Public housing demand in Victoria by region

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3 September 2020

Demolition of public housing at Dunlop Avenue in the Ascot Vale Estate, 2020. The public housing waiting list in Victoria has continued to rise despite serial promises by the government to build more. By 31 August it is estimated that there were over 100,000 people waiting for safe and secure housing, consisting of 70,532 adults and 29,995 children. While the waiting list is rising the government has arranged demolishing of public housing at Dunlop Avenue, without a plan to rebuild, when it would have been better to renovate the then existing housing.

Summary

- **Public housing demand in general**
    - Public housing demand, especially for priority access, by disadvantaged households, has continued to increase since the start of the Victorian Housing Register in September 2016 (Table 1a).
    - The waiting list of applications by disadvantaged households has continued to rise to a new peak of 45,698 in June 2020.
    - The average annual increase in numbers of applications since September 2016 is 3,489 (standard deviation 1,916).
    - These continuing increases have occurred despite various promises by the government to build more public and community housing.
    - The demand for priority access has increased faster than population growth, current at 1.46% of applicant people per capita, that is, over 1 in 100 of the population in the State of Victoria require public housing (Table 1b).
- **Number of people on housing waiting list**
    - The average number of people per household in public housing was estimated as 2.17, Appendix A, based on data from the Australian Bureau of Statistics.
    - Therefore, the total number of people currently registered for public housing can be estimated as 99,264, including 69,646 adults and 29,618 children, as at 30 June 2020 (Table 1b).
    - Also, by 31 August it is estimated that there were over 100,000 people waiting for safe and secure housing, consisting of 70,532 adults and 29,995 children.
- **Current public housing demand for priority access in Greater Melbourne**
    - Total demand for priority access in Greater Melbourne is estimated for 33,286 people, with an average of 3,329 people per area (Table 2a).
    - Highest current demand is in inner Melbourne: Western Melbourne and North Eastern Melbourne, while further substantial demand is in outer Melbourne: Southern Melbourne, Hume and Moreland, Brimbank and Melton (Table 2a)
    - A similar, though slightly different order is observed for analysis by demand per capita (Table 3a).
    - The highest demand for priority access, per capita, for Western Melbourne, corresponds to over 1 in 100 of residents (Table 3a).
    - The demand order is only slightly dependent on socio-economic disadvantage (Socio-Economic Indexes for Areas), with scores for the first five areas being 8.5 or less (Tables 2a and 3a).
- **Current public housing demand for priority access in Regional Victoria**
    - Total demand for priority access in Regional Victoria is estimated for 19,645 people, with an average of 1,511 people per area (Table 2b).
    - Highest current demand is in the Greater Geelong area, followed by Greater Bendigo and Greater Ballarat, in part due to higher population densities compared other areas (Table 2b).
    - When correcting for population density, shown by per capita demand, highest demand is seen for Outer Gippsland, where more than 2 in 100 of residents requires priority

access. Substantial demand is also seen for Greater Bendigo, Ballarat, Mildura and Geelong (Table 3b).

- Also, among the top five demand areas, four have significant disadvantage, with SIEFA scores of 5.5 or below, while greater Geelong (SIEFA score 8.1), included, appears to have local socioeconomic disadvantages suburbs (Tables 2b and 3b).
- In general, regional areas tend to have more disadvantaged areas compared to Greater Melbourne, with an average score of 5.4, compared to 8.3 for Greater Melbourne.

The relationship between DHHS regional housing areas and Local Government Areas in Victoria are shown in Appendix B. For simplicity DHHS regional area names are used for the data tables in this report: they correspond to up to five separate local government areas.

Trends in demands for public/community housing by regional area, September 2016 to June 2020, are shown in Appendix C.

Contents

Public housing demand in Victoria by region

In summary, public housing demand across Victoria, especially for priority access, has continued to increase since the start of the Victorian Housing Register in September 2016 (Table 1a). The average increase in numbers of applications per quarter since September 2016 is 872 (standard deviation 479) or annually 3,489 (standard deviation 1,916). The continuing increase in numbers of applications has occurred despite various promises by the government to have building more public and community housing. The demand for priority access has increased faster than population growth, current at 1.46% of applicant people per capita, that is, over 1 in 100 of the population in the State of Victoria require public housing (Table 1b).

Table 1a Public housing demand in Victoria, Applications on Victorian Housing Register, Sep 2016 to Jun 2020

	Victorian Housing Register applications			Transfer Applications		
Date	Priority Access	Register of Interest	Total	Priority Access	Register of Interest	Total
30-Sep-16	10,338	22,735	33,073	2,906	3,549	6,455
30-Jun-17	11,934	23,458	35,392	2,975	3,795	6,770
30-Sep-17	16,765	18,952	35,717	3,047	3,866	6,913
31-Mar-18	17,846	18,896	36,742	3,610	3,676	7,286
30-Jun-18	18,943	19,053	37,996	3,610	3,676	7,286
31-Dec-18	20,624	19,220	39,844	3,619	3,593	7,212
31-Mar-19	21,713	19,964	41,677	3,683	3,565	7,248
30-Jun-19	22,723	20,115	42,838	3,763	3,544	7,307
30-Sep-19	23,373	20,779	44,152	3,858	3,541	7,399
30-Dec-19	23,459	20,920	44,379	3,687	3,580	7,267
31-Mar-20	23,845	20,858	44,703	3,667	3,521	7,188
30-Jun-20	24,472	21,226	45,698	3,868	3,554	7,422

Community housing applications were added to the Victorian Housing Register between June and December 2019. The volume of priority applications increased in September 2017 as the new Special Housing Needs 55 Plus priority access category was created. Data sources, DHHS (2016-2020).

Table 1b Public housing demand in Victoria, people on wating list per capita, Victorian Housing Register, September 2016 to June 2020

	People on Victorian Housing Register								
Date	Victoria population	Priority Access (Number)	Priority access per capita (%)	Register of Interest (Number)	Register of Interest per capita (%)	Adults (number)	Children (number)	Total people (number)	Total people per capita (%)
30-Sep-16	6,204,247	22,456	0.36	49,384	0.80	50,405	21,435	71,840	1.16
30-Jun-17	6,311,574	25,923	0.41	50,955	0.81	53,939	22,938	76,877	1.22
30-Sep-17	6,348,510	36,416	0.57	41,167	0.65	54,434	23,149	77,583	1.22
31-Mar-18	6,422,721	38,765	0.60	41,045	0.64	55,996	23,813	79,810	1.24
30-Jun-18	6,460,394	41,147	0.64	41,386	0.64	57,908	24,626	82,534	1.28
31-Dec-18	6,537,727	44,799	0.69	41,749	0.64	60,724	25,824	86,548	1.32
31-Mar-19	6,576,116	47,164	0.72	43,365	0.66	63,518	27,012	90,530	1.38
30-Jun-19	6,615,309	49,358	0.75	43,693	0.66	65,287	27,764	93,051	1.41
30-Sep-19	6,655,317	50,770	0.76	45,136	0.68	67,290	28,616	95,906	1.44
30-Dec-19	6,695,272	50,957	0.76	45,442	0.68	67,636	28,763	96,399	1.44
31-Mar-20	6,736,050	51,795	0.77	45,307	0.67	68,129	28,973	97,103	1.44
30-Jun-20	6,776,767	53,157	0.78	46,106	0.68	69,646	29,618	99,264	1.46

Community housing applications were added to the Victorian Housing Register between June and December 2019. The volume of priority applications increased in September 2017 as the new Special Housing Needs 55 Plus priority access category was created. Data sources: demand data, DHHS (2016-2019; population data, Australian Bureau of Statistics (2017; 2019).

To better understand the changes in the public/community housing waiting list it is useful to look at data by area, across Victoria. Since September 2016 the Department of Health and Human Services in Victoria has provided detailed data of the public/community housing waiting lists for 24 areas across Victoria, from the Victorian Housing Register. For analysis, I have separated these into 6 geographical groups, two metropolitan and four regional groups, Appendix B. Note the area names are as used by DHHS, and the following suburb names in brackets are where the local DHHS housing offices are located, that each collect the housing applications from their local area. A very small number of applications are collected by head office, and not included in this analysis.

Total demand for priority access in Greater Melbourne is estimated for 33,286 people, with an average of 3,329 people per area (Table 2a). Highest current demand is in inner Melbourne: Western Melbourne and North Eastern Melbourne, while further substantial demand is in outer Melbourne: Southern Melbourne, Hume and Moreland, Brimbank and Melton (Table 2a). The demand order is only slightly dependent on socio-economic disadvantage (Socio-Economic Indexes for Areas), with scores for the first five areas being 8.5 or less (Tables 2a and 3a).

Table 2a Priority access, Greater Melbourne regions, June 2020*

Area	Current demand				Increase		Disadvantage
	Applications (Number)	People (Number)	Adults (Number)	Children (Number)	Applications (Number)	(%)	SEIFA disadvantage (Decile average)
Greater Melbourne							
Western Melbourne (Ascot Vale/ Carlton/Footscray/North Melbourne)	2,607	5,663	3,973	1,690	1,171	82	8.0
North Eastern Melbourne (Preston)	2,434	5,287	3,710	1,578	1,624	200	8.3
Southern Melbourne (Dandenong)	1,810	3,932	2,759	1,173	1,129	166	5.0
Hume Moreland (Broadmeadows)	1,735	3,769	2,644	1,124	1,039	149	8.5
Brimbank Melton (Sunshine)	1,642	3,567	2,502	1,064	967	143	6.3
Inner Eastern Melbourne (Box Hill)	1,260	2,737	1,920	817	818	185	9.8
Bayside-Peninsula (South Melbourne/Prahran)	1,226	2,663	1,868	795	429	54	10.0
Bayside-Peninsula (Frankston)	995	2,161	1,516	645	578	139	8.0
Outer Eastern Melbourne (Ringwood)	813	1,766	1,239	527	377	86	9.3
Bayside-Peninsula (Cheltenham)	802	1,742	1,222	520	234	41	9.8
Average	1,532	3,329	2,335	993	837	125	8.3
Total	15,324	33,286	23,354	9,932	8,366		

*, data in order of current demand for priority access, date 30 June 2020, except SEIFA, 2016: Socio-Economic Indexes for Areas, the lower the value the more average disadvantage of an area. Inner city areas, yellow highlight; outer city areas, blue highlight. Data for North Eastern Melbourne not included due to low values. Data sources: demand data, DHHS (2016-2020: 30 June 2020); SEIFA, Australian Bureau of Statistics (2018).

Total demand for priority access in Regional Victoria is estimated for 19,645 people, with an average of 1,511 people per area (Table 2b). Highest current demand is in the Greater Geelong area, followed by Greater Bendigo and Greater Ballarat, in part due to higher population densities compared other areas (Table 2b). Also, among the top five demand areas, four have significant disadvantage, with SIEFA scores of 5.5 or below, while greater Geelong (SIEFA score 8.1), included, appears to have local socioeconomic disadvantaged suburbs (Tables 2b and 3b).

Table 2b Priority access, regional Victoria, June 2020*

Area	Current demand				Increase		Disadvantage
	Applications (Number)	People (Number)	Adults (Number)	Children (Number)	Applications (Number)	(%)	SEIFA disadvantage (Decile average)
Regional Victoria							
Barwon (Geelong)	2,258	4,905	3,441	1,463	1,572	229	8.1
Loddon (Bendigo)	1,388	3,015	2,115	900	1,008	265	5.5
Central Highlands (Ballarat)	1,231	2,674	1,876	798	914	288	5.0
Outer Gippsland (Bairnsdale/Sale)	780	1,694	1,189	506	439	129	4.0
Inner Gippsland (Morwell)	736	1,599	1,122	477	450	157	4.5
Goulburn (Shepparton)	666	1,447	1,015	432	473	245	4.3
Western District (Portland/Warrnambool)	417	906	636	270	295	242	6.0
Ovens Murray (Benalla/Wangaratta)	369	802	562	239	267	262	6.3
Mallee (Mildura)	338	734	515	219	253	298	3.0
Ovens Murray (Wodonga)	275	597	419	178	129	88	6.8
Goulburn (Seymour)	225	489	343	146	168	295	7.8
Western District (Horsham)	223	484	340	145	157	238	4.9
Mallee (Swan Hill)	138	300	210	89	104	306	4.3
Average	696	1,511	1,060	451	479	234	5.4
Total	9,044	19,645	13,783	5,862	6,229		

*, in order of current demand for priority access, Data 30 June 2020, except SEIFA, 2016: Socio-Economic Indexes for Areas, the lower the value the more average disadvantage of an area. Data for North Eastern Melbourne not included due to low values. Inner city areas, yellow highlight; outer city areas, blue highlight. Data sources: demand data, DHHS (2016-2019: 30 June 2020); SEIFA, Australian Bureau of Statistics (2018).

In terms of demand by per capita, Western Melbourne retained the highest demand for priority access, followed by slightly lower demand in two outer Melbourne areas: Hume and Moreland, and Bayside-Peninsular (Table 3a).

Table 3a Priority access and total waiting list per capita, for Greater Melbourne regions, Victoria, 2018*

	Priority Access		Total waiting list			Priority access as a proportion	Total waiting list as a proportion	Disadvantage
Area (location of DHHS housing office(s))	Applications (number)	People (number)	Applications (number)	People (number)	Population (number)	People (%)	People (%)	SEIFA disadvantage (Decile average)
Greater Melbourne								
Western Melbourne (Ascot Vale/ Carlton/Footscray/North Melbourne)	2,478	5,383	4,151	9,017	485,701	1.11	1.86	8.0
Hume Moreland (Broadmeadows)	1,369	2,974	3,060	6,647	406,119	0.73	1.64	8.5
Bayside-Peninsula (Frankston)	895	1,944	1,941	4,216	307,667	0.63	1.37	8.0
North Eastern Melbourne (Preston)	1,465	3,182	2,566	5,574	515,168	0.62	1.08	8.3
Southern Melbourne (Dandenong)	1,646	3,575	4,174	9,067	613,633	0.58	1.48	5.0
Bayside-Peninsula (South Melbourne/Prahran)	1,061	2,305	1,482	3,219	410,696	0.56	0.78	10.0
Brimbank Melton (Sunshine)	1,298	2,819	2,856	6,204	620,749	0.45	1.00	6.3
Bayside-Peninsula (Cheltenham)	840	1,825	1,514	3,289	423,007	0.43	0.78	9.8
Inner Eastern Melbourne (Box Hill)	931	2,022	1,786	3,879	501,781	0.40	0.77	9.8
Outer Eastern Melbourne (Ringwood)	602	1,308	1,587	3,447	444,163	0.29	0.78	9.3
Average	1,259	2,734	2,512	5,456	472,868	0.58	1.15	8.3
Total	12,585	27,337	25,117	54,558	4,728,684			

*, in order of priority access per capita. Data 30 June 2018 (latest available at 20-8-20), except SEIFA, 2016: Socio-Economic Indexes for Areas, the lower the value the more average disadvantage of an area. Inner city areas, yellow highlight; outer city areas, blue highlight. Data for North Eastern Melbourne not included due to low values. Data sources: demand data, DHHS (2016-2020: 30 June 2018); SEIFA, Australian Bureau of Statistics (2018); population data at 30 June 2018, Australian Bureau of Statistics (2020).

When correcting for population density, shown by per capita demand, highest demand in regional areas is seen for Outer Gippsland, where more than 2 in 100 of residents requires priority access. Substantial demand is also seen for Greater Bendigo, Ballarat, Mildura and Geelong (Table 3b).

Table 3b Priority access and total waiting list per capita, Regional Victoria, 2018*

	Priority Access		Total waiting list			Priority access as a proportion	Total waiting list as a proportion	Disadvantage
Area (location of DHHS housing office(s))	Applications	People	Applications	People	Population	People	People	SEIFA disadvantage (Decile average)
	(number)	(number)	(number)	(number)	(number)	(%)	(%)	
Regional Victoria								
Outer Gippsland (Bairnsdale/Sale)	526	1,143	859	1,866	46,818	2.44	3.99	4.0
Loddon (Bendigo)	829	1,801	1,458	3,167	143,072	1.26	2.21	5.5
Central Highlands (Ballarat)	665	1,444	1,467	3,187	155,494	0.93	2.05	5.0
Mallee (Mildura)	234	508	523	1,136	55,515	0.92	2.05	3.0
Barwon (Geelong)	1,404	3,050	2,497	5,424	344,728	0.88	1.57	8.1
Ovens Murray (Benalla/Wangaratta)	239	519	605	1,314	64,820	0.80	2.03	6.3
Goulburn (Shepparton)	420	912	1,059	2,300	144,043	0.63	1.60	4.3
Western District (Portland/Warrnambool)	249	541	519	1,127	90,330	0.60	1.25	6.0
Mallee (Swan Hill)	98	213	248	539	37,490	0.57	1.44	4.3
Ovens Murray (Wodonga)	158	343	430	934	63,973	0.54	1.46	6.8
Inner Gippsland (Morwell)	503	1,093	1,335	2,900	236,148	0.46	1.23	4.5
Western District (Horsham)	125	272	324	704	71,367	0.38	0.99	4.9
Goulburn (Seymour)	132	287	274	595	108,165	0.27	0.55	7.8
Average	429	933	892	1,938	120,151	0.82	1.72	5.4
Total	5,582	12,125	11,598	25,193	1,561,963			

*, in order of priority access per capita. Data at 30 June 2018 (latest available at 20-8-20), except SEIFA, 2016. Data sources: demand data, DHHS (2016-2020: 30 June 2018); SEIFA, Australian Bureau of Statistics (2018); population data at 30 June 2018: Australian Bureau of Statistics (2020).

References

Australian Bureau of Statistics (2017) 3222.0 Population Projections, Australia, 2017 (base) – 2066.

Australian Bureau of Statistics (2018) 2033.0.55.001 Socio-Economic Indexes for Australia (SEIFA), 2016.

Australian Bureau of Statistics (2019) 3105.0.65.001 Australian Historical Population Statistics.

Australian Bureau of Statistics (2020) POPULATION AND PEOPLE, Local Government Area, 2014-2019.

DHHS (2016-2020) Victorian Housing Register, https://housing.vic.gov.au/victorian-housing-register.

Appendix A Method for estimating the number of people on the public/community housing waiting list

Published data for percentage of types of family households in public housing and average number of persons per household, Australian Bureau of Statistics (2019), was used to calculate the contribution of persons per type of household were calculated, and summed to give an average contribution of 2.17 people per household, Table 5. This result agreed reasonably with the calculation of data of total people per total households, 2.15.

To estimate the number of adults and children, the number of adults per household were first set, then the remaining data values for persons per household were, therefore, the numbers of children per household. Next, the ratio of adults to children was adjusted, for simplicity by varying the ratio in multiple family households, to provide total numbers of adults and children with good agreement to published numbers of adults and children for June 2018 (Legal and Social Issues Committee 2018).

Table 5 Household composition in public housing, Australia 2017-18

Family composition of household	%*	Residents of public housing Persons/household	Residents of public housing Contribution/household	Adults and Children Persons/household Adults	Adults and Children Persons/household Children	Adults and Children Contribution/household Adults	Adults and Children Contribution/household Children
One family households							
Couple family with dependent children	9.9	4.106	0.41	2	2.106	0.20	0.21
One parent family with dependent children	15.5	3.085	0.48	1	2.085	0.16	0.32
Couple only	6.9	2.000	0.14	2.000	0	0.14	
Other one family households	13.0	3.315	0.43	3.315	0	0.43	
Multiple family households	3.5	5.625	0.20	2.300	3.325	0.08	0.12
Non-family households							
Lone person	50.5	0.999	0.50	0.999	0	0.50	
Group households	0.7	2.524	0.02	2.524	0	0.02	
Sum or average	100.0		2.17			1.52	0.65

*, percentages of the published data summed to 103.1 and so were adjusted to comply with a sum of 100.0.

References

Australian Bureau of Statistics (2019) 6523.0 - Household Income and Wealth, Australia, 2017-18, Tables 8.3 and 9.3. This provided data for percentage of types of family households in public housing (Table 8.3), and average number of persons per household (Table 9.3).

Legal and Social Issues Committee (2018) Inquiry into the Public Housing Renewal Program, Legislative Council, Parliament of Victoria, p 23. Note while the date for numbers of people was given as 31 March 2018, the associated data corresponds to Victorian Housing Register data published for 30 June 2018.

Appendix B Relation of DHHS housing regions to Local Government Areas (LGAs)

The relationship between DHHS regional housing areas and Local Government Areas in Victoria are shown for Greater Melbourne, Tables B1, and for regional Victoria, Table B2. Also, Council areas with current public housing estates planned to be redeveloped, though with low increases in numbers of public housing dwellings and problematic sale of public land to private owners, are marked by numbers in brackets.

Table B1 Relation of DHHS housing regions to Local Government Areas (LGAs) in Greater Melbourne

Greater Melbourne	**Greater Melbourne Councils**	
DHHS housing areas (location of DHHS housing office(s))	**Council(s)**	**Proposed adjacent councils as feeders**
North Eastern Melbourne (Collingwood/Fitzroy/Richmond)	Yarra City Council	(none)
North Eastern Melbourne (Preston)	Darebin City Council (6,10)	Banyule City Council (2), Whittlesea City Council
Bayside-Peninsula (Cheltenham)	Kingston City Council and Bayside City Council (5)	Glen Eira City Council
Bayside-Peninsula (South Melbourne/Prahran)	Stonnington City Council (9) and Port Phillip City Council	Boroondara City Council (8)
Inner Eastern Melbourne (Box Hill)	Whitehorse City Council	Monash City Council, Manningham City Council
Outer Eastern Melbourne (Ringwood)	Maroondah City Council	Knox City Council, Yarra Ranges Shire Council, Nillumbik Shire Council
Western Melbourne (Ascot Vale/ Carlton/Footscray/North Melbourne)	City of Melbourne (1), Mooney Valley City Council (3,7), Maribyrnong City Council	Hobsons Bay City Council
Hume Moreland (Broadmeadows)	Hume City Council and Moreland City Council (4)	(none)
Bayside-Peninsula (Frankston)	Frankston City Council	Mornington Peninsular Shire Council
Southern Melbourne (Dandenong)	Greater Dandenong City Council	Casey City Council, Cardinia Shire Council
Brimbank Melton (Sunshine)	Brimbank and Melton City Councils	Wyndham City Council

Current public housing estates planned to be redeveloped: 1, Abbotsford Street, North Melbourne; 2 Bellbardia and Tarakan Estates, Heidelberg West; 3, Debneys Precinct, Flemington Estate; 4, Gronn Place Estate, Brunswick West; 5, New Street, Brighton; 6, Walker Street Estate, Northcote; 7, Ascot Vale Estate stage 1 Dunlop Avenue, Ascot Vale estate stage 2, Union Rd, Epsom Rd, Ascot St, Moreshead St, Churchill Ave, Wingate St; 8, Bills Street, Hawthorn; 9, Bangs Street, Prahran; 10, Oakover Road and Railway Place West and Stokes and Penola Streets, Preston.

Table B2 Relation of DHHS housing regions to Local Government Areas (LGAs) in Regional Victoria

Regional Victoria	**Regional Councils**	
DHHS housing areas (location of DHHS housing office(s))	**Council(s)**	**Proposed adjacent councils as feeders**
Loddon (Bendigo)	Greater Bendigo City Council	Loddon Shire Council, Mount Alexander Shire Council
Mallee (Mildura)	Mildura Rural City Council	(none)
Mallee (Swan Hill)	Swan Hill Rural City Council	Buloke Shire Council, Gannawarra Shire Council
Inner Gippsland (Morwell)	Latrobe City Council	Baw Baw Shire Council, South Gippsland Shire Council, Bass Coast Shire Council, Wellington Shire Council
Outer Gippsland (Bairnsdale/Sale)	East Gippsland Shire Council	(none)
Goulburn (Seymour)	Mitchell Shire Council	Murrindindi Shire Council, Macedon Ranges Shire Council
Goulburn (Shepparton)	Greater Shepparton City Council	Campaspe Shire Council, Moira Shire Council, Strathbogie Shire Council
Ovens Murray (Benalla/Wangaratta)	Benalla and Wangaratta Rural City Councils	Mansfield Shire Council, Alpine Shire Council
Ovens Murray (Wodonga)	Wodonga City Council	Indigo Shire Council, Towong Shire Council
Barwon (Geelong)	Greater Geelong City Council	Surf Coast Shire Council, Golden Plains Shire Council, Moorabool Shire Council, Borough of Queenscliffe
Central Highlands (Ballarat)	Ballarat City Council	Ararat Rural City Council, Pyrenees Shire Council, Central Goldfields Shire Council, Hepburn Shire Council
Western District (Horsham)	Horsham Rural City Council	West Wimmera Shire Council, Hindmarsh City Council, Yarriambiack Shire Council, North Grampians Shire Council
Western District (Portland/Warrnambool)	Glenelg Rural City Council and Moyne Shire Council	South Grampians Shire Council, Corangamite Shire Council, Colac Otway Shire Council

Appendix C Trends in demands for public/community housing by regional area, September 2016 to June 2020

The Department of Health and Human Services in Victoria provides data on public/community housing waiting lists for 24 areas across Victoria, Table 1. I have separated metropolitan areas of Melbourne into Inner and Outer groups. The reason for this is that people in outer suburbs tend to suffer more disadvantage than those in inner suburbs (Vinson et al 2015).

Increases in total housing waiting lists over the period 2016 to 2019 occurred in most of the 24 areas across Victoria, to a greater or lesser degree. In Melbourne the highest increases occurred in Western Melbourne (Ascot Vale/Carlton/Footscray/North Melbourne), followed by various inner and outer Melbourne areas, including Hume and Moreland (Broadmeadows), and North Eastern Melbourne (Preston).

A single exception to these increases occurred for North Eastern Melbourne (Collingwood/Fitzroy/Richmond), for which was seen a major decrease. The reason for this decrease is unknown.

In regional areas the highest increase in housing waiting list occurred for Barwon (Geelong), followed by Loddon (Bendigo). In comparison, least increases were seen for Mallee (Swan Hill) and Western District (Horsham).

In most cases increases in waiting lists were due to increased applications for priority access. In the Case of Barwon (Geelong) this appears to have also included transfer of applications from the register of interest to priority access. The increase in priority access applications is an indication of increased disadvantage for the poorest people, potentially including the effect of decreasing affordability of housing.

Table 1 Geographical groups of the public/community housing waiting list, Victoria

Group	Area (DHHS housing office(s))
Melbourne inner	
	North Eastern Melbourne (Collingwood/Fitzroy/Richmond)
	North Eastern Melbourne (Preston)
	Bayside-Peninsula (Cheltenham)
	Bayside-Peninsula (South Melbourne/Prahran)
	Inner Eastern Melbourne (Box Hill)
	Outer Eastern Melbourne (Ringwood)
	Western Melbourne (Ascot Vale/ Carlton/Footscray/North Melbourne)
Melbourne outer	
	Hume Moreland (Broadmeadows)
	Bayside-Peninsula (Frankston)
	Southern Melbourne (Dandenong)
	Brimbank Melton (Sunshine)
Regional North	
	Loddon (Bendigo)
	Mallee (Mildura)
	Mallee (Swan Hill)
Regional South	
	Inner Gippsland (Morwell)
	Outer Gippsland (Bairnsdale/Sale)
Regional East	
	Goulburn (Seymour)
	Goulburn (Shepparton)
	Ovens Murray (Benalla/Wangaratta)
	Ovens Murray (Wodonga)
Regional West	
	Barwon (Geelong)
	Central Highlands (Ballarat)
	Western District (Horsham)
	Western District (Portland/Warrnambool)

Melbourne Inner

For Melbourne inner areas, over the period September 2016 to June 2020, major net increases in total waiting lists occurred for western Melbourne (Ascot Vale/Carlton/Footscray/North Melbourne) and north eastern Melbourne (Preston), while there was a significant decrease for north eastern Melbourne (Collingwood/Fitzroy/Richmond) and a small decrease for Cheltenham. Other areas showed slight increases, Figure 1.

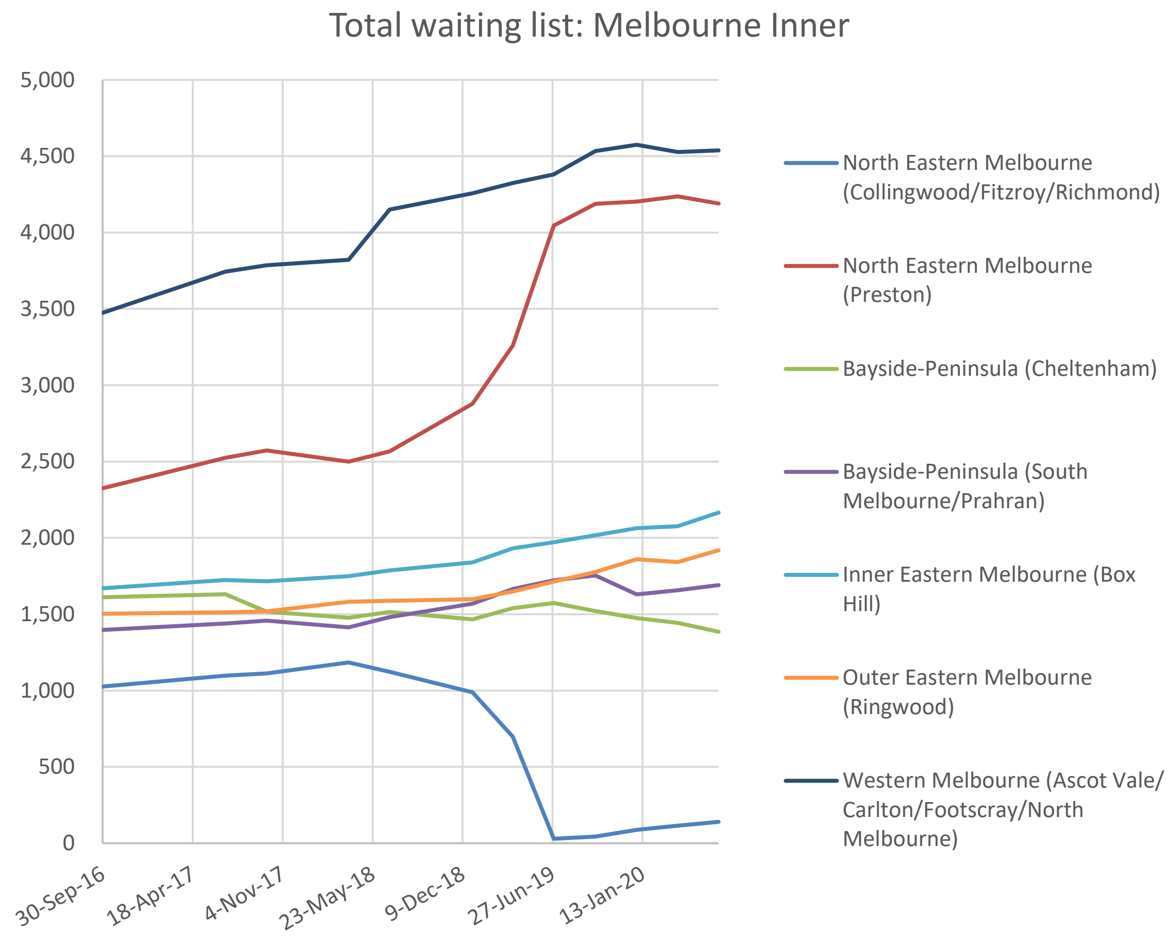

Figure 1. Changes in total housing waiting lists (applications), 2016 to June 2020, for Melbourne inner areas.

The average net increase in numbers of total housing applications per area was 431, an increase of 23 percent, Table 2. North eastern Melbourne (Preston) showed the largest increase, 80 percent, followed by western Melbourne (Ascot Vale/Carlton/Footscray/North Melbourne), 31 percent. In contrast, North Eastern Melbourne (Collingwood/Fitzroy/Richmond) and Cheltenham had net decreased applications, -86 percent and -14 percent, respectively.

Table 2 Changes in total housing waiting lists (applications), September 2016 to June 2020, for Melbourne inner areas*

Area	Current demand	Increase (number)	Increase (%)
North Eastern Melbourne (Collingwood/Fitzroy/Richmond)	139	-888	-86
North Eastern Melbourne (Preston)	4,190	1,865	80
Bayside-Peninsula (Cheltenham)	1,385	-226	-14
Bayside-Peninsula (South Melbourne/Prahran)	1,690	293	21
Inner Eastern Melbourne (Box Hill)	2,166	496	30
Outer Eastern Melbourne (Ringwood)	1,919	416	28
Western Melbourne (Ascot Vale/ Carlton/Footscray/North Melbourne)	4,538	1,064	31
Average	2,290	431	23
Total	16,027	3,020	

*, Data source (Housing Vic 2016 to 2020).

The total housing waiting lists are made up of applications for priority access, Figure 2, and register of interest, Figure 3. Comparing these it is clear that most increases are due to increased number of applications for priority access.

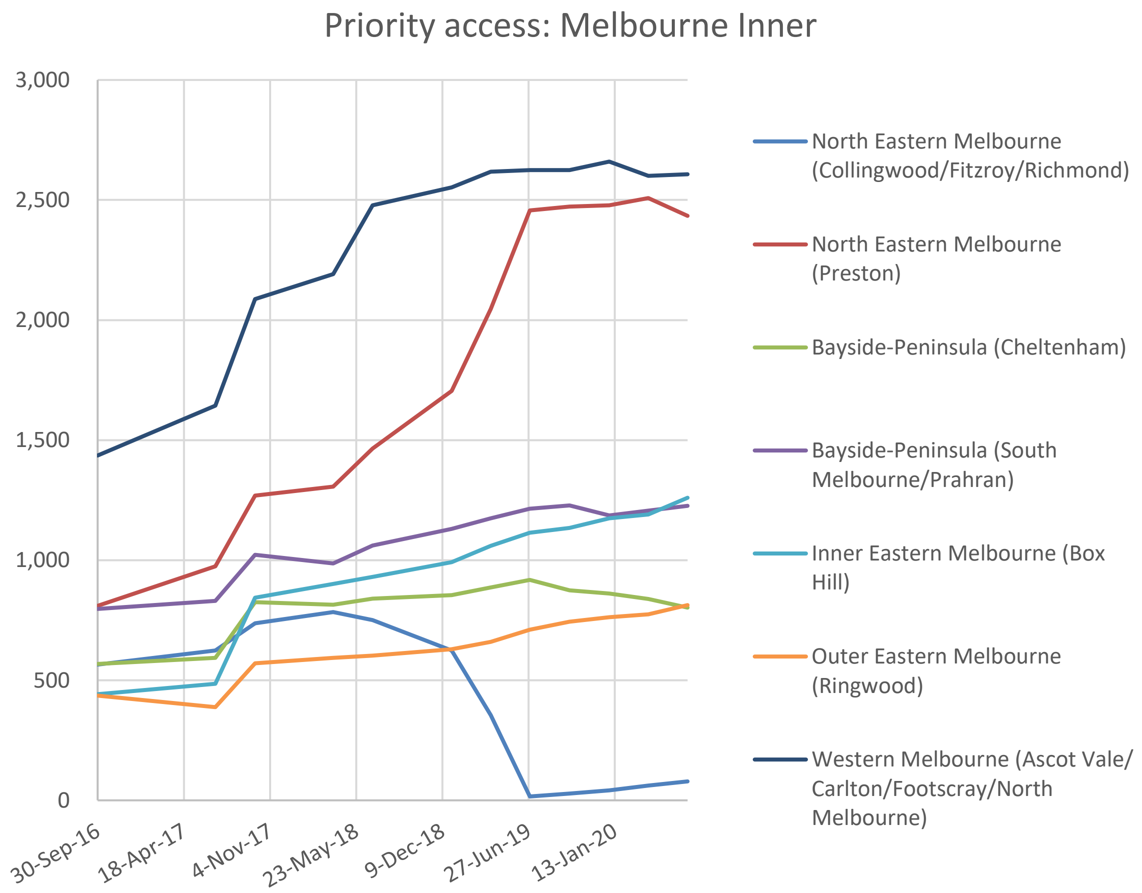

Figure 2. Changes in numbers of priority access applications, September 2016 to June 2020, for Melbourne inner areas. Data source (Housing Vic 2016 to 2020).

in September 2017 the new Special Housing Needs 55 Plus priority access category was created, which led to a significant transfer of applicants from register of interest to priority access. These changes are reflected in Figure 2 (increase) and Figure 3 (decrease).

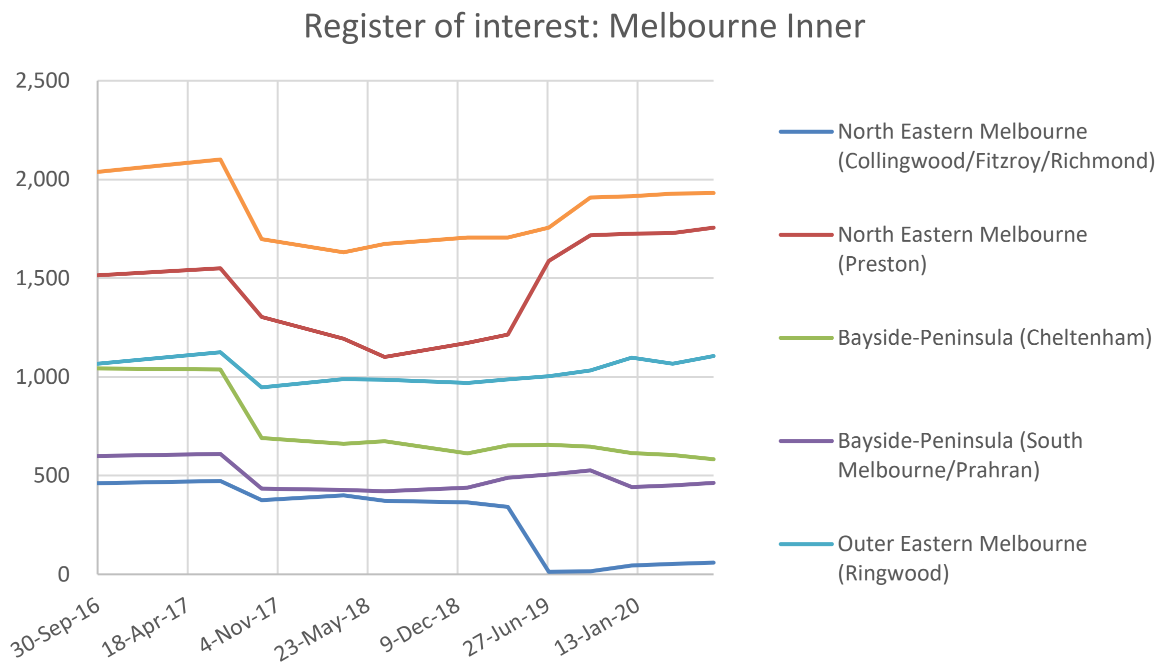

Figure 3. Changes in numbers of register of interest applications, September 2016 to June 2020, for Melbourne inner areas. Data source (Housing Vic 2016 to 2020).

Melbourne Outer

For Melbourne outer areas, increases in total housing waiting lists occurred for all areas, with higher increases for Hume Moreland (Broadmeadows, City of Hume) and Brimbank Melton (Sunshine, City of Brimbank), compared to Southern Melbourne (Dandenong, City of Dandenong) and Bayside-Peninsula (Frankston, City of Frankston).

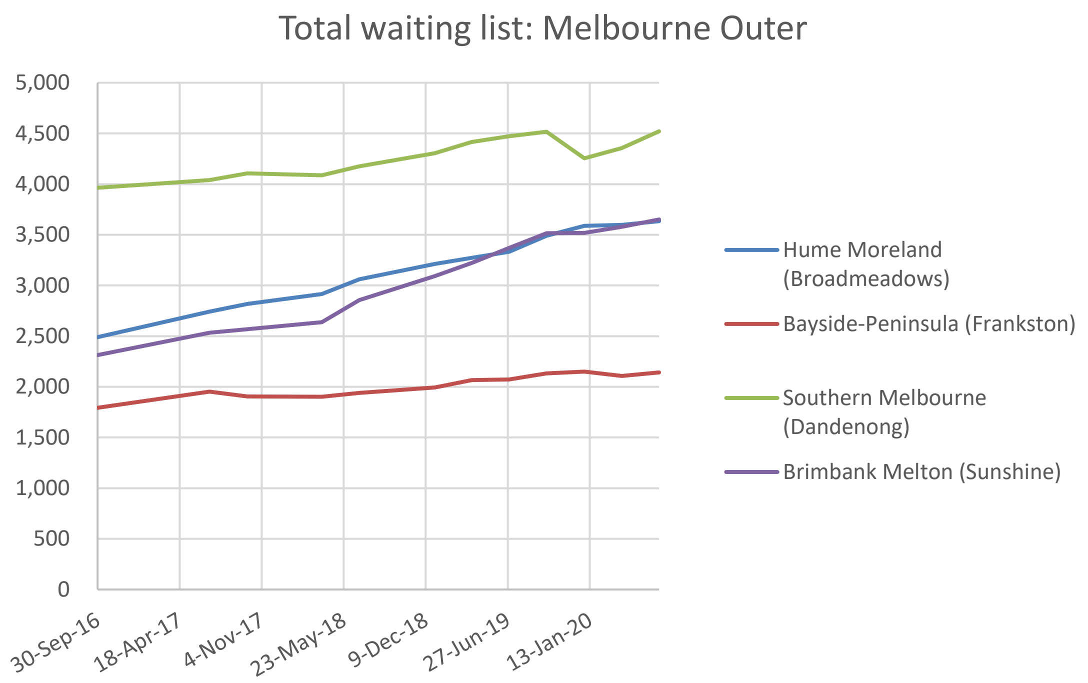

Figure 4. Changes in total housing waiting lists (applications), September 2016 to June 2020, for Melbourne outer areas. Data source (Housing Vic 2016 to 2020).

The average net increase in numbers of total housing applications per area was 847, an increase of 32 percent, Table 3. The largest increase was seen for Brimbank Melton (Sunshine), 58 percent, followed by Hume Moreland (Broadmeadows), 46 percent.

Table 3 Changes in total housing waiting lists (applications), September 2016 to June 2020, for Melbourne outer areas*

Area	Current demand	Increase (number)	Increase (%)
Hume Moreland (Broadmeadows)	3,634	1,144	46
Bayside-Peninsula (Frankston)	2,143	350	20
Southern Melbourne (Dandenong)	4,521	557	14
Brimbank Melton (Sunshine)	3,651	1,338	58
Average	3,487	847	32
Total	13,949	3,389	

*, Data source (Housing Vic 2016 to 2020).

Increases in priority access applications occurred for all four Melbourne outer areas, including major increases following the creation of the new Special Housing Needs 55 Plus priority access category in September 2017, Figure 5. In relation, numbers of register of interest applications were relatively stable, taking into account the decrease in numbers due to the new Special Housing Needs 55 Plus priority access category, Figure 6.

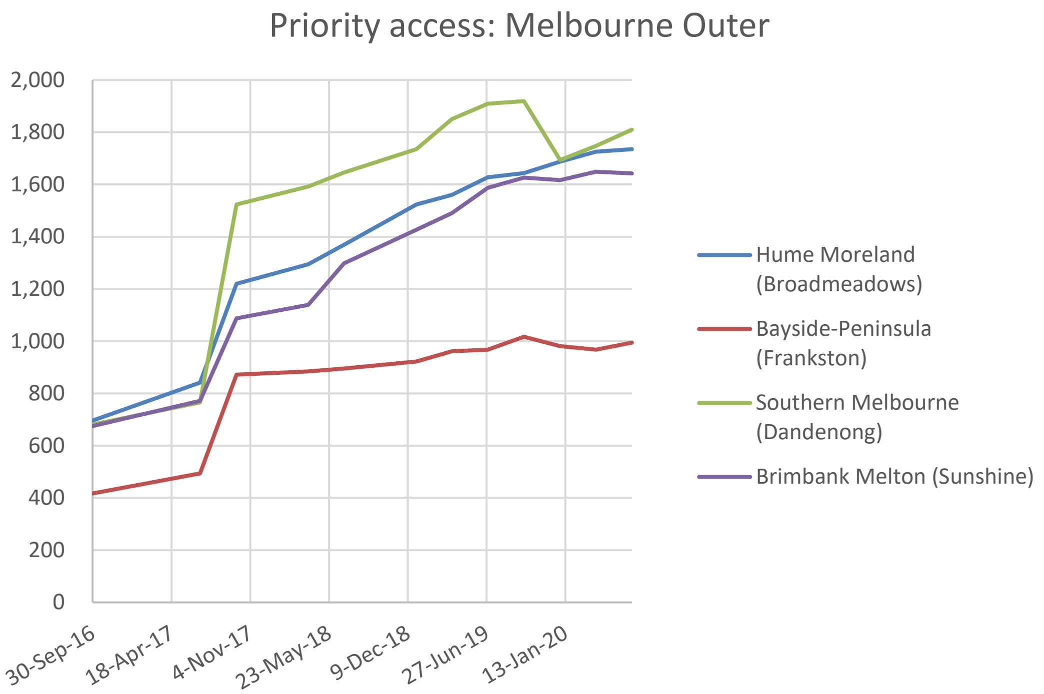

Figure 5. Changes in numbers of priority access applications, September 2016 to June 2020, for Melbourne outer areas. Data source (Housing Vic 2016 to 2020).

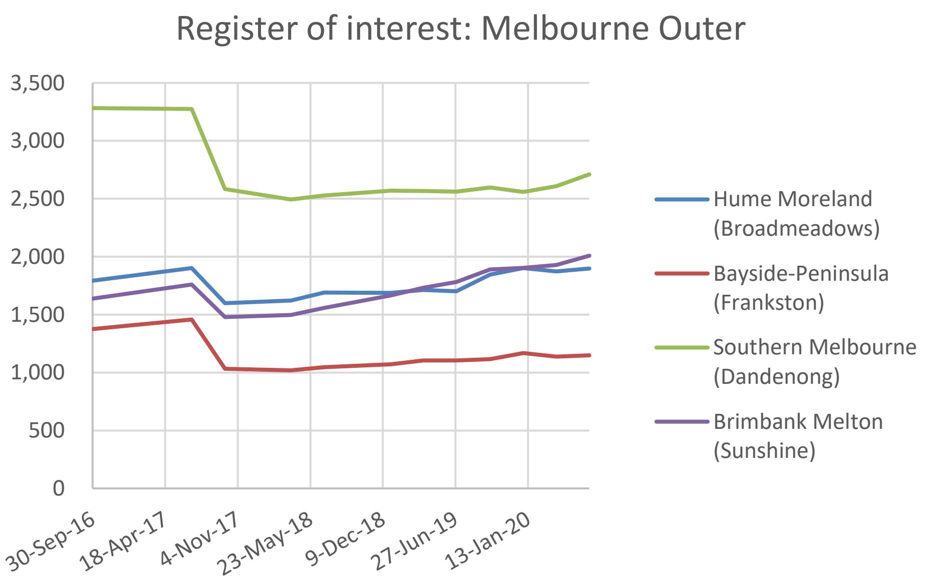

Figure 6. Changes in numbers of register of interest applications, September 2016 to June 2020, for Melbourne outer areas. Data source (Housing Vic 2016 to 2020).

Regional North

In the regional north areas, a major increase in total housing waiting list occurred for Loddon (Bendigo), while small increases occurred for Mallee areas, Figure 7.

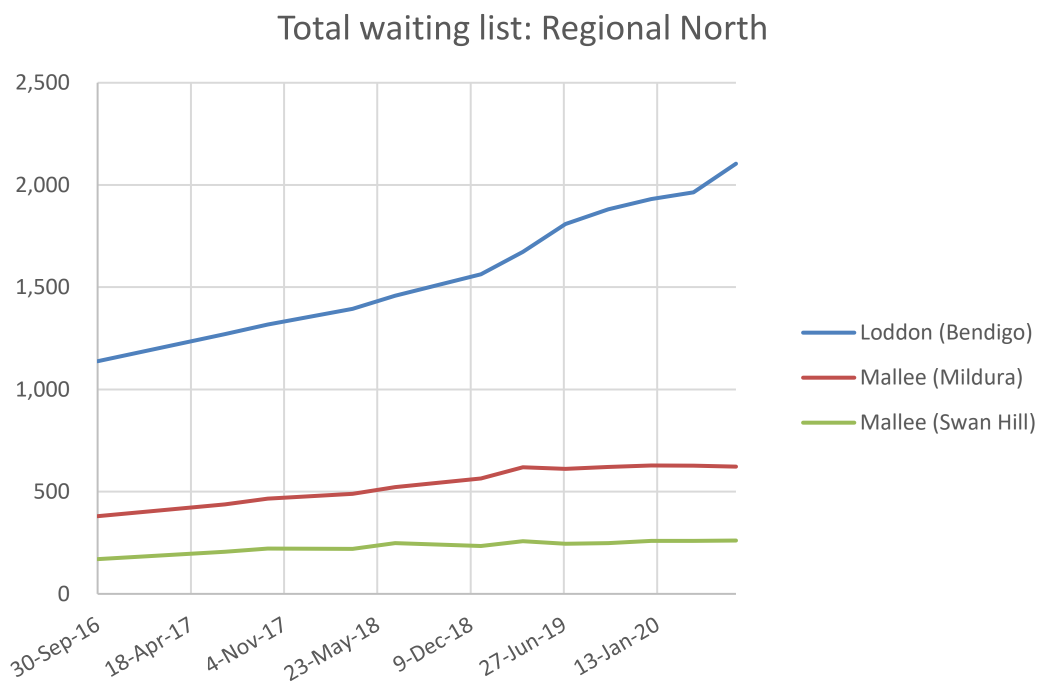

Figure 7. Changes in total housing waiting lists (applications), September 2016 to June 2020, for Regional North areas. Data source (Housing Vic 2016 to 2020).

The average net increase in numbers of total housing applications per area was 433, an increase of 77 percent, Table 4. The percentage increases ranged from 54 (Swan Hill) to 85 (Bendigo).

Table 4 Changes in total housing waiting lists (applications), September 2016 to June 2020, for Regional North areas*

Area	Current demand	Increase (number)	Increase (%)
Loddon (Bendigo)	2,104	966	85
Mallee (Mildura)	622	242	64
Mallee (Swan Hill)	261	91	54
Average	996	433	77
Total	2,987	1,299	

*, Data source (Housing Vic 2016 to 2020).

Increases in numbers of priority access applications occurred in particular for Loddon (Bendigo), with smaller increases for Mallee areas, Figure 8. In relation, numbers of register of interest applications were relatively stable, taking into account the decrease in numbers due to the new Special Housing Needs 55 Plus priority access category, Figure 9.

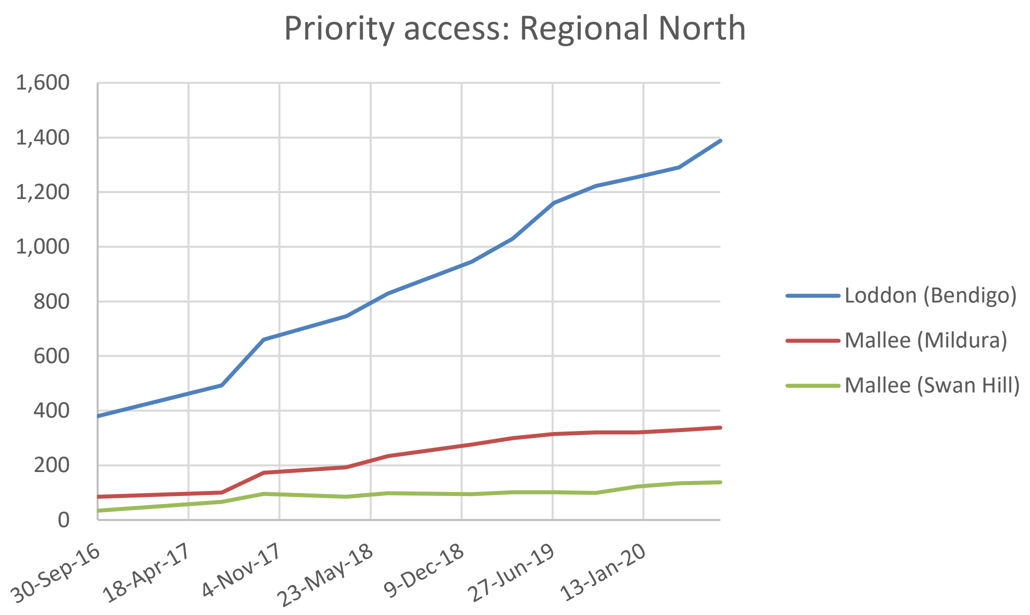

Figure 8. Changes in numbers of priority access applications, September 2016 to June 2020, for Regional North areas. Data source (Housing Vic 2016 to 2020).

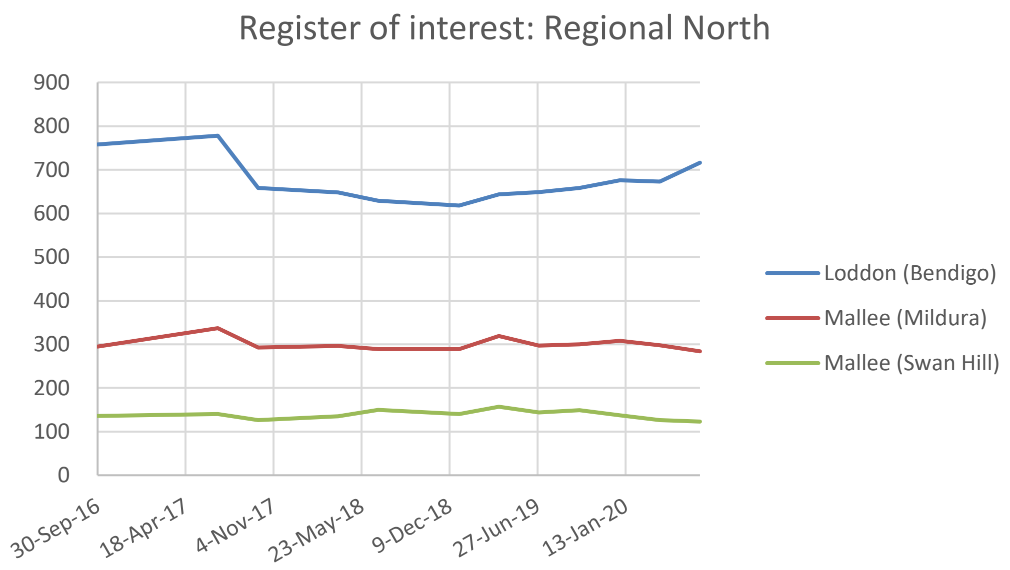

Figure 9. Changes in numbers of register of interest applications, September 2016 to June 2020, for Regional North areas. Data source (Housing Vic 2016 to 2020).

Regional South

In the regional south areas, Gippsland, significant increases in total housing waiting lists occurred, Figure 10.

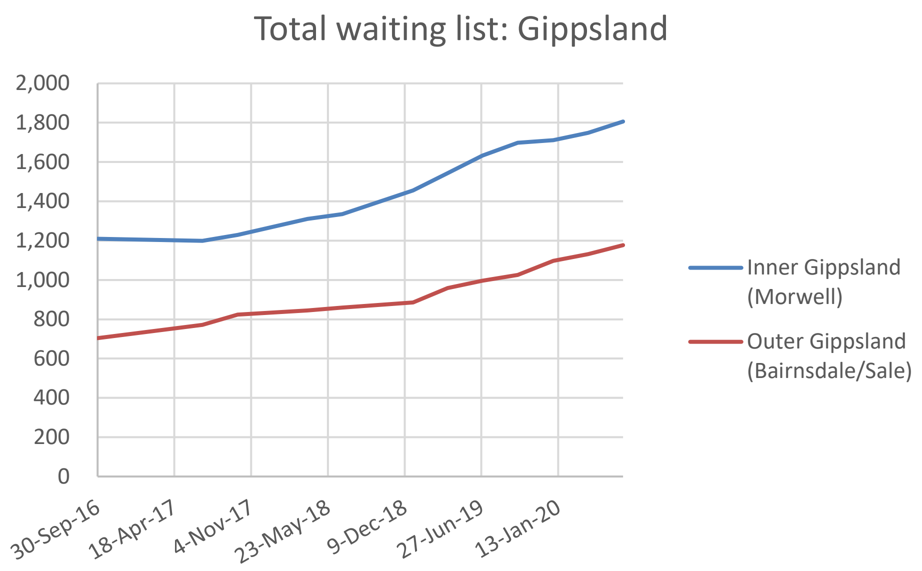

Figure 10. Changes in total housing waiting lists (applications), September 2016 to June 2020, for Regional South areas. Data source (Housing Vic 2016 to 2019).

The average net increase in numbers of total housing applications per area was 535, an increase of 56 percent, Table 5.

Table 5 Changes in total housing waiting lists (applications), September 2016 to June 2020, for Regional South areas*

Area	Current demand	Increase (number)	Increase (%)
Inner Gippsland (Morwell)	1,806	597	49
Outer Gippsland (Bairnsdale/Sale)	1,177	473	67
Average	1,492	535	56
Total	2,983	1,070	

***,** Data source (Housing Vic 2016 to 2020).

As for other areas most increases occurred for priority access, Figure 11, while a smaller increase in register of interest applications occurred for Inner Gippsland (Morwell), Figure 12. The effect of the the new Special Housing Needs 55 Plus priority access category was also significant.

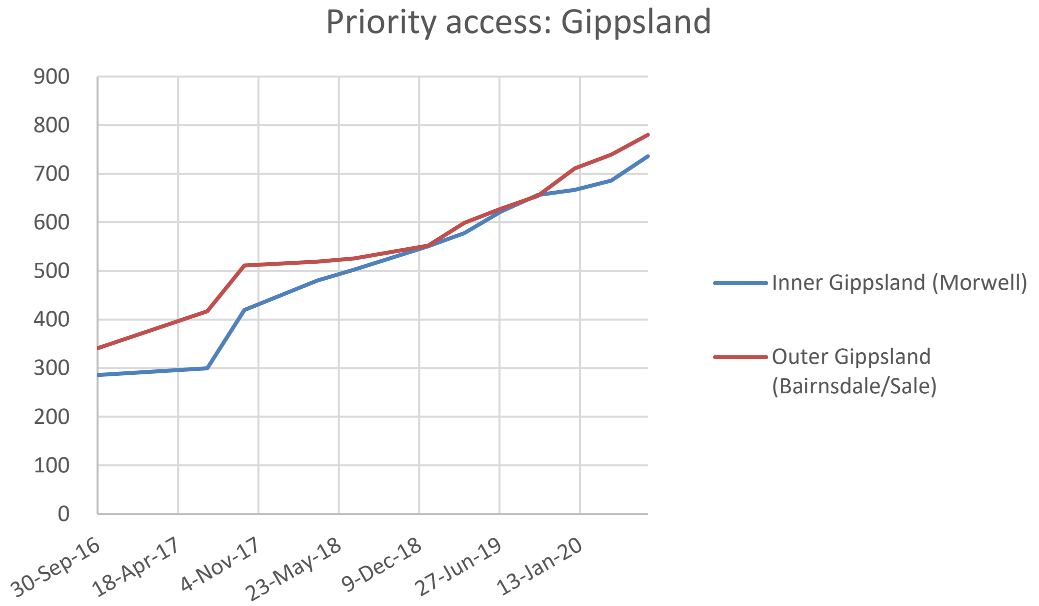

Figure 11. Changes in numbers of priority access applications, September 2016 to June 2020, for Regional South areas. Data source (Housing Vic 2016 to 2020).

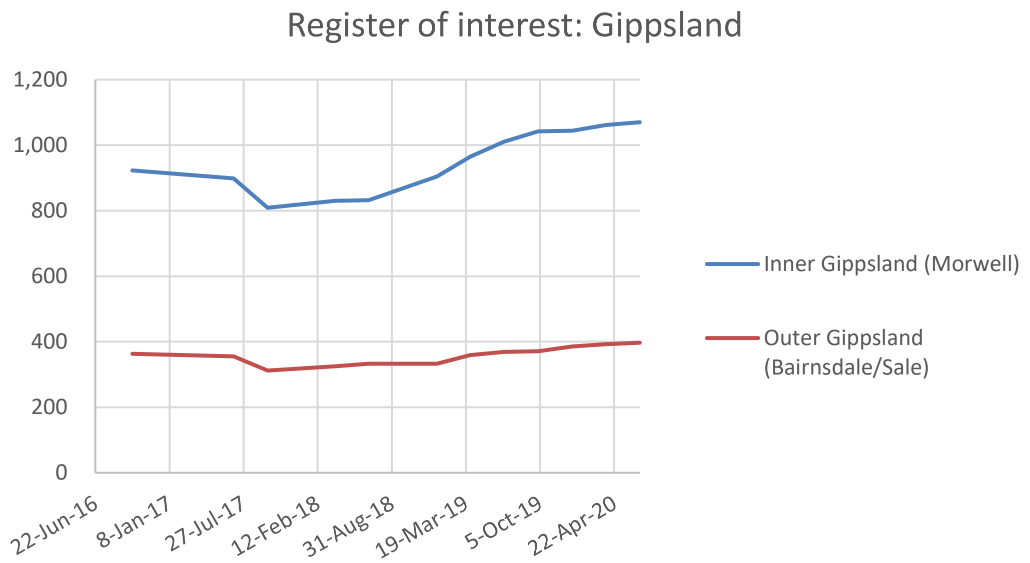

Figure 12. Changes in numbers of register of interest applications, September 2016 to June 2020, for Regional South areas. Data source (Housing Vic 2016 to 2020).

Regional East

For all Regional East areas increases in total housing waiting list occurred, with the highest increase for Goulburn (Shepparton) Figure 13.

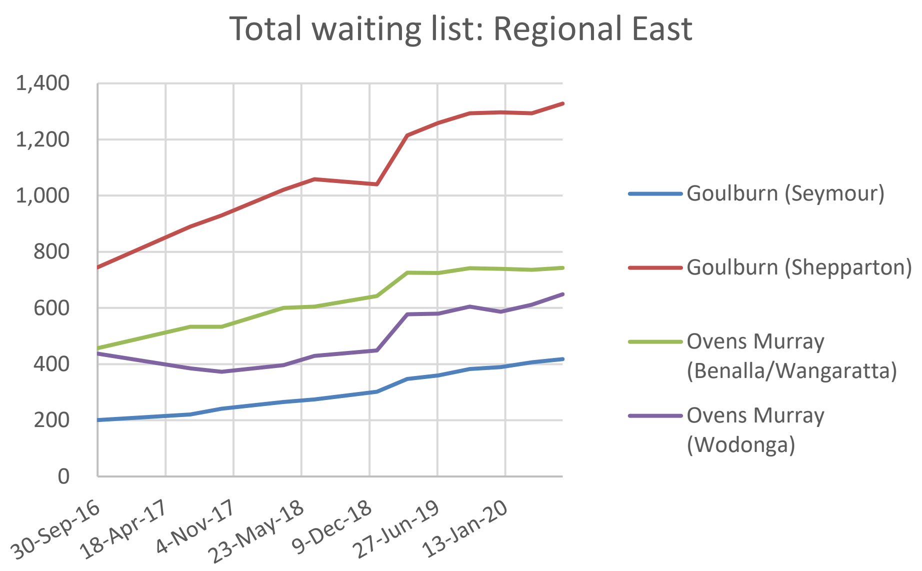

Figure 13. Changes in total housing waiting lists (applications), September 2016 to June 2020, for Regional East areas. Data source (Housing Vic 2016 to 2020).

The average net increase in numbers of total housing applications per area was 293, an increase of 64 percent, Table 6. Percentage increases ranges from 34 (Wodonga) to 94 (Seymour).

Table 6 Changes in total housing waiting lists (applications), September 2016 to June 2020, for Regional East areas*

Area	Current demand	Increase (number)	Increase (%)
Goulburn (Seymour)	418	217	108
Goulburn (Shepparton)	1,328	583	78
Ovens Murray (Benalla/Wangaratta)	743	286	63
Ovens Murray (Wodonga)	649	212	49
Average	785	325	71
Total	3,138	1,298	

* Data source (Housing Vic 2016 to 2020).

As for other areas, most increases occurred in numbers of priority access applications, Figure 14, while numbers of register of interest applications were relatively stable, Figure 15. The effect of the the new Special Housing Needs 55 Plus priority access category was also significant.

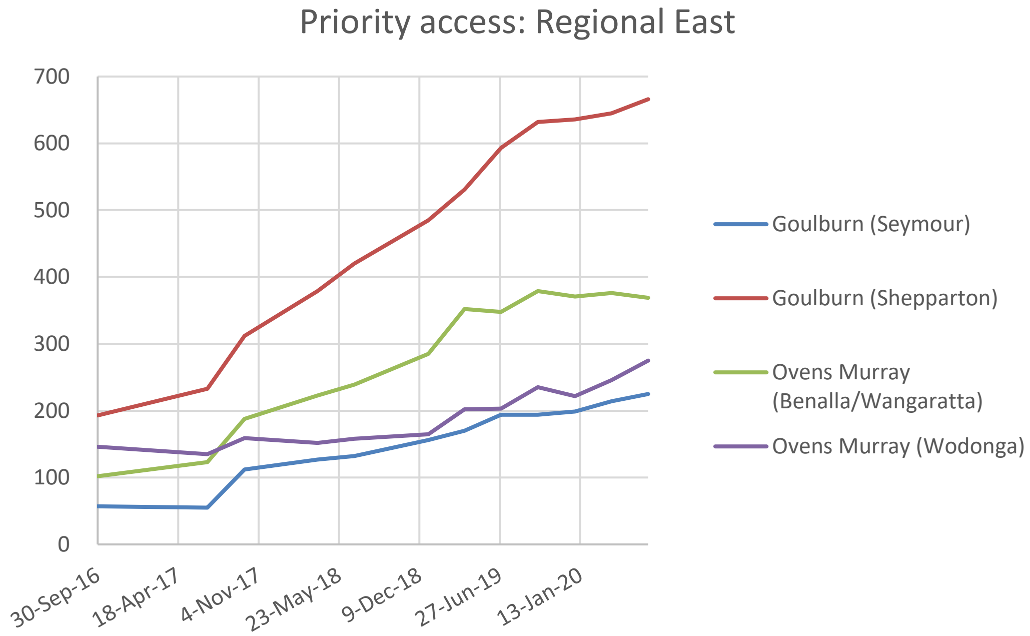

Figure 14. Changes in numbers of priority access applications, September 2016 to June 2020, for Regional East areas. Data source (Housing Vic 2016 to 2020).

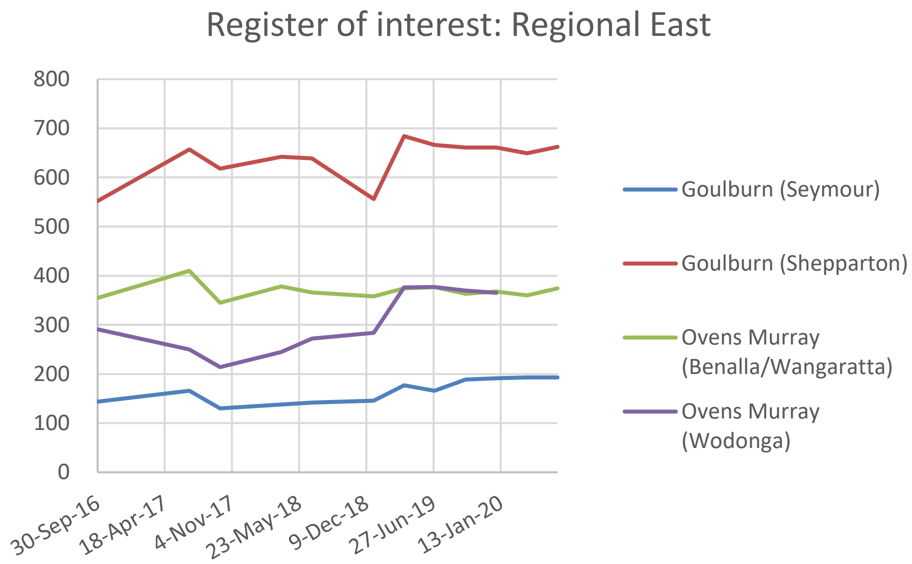

Figure 15. Changes in numbers of register of interest applications, September 2016 to June 2020, for Regional East areas. Data source (Housing Vic 2016 to 2020).

Regional West

For regional west areas major increases in total housing waiting lists occurred for Barwon (Geelong) and Central Highlands (Ballarat), with slight increases for the other areas, Figure 16.

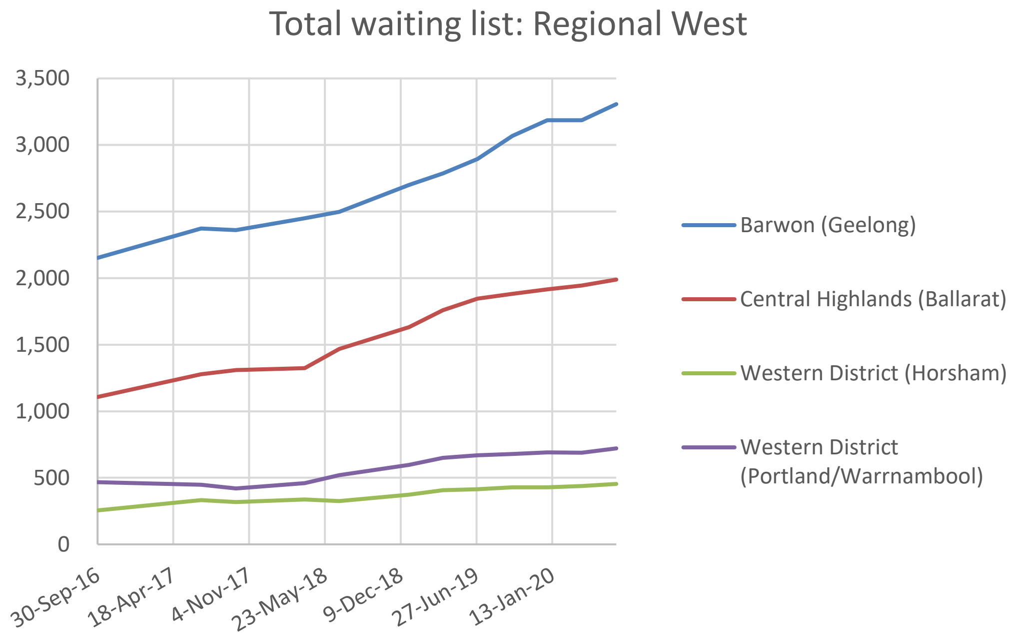

Figure 16. Changes in total waiting lists (applications), September 2016 to June 2020, for Regional West areas. Data source (Housing Vic 2016 to 2020).

The average net increase in numbers of total housing applications per area was 623, an increase of 63 percent, Table 7. Percentage increases ranges from 54 (Geelong) to 80 (Ballarat).

Table 7 Changes in total waiting lists (applications), September 2016 to June 2020, for Regional West areas*

Area	Current demand	Increase (number)	Increase (%)
Barwon (Geelong)	3,307	1,155	54
Central Highlands (Ballarat)	1,989	882	80
Western District (Horsham)	454	199	78
Western District (Portland/Warrnambool)	721	255	55
Average	1,618	623	63
Total	6,471	2,491	

***,** Data source (Housing Vic 2016 to 2020).

As for other areas, most of the increases were due to increased numbers of priority access applications, Figure 17. In the case of Barwon (Geelong) there also appears to have been further transfer of applications from register of interest to priority access, comparing Figures 17 and 18. The effect of the the new Special Housing Needs 55 Plus priority access category was also significant.

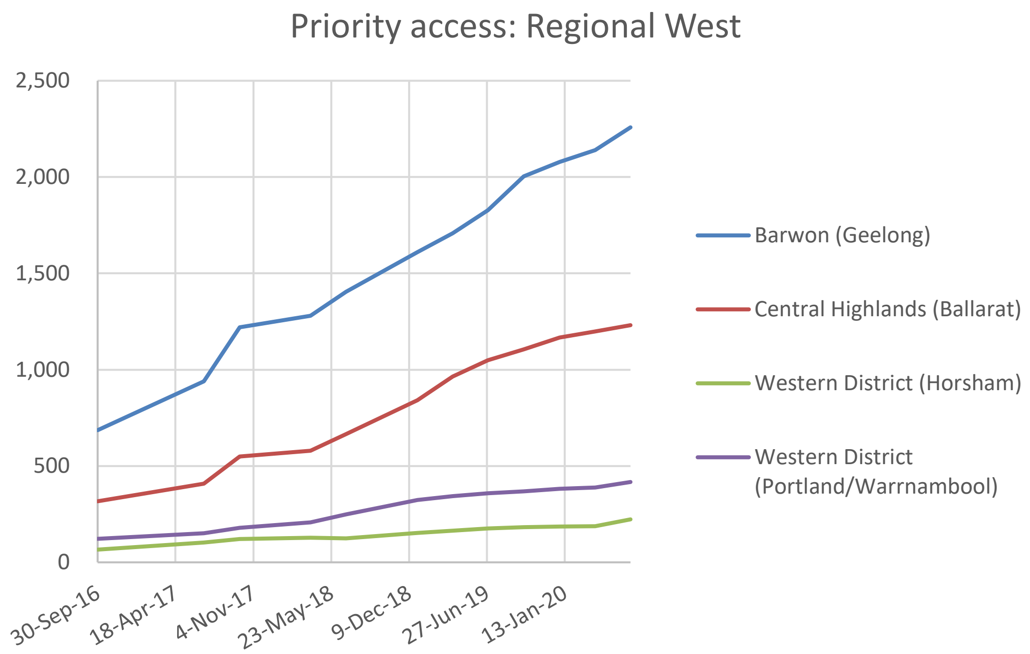

Figure 17. Changes in numbers of priority access applications, September 2016 to June 2020, for Regional West areas. Data source (Housing Vic 2016 to 2020).

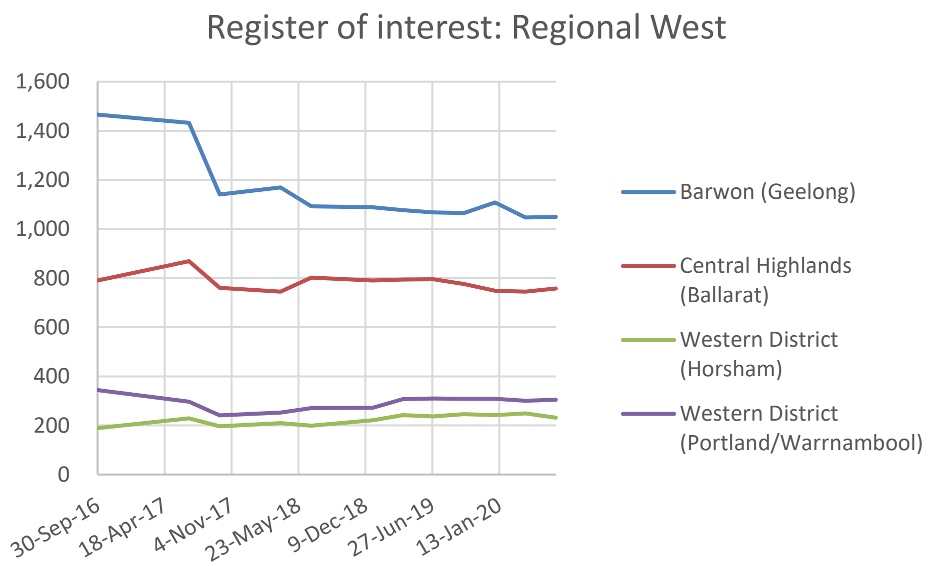

Figure 18. Changes in numbers of register of interest applications, September 2016 to June 2020, for Regional West areas. Data source (Housing Vic 2016 to 2020).

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Vinson, T., Rawsthorne, M., Beavis, A., and Ericson, M. (2015) *Dropping off the Edge 2015. Persistent communal disadvantage in Australia*.