home ownership by key workers within the Adelaide Statistical Division (ASD) between 2001 and 2006
- Key workers - health, social services, teaching and emergency services
- The paper will quantify the pressure on key worker households for multiple incomes in order to achieve home ownership
- The findings will also be placed within a spatial context in terms of where within the ASD key workers live and work in order to identify the commuting distances which must be accommodated in order to afford a home
- The research is based on considering first the opportunity for house purchase based on gross household incomes within Australia.
- Affordable dwelling is based on 3.6 times gross annual median household income.
- Income .8 median for low income household and 1.2 for moderate income households.
- These can be compared for different cities between 2001 and 2006 for house and for units at different distances from the CBD.
- The difference between 2001 and 2006 is stark.

Sydney - affordable purchase price v median house price

Source ABS Cat No 6523.0.55.001 Household Income & Income Distribution detailed tables Australia
REI Median House Prices by Zones Capital Cities

Key workers and housing affordability
Melbourne - affordable purchase price v median house price

Source: ABS Cat No. 6523.0.55.001 Household Income & Income Distribution detailed tables Australia
R&I: Median House Prices by Zones Capital Cities

Brisbane - affordable purchase price & median house price

Source: ABS Cat No. 6523.0.55.001 Household Income & Income Distribution detailed tables Australia
R&I: Median House Prices by Zones Capital Cities
Next determine how affordable suburbs are for key workers based on single median gross annual income in 2001 and 2006.

Key workers are identified by Occupation Codes (OC) and include police, child care coordinators, nurses, teachers, social workers, health care assistants, support workers, generally staff who play a crucial role in the social services sector.
Other Associate Professionals (OC 39) includes Senior Fire Officers

Other Associate Professionals (OC 39) includes Police Officers

Health professionals (OC 23) includes Nurses

Social, Arts & Miscellaneous Professionals (OC 25) includes Welfare & Social Workers, Clinical Psychologists

Education Professionals (OC 24) includes Teachers

Specialist Managers (OC 12) includes Child Care Coordinators

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Education Professionals (OC 24) includes Teachers

Specialist Managers (OC 12) includes Child Care Coordinators

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Sources:
ABS Cat No 5673 Regional Wage & Salary Earner Statistics Australia
RPData Median Prices ASD
Where are the affordable suburbs?

- Next identify affordable suburbs in terms of distance from the CBD for these key workers.

- Three rings are identified within the suburbs, less than 5 kms, 5 to 20 kms, and greater than 20 kms from the CBD.

- A comparison of affordable suburbs within different zones between 2001 with 2006 can be made.

- By 2006 a high percentage of affordable homes lie greater than 20 kms from the CBD.
Next identify the main places of employment for key workers living in affordable suburbs.

A significant percentage work in the CBD, some 20 +kms away from where they live.

Health & Community workers who live in Salisbury North East SLA
(> 20 kms from CBD) - % place of employment 2006

Source ABS Industry of Employment (ANZSIC93 1 digit) x Place of Work x Place of Residence
Health & Community workers who live in Onkaparinga Woodcroft SLA
(> 20 kms from CBD) - % place of employment 2006

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Education professionals who live in Onkaparinga Morphett SLA
(> 20 kms from CBD) - % place of employment 2006

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Education professionals who live in Adelaide Hills Central SLA (> 20 kms from CBD) - % place of employment 2006

Source ABS Industry of Employment (ANZSIC93 1 digit) x Place of Work x Place of Residence

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Mode of transport

Finally consider the main mode of transport for those living in suburbs > 20 kms from the CBD.

A significant majority use the car as drivers.
Method of transport % for workers who live in Adelaide Hills Central SLA (> 20kms from CBD) & work in CBD 2006

- Worked at home
- Walked only
- Multiple Methods
- Bicycle
- Motorbike/scooter
- Truck
- Car, as passenger
- Car, as driver
- Taxi
- Tram
- Ferry
- Bus
- Train

Source: ABS SLA of Usual Residence x Place of Work SLA x Method of Travel to Work

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Source: ABS SLA of Usual Residence x Place of Work SLA x Method of Travel to Work
So issues arising from this analysis include ........
• identifying that affordable housing is very much a spatial issue
• sprawl may be the price of affordable housing
• how can transport be costed into affordable housing
• analysis of other cities.
• what do transport corridors have to offer particularly to key workers
• how does this analysis work through in terms of affordable rental accommodation
• Thank you!