

A Social Profile of Households in Higher Density Housing in Fairfield

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A Social Profile of Households in Higher Density Housing in Fairfield

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EXECUTIVE SUMMARY

DWELLINGS

In 2001 there were 12,140 multi-unit dwellings¹ in Fairfield LGA representing 22% of all of dwellings at this time². The proportion of higher density housing was low compared with Sydney SD as a whole, where 36% of dwellings were multi-unit dwellings.

Multi-unit dwellings increased by 5,037, from 7,103 in 1981 to 12,140 in 2001, an increase of 71% overall. Multi-unit dwellings outstripped new houses in absolute terms over the 1991 – 2001 decade.

Between 1981 and 2001 the core areas of higher density around Fairfield and Cabramatta town centres had expanded where higher density zoning and proximity to transport nodes had attracted further development. But medium density development, associated with redevelopment of sites for villas and town houses, has led to a diffusion of higher density housing across the urban area.

BUILDING APPROVALS

Approvals for multi-unit dwellings increased from 2% of all approvals in 1983-84 to 49% of all approvals in 2002-03. The turning point came in the early 1990s, when multi-unit development overtook separate houses for the first time. In recent years the proportion of multi-unit dwelling approvals in Fairfield has moved significantly closer to that for Sydney as a whole, compared to the situation in the mid-1980s.

Semi-detached dwellings have been the dominant form of higher density development in recent years. Between 1991/2 and 2002/3, semi-detached approvals averaged 35% of all approvals compared to 13% for flats. This is the reverse of the pattern in Sydney as a whole, where flats have dominated higher density approvals. However, approvals for the former have been falling in recent years, while that for flats have increased.

¹ Multi-unit dwellings includes townhouses, villas, row and terrace houses, flats, units and other semi detached dwellings

² This excludes caravans, granny flats and improvised dwellings.

A PROFILE OF RESIDENTS IN HIGHER DENSITY DWELLINGS

Household characteristics

The flat sector in Fairfield caters for a much higher proportion of family households than elsewhere in Sydney. Two in five households (40%) of households in flats have children, double the proportion in Sydney as a whole. Some 3,271 children (8% of all children in Fairfield) lived in flats. However, the proportion of households living in flats in Fairfield who had children is substantially lower than the proportion of households with children living in houses.

As a result, flats in Fairfield accommodated much higher proportions of children compared to the Sydney picture. Some 22% of individuals in low rise flats and 21% of individuals in high rise flats in Fairfield were children, compared with 14% and 11% respectively in Sydney. The other age groups overrepresented were those aged 35-64 years. Compared to the situation elsewhere in Sydney, flats in Fairfield cater for a much more family orientated demand, with a strong representation of mature parents with young children.

The Fairfield flat market is overwhelmingly an immigrant housing market. Only a fifth of individuals living in flats here were born in Australia, compared to 44% for houses in Fairfield, and around 40% for flats across Sydney. Compared to Sydney and Western Sydney as a whole, there was a particular over-representation of individuals who were born in Asia and the Middle East.

While people living in flats were generally much more mobile than those who live in houses, mobility rates for individuals in flats in Fairfield are actually lower than for or Sydney as a whole. This implies that households in the Fairfield flat market are more likely to be long term residents in their flats than those living in flats elsewhere. This may indicate a level of entrapment in the sector for some households, or the presence of an older cohort living in flats here, something that has significant implications for housing choice and longer term service provision.

Households who live in flats in Fairfield have much lower incomes compared to other flat dwellers across Western Sydney and Sydney. Some 35% of households in low rise flats in Fairfield, and 28% of those in high rise flats earned less than \$400 per week (compared to 22% and 14% in Sydney as a whole). Flat dwellers are also impoverished compared to households living in houses elsewhere in Fairfield, of whom only 16% earned less than \$400 per week.

Unemployment among Fairfield's flat dwellers was twice as high as for those in Sydney as a whole, and 50% higher than for flat dwellers in Western Sydney. It was also twice the rate for people living in Fairfield's houses. Workforce participation rates were relatively low in the Fairfield flat sector, with just 26% of individuals in low rise flats and 30% of individuals in high rise flats in work in 2001

The occupational profile of individuals living in higher density housing in Fairfield indicated they are employed in jobs which require much lower levels of skill and education compared to the rest of Sydney. They are much more likely to be

Labourers and Related Workers, Tradespersons, and Intermediate Production and Transport Workers.

Households residing in flats in Fairfield were less likely to have access to motor vehicles than households in flats in Sydney. However, it is highly likely the lower vehicle ownership is primarily related to very low income, rather than preference or convenience.

Dwelling characteristics

Flats are dominated by private rental, which accounted for 50% of low rise and 53% of high rise dwellings, significantly higher than the figures for Sydney as a whole. Home purchasers are significantly under-represented. The implications for further high rise development are clear. At present, there is only a small market for home purchase in the existing flat market. Whether new flat development can boost the level of home buyers as opposed to investors purchasing units is a key issue in determining the social outcomes of proposals to develop new blocks of flats in Fairfield.

The flat market in Fairfield represents one of the most affordable rental housing markets in Sydney. Rents for flats in Fairfield are significantly lower than the rents for flats across Sydney as a whole. Some 46% of households in low rise flats and 50% of those in high rise flats in Fairfield pay between \$100 and \$199 per week.

Flats in Fairfield predominantly have two bedrooms, with flats of this size accounting for 76% of flats in low rise blocks and 81% of high rise flats have two or fewer bedrooms. Compared to Sydney as a whole, the proportion of two bed flats is significantly higher in Fairfield. The overwhelming predominance of smaller dwellings in the flat sector is significant in relation to the finding, noted above, that 40% of households have children. This finding implies a potential overcrowding problem in this sector of the market for family households.

The changing social characteristics of individuals in higher density dwellings, 1991-2001

There has been a shift away from couples with children in higher density housing in Fairfield and towards lone person households and one parent families, although couples with children are still a significant proportion of those who live in flats and semi detached dwellings. Semi-detached dwellings saw a particularly sharp fall in the proportions of couples with children, but experienced an increase in childless couples and lone person households, suggesting a net movement into this form of housing by older households.

There has been a proportional increase in all age cohorts over 35 years, with the largest positive shift in the 45-64 year age group. In other words, the proportion of older people living in flats increased at a faster rate than in the population in Fairfield as a whole, particularly in the low rise sector.

There was a general shift away from individuals born in Asian countries and Australia towards persons who were born in the Middle East, although the 'not stated' category

has increased significantly, particularly in low rise flats. Trends for Asian born residents suggest a relative shift into houses over the decade, a possible indication of greater diffusion of this group into the wider housing market.

The sector experienced a substantial proportional increase in persons who were not in the labour force at all. This shift was most pronounced for low rise flats, which suggests that it is associated with the increase in the numbers of older people.

Changes in tenure were relatively small, with private rental still by far the dominant tenure. The major change appears to have been a shift from buying to outright ownership, with the proportion renting falling slightly. These tenure changes are consistent with an older population profile. It is worth noting that shift to outright ownership for flat dwellers were less pronounced than the comparable trend among house owners.

WHO'S MOVING INTO FAIRFIELD'S FLATS?

Characteristics of residents who moved into flats between 1996 and 2001

In all, 7,436 individuals had moved into flats in Fairfield between 1996 and 2001, including 2,684 who were living overseas in 1996. This represented 59% of all households living in flats at this time (compared to 49% in Fairfield as a whole). As many as 36% of these were living overseas five years earlier (37% in Fairfield).

The profile of those who moved in to flats over this period is in part a reflection of the higher turnover rates in the private rental market, with in-movers more likely to be younger, more economically active and with somewhat higher incomes than longer term residents in the sector (non-movers). Childless couples, single parents and, particularly, group households were overrepresented among those moving into flats.

Households of individuals moving into the Fairfield flat sector between 1996 and 2001 were overwhelming at the lower end of the income scale, but showed a somewhat higher income profile than the households of flat dwellers who had not moved.

In-movers were more likely to be in the younger age cohorts between 15 and 34 compared to those who did not move.

In-movers were more likely to be in the labour market (employed or unemployed) compared to those who did not move.

A quarter (25%) of in-movers had a university degree, significantly higher than the proportion of persons with university qualifications across the whole LGA (18%).

However, there is no indication that a substantially different occupational group moved in to the sector compared to those already living there. The bias to lower skilled manual workers remains strong.

Two thirds of in-movers (68%) were renting privately. There is little evidence from these data that recent movers into flats were buying into the sector in any great

numbers. While there was a small and potentially significant homeownership market, only 20% of in-movers were home buyers or owners, compared to 63% of households in Fairfield as a whole. The contribution of the private rental sector to the high mobility rates in the flat market in Fairfield is evident from these data.

In-movers paid generally higher rents, on average, than non-movers in the flat sector. Whether this implies greater affordability problems for in-movers is a matter of conjecture, given their generally higher incomes compared to non-movers.

Where have new flat dwellers in Fairfield come from?

The largest single group had moved from another address in Fairfield. But the second largest group arrived from an overseas location. Liverpool, Bankstown, Auburn and Canterbury were the most prominent areas of origin for those who moved for within Australia.

There is little evidence that in-migration to Fairfield's flat sector from elsewhere is operating to change the low income profile of the flat sector. If anything, it is working to reinforce this profile.

People moving into Fairfield flats from elsewhere were predominately in the 25 to 43 age, especially among those moving from LGAs adjacent to Fairfield such Auburn, Canterbury and Bankstown. Overseas migrants were particularly unlikely to be aged over 55, but also more likely to be aged below 14, consistent with the finding that almost two thirds of overseas in-movers were households with children.

Half (50%) of the in-movers from within the Fairfield LGA were born in Asia, as were around half of in-movers from Liverpool, Auburn, Bankstown and Canterbury. Less than one fifth of in-movers from these areas were Australian born. Southern Europeans were generally under-represented in domestic in-mover flows compared to the proportion in Fairfield overall

Of all overseas born in-movers, 35% were born in the Middle East, 33% in Asia and 19% in Southern and Eastern Europe. Only 1% of those who arrived from overseas were Australian born residents returning home. The high proportion of in-movers to flats who were born in the Middle East was particularly significant, as this group comprised just 7% of all Fairfield residents.

Generally, in-movers from the LGAs adjacent to Fairfield were more likely to be economically active and in work than those moving within Fairfield or arriving from other places. The one exception was Liverpool, where in-movers were less likely to be in work. Recent immigrants from overseas were particularly less likely than other in-movers to be in work

Some of the in-mover flows had substantial components of people with higher levels of education (up to 33%) compared to Fairfield's overall population (18%). This stands in some contradiction to the generally low income and occupation levels recorded for these groups.

With the exceptions of those from Liverpool and overseas immigrants, in-movers from outside Fairfield were more likely to have managerial, professional and administrative jobs than in-movers to flats from within Fairfield, indicating a proportion of the in-mover stream have higher income potentials. However, the largest single occupation group in most cases was still labourers.

In-movers from Auburn and Bankstown, as well as eastern and northern Sydney, were more likely to be buying their flat than those from elsewhere. On the other hand, only 12% of immigrants from overseas owned or were buying their flat, while 81% were renting privately.

Overseas in-movers are much more likely than other groups to be paying rents over \$150 per week. The low incomes of this group and their generally lower occupational and economic status imply this group maybe experiencing affordability problems.

1. INTRODUCTION

This report has been commissioned by the City of Fairfield to assist in developing future planning strategies for managing urban growth. In particular, Council wishes to better understand the nature of the emerging demand for higher density housing. The report therefore examines the socio-economic characteristics of individuals and households who live in higher density housing in the Fairfield local government area. By higher density housing we refer to those dwellings other than separate houses. This includes duplexes, townhouses, villas, flats and units, and other forms of attached dwellings. Not surprisingly then, higher density housing in this report can also be referred to as multi-unit dwellings.

Section 2 begins by analysing the growth of the higher density sector in Fairfield between 1981 and 2001 using Australian Bureau of Statistics (ABS) Census data. The changing nature of the housing stock in Fairfield is also mapped at the Collector District (CD) level in 1981 and 2001. Section 3 examines the changing housing stock in between Census years through the ABS building approvals data. These data are examined between 1983-84 and 2002-03. These two sections therefore set out the extent of the higher density sector in the City and chart its growth.

Section 4 moves on to a consideration of the demand for this type of housing through an analysis of the socio-economic characteristics of persons living in higher density dwellings in Fairfield, again using ABS Census data. The first part examines the characteristics of individuals and households in higher density dwellings in 2001. In particular, it concentrates on the socio-economic profile of flat dwellers in both high and low rise flats making comparisons to other dwelling types and to the situation in Western Sydney and Sydney as a whole where relevant. The second part of Section 4 examines the changes in the socio-economic profile of the higher density sector in Fairfield between 1991 and 2001.

The final Section 5 explores the dynamics of the higher density market by examining the socio-economic profile of individuals who moved into flats (both low and high rise developments) in Fairfield between the 1996 and 2001 Censuses. That is, those persons and households who lived in a flat at the 2001 Census but resided in another location in 1996, or were overseas. A second component in this section also analyses the previous residential locations of these individuals and households to describe where the current demand for flats in Fairfield has come from.

2. DWELLINGS

In 2001, there were 42,177 separate houses and 12,140 multi-unit dwellings³ in Fairfield LGA (Table 1), representing 78% and 22% respectively of all of dwellings at this time⁴. The proportion of higher density housing was low compared with Sydney SD as a whole, where 64% of dwellings were separate houses and 36% were multi-unit dwellings. The proportions are close to the average for Western Sydney⁵, where 80% of dwellings were separate houses and 20% were multi-unit dwellings.

Between 1981 and 2001, separate houses increased from by 12,346, from 29,831 to 42,177, an increase of 41% (Table 2). The majority of this increase however, was between 1981 and 1991, reflecting the significant winding back of new greenfield development in the last decade. Multi-unit dwellings, on the other hand, increased by 5,037, from 7,103 in 1981 to 12,140 in 2001, an increase of 71% overall, but an increased level of development over the two decades. Multi-unit dwellings outstripped new houses in absolute terms over the 1991 – 2001 decade to become the dominant form of new development.

Both separate houses and multi-unit dwellings increased, proportionally, more than the Sydney SD average between 1981 and 2001. In particular there were much larger increases in both dwelling types between 1981 and 1991. Compared with Western Sydney there have been, proportionally, larger increases in separate houses but lower increases in multi-unit dwellings over the period in Fairfield. But, like Sydney as a whole, there has been a proportional shift away from separate houses towards multi-unit dwellings in Fairfield over the last twenty years. This shift has been particularly significant since 1991.

The geographical impact of these changes is shown in Figures 2 to 5. In 1981, the higher density sector was concentrated around the Fairfield and Cabramatta town centres. Smaller concentrations were associated with the public housing areas of Bonnyrigg and Villawood. By 2001, the core areas of higher density had expanded where higher density zoning and proximity to transport nodes had attracted further development. But medium density development, much of it associated with redevelopment of sites for villas and town houses, had clearly led to a diffusion of higher density housing across the urban area.

³ Multi-unit dwellings includes townhouses, villas, row and terrace houses, flats, units and other semi detached dwellings

⁴ This excludes caravans, granny flats and improvised dwellings.

⁵ Western Sydney includes the local government areas of Auburn, Bankstown, Baulkham Hills, Blacktown, Blue Mountains, Fairfield, Hawkesbury, Holroyd, Liverpool, Parramatta and Penrith.

Table 1: The number and proportion of separate houses and multi-unit dwellings in Fairfield, 1981-2001

	Fairfield		Western Sydney		Sydney SD	
	Separate Houses	Multi-Unit Dwellings	Separate Houses	Multi-Unit Dwellings	Separate Houses	Multi-Unit Dwellings
1981	29,831	7,103	284,038	37,028	721,842	312,487
	80.8%	19.2%	88.5%	11.5%	69.8%	30.2%
1991	40,125	9,481	337,727	56,305	823,719	370,600
	80.9%	19.1%	85.7%	14.3%	69.0%	31.0%
2001	42,177	12,140	386,636	96,056	907,195	505,838
	77.6%	22.4%	80.1%	19.9%	64.2%	35.8%

Table 2: The absolute change in separate houses and multi-unit dwellings in Fairfield between 1981 and 2001

	Fairfield	
	Separate Houses	Multi-Unit Dwellings
Absolute Change		
1981-1991	10,294	2,378
1991-2001	2,052	2,659
1981-2001	12,346	5,037

Table 3: The relative change in separate houses and multi-unit dwellings in Fairfield between 1981 and 2001

	Fairfield		Western Sydney		Sydney SD	
	Separate Houses	Multi-Unit Dwellings	Separate Houses	Multi-Unit Dwellings	Separate Houses	Multi-Unit Dwellings
Percentage Change						
1981-1991	34.5%	33.5%	18.9%	52.1%	14.1%	18.6%
1991-2001	5.1%	28.0%	14.5%	70.6%	10.1%	36.5%
1981-2001	41.4%	70.9%	36.1%	159.4%	25.7%	61.9%
Percentage Point Change						
1981-1991	0.1%	-0.1%	-2.8%	2.8%	-0.8%	0.8%
1991-2001	-3.2%	3.2%	-5.6%	5.6%	-4.8%	4.8%
1981-2001	-3.1%	3.1%	-8.4%	8.4%	-5.6%	5.6%

Figure 1: Absolute changes in dwelling types, 1981 – 1991 and 1991 – 2001, Fairfield

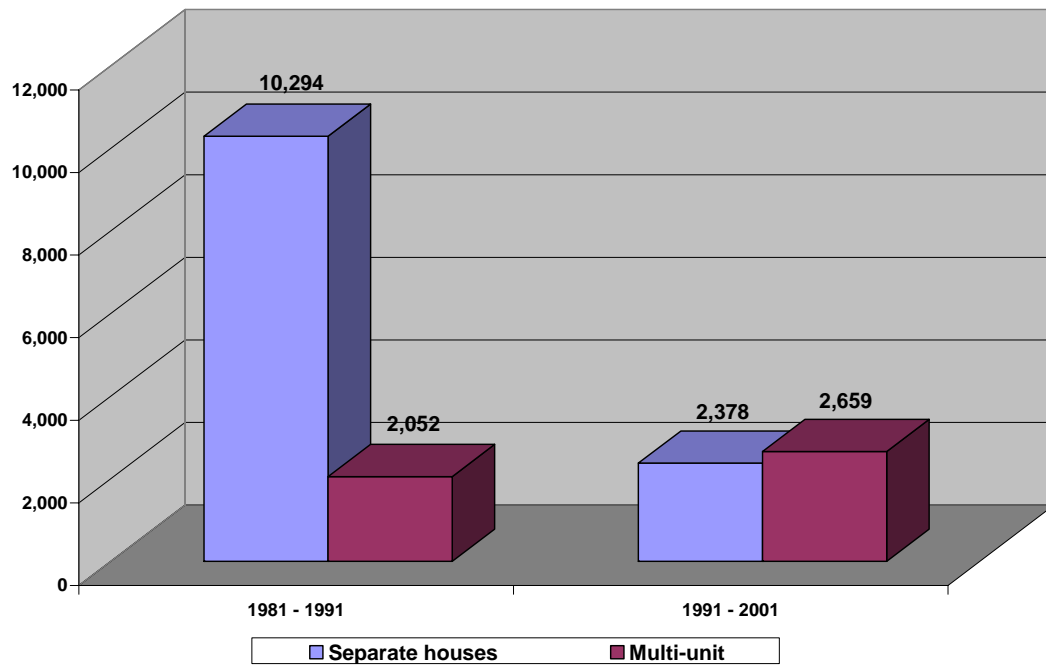


Figure 2: The proportion of separate houses in Fairfield by Census Collector Districts (CDs), 1981

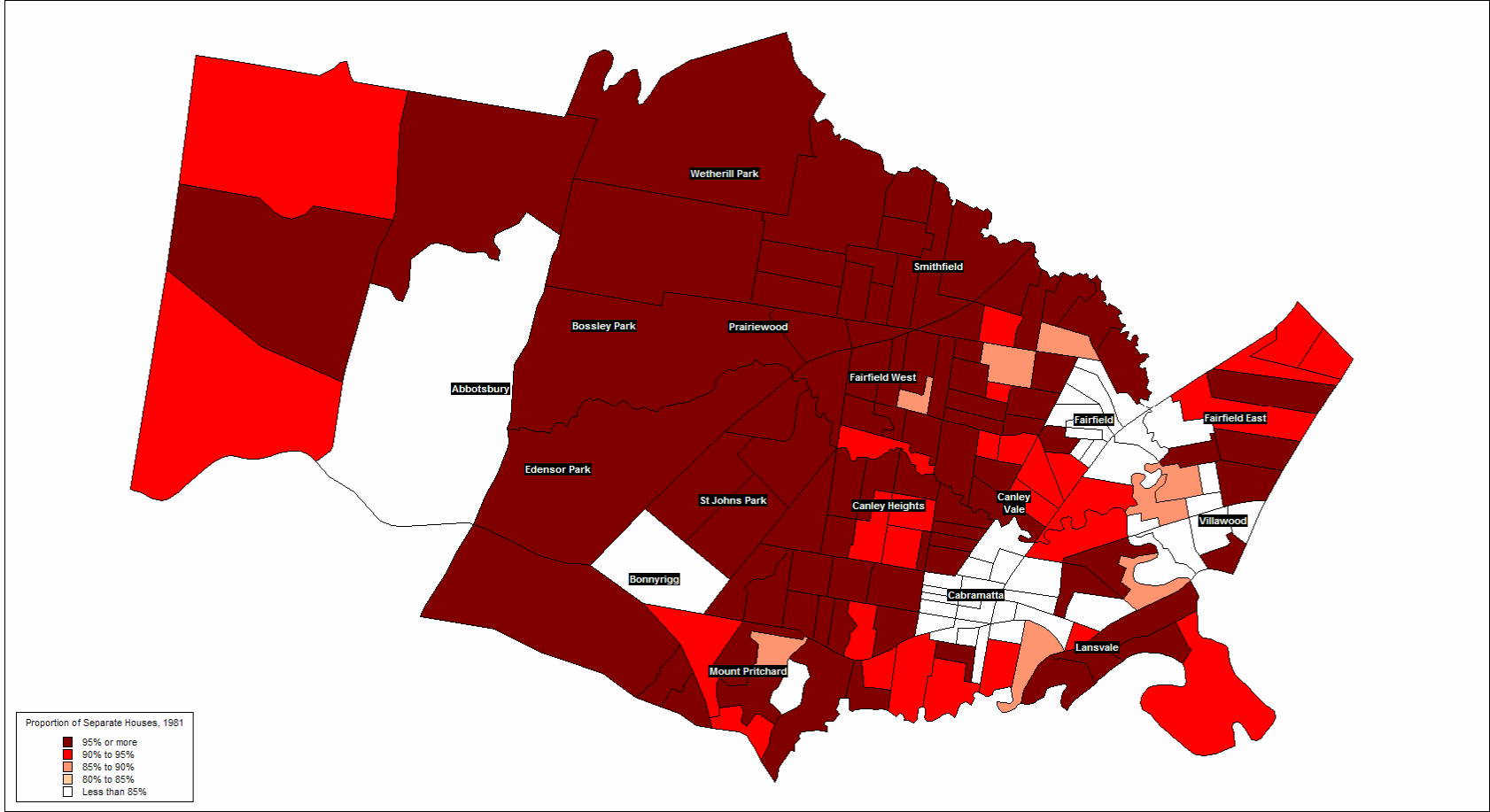


Figure 3: The proportion of separate houses in Fairfield by Census Collector Districts (CDs), 2001

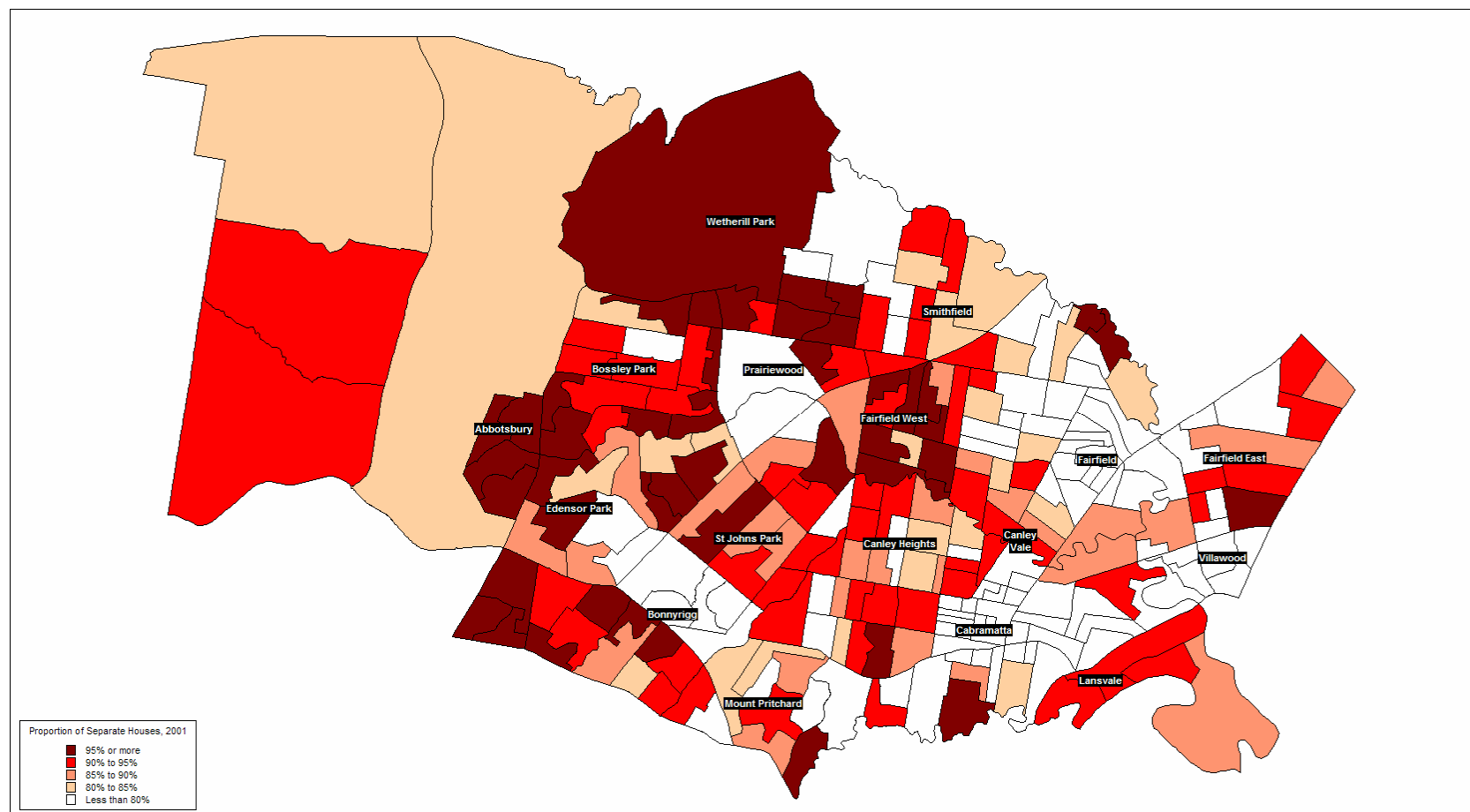


Figure 4: The proportion of multi-unit dwellings in Fairfield by Census Collector Districts (CDs), 1981

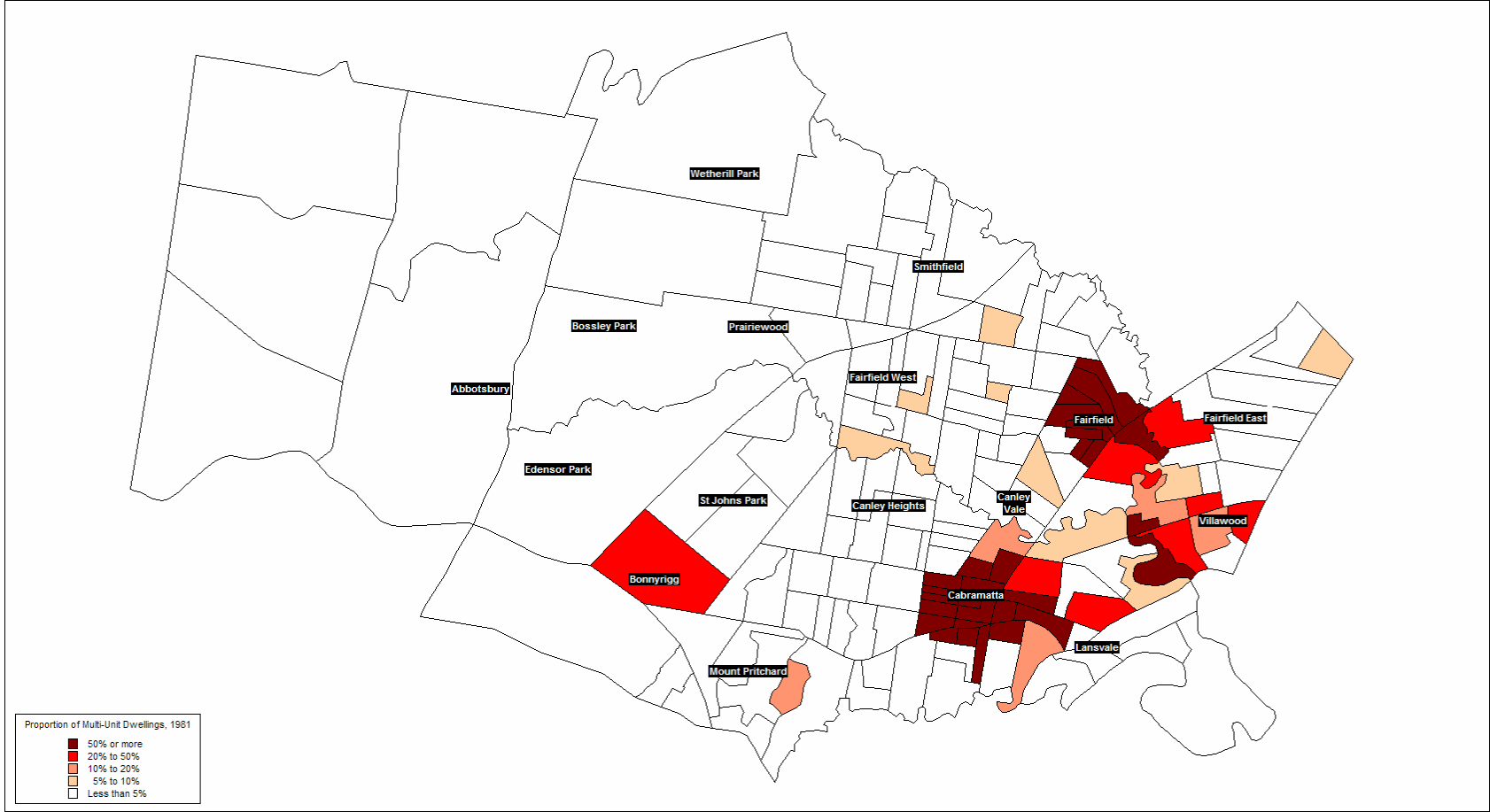
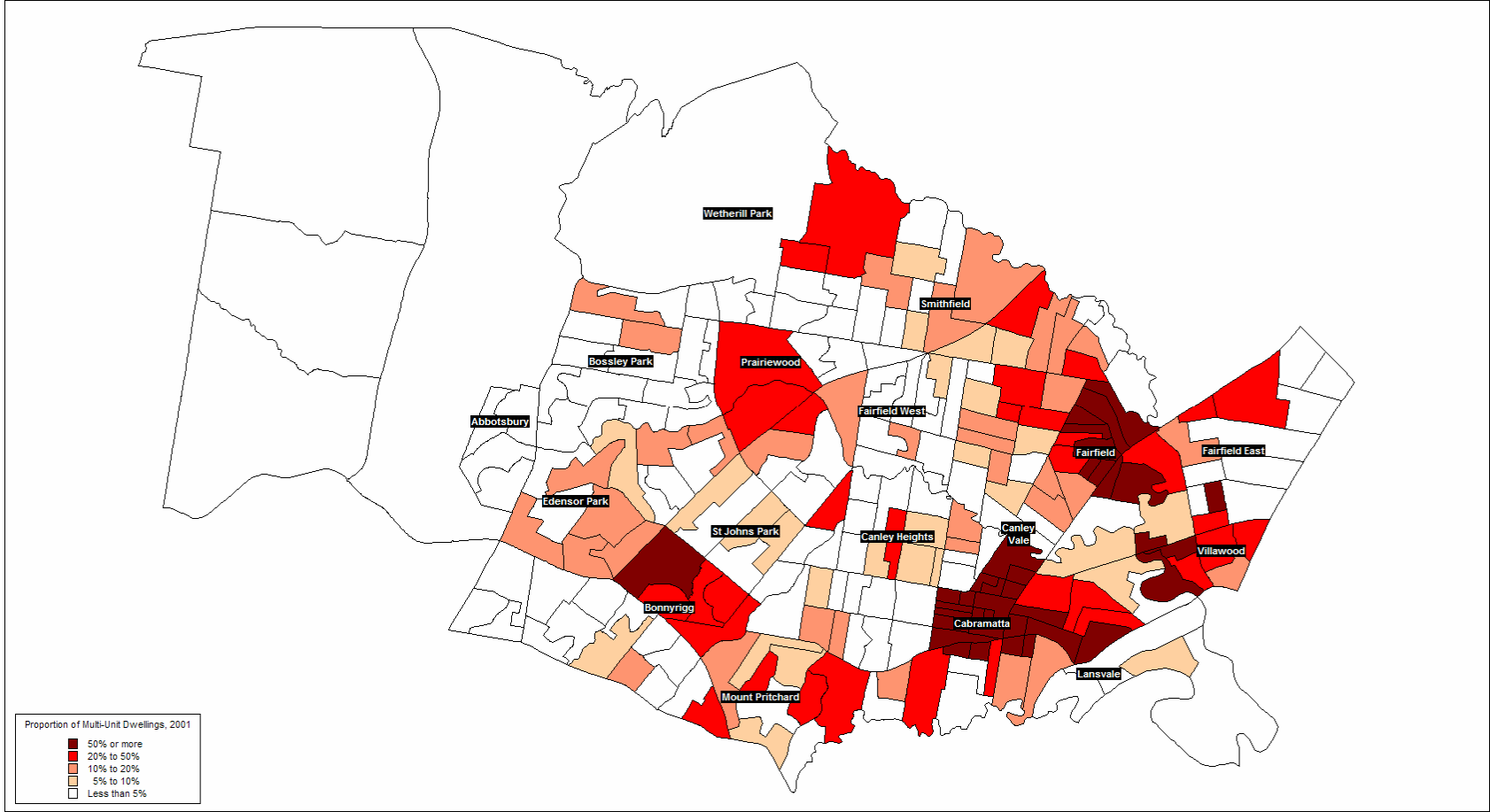


Figure 5: The proportion of multi-unit dwellings in Fairfield by Census Collector Districts (CDs), 2001



3. BUILDING APPROVALS

More detailed data on building approvals for the period 1983-84 to 2002-03 provide a finer analysis of the trends in multi-unit development in the most recent decade. These data highlight the transition over this period from low to high density in new development in the City, with higher density dwellings accounting for half of all new development by the end of this period.

Between 1983-84 and 2002-03, building approvals for separate houses in Fairfield decreased from 1,523 to 355 (Table 4, Figure 6). Proportionally, this represents a decrease in separate house approvals from 98% of all approvals to 51% over the period (Figure 7). On the other hand, building approvals for multi-unit dwellings in Fairfield increased from just 32 in 1983-84 to 341 in 2002-03. Proportionally, approvals for multi-unit dwellings increased from 2% of all approvals in 1983-84 to 49% of all approvals in 2002-03.

The turning point came in the early 1990s, when multi-unit development overtook separate houses for the first time. While there has been a small resurgence of separate housing later in the following decade, following the property down turn of the early 1990s, house approvals were heading downwards again by 2000 with multi-unit approvals moving upwards. Between 1991-92 and 1996-97 approvals for multi-unit dwellings and separate houses fluctuated such that approvals for multi-unit dwellings were proportionally greater in four of these years. Between 1983-84 and 2002-03, the proportion of multi-unit approvals has only been greater than that of Sydney on three occasions (1991-92, 1994-95 and 1995-96). However, in recent years the proportion of multi-unit dwelling approvals in Fairfield has moved significantly closer to that for Sydney as a whole, compared to the situation in the mid-1980s.

Since 1991-92 the Australian Bureau of Statistics (ABS) has collected building approvals for multi-unit dwellings at a more disaggregated level. These data are presented in Table 5 and Figures 8 to 10. Overall, 3,384 semi-detached and 1,215 flats were approved in this period. Between 1991-92 and 2002-03 approvals for semi-detached dwellings fluctuated from 38% to 25%, peaking at 52% of all approvals in 1994-95 and trending consistently downwards since then. Approvals for flats/units have also fluctuated over this period but peaking at both the beginning and end of the period at 24% of all approvals. The proportion of semi-detached approvals in Fairfield has consistently been greater than that for Sydney as a whole (averaging 35% for the whole period, compared to 19% for Sydney), whereas approvals for flats/units in Fairfield have been consistently lower than that for Sydney as a whole (13% in Fairfield compared to 35% in Sydney). However, latest trends suggest this may be changing again, with flat approvals moving upwards.

Table 4: Building approvals for separate houses and multi-unit dwellings in Fairfield and Sydney SD, 1983-84 to 2002-03

	Fairfield				Sydney SD			
	Separate Houses	% of total	Multi-Unit Dwellings	% of total	Separate Houses	% of total	Multi-Unit Dwellings	% of total
1983-1984	1,523	98%	32	2%	14,981	70%	6,451	30%
1984-1985	1,393	91%	131	9%	14,932	66%	7,849	34%
1985-1986	1,407	97%	46	3%	13,144	64%	7,408	36%
1986-1987	1,352	91%	141	9%	11,859	65%	6,515	35%
1987-1988	2,020	97%	73	3%	19,578	72%	7,558	28%
1988-1989	1,357	75%	461	25%	16,410	61%	10,478	39%
1989-1990	520	74%	180	26%	10,269	52%	9,449	48%
1990-1991	571	74%	202	26%	10,422	56%	8,320	44%
1991-1992	440	38%	709	62%	12,044	57%	9,137	43%
1992-1993	455	65%	248	35%	13,371	52%	12,475	48%
1993-1994	393	51%	374	49%	13,926	51%	13,122	49%
1994-1995	351	37%	609	63%	14,089	44%	17,922	56%
1995-1996	302	45%	363	55%	12,721	48%	13,930	52%
1996-1997	371	46%	434	54%	13,374	45%	16,668	55%
1997-1998	443	63%	265	37%	15,679	46%	18,384	54%
1998-1999	599	55%	497	45%	15,181	45%	18,492	55%
1999-2000	621	59%	439	41%	16,366	50%	16,513	50%
2000-2001	267	71%	107	29%	9,810	45%	12,025	55%
2001-2002	413	66%	213	34%	13,212	42%	18,119	58%
2002-2003	355	51%	341	49%	10,675	36%	19,355	64%

Figure 6: The number of separate house and multi-unit dwelling approvals in Fairfield, 1983-84 to 2002-03

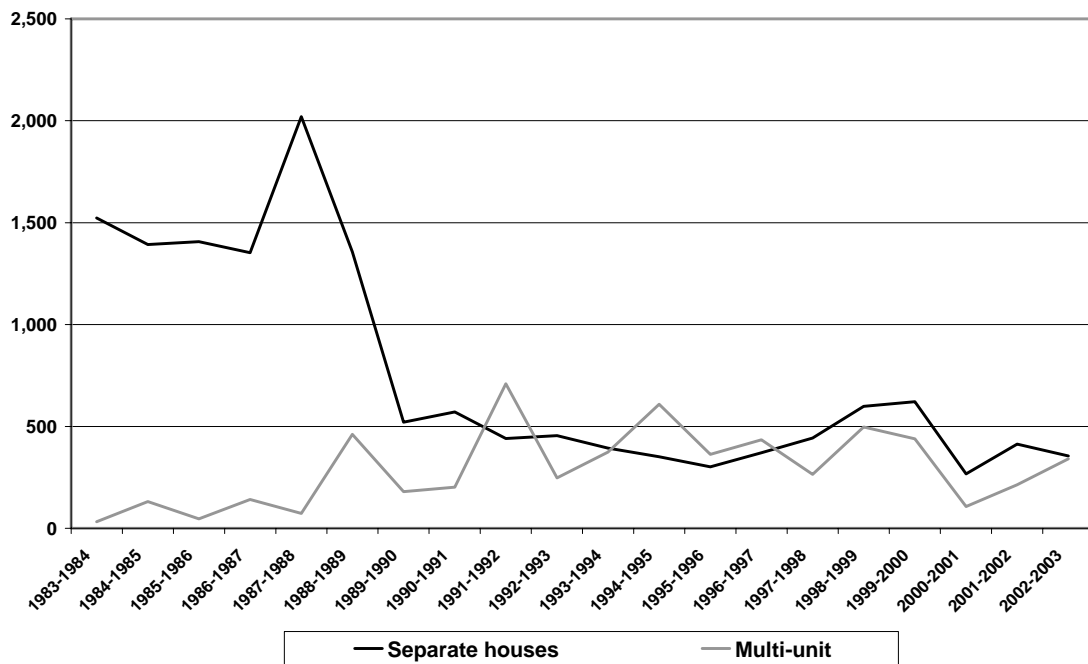


Figure 7: The proportion of separate house and multi-unit dwelling approvals in Fairfield, 1983-84 to 2002-03

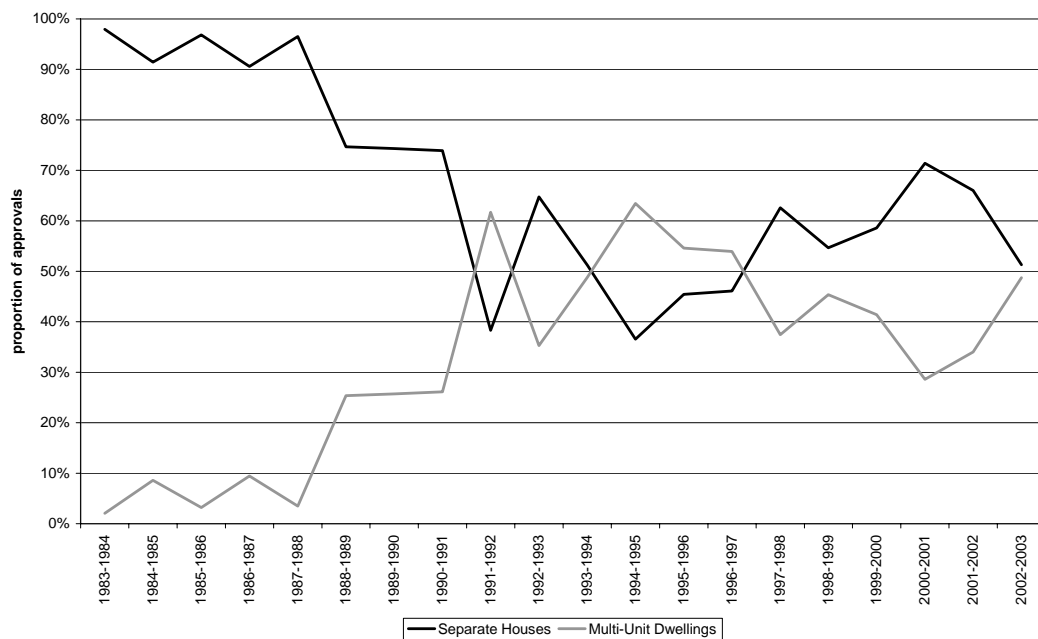


Table 5: Building approvals for separate houses, semi detached dwellings and flats/units in Fairfield and Sydney SD, 1991-92 to 2002-03

	Fairfield			Sydney SD		
	Separate Houses	Semi Detached Dwellings	Flats/Units	Separate Houses	Semi Detached Dwellings	Flats/Units
1991-92	440	437	272	12,044	4,032	5,105
1992-93	455	241	7	13,371	5,531	6,944
1993-94	393	257	117	13,926	6,760	6,362
1994-95	351	500	109	14,089	7,527	10,395
1995-96	302	270	93	12,721	5,835	8,095
1996-97	371	308	126	13,374	5,577	11,091
1997-98	443	172	93	15,679	5,516	12,868
1998-99	599	430	67	15,181	5,869	12,623
1999-00	621	354	85	16,366	5,503	11,010
2000-01	267	76	31	9,810	3,631	8,394
2001-02	413	166	47	13,212	4,563	13,556
2002-03	355	173	168	10,675	5,496	13,859
Total	5,010	3,384	1,215	160,448	65,840	120,302

	Fairfield			Sydney SD		
	Separate Houses	Semi Detached Dwellings	Flats/Units	Separate Houses	Semi Detached Dwellings	Flats/Units
1991-92	38%	38%	24%	57%	19%	24%
1992-93	65%	34%	1%	52%	21%	27%
1993-94	51%	34%	15%	51%	25%	24%
1994-95	37%	52%	11%	44%	24%	32%
1995-96	45%	41%	14%	48%	22%	30%
1996-97	46%	38%	16%	45%	19%	37%
1997-98	63%	24%	13%	46%	16%	38%
1998-99	55%	39%	6%	45%	17%	37%
1999-00	59%	33%	8%	50%	17%	33%
2000-01	71%	20%	8%	45%	17%	38%
2001-02	66%	27%	8%	42%	15%	43%
2002-03	51%	25%	24%	36%	18%	46%
Total	52%	35%	13%	46%	19%	35%

Figure 8: The number of separate house, semi detached and flat/unit building approvals in Fairfield, 1991-92 to 2002-03

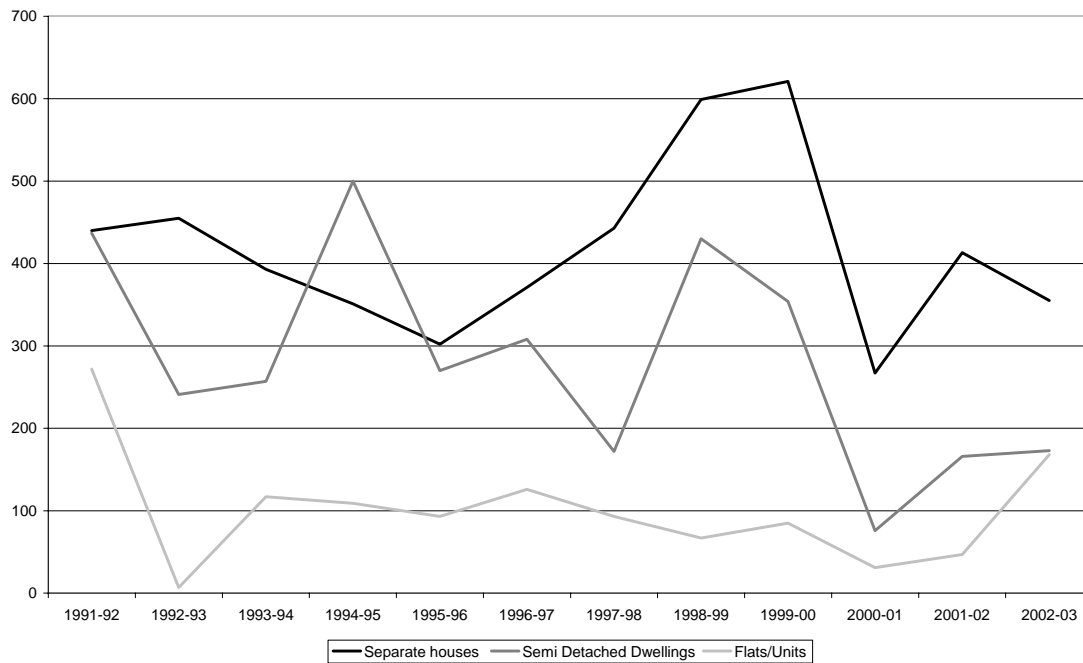


Figure 9: The proportion of separate house, semi detached and flat/unit building approvals in Fairfield, 1991-92 to 2002-03

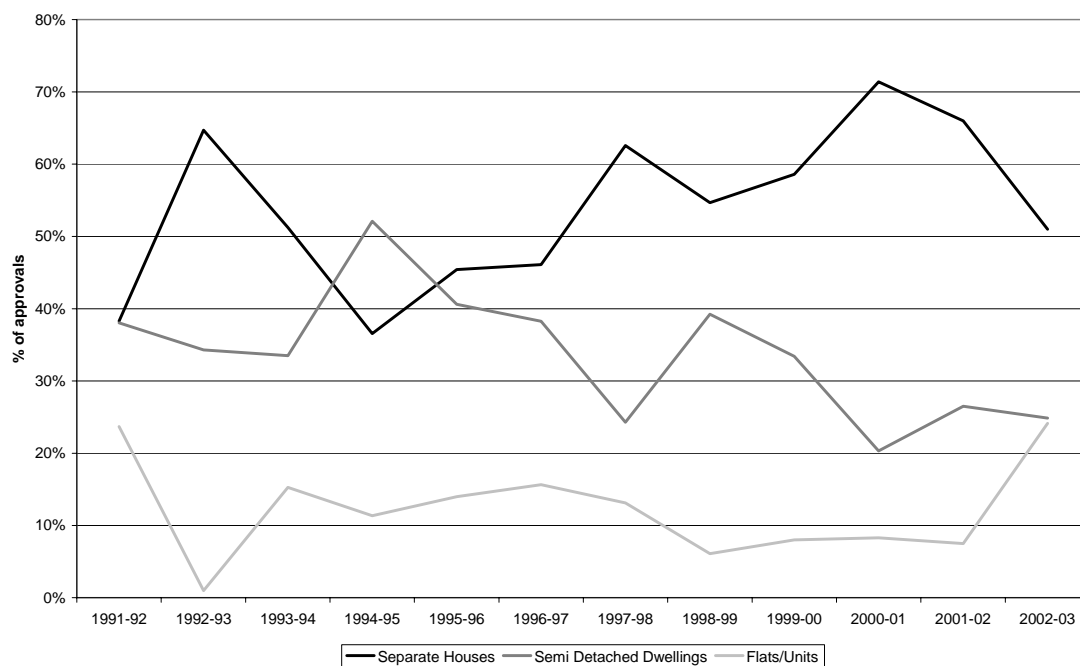
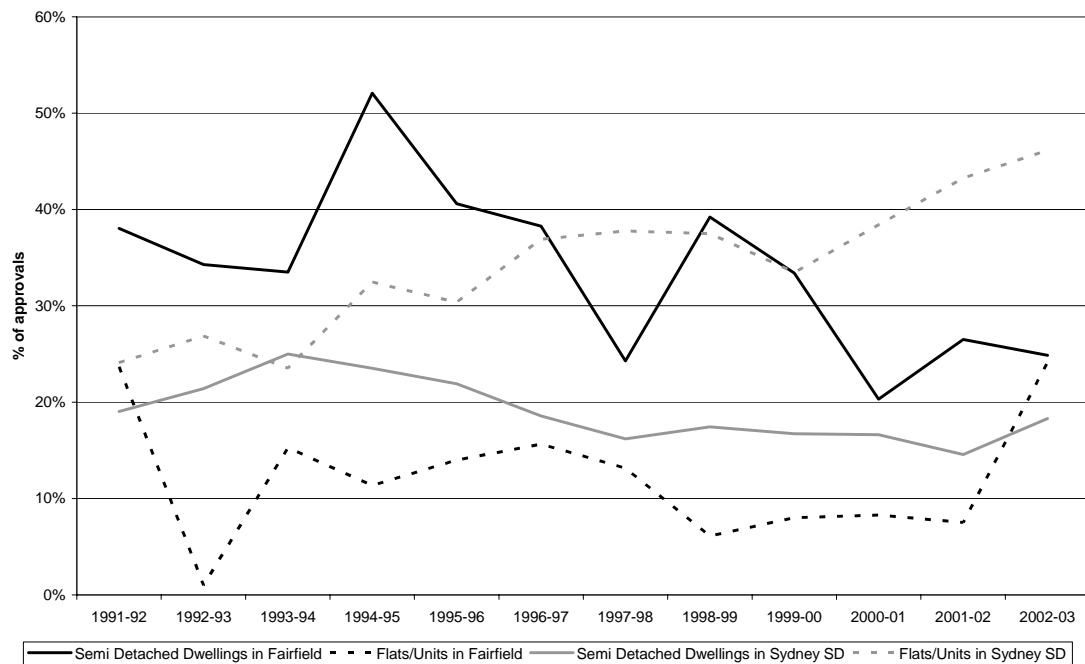


Figure 10: The proportion of semi detached and flat/unit building approvals in Fairfield and Sydney SD, 1991-92 to 2002-03



4. A PROFILE OF RESIDENTS IN HIGHER DENSITY DWELLINGS

4.1 Introduction

So who lives in higher density housing in Fairfield? And how different are they from households who live in other types of housing? In this section we unpack the nature of demand for higher density housing in Fairfield, as indicated by the 2001 Census, and assess how this changed over the 1991 to 2001 period. Again, we are relying on Census data for occupied dwellings for this analysis, and as in Section 3, comparisons are drawn with the profiles of the sector in Western Sydney and Sydney as a whole where relevant. Given the brief for this project, we focus particularly on the situation for flats. As such, it is important to remember that there were 12,460 individuals (in 5,111 households) in low rise flats in Fairfield and 2,903 individuals (in 1,270 households) in high rise flats in 2001.

4.2 The profile in 2001

The data from which this analysis is based are presented in Tables 6 and 7, while Figures 11 to 19 illustrate some of the more significant findings.

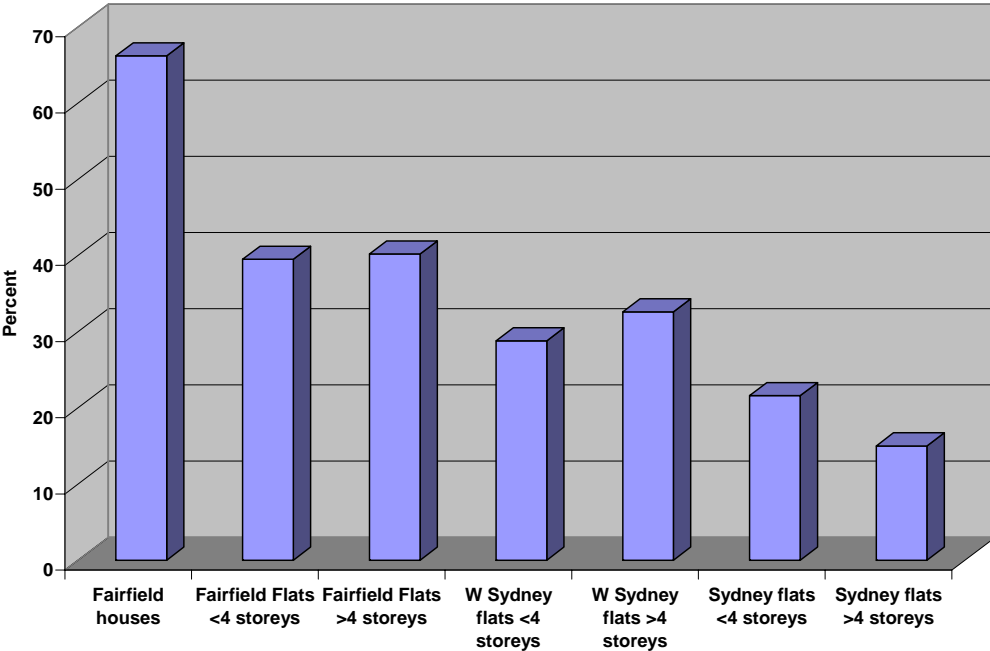
4.2.1 Demographic characteristics

Household type

Perhaps contrary to popular belief about residents in flats, the largest household group in higher density housing in Fairfield are families with children: 25% being couples with children and 15% lone parent families. This is double the proportions of these groups living in flats in Sydney as a whole. Between them, these families accounted for 3,271 children (8% of all children in Fairfield at this time). Families with children were particularly over-represented in high rise flats compared to the Sydney average (although absolute numbers were relatively small). So the flat sector in Fairfield caters for a much higher proportion of family households than elsewhere in Sydney. However, the proportion of households living in flats in Fairfield who had children is substantially lower than the proportion of households with children living in houses.

Lone person, couple only and group households were under-represented compared to Sydney-wide averages. In particular, while around a quarter of households in flats were single person, the figure on Sydney as a whole was around a third, but this compared to a figure of only 10% for households living in houses.

Figure 11: Percentage of households with children by dwelling type, Fairfield, W. Sydney and Sydney, 2001

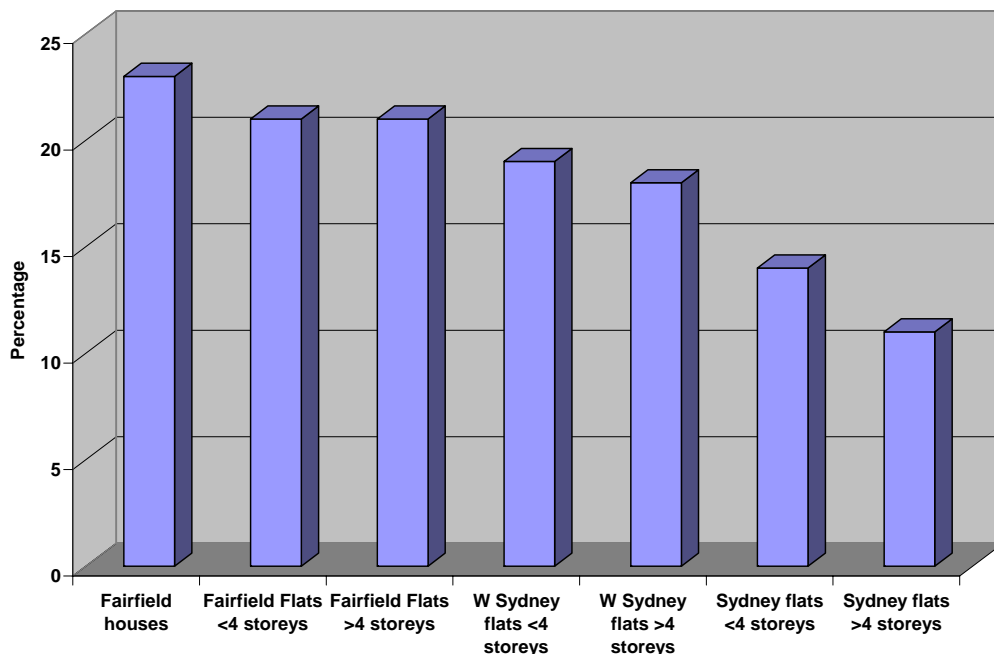


Age

The age profile of individuals living in flats in Fairfield was noticeably different from those in flats across Western Sydney and the Sydney metropolitan area. Most strikingly, the age profile of flats in Fairfield was much younger than that of Sydney. In particular there are a larger proportion of children (0-14 years) in the Fairfield case. Some 22% of individuals in low rise flats and 21% of individuals in high rise flats in Fairfield were children, compared with 14% and 11% respectively in Sydney. The level of children was not much lower than that for separate houses, more traditionally thought of as family dwellings. Further only 10% of individuals in low rise flats and 8% of those in high rise flats are aged over 65 years in Fairfield. This compares with 13% and 11% across Sydney, and 13% and 8% across Western Sydney.

Generation X – broadly persons aged 25-34 years – are under-represented in the Fairfield flats sector compared with Western Sydney and Sydney as a whole. On the other hand, there are more proportionally people aged 35-64 years. These figures suggest that, compared to the situation elsewhere in Sydney, flats in Fairfield cater for a much more family orientated demand, with a strong representation of mature parents with young children.

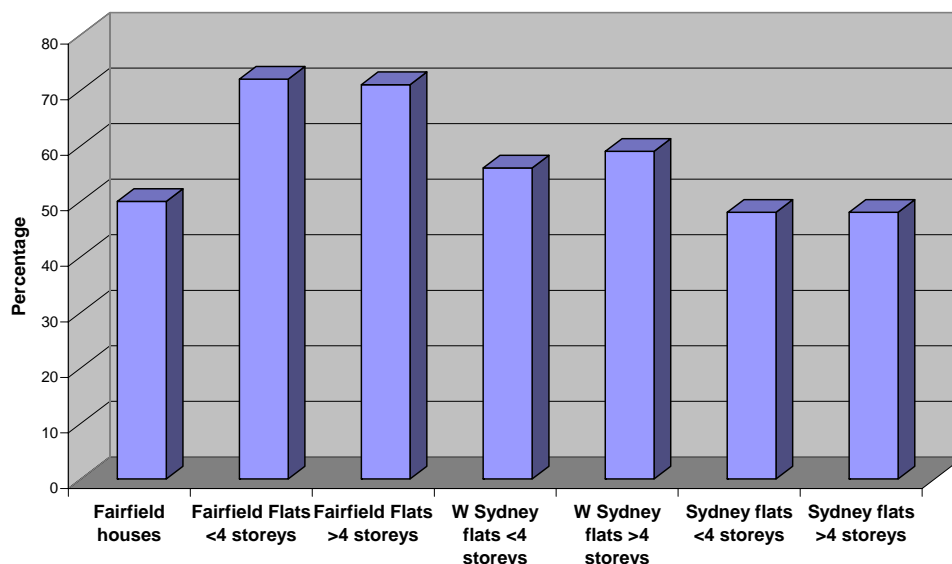
Figure 12: Percentage of individuals aged under 15 by dwelling type, Fairfield, W. Sydney and Sydney



County of birth

The Fairfield flat market is overwhelmingly an immigrant housing market. Only a fifth of individuals living in flats here were born in Australia, compared to 44% for houses in Fairfield, and around 40% for flats across Sydney. Compared to Sydney and Western Sydney as a whole, there was a particular over-representation of individuals who were born in Asia and the Middle East. In high rise flats in Fairfield, 29% of residents were born in Asian countries, while a further 20% originate from the Middle East. Similarly, in low rise flats 37% of individuals were born in Asian countries while 14% were born in the Middle East. Conversely, in Western Sydney 26% of individuals in low rise flats and 28% of those in high rise flats were born in Asia while only 8% were born in the Middle East. As a result, flats accounted for 17% of all individuals born in the Middle East and living in Fairfield in 2001, and 12% of those born in Asia. In comparison, only 4% of Australian born Fairfield residents lived in flats.

Figure 13: Percentage of individuals born overseas by dwelling type, Fairfield, W. Sydney and Sydney

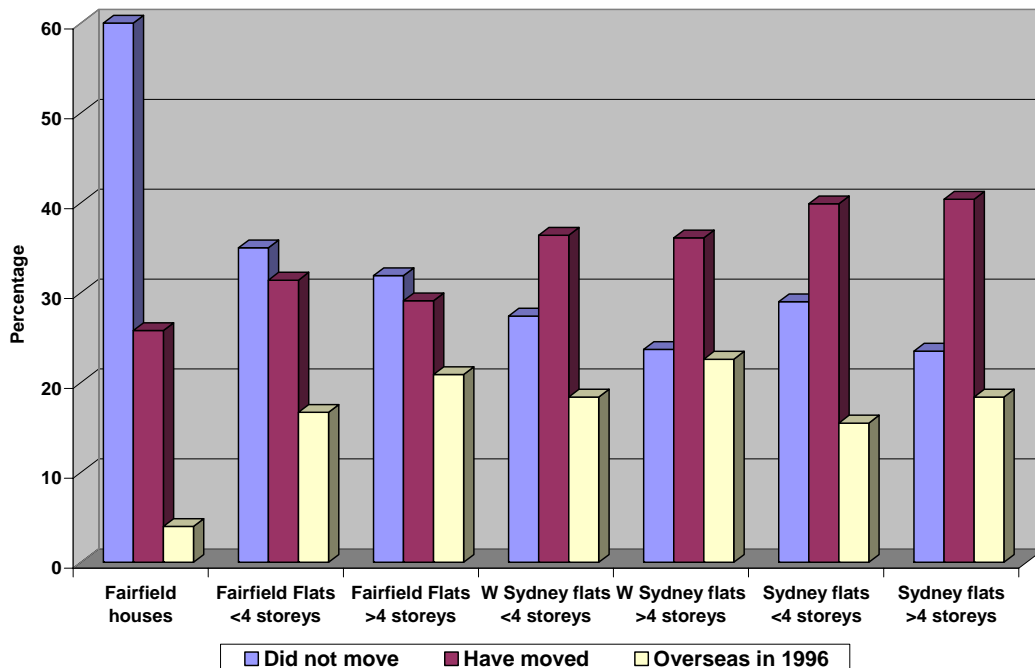


Mobility

People who live in flats are generally much more mobile than those who live in houses. While 60% of individuals in houses living in Fairfield were at the same address five years before the census (1996), only 35% of individuals in low rise flats and 32% in high rise flats were at the same address five years earlier. A principle reason for the high mobility rates for flat dwellers was the very high proportion who were overseas in 1996 – 17% of those in low rise flats and 21% in high rise flats. In other words, not only are flats an immigrant sector, they also cater for the most newly arrived immigrants. In contrast only 4% of people in houses were living overseas in 1996. This pattern is repeated across Sydney. However, it is also notable that mobility rates for individuals in flats in Fairfield are actually lower than for Western Sydney or Sydney as a whole – only 30% had moved,

compared with 36% for Western Sydney and 40% in Sydney as a whole. This implies that households in the Fairfield flat market are more likely to be long term residents in their flats than those elsewhere. This may indicate a level of entrapment in the sector for some households, or the presence of an older cohort living in flats here, something that has significant implications for housing choice and longer term service provision.

Figure 14: Percentage of individuals not living in their home five years before 2001 by dwelling type, Fairfield, W. Sydney and Sydney



4.2.2 Socio-economic characteristics

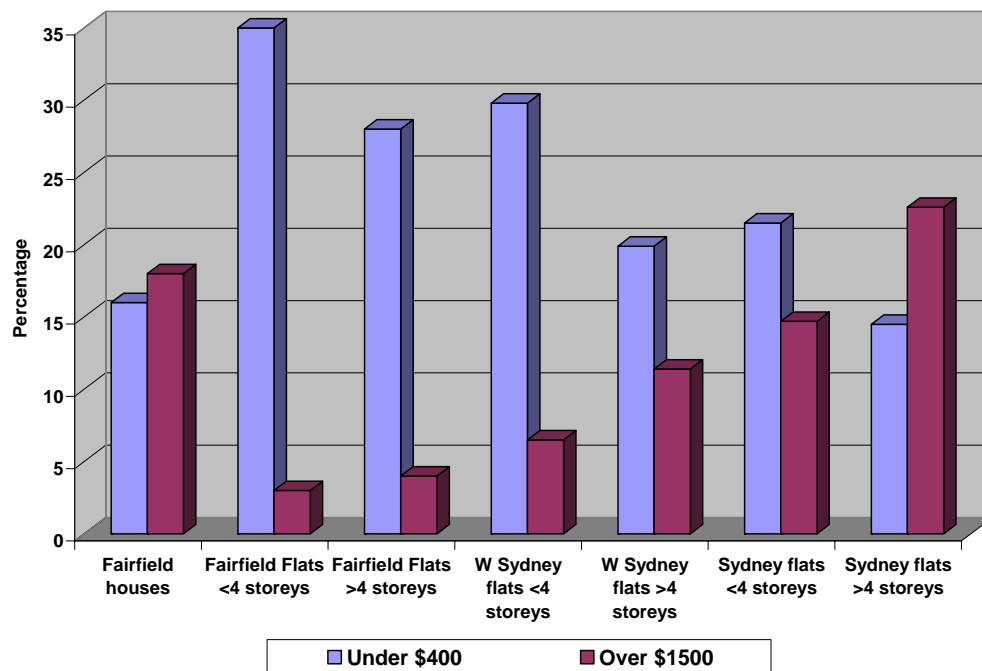
Income

Households who live in flats in Fairfield have much lower incomes compared to other flat dwellers across Western Sydney and Sydney. Some 35% of households in low rise flats in Fairfield, and 28% of those in high rise flats earned less than \$400 per week. This is significantly higher than for those households in flats in Sydney, where 22% of households in low rise flats and 14% of those in high rise developments earned less than \$400 per week. Similarly, 30% of households in low rise flats and 20% in high rise flats across Western Sydney earn less than \$400 per week.

At the other end of the income hierarchy, only 3% of households in low rise flats in Fairfield and 4% of households in high rise flats earn more than \$1,500 per week. This compares with 15% of households in low rise flats and 23% of households high rise flats across the Sydney metropolitan area who earn more than \$1,500 per week.

Flat dwellers are also impoverished compared to households elsewhere in Fairfield, with 16% of households living in houses in Fairfield earning less than \$400 per week and 18% over \$1,500.

Figure 15: Proportion of households whose weekly earning are under \$400 and over \$1,500, by dwelling type, Fairfield, W. Sydney and Sydney, 2001

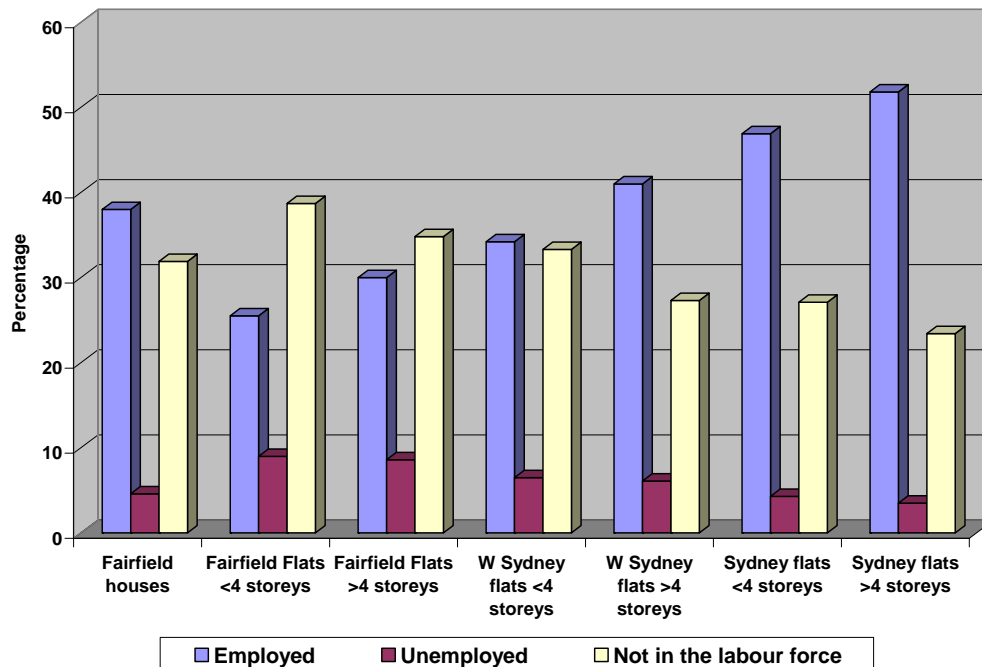


Labour force status

Unemployment among Fairfield's flat dwellers was twice as high as for those in Sydney as a whole, and 50% higher than for flat dwellers in Western Sydney. It was also twice the rate for people living in Fairfield's houses. Some 9% of *all* individuals (23% of the labour force) in low rise flats in Fairfield were unemployed. Similarly, 9% of *all* individuals (25% of the labour force) in high rise flats in Fairfield were unemployed. This compares with all flat developments across Sydney where 4% of *all* individuals (15% of the labour force) were unemployed.

Workforce participation rates were also lower in the flat sector in Fairfield, with just 26% of individuals in low rise flats and 30% of individuals in high rise flats in work in 2001. This compared with figures of 47% and 52% respectively in Sydney as a whole. In contrast, 39% of individuals in low rise flats and 35% of persons in high rise flats in Fairfield are not in the labour force, significantly higher than figures for Sydney (27% in low rise flats and 23% in high rise flats).

Figure 16: Labour force status of individuals by dwelling type, Fairfield, W. Sydney and Sydney, 2001



Occupation

The occupational profile of individuals living in higher density housing in Fairfield indicated they are employed in jobs which require much lower levels of skill and education compared to the rest of Sydney. While 4% of those in low rise flats and 5% in high rise flats were in managerial, administrative and professional occupations in 2001, this compared to 20% and 20% respectively across Sydney as a whole (and 10% and 15% for Western Sydney). Those in work were more likely to be Labourers and Related Workers, Tradespersons, and Intermediate Production and Transport Workers.

Educational attainment

Only 5% of individuals in low rise flats in Fairfield and 6% of individuals in high rise flats had a university degree⁶. This was much lower than that in Western Sydney, where 11% of individuals in low rise flats and 16% in high rise flats had a university degree, and substantially lower than the proportion in Sydney as a whole, where the proportions were 18% and 24% respectively. However, it was not much different to the proportion among Fairfield's population as whole at this time (See Table 7). On the other hand, the proportion with Certificate level education in flats (6 to 7%) was below that of persons living in houses in Fairfield (11%), and similarly lower than those living in flats elsewhere in Sydney.

⁶ A university degree includes a bachelor degree, postgraduate diploma or certificate, or a higher degree.

Access to a vehicle

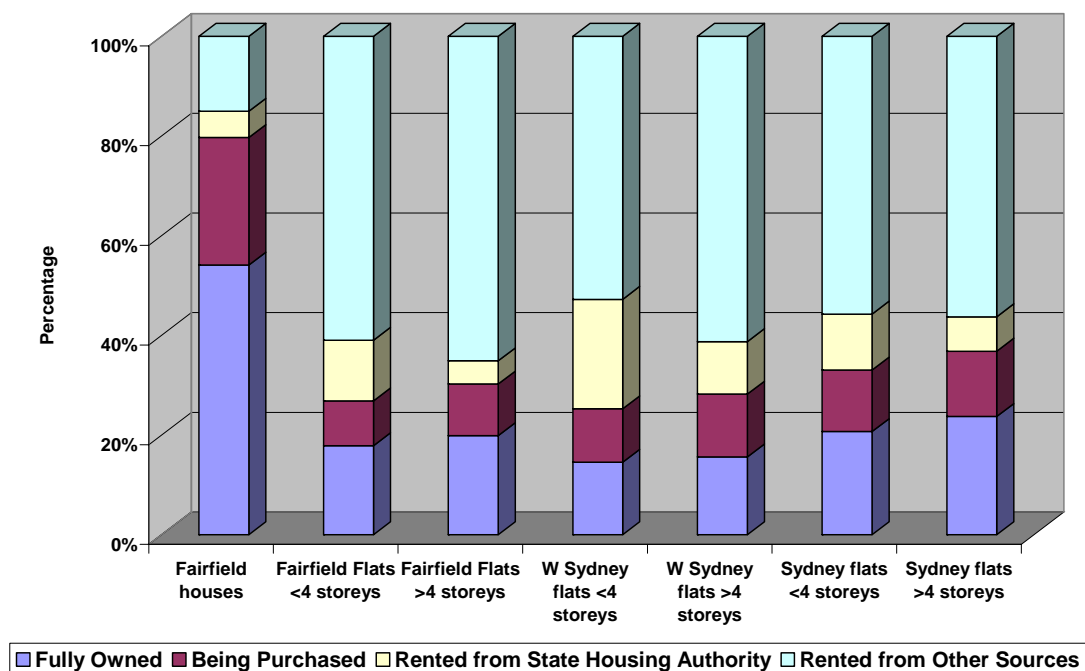
Households residing in flats in Fairfield were less likely to have access to motor vehicles than households in flats in Western Sydney and Sydney. Some 30% of households in low rise flats in Fairfield had no motor vehicle, as did 26% in high rise flats. This is somewhat higher than for Sydney as a whole, where 24% of households in low rise flats and 23% in high rise flats do not own a motor vehicle, and also higher than for Western Sydney. They are also less likely to have two or more vehicles than other households. It is highly likely the lower vehicle ownership is primarily related to very low income, rather than preference or convenience.

4.2.3 Dwelling characteristics

Tenure

The census confirms that private rental is the main tenure in higher density housing in Fairfield. While this rental is the largest tenure in flats across Sydney, the proportions in Fairfield renting from a private landlord – 50% for low rise and 53% for high rise – are significantly higher than those for Sydney as a whole (44% and 43% respectively). Not surprisingly then, there are low proportions of owners (15% of low rise flats and 16% of high rise flats) and purchasers (7% in low rise flats and 9% in high rise flats) in flats in Fairfield compared to all flats across Sydney. Home purchase and ownership levels are particularly low compared to the tenure profile of separate houses in Fairfield, where outright home ownership accounts of almost half of the stock. There are however, a larger proportion of outright owners in Fairfield's flat sector than in Western Sydney. This may again indicate the presence of a longer term older population in part of the Fairfield flat market.

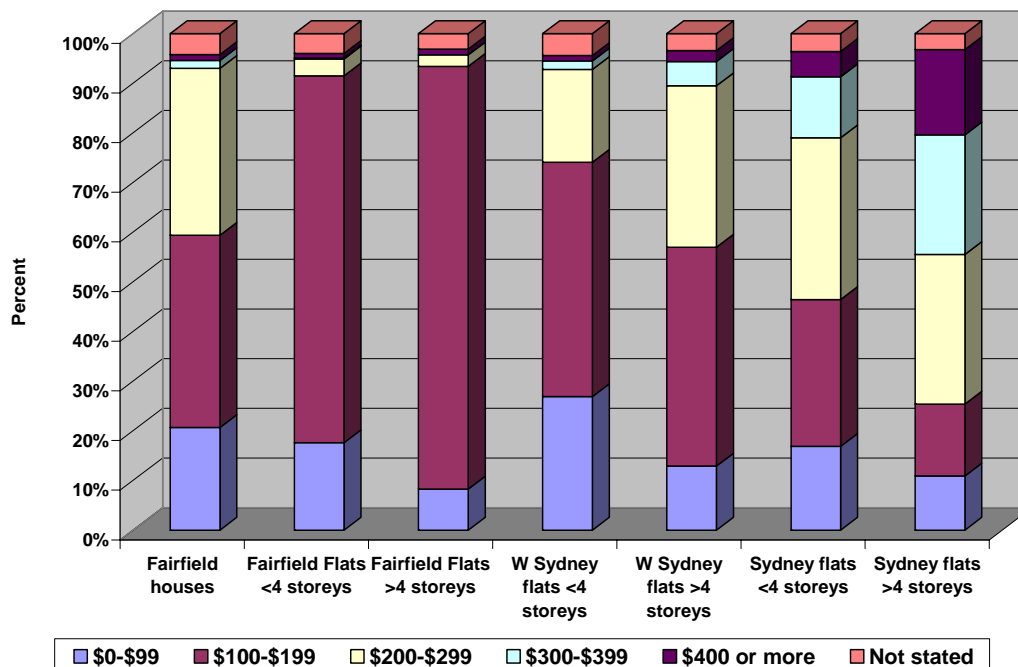
Figure 17: Tenure by dwelling type, Fairfield, W. Sydney and Sydney, 2001



Rents

There is little doubt that, at present, the Fairfield flat sector represents one of the most affordable rental housing markets in Sydney. Rents for flats in Fairfield are significantly lower than the rents for all flats across Western Sydney and Sydney as a whole. Some 46% of households in low rise flats and 50% of those in high rise flats in Fairfield pay between \$100 and \$199 per week. This compares with 16% of households in low rise flats and 7% of households in high rise flats across Sydney, and 28% and 26% of individuals in low and high rise flats in Western Sydney. Conversely, in Sydney as a whole 28% of households in low rise flats and 36% of households in high rise flats pay more than \$200 per week in rent. However, only 3% of households in Fairfield in low rise flats and 2% in high rise flats pay more than \$200 per week in rent.

Figure 18: Rents by dwelling type, Fairfield, W. Sydney and Sydney, 2001



Dwelling size

Flats in Fairfield predominantly have two bedrooms, with flats of this size accounting for 61% of flats in low rise blocks and 71% of high rise flats. A further 15% of low rise flats and 10% of high rise flats have 1 bedroom. Compared to Sydney as a whole, the proportion of two bed flats is significantly higher in Fairfield, with proportionally fewer one or three bed flats. The overwhelming predominance of smaller dwellings in the flat sector is significant in relation to the finding, noted above, that 40% of households have children. This finding implies a potential overcrowding problem in this sector of the market for family households. It is also known that many family households living in flats in Fairfield are on the public housing waiting list. The issue of whether smaller dwellings in flat blocks is appropriate for families with children is something that warrants further research.

Figure 19: Size of dwelling (bedrooms) by dwelling type, Fairfield, W. Sydney and Sydney, 2001

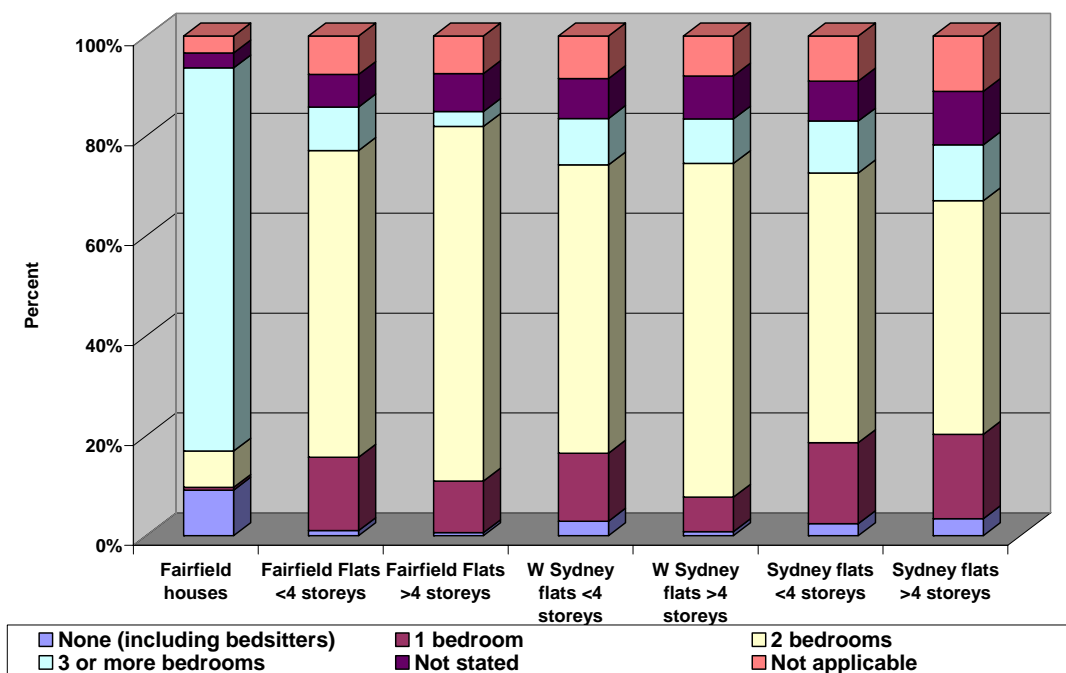


Table 6: Social profile of occupied dwellings in Fairfield, 2001 (excludes those households where dwelling type was not stated or inadequately described)

	Separate house	Semi-detached dwellings	Flat in a block of less than 4 storeys	Flat in a block of four or more storeys	Other/Not Stated	Total
Birthplace						
Australia	65,362	5,267	2,647	584	1,586	75,446
UK/Ireland	2,455	169	111	16	119	2,870
Asia	32,798	6,195	4,612	852	756	45,213
Europe	19,758	1,286	1,479	380	683	23,586
Middle East	9,192	1,874	1,780	570	156	13,572
Oceania	3,443	353	314	79	117	4,306
Other	6,464	1,171	733	180	137	8,685
Not Stated	5,257	943	784	242	580	7,806
Total	144,729	17,258	12,460	2,903	4,134	181,484
Age						
Age 0-14	32,996	4,212	2,677	594	528	41,007
Age 15-24	22,720	2,636	1,469	375	470	27,670
Age 25-34	20,177	2,779	2,461	618	555	26,590
Age 35-44	22,713	2,799	2,232	529	545	28,818
Age 45-64	32,511	3,269	2,356	542	815	39,493
Aged 65 or more	13,612	1,563	1,265	245	1,221	17,906
Total	144,729	17,258	12,460	2,903	4,134	181,484
5 Year Mobility						
Did not move	86,267	6,733	4,366	926	1,484	99,776
Have moved	37,340	6,700	3,912	844	1,565	50,361
Overseas in 1996	5,807	1,521	2,076	608	192	10,204
Not Stated	5,319	937	930	271	677	8,134
Not Applicable	9,996	1,367	1,176	254	216	13,009
Total	144,729	17,258	12,460	2,903	4,134	181,484
Number of Motor Vehicles						
None	3,623	1,211	1,672	327	157	6,990
1 motor vehicle	15,316	2,734	2,286	566	325	21,227
2 or more vehicles	20,933	1,233	446	123	199	22,934
Not Stated	2,304	525	683	160	300	3,972
Not Applicable	1,632	329	424	94	151	2,630
Total	43,808	6,032	5,511	1,270	1,132	57,753

	Separate house	Semi-detached dwellings	Flat in a block of less than 4 storeys	Flat in a block of four or more storeys	Other/Not Stated	Total
Weekly Rent						
\$0-\$99	1,731	1,329	605	62	75	3,802
\$100-\$199	3,238	1,068	2,532	640	293	7,771
\$200-\$299	2,809	740	118	17	27	3,711
\$300-\$399	130	10	8	0	3	151
\$400 or more	104	41	30	9	7	191
Not Stated	350	183	137	23	19	712
Total Renters	8,362	3,371	3,430	751	424	16,338
Not Applicable	35,446	2,661	2,081	519	708	41,415
Total	43,808	6,032	5,511	1,270	1,132	57,753
Household Type						
Couple family with children	22,849	2,124	1,349	315	210	26,847
Couple family without children	8,459	921	874	206	109	10,569
One parent family	6,146	1,367	824	195	107	8,639
Lone person household	4,505	1,051	1,522	298	286	7,662
Group Household	641	118	216	62	36	1,073
Other/Not Stated	1,208	451	726	194	384	2,963
Total	43,808	6,032	5,511	1,270	1,132	57,753
Labour Force Status						
Employed	54,970	4,906	3,173	871	1,010	64,930
Unemployed	6,715	1,191	1,125	251	157	9,439
Not in the labour force	46,164	6,347	4,819	1,011	1,820	60,161
Not Stated	3,884	602	666	176	619	5,947
Not Applicable	32,996	4,212	2,677	594	528	41,007
Total	144,729	17,258	12,460	2,903	4,134	181,484
Household Income						
\$0-\$199	1,535	550	649	101	70	2,905
\$200-\$299	1,860	458	535	96	64	3,013
\$300-\$399	3,856	773	747	163	62	5,601
\$400-\$499	2,616	443	461	122	71	3,713
\$500-\$599	2,180	355	380	92	65	3,072
\$600-\$699	2,455	389	338	94	59	3,335
\$700-\$799	2,020	270	248	64	41	2,643
\$800-\$899	3,927	467	349	96	66	4,905
\$1000-\$1199	3,470	346	250	59	58	4,183
\$1200-\$1499	3,937	341	169	48	33	4,528
\$1500-\$1999	4,271	291	120	37	34	4,753
\$2000 or more	3,457	170	51	14	27	3,719
Not Stated	5,798	711	602	124	104	7,339
Not Applicable	2,426	468	612	160	378	4,044
Total	43,808	6,032	5,511	1,270	1,132	57,753

	Separate house	Semi-detached dwellings	Flat in a block of less than 4 storeys	Flat in a block of four or more storeys	Other/Not Stated	Total
Education						
Postgraduate degree level	545	49	60	19	11	684
Graduate diploma and graduate certificate level	323	31	18	8	8	388
Bachelor degree	6,078	704	492	139	134	7,547
Advanced diploma and diploma level	4,707	565	449	133	100	5,954
Certificate level	15,310	1,124	794	216	358	17,802
Not Stated	10,745	1,497	1,384	329	985	14,940
Inadequately described	1,093	121	90	24	35	1,363
Not Applicable	105,928	13,167	9,173	2,035	2,503	132,806
Total	144,729	17,258	12,460	2,903	4,134	181,484
Occupation						
Managers and Administrators	2,508	145	77	17	56	2,803
Professionals	5,804	457	249	78	115	6,703
Associate Professionals	4,552	384	172	56	103	5,267
Tradespersons and related workers	8,757	633	487	131	154	10,162
Advanced clerical and service workers	1,941	108	38	7	25	2,119
Intermediate clerical, sales and service workers	9,117	747	372	131	151	10,518
Intermediate production and transport workers	7,869	771	568	145	152	9,505
Elementary clerical, sales and service workers	5,570	541	296	88	97	6,592
Labourers and related workers	7,006	946	770	199	127	9,048
Not Stated	1,132	120	98	14	15	1,379
Inadequately described	714	54	46	5	11	830
Not applicable	89,759	12,352	9,287	2,032	3,128	116,558
Total	144,729	17,258	12,460	2,903	4,134	181,484
Tenure						
Fully owned	21,127	1,089	808	207	175	23,406
Being purchased	9,980	886	408	108	83	11,465
Rented - Publicly	2,058	1,686	549	48	19	4,360
Rented - Privately	5,851	1,558	2,765	679	367	11,220
Other Tenure	1,048	132	90	16	43	1,329
Not stated	2,112	350	466	117	292	3,337
Not applicable	1,632	331	425	95	153	2,636
Total	43,808	6,032	5,511	1,270	1,132	57,753
Number of Bedrooms						
None (incl bedsitters)	58	39	55	8	18	178
1 bedroom	284	457	811	131	191	1,874
2 bedrooms	3,526	1,253	3,381	902	210	9,272
3+ bedrooms	36,870	3,675	480	38	286	41,349
Not Stated	1,438	279	360	97	277	2,451
Not Applicable	1,632	329	424	94	150	2,629
Total	43,808	6,032	5,511	1,270	1,132	57,753

Table 7: Social profile of dwellings in Fairfield, Western Sydney and Sydney SD, 2001 (%) (excludes those households where dwelling type was not stated or inadequately described)

	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
Birthplace												
Australia	44.4%	30.2%	21.1%	20.0%	61.2%	48.0%	34.1%	31.1%	64.3%	55.4%	42.6%	38.9%
Oceania	2.3%	2.0%	2.5%	2.7%	3.0%	3.9%	4.5%	4.2%	2.6%	3.8%	4.4%	3.9%
UK/Ireland	1.7%	1.0%	0.9%	0.5%	3.8%	3.2%	2.4%	2.0%	4.5%	5.6%	4.8%	5.7%
Asia	22.3%	35.5%	36.7%	29.2%	10.1%	19.7%	25.5%	27.8%	7.9%	11.5%	18.9%	18.9%
Europe	13.4%	7.4%	11.8%	13.0%	10.5%	8.6%	10.4%	12.6%	11.0%	11.1%	11.4%	12.7%
Middle East	6.2%	10.8%	14.2%	19.5%	3.7%	5.2%	8.7%	8.0%	2.4%	2.3%	3.7%	2.1%
Other	4.4%	6.7%	5.8%	6.2%	2.6%	4.6%	4.6%	4.4%	2.6%	3.9%	4.4%	4.5%
Not Stated	5.2%	6.4%	7.1%	8.8%	5.1%	6.8%	9.7%	10.0%	4.7%	6.4%	9.7%	13.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Age												
0-14 years	22.8%	24.4%	21.5%	20.5%	23.9%	23.0%	18.8%	18.5%	22.8%	18.5%	14.2%	10.7%
15-24 years	15.7%	15.3%	11.8%	12.9%	14.8%	14.9%	13.8%	15.1%	14.0%	13.1%	13.5%	15.4%
25-34 years	13.9%	16.1%	19.8%	21.3%	14.4%	19.0%	21.2%	24.3%	13.2%	19.8%	24.9%	28.0%
35-44 years	15.7%	16.2%	17.9%	18.2%	15.5%	15.8%	16.7%	17.7%	15.6%	16.4%	16.6%	15.8%
45-64 years	22.5%	18.9%	18.9%	18.7%	22.5%	18.2%	17.2%	16.8%	23.6%	20.3%	17.9%	18.6%
65 years or more	9.4%	9.1%	10.2%	8.4%	8.9%	9.2%	12.3%	7.5%	10.8%	11.9%	12.8%	11.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
5 Year Mobility Indicator												
Did not move	59.6%	39.0%	35.0%	31.9%	55.5%	30.2%	27.4%	23.7%	56.7%	35.6%	29.0%	23.5%
Have moved	25.8%	38.8%	31.4%	29.1%	30.3%	46.0%	36.4%	36.1%	29.7%	43.5%	39.9%	40.4%
Overseas in 1996	4.0%	8.8%	16.7%	20.9%	3.2%	9.4%	18.4%	22.6%	3.3%	8.2%	15.5%	18.4%
Not Stated	3.7%	5.4%	7.5%	9.3%	3.4%	5.8%	9.6%	9.6%	3.1%	5.5%	9.6%	13.2%
Not Applicable	6.9%	7.9%	9.4%	8.7%	7.6%	8.6%	8.3%	8.1%	7.1%	7.2%	6.1%	4.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Motor Vehicles												
None	8.3%	20.1%	30.3%	25.7%	7.2%	15.5%	27.7%	22.6%	6.8%	15.6%	24.3%	22.8%
1 motor vehicle	35.0%	45.3%	41.5%	44.5%	33.0%	43.7%	39.9%	44.6%	32.8%	43.6%	41.2%	39.0%
2 or more motor vehicles	47.8%	20.4%	8.1%	9.7%	49.8%	25.1%	10.0%	11.7%	50.0%	24.9%	12.8%	12.6%
Not Stated	5.3%	8.7%	12.4%	12.6%	5.1%	8.3%	14.0%	13.1%	4.9%	8.2%	12.7%	14.5%
Not Applicable	3.7%	5.5%	7.7%	7.5%	4.8%	7.4%	8.5%	8.0%	5.6%	7.8%	9.0%	11.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Weekly Rent												
\$0-\$99	20.7%	39.4%	17.6%	8.3%	20.4%	30.6%	26.9%	12.9%	17.0%	21.8%	16.9%	10.9%
\$100-\$199	38.7%	31.7%	73.8%	85.2%	34.1%	29.5%	47.2%	44.1%	27.9%	21.7%	29.6%	14.5%
\$200-\$299	33.6%	22.0%	3.4%	2.3%	34.7%	29.1%	18.7%	32.5%	30.5%	23.9%	32.6%	30.1%
\$300-\$399	1.6%	0.3%	0.2%	0.0%	4.7%	5.1%	1.7%	4.9%	11.5%	15.1%	12.3%	24.1%
\$400 or more	1.2%	1.2%	0.9%	1.2%	2.1%	1.3%	1.1%	2.2%	9.4%	13.5%	5.1%	17.2%
Not stated	4.2%	5.4%	4.0%	3.1%	4.1%	4.5%	4.4%	3.4%	3.8%	4.0%	3.6%	3.2%
Total Renters	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
Household Type												
Couple family with children	52.2%	35.2%	24.5%	24.8%	46.9%	25.4%	18.1%	21.7%	44.6%	22.0%	13.1%	9.4%
Couple family without children	19.3%	15.3%	15.9%	16.2%	21.3%	17.3%	15.1%	17.2%	22.7%	21.9%	18.1%	19.9%
One parent family	14.0%	22.7%	15.0%	15.4%	12.1%	18.4%	10.7%	10.9%	10.6%	12.5%	8.5%	5.6%
Lone person household	10.3%	17.4%	27.6%	23.5%	11.9%	24.3%	35.1%	26.7%	12.7%	24.8%	35.4%	32.1%
Group household	1.5%	2.0%	3.9%	4.9%	1.9%	3.4%	4.7%	5.4%	2.1%	5.9%	6.9%	7.8%
Other/Not Stated	2.8%	7.5%	13.2%	15.3%	5.9%	11.2%	16.4%	18.1%	7.3%	12.9%	18.0%	25.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Labour Force Status												
Employed	38.0%	28.4%	25.5%	30.0%	44.6%	39.9%	34.2%	41.0%	46.1%	47.3%	46.9%	51.8%
Unemployed	4.6%	6.9%	9.0%	8.6%	3.1%	4.6%	6.5%	6.1%	2.7%	3.5%	4.3%	3.5%
Not in the labour force	31.9%	36.8%	38.7%	34.8%	25.8%	28.4%	33.3%	27.3%	25.9%	26.4%	27.1%	23.4%
Not stated	2.7%	3.5%	5.3%	6.1%	2.7%	4.1%	7.3%	7.0%	2.5%	4.3%	7.5%	10.5%
Not applicable	22.8%	24.4%	21.5%	20.5%	23.9%	23.0%	18.8%	18.5%	22.8%	18.5%	14.2%	10.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
Household Income												
\$0-\$199	3.5%	9.1%	11.8%	7.9%	2.9%	6.5%	10.5%	6.6%	2.6%	4.8%	6.8%	5.3%
\$200-\$299	4.2%	7.6%	9.7%	7.6%	3.9%	7.2%	9.7%	5.2%	4.2%	7.0%	8.2%	5.0%
\$300-\$399	8.8%	12.8%	13.6%	12.8%	6.5%	8.3%	9.6%	8.1%	5.9%	6.5%	6.5%	4.2%
\$400-\$499	6.0%	7.3%	8.4%	9.6%	5.2%	6.2%	6.9%	6.4%	5.0%	5.4%	5.6%	4.1%
\$500-\$599	5.0%	5.9%	6.9%	7.2%	4.1%	4.9%	5.6%	5.8%	3.6%	3.9%	4.9%	3.7%
\$600-\$699	5.6%	6.4%	6.1%	7.4%	4.9%	5.2%	5.6%	6.3%	4.5%	4.2%	5.0%	3.9%
\$700-\$799	4.6%	4.5%	4.5%	5.0%	4.1%	4.5%	4.6%	4.5%	3.6%	3.6%	4.4%	3.6%
\$800-\$999	9.0%	7.7%	6.3%	7.6%	8.7%	8.0%	7.4%	8.8%	7.7%	6.8%	7.6%	6.9%
\$1,000-\$1,199	7.9%	5.7%	4.5%	4.6%	8.1%	7.4%	5.7%	7.7%	7.5%	7.3%	7.7%	8.2%
\$1,200-\$1,499	9.0%	5.7%	3.1%	3.8%	9.7%	6.7%	4.3%	5.3%	8.8%	5.8%	4.8%	4.2%
\$1,500-\$1,999	9.7%	4.8%	2.2%	2.9%	12.5%	8.9%	4.4%	7.6%	12.9%	11.3%	8.5%	12.3%
\$2,000 or more	7.9%	2.8%	0.9%	1.1%	10.9%	5.8%	2.1%	3.8%	14.2%	12.3%	6.2%	10.3%
Not applicable	5.5%	7.8%	11.1%	12.7%	6.9%	10.5%	14.1%	15.0%	7.7%	11.3%	15.1%	20.5%
Not Stated	13.2%	11.8%	10.9%	9.8%	11.8%	9.9%	9.7%	8.9%	11.7%	9.9%	8.7%	7.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
Level of Non-School Qualification												
Postgraduate Degree Level	0.4%	0.3%	0.5%	0.7%	1.1%	1.4%	2.0%	3.1%	1.9%	3.2%	3.1%	4.4%
Graduate Diploma and Graduate Certificate Level	0.2%	0.2%	0.1%	0.3%	0.7%	0.6%	0.5%	0.9%	1.0%	1.4%	1.2%	1.5%
Bachelor Degree Level	4.2%	4.1%	3.9%	4.8%	6.2%	7.6%	8.5%	11.7%	8.3%	12.7%	13.5%	18.2%
Advanced Diploma and Diploma Level	3.3%	3.3%	3.6%	4.6%	4.3%	4.9%	5.0%	6.0%	5.1%	6.1%	6.6%	7.6%
Certificate Level	10.6%	6.5%	6.4%	7.4%	13.1%	10.0%	9.0%	9.4%	13.2%	10.4%	10.4%	9.4%
Level of education not stated	7.4%	8.7%	11.1%	11.3%	7.2%	8.9%	12.7%	11.8%	7.1%	8.9%	12.5%	14.8%
Level of education inadequately described	0.8%	0.7%	0.7%	0.8%	1.0%	1.0%	1.1%	1.1%	1.1%	1.2%	1.2%	1.3%
Not applicable	73.2%	76.3%	73.6%	70.1%	66.5%	65.5%	61.3%	56.0%	62.4%	56.2%	51.5%	42.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
Occupation												
Managers and Administrators	1.7%	0.8%	0.6%	0.6%	3.1%	2.4%	1.3%	2.1%	4.1%	4.9%	3.4%	5.9%
Professionals	4.0%	2.6%	2.0%	2.7%	6.8%	6.8%	5.6%	8.7%	8.9%	12.4%	11.3%	15.3%
Associate Professionals	3.1%	2.2%	1.4%	1.9%	4.6%	4.5%	3.2%	4.3%	5.3%	6.0%	5.7%	7.3%
Tradespersons and Related Workers	6.1%	3.7%	3.9%	4.5%	6.1%	4.5%	3.9%	4.1%	5.6%	4.0%	4.2%	3.2%
Advanced Clerical and Service Workers	1.3%	0.6%	0.3%	0.2%	1.9%	1.5%	0.9%	1.2%	2.2%	2.0%	1.9%	2.4%
Intermediate Clerical, Sales and Service Workers	6.3%	4.3%	3.0%	4.5%	8.2%	7.6%	6.2%	7.5%	8.0%	8.0%	8.3%	8.5%
Intermediate Production and Transport Workers	5.4%	4.5%	4.6%	5.0%	4.7%	4.1%	4.1%	3.9%	3.7%	2.8%	3.3%	2.1%
Elementary Clerical, Sales and Service Workers	3.8%	3.1%	2.4%	3.0%	4.3%	3.9%	3.7%	4.1%	4.3%	3.8%	4.3%	4.0%
Labourers and Related Workers	4.8%	5.5%	6.2%	6.9%	3.8%	3.7%	4.3%	4.3%	3.2%	2.6%	3.4%	2.2%
Not stated	0.8%	0.7%	0.8%	0.5%	0.6%	0.6%	0.6%	0.5%	0.6%	0.5%	0.5%	0.4%
Inadequately described	0.5%	0.3%	0.4%	0.2%	0.4%	0.4%	0.3%	0.4%	0.4%	0.4%	0.4%	0.5%
Not applicable	62.0%	71.6%	74.5%	70.0%	55.4%	60.1%	65.8%	59.0%	53.9%	52.7%	53.1%	48.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

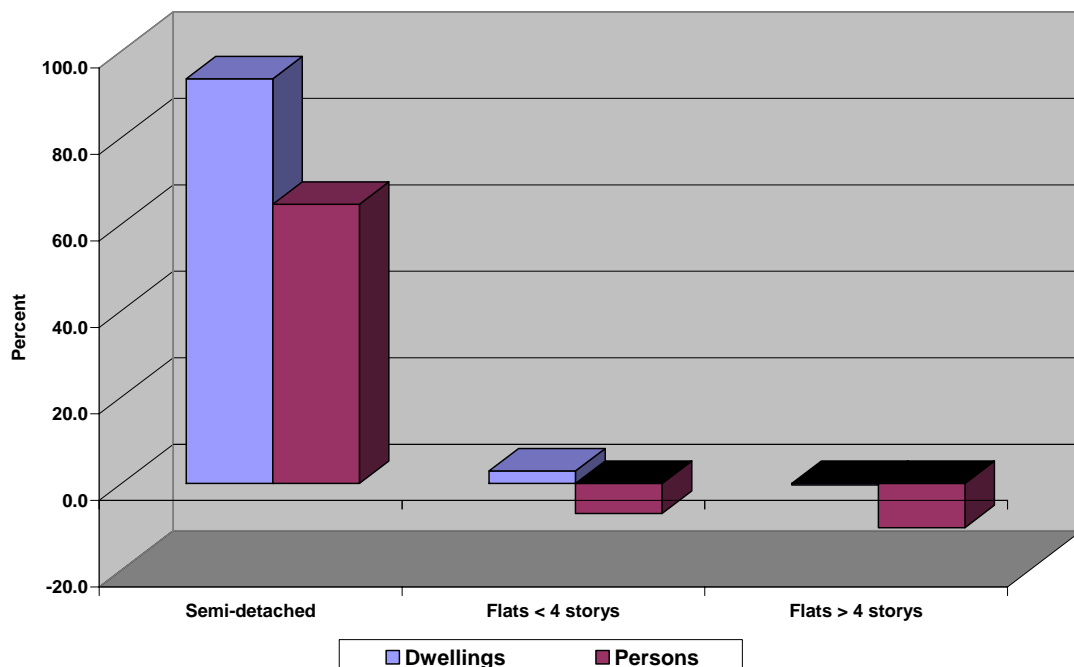
	Fairfield				Western Sydney				Sydney SD			
	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block	Separate house	Semi-detached	Flat/Unit in a block under 4 storeys	Flat/Unit in a four or more storey block
Tenure												
Fully Owned	48.2%	18.1%	14.7%	16.3%	41.7%	18.8%	11.5%	12.6%	45.9%	27.7%	16.4%	17.9%
Being Purchased	22.8%	14.7%	7.4%	8.5%	30.2%	17.2%	8.5%	10.2%	28.0%	18.3%	9.8%	9.9%
Rented from State Housing Authority	4.7%	28.0%	10.0%	3.8%	4.4%	17.2%	17.4%	8.5%	2.7%	10.0%	8.9%	5.2%
Rented from Other Sources	13.4%	25.8%	50.2%	53.4%	12.8%	31.6%	41.8%	49.5%	11.9%	28.0%	44.2%	42.5%
Other Tenure Type	2.4%	2.2%	1.6%	1.3%	2.0%	2.2%	3.2%	1.5%	1.9%	2.5%	2.7%	1.9%
Not Stated	4.8%	5.8%	8.5%	9.2%	4.3%	5.6%	9.1%	9.7%	4.1%	8.2%	8.9%	11.5%
Not Applicable	3.7%	5.5%	7.7%	7.6%	4.8%	7.4%	8.5%	8.0%	5.6%	7.8%	9.0%	11.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Bedrooms												
None (including bedsitters)	0.1%	0.6%	1.0%	0.6%	0.1%	1.1%	2.9%	0.8%	0.1%	0.7%	2.4%	3.4%
1 bedroom	0.6%	7.6%	14.7%	10.3%	0.7%	5.8%	13.6%	6.9%	0.8%	5.3%	16.2%	16.9%
2 bedrooms	8.0%	20.8%	61.4%	70.9%	8.6%	21.7%	57.7%	66.8%	10.3%	30.0%	54.0%	46.8%
3 or more bedrooms	84.2%	60.9%	8.7%	3.0%	82.7%	59.3%	9.3%	8.9%	80.2%	51.4%	10.4%	11.2%
Not stated	3.3%	4.6%	6.5%	7.6%	3.1%	4.6%	8.0%	8.6%	2.9%	4.8%	8.0%	10.7%
Not applicable	3.7%	5.5%	7.7%	7.5%	4.8%	7.4%	8.5%	8.0%	5.6%	7.8%	9.0%	11.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

4.3 The changing social characteristics of individuals in higher density dwellings, 1991-2001

This section examines the changing socio-economic characteristics of individuals in occupied higher density housing between 1991 and 2001⁷ (Tables 8 and 9). A more limited range of census variables is available for analysis over time due to definitional changes and the difficulties of comparing rent and income figures over time. Nevertheless, a number of key trends are presented below for those variables where comparisons are possible.

The trends confirm the importance of the increase in the semi-detached market in Fairfield over the decade (Figure 20). Between 1991 and 2001 there was a large increase in the number of occupied semi-detached dwellings in Fairfield and the population living in them. In fact, the number of dwellings almost doubled (+93%), reflecting the growth of this market and the associated diffusion of higher density housing across the existing build up area, noted above. Population numbers increased at slower rate, by 65%, reflecting the well established fall in average household size over this time. However, there was little apparent change in the number of households living in low rise flats or high rise flats. The decline in population numbers is more significant, with a fall of 10% in the numbers living in high rise flats over the decade, and a 7% fall in the low rise population, despite a 3% increase in occupied dwellings.

Figure 20: Percentage change in numbers of dwellings and persons by dwelling type, Fairfield 1991 to 2001 (occupied dwellings)



⁷ Census categories have been aggregated in some instances to allow comparison over time.

Household type

There has been a shift away from couples with children in higher density housing in Fairfield and towards lone person households and one parent families, although couples with children are still a significant proportion of those who live in flats and semi detached dwellings. In fact, between 1991 and 2001 there has been a decrease of between 7 and 12 percentage points in couples with children in these forms of housing, while there has an increase of between 4 and 7 percentage points in lone person households. In contrast, there has been a percentage increase of between 3 and 4 percentage points in one-parent families. Semi-detached dwellings saw a particularly sharp fall in the proportions of couples and children, but experienced an increase in childless couples and lone person households. These trends suggest a net movement into this form of housing by older households. These trends reflect those within the wider housing stock in Fairfield, but are more pronounced.

Age

Given Australia's ageing population it is not surprising that there was a relative shift away from younger persons in higher density dwellings in Fairfield. While there still was a significant proportion of children in higher density housing in Fairfield, there was a proportional decrease in persons aged 0-34 years between 1991 and 2001, with greatest proportional losses among the 25 to 34 age group. Conversely, there has a percentage point increase in all age cohorts over 35 years, with the largest positive shift in the 45-64 year age group. In other words, the proportion of older people living in flats in Fairfield increased at a faster rate than in the population in Fairfield as a whole. While these changes reflect changes across the housing stock in Fairfield, once again, the shift towards an older population in the flat sector has been more pronounced, particularly in the low rise sector.

Country of birth

Between 1991 and 2001 there has been a general shift away from individuals born in Asian countries and Australia towards persons who were born in the Middle East, although the 'not stated' category has increased significantly. The shift to persons born in the Middle East was most pronounced in low rise flats, where the proportion more than doubled from 6% in 1991 to 14% in 2001. Trends for Asian born residents suggest a relative shift into houses over the decade, a possible indication of greater diffusion of this group into the wider housing market.

Labour force participation

It is difficult to compare labour force engagement levels between Censuses as each Census reflects the economic conditions at that time. Notably, the unemployment rate among Fairfield's population halved between 1991 and 2001 and this proportional decline is reflected in the results for individuals living in flats. However, the most significant trend was for a substantial proportional increase in persons in higher density housing in Fairfield who were not in the labour force at all. This includes a 9 percentage point increase in semi detached dwellings, 14 percentage point increase in low rise flats and 11 point increase in high rise flats. This shift was most pronounced for low rise flats,

which suggests that it is associated with an increase of the an older population noted above.

Occupation

Due to changing Census classifications over time it is difficult to accurately analyse the changing occupation structure of persons in higher density housing. In particular, changes in most of the detailed classifications mean that only a few groups are strictly comparable. This is reflected in the groups presented in Table 7. Between 1991 and 2001 there was a marginal proportional increase in persons employed as Managers, Administrators and Professional workers, and Associate Professional workers living in Fairfield's flats, but this was lower than the comparable shift in the house population. The most prominent finding is that the decline in economic activity rates in general among flat dwellers has resulted in a proportional loss of the main semi- and unskilled occupational groups in this sector. So flats dwellers were not increasing their share of the higher status white collar occupations anywhere near as fast as those elsewhere in Fairfield (and these occupations were well under-represented in flat dwellers – see 4.2 above).

Educational attainment

Allowing for definitional changes between Censuses, at a general level between 1991 and 2001 the proportion of persons in higher density housing in Fairfield with a university degree increased, but at a marginally lower rate than among people living in houses. However, there was been a significant shift towards individuals with 'other' (non-University) qualifications of between 4 to 5 percentage points, which indicates that flat dwellers were at least catching up with the rest of Fairfield's population in this level of qualification.

Tenure

The changes in tenure profile of the flat sector between 1991 and 2001 for higher density housing were masked to a certain extent by increases in the 'not stated' and 'not applicable' categories. Indeed, changes were relatively small, with private rental still by far the dominant tenure. The major change appears to have been a shift from buying to outright ownership, with the proportion renting falling slightly. Trends for low rise flats show proportional decreases in households renting both publicly and privately and purchasing their dwelling (-5.0 percentage points), while there was a significant increase in households who were owner-occupiers (4.9 percentage points). In high rise flats there was a proportional decrease in households purchasing a dwelling (-5.2 percentage points) and renting a public housing unit (-1.8 percentage points) and a 2.1 percentage point increase in households who own their flat. These tenure changes are consistent with an older population profile. It is worth noting that shift to outright ownership for flat dwellers were less pronounced than the comparable trend among house owners.

Table 8: Trends in the number of occupied higher density dwellings and population in Fairfield, 1991-2001

	1991			2001			% change 1991 – 2001		
	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block
Dwellings	3,116	5,355	1,274	6,032	5,511	1,270	93.6%	2.9%	-0.3%
Persons	10,486	13,386	3,233	17,258	12,460	2,903	64.6%	-6.9%	-10.2%

Table 9: Proportional changes in the social profile of higher density dwellings in Fairfield, 1991-2001

	1991				2001				Percentage Point Change			
	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block
Birthplace												
Australia	50.1%	32.9%	23.7%	21.4%	44.4%	30.2%	21.1%	20.0%	-5.7%	-2.7%	-2.6%	-1.4%
Oceania	1.7%	1.2%	3.7%	3.8%	2.3%	2.0%	2.5%	2.7%	0.6%	0.8%	-1.2%	-1.1%
UK/Ireland	3.0%	1.2%	1.6%	0.7%	1.7%	1.0%	0.9%	0.5%	-1.3%	-0.2%	-0.7%	-0.2%
Asia	20.1%	44.3%	42.5%	28.0%	22.3%	35.5%	36.7%	29.2%	2.2%	-8.8%	-5.8%	1.2%
Europe	15.1%	7.7%	9.7%	13.2%	13.4%	7.4%	11.8%	13.0%	-1.7%	-0.3%	2.1%	-0.2%
Middle East	4.3%	3.9%	6.3%	14.7%	6.2%	10.8%	14.2%	19.5%	1.9%	6.9%	7.9%	4.8%
Other	5.0%	7.6%	11.0%	17.0%	4.4%	6.7%	5.8%	6.2%	-0.6%	-0.9%	-5.2%	-10.8%
Not Stated	0.7%	1.2%	1.4%	1.1%	5.2%	6.4%	7.1%	8.8%	4.5%	5.2%	5.7%	7.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				

	1991				2001				Percentage Point Change			
	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block
Age												
0-14 years	25.1%	27.2%	22.8%	23.2%	22.8%	24.4%	21.5%	20.5%	-2.3%	-2.8%	-1.3%	-2.7%
15-24 years	17.1%	18.1%	15.7%	15.9%	15.7%	15.3%	11.8%	12.9%	-1.4%	-2.8%	-3.9%	-3.0%
25-34 years	17.1%	18.6%	25.9%	24.9%	13.9%	16.1%	19.8%	21.3%	-3.2%	-2.5%	-6.1%	-3.6%
35-44 years	15.4%	15.8%	15.0%	15.8%	15.7%	16.2%	17.9%	18.2%	0.3%	0.4%	2.9%	2.4%
45-64 years	18.6%	14.5%	13.9%	14.7%	22.5%	18.9%	18.9%	18.7%	3.9%	4.4%	5.0%	4.0%
65 years or more	6.8%	5.8%	6.7%	5.5%	9.4%	9.1%	10.2%	8.4%	2.6%	3.3%	3.5%	2.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				
Household Type												
Couple family with children	56.9%	47.3%	32.2%	36.0%	52.2%	35.2%	24.5%	24.8%	-4.7%	-12.1%	-7.7%	-11.2%
Couple family without children	18.6%	13.2%	16.4%	16.4%	19.3%	15.3%	15.9%	16.2%	0.7%	2.1%	-0.5%	-0.2%
One parent family	10.7%	19.7%	11.8%	11.1%	14.0%	22.7%	15.0%	15.3%	3.3%	3.0%	3.2%	4.2%
Lone person household	8.7%	10.6%	21.7%	19.5%	10.3%	17.4%	27.6%	23.4%	1.6%	6.8%	5.9%	3.9%
Group household	1.9%	2.9%	5.9%	5.5%	1.5%	2.0%	3.9%	4.9%	-0.4%	-0.9%	-2.0%	-0.6%
Other/Not Stated	3.3%	6.3%	12.0%	11.5%	2.8%	7.5%	13.2%	15.4%	-0.5%	1.2%	1.2%	3.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				
Labour Force Status												
Employed	38.0%	28.6%	31.5%	34.0%	38.0%	28.4%	25.5%	30.0%	0.0%	-0.2%	-6.0%	-4.0%
Unemployed	8.8%	15.4%	19.2%	17.5%	4.6%	6.9%	9.0%	8.6%	-4.2%	-8.5%	-10.2%	-8.9%
Not in the labour force	26.6%	27.4%	24.6%	23.8%	31.9%	36.8%	38.7%	34.8%	5.3%	9.4%	14.1%	11.0%
Not stated	1.5%	1.4%	1.9%	1.5%	2.7%	3.5%	5.3%	6.1%	1.2%	2.1%	3.4%	4.6%
Not applicable	25.1%	27.2%	22.8%	23.2%	22.8%	24.4%	21.5%	20.5%	-2.3%	-2.8%	-1.3%	-2.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				

	1991				2001				Percentage Point Change			
	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block	Separate Houses	Semi-detached	Flat in a block under 4 storeys	Flat in a four or more storey block
Level of Non-School Qualification												
University Degree	2.1%	2.0%	3.0%	3.6%	4.8%	4.6%	4.5%	5.8%	2.7%	2.6%	1.5%	2.2%
Other	12.5%	5.1%	6.0%	7.2%	13.9%	9.7%	10.1%	12.0%	1.4%	4.6%	4.1%	4.8%
Not Stated	8.3%	9.1%	12.2%	13.1%	8.2%	9.4%	11.8%	12.1%	-0.1%	0.3%	-0.4%	-1.0%
Not Applicable	77.1%	83.8%	78.8%	76.1%	73.2%	76.3%	73.6%	70.1%	-3.9%	-7.5%	-5.2%	-6.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				
Occupation												
Managers, Administrators and Professionals	11.7%	8.9%	7.1%	7.3%	15.1%	12.3%	10.3%	10.9%	3.4%	3.4%	3.2%	3.6%
Associate Professionals	4.8%	3.7%	3.8%	3.7%	8.3%	7.8%	5.4%	6.4%	3.5%	4.1%	1.6%	2.7%
Tradespersons	18.3%	15.4%	15.5%	16.7%	15.9%	12.9%	15.3%	15.0%	-2.4%	-2.5%	-0.2%	-1.7%
Other	56.7%	62.4%	63.5%	64.5%	57.3%	63.5%	64.4%	65.4%	0.6%	1.1%	0.9%	0.9%
Not Stated	8.5%	9.6%	10.1%	7.7%	3.4%	3.5%	4.5%	2.2%	-5.1%	-6.1%	-5.6%	-5.5%
Total Employed Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				
Tenure												
Fully Owned	39.5%	18.1%	9.8%	14.2%	48.2%	18.1%	14.7%	16.3%	8.7%	0.0%	4.9%	2.1%
Being Purchased	33.2%	17.9%	12.4%	13.7%	22.8%	14.7%	7.4%	8.5%	-10.4%	-3.2%	-5.0%	-5.2%
Rented from State Housing Authority	5.7%	28.7%	10.2%	3.6%	4.7%	28.0%	10.0%	3.8%	-1.0%	-0.7%	-0.2%	0.2%
Rented from Other Sources	11.4%	25.5%	52.7%	55.2%	13.4%	25.8%	50.2%	53.4%	2.0%	0.3%	-2.5%	-1.8%
Other/Not Stated	7.1%	6.0%	9.9%	9.4%	7.2%	8.0%	10.1%	10.5%	0.1%	2.0%	0.2%	1.1%
Not Applicable	3.2%	3.7%	5.0%	3.8%	3.7%	5.5%	7.7%	7.6%	0.5%	1.8%	2.7%	3.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				

5. WHO'S MOVING INTO FAIRFIELD'S FLATS?

5.1 Characteristics of residents who moved into flats between 1996 and 2001

The Census recorded 7,436 individuals who had moved into flats in Fairfield between 1996 and 2001, including 2,684 who were living overseas in 1996. An additional 5,195 persons were resident in flats at the same address in both years (Table 10). In other words, 59% of the total flat sector in Fairfield had moved into their accommodation within the previous five years (49% in Fairfield as a whole), and 36% of these were living overseas five years earlier (37% in Fairfield).

The profile of those who moved in to flats over this period is in part a reflection of the higher turnover rates in the private rental market in this sector, with in-movers more likely to be younger, more economically active and with somewhat higher incomes than long term residents in the sector (non-movers).

Household type

The household characteristics of individuals moving into a flat in Fairfield between 1996 and 2001 showed that 40% were couples with children, 19% one parent families and couples without children and 13% were lone person households. Childless couples, single parents and, particularly, group households were overrepresented among those moving into flats.

Household income

Individuals moving into flats between 1996 and 2001 were overwhelming at the lower end of the income scale, but showed a somewhat higher income profile than flat dwellers who had not moved, with 44% in households with incomes between \$400 and \$999 per week, compared to 38% of non-movers. Households with incomes between \$500 to \$699 were particularly over-represented among in-movers.

Age

In-movers were more likely to be in the younger age cohorts between 15 and 34. In particular, 28% of those who moved into a flat were aged 25-34 years compared with 14% of non-movers. A further 20% were aged 35-44 years. Only 14% of in-movers were aged over 55 years. This is significantly lower than the proportion aged over 55 who remained in their flats between 1996 and 2001 (27%) and for the population as a whole (18%).

Labour force status

The data for labour force participation is difficult to interpret due to the large proportion of individuals whose labour force position was not stated (17% for non-movers and 14% for movers, compared with just 4% for Fairfield as a whole). Comparisons between in-movers and non-movers in the flat sector suggest, however, that movers were more likely to be in the labour market (employed or unemployed) compared to those who did not move.

Educational attainment

A quarter (25%) of persons who moved into flats in Fairfield between 1996 and 2001 had a university degree. This is significantly higher than the proportion of persons with university qualifications across the whole LGA (18%) and higher than that for flat residents who were non-movers (16%). A further 18% of individuals who moved into a flat between 1996 and 2001 had an advanced diploma or diploma, while 28% had a Certificate level qualification.

Occupation

Despite the higher proportion of university qualified persons who moved into flats in Fairfield between 1996 and 2001, only 11% of these new arrivals were employed as Managers, Administrators or Professional Workers. This compares with 15% of employed persons across the whole LGA and 10% of non-mover flat residents. The largest proportion of employed persons who moved into a flat in Fairfield between 1996 and 2001 were employed as Labours and Related Workers (24%) and Tradespersons (16%). Both were, proportionally, significantly higher than for the population of the LGA as a whole (14% and 15% respectively). From this evidence there is no indication that a substantially different occupational group moved in to the sector compared to those already living there. The bias to lower skilled manual workers remains strong.

Tenure

Two thirds of in-movers (68%) were renting privately (Figure 21). This is significantly higher than for non-movers (48%) and for the Fairfield population as a whole (20%). The proportion of outright home owners among in-movers (10%) is well below the level recorded among non-movers (27%). On the other hand the proportion of home buyers is slightly higher for in-movers (11%) than for non-movers (9%), which is to be expected. Nevertheless, there is little evidence from these data that recent movers into flats were buying into the sector in any great numbers, compared to its continued role as a predominantly rental tenure. While there was a small and potentially significant homeownership market, only 20% of in-movers had bought their flat, compared to 38% of non-mover flat residents and 63% of households in Fairfield as a whole. The contribution of the private rental sector to the high mobility rates in the flat market in Fairfield is quite evident from these data.

Rents

In-movers to the flat sector between 1996 and 2001 and who were renting were disproportionately paying between \$150 and \$249 per week in rent compared with the rents for non-movers (43% and 30% respectively – Figure 22). Only 9% of in-movers were paying less than \$100 per week, compared with 21% of all renters across the LGA and 17% of renters who were in their flat before 1996. In-movers therefore have higher rents, on average, than non-movers in the flat sector. Whether this implies greater unaffordability problems for in-movers is a matter of conjecture, given their generally higher incomes compared to non-movers. However, it is an issue that could be further researched.

Figure 21: Tenure profile for flat non-movers and in-movers and Fairfield as a whole, 2001

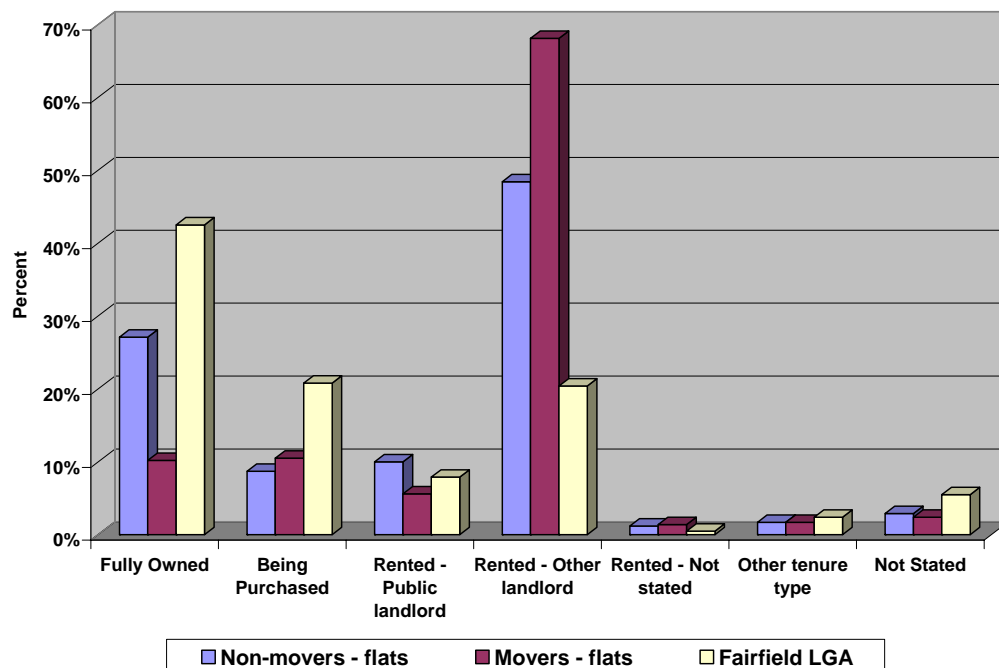


Figure 22: Rent paid by non-movers and in-movers in flats and Fairfield as a whole, 2001

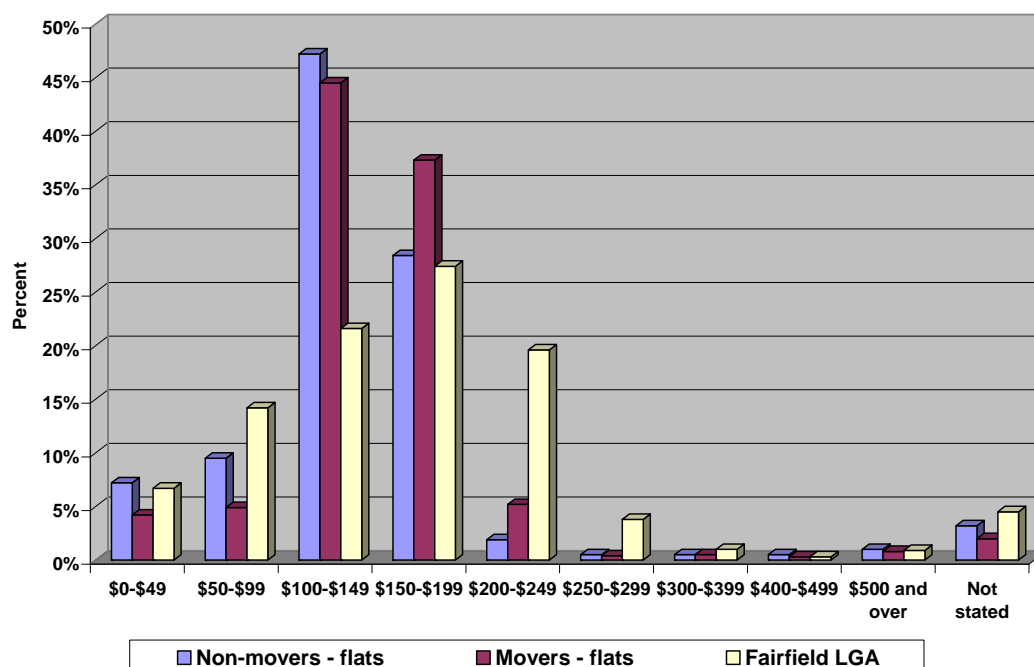


Table 10: Characteristics of persons and households from in-mover and non-mover households and who lived in a flat/unit in Fairfield in 2001

	Lived in a flat in 1996 and 2001		Moved into a flats between 1996 and 2001		Fairfield LGA	
Household Type						
Couple family with children	2,295	44.2%	2,956	39.8%	25,494	46.2%
Couple without children	710	13.7%	1,384	18.6%	10,036	18.2%
Single Parent family	944	18.2%	1,422	19.1%	8,204	14.9%
Lone Person Household	875	16.8%	945	12.7%	7,662	13.9%
Group Household	158	3.0%	424	5.7%	1,073	1.9%
Other/Not Stated	213	4.1%	305	4.1%	2,654	4.8%
Total	5,195	100.0%	7,436	100.0%	55,123	100.0%
Household Income						
\$0-\$199	471	9.1%	545	7.3%	2,864	5.2%
\$200-\$299	403	7.8%	440	5.9%	2,992	5.4%
\$300-\$399	830	16.0%	1,178	15.8%	5,558	10.1%
\$400-\$499	487	9.4%	758	10.2%	3,690	6.7%
\$500-\$599	366	7.0%	666	9.0%	3,039	5.5%
\$600-\$699	379	7.3%	656	8.8%	3,316	6.0%
\$700-\$799	294	5.7%	468	6.3%	2,621	4.8%
\$800-\$999	439	8.5%	724	9.7%	4,873	8.8%
\$1,000-\$1,199	340	6.5%	432	5.8%	4,160	7.5%
\$1,200-\$1,499	286	5.5%	395	5.3%	4,510	8.2%
\$1,500-\$1,999	198	3.8%	305	4.1%	4,735	8.6%
\$2,000 or more	125	2.4%	102	1.4%	3,713	6.7%
Not Stated	577	11.1%	767	10.3%	9,052	16.4%
Total	5,195	100.0%	7,436	100.0%	55,123	100.0%
Age						
0-14	750	14.4%	908	12.2%	41,066	22.7%
15-24	522	10.0%	1,141	15.3%	27,629	15.2%
25-34	727	14.0%	2,068	27.8%	26,590	14.7%
35-44	1,049	20.2%	1,467	19.7%	28,754	15.9%
45-54	758	14.6%	827	11.1%	24,364	13.4%
55-64	587	11.3%	481	6.5%	15,005	8.3%
65 and over	802	15.4%	544	7.3%	17,882	9.9%
Total Persons	5,195	100.0%	7,436	100.0%	181,290	100.0%
Labour Force						
Employed	1,507	29.0%	2,381	32.0%	64,813	46.2%
Unemployed	450	8.7%	855	11.5%	9,431	6.7%
Total Labour force	1,957	37.7%	3,236	43.5%	74,244	52.9%
Not in the labour force	2,352	45.3%	3,185	42.8%	60,115	42.9%
Not stated	886	17.1%	1,015	13.6%	5,865	4.2%
Total	5,195	100.0%	7,436	100.0%	140,224	100.0%

	Lived in a flat in 1996 and 2001		Moved into a flats between 1996 and 2001		Fairfield LGA	
Birthplace						
Australia	1,101	21.2%	918	12.3%	75,337	41.6%
Oceania	131	2.5%	211	2.8%	4,320	2.4%
North-West Europe	110	2.1%	92	1.2%	4,565	2.5%
Southern and Eastern Europe	627	12.1%	911	12.3%	18,981	10.5%
North Africa	31	0.6%	38	0.5%	734	0.4%
Middle East	612	11.8%	1,587	21.3%	13,574	7.5%
Asia	2,016	38.8%	3,122	42.0%	45,202	24.9%
Northern America	7	0.1%	15	0.2%	255	0.1%
South and Central America	315	6.1%	320	4.3%	6,782	3.7%
Other Africa	19	0.4%	19	0.3%	532	0.3%
Not Stated	226	4.4%	203	2.7%	11,008	6.1%
Total	5,195	100.0%	7,436	100.0%	181,290	100.0%
Education						
Postgraduate degree	25	1.9%	50	2.4%	693	1.4%
Graduate Diploma or Graduate Certificate	7	0.5%	16	0.8%	388	0.8%
Bachelor Degree	170	13.3%	443	21.3%	7,537	15.5%
Advanced Diploma and Diploma	196	15.3%	364	17.5%	5,964	12.3%
Certificate	377	29.4%	587	28.2%	17,728	36.5%
Not Stated	508	39.6%	623	29.9%	16,235	33.4%
Total	1,283	100.0%	2,083	100.0%	48,545	100.0%
Occupation						
Managers and Administrators	32	2.1%	59	2.5%	2,782	4.3%
Professionals	118	7.8%	203	8.5%	6,703	10.3%
Associate Professionals	86	5.7%	135	5.7%	5,256	8.1%
Tradespersons and Related Workers	230	15.3%	374	15.7%	10,131	15.6%
Advanced Clerical and Service Workers	18	1.2%	24	1.0%	2,111	3.3%
Intermediate Clerical, Sales and Service Workers	210	13.9%	282	11.8%	10,479	16.2%
Intermediate Production and Transport Workers	263	17.5%	416	17.5%	9,508	14.7%
Elementary Clerical, Sales and Service Workers	141	9.4%	228	9.6%	6,575	10.1%
Labourers and Related Workers	359	23.8%	570	23.9%	9,053	14.0%
Not Stated	50	3.3%	90	3.8%	2,215	3.4%
Total	1,507	100.0%	2,381	100.0%	64,813	100.0%
Tenure						
Fully Owned	1,407	27.1%	761	10.2%	23,406	42.5%
Being Purchased	454	8.7%	779	10.5%	11,467	20.8%
Rented - State/Territory Housing Authority	520	10.0%	419	5.6%	4,360	7.9%
Rented - Other landlord	2,512	48.4%	5,066	68.1%	11,224	20.4%
Rented - Landlord Not stated	61	1.2%	107	1.4%	284	0.5%
Other tenure type	89	1.7%	127	1.7%	1,331	2.4%
Not Stated	152	2.9%	177	2.4%	3,051	5.5%
Total	5,195	100.0%	7,436	100.0%	55,123	100.0%

	Lived in a flat in 1996 and 2001		Moved into a flats between 1996 and 2001		Fairfield LGA	
Weekly Rent						
\$0-\$49	224	7.2%	235	4.2%	1,071	6.7%
\$50-\$99	294	9.5%	275	4.9%	2,259	14.2%
\$100-\$149	1,460	47.2%	2,488	44.5%	3,426	21.6%
\$150-\$199	879	28.4%	2,088	37.3%	4,345	27.4%
\$200-\$249	59	1.9%	289	5.2%	3,110	19.6%
\$250-\$299	15	0.5%	21	0.4%	600	3.8%
\$300-\$399	17	0.5%	26	0.5%	154	1.0%
\$400-\$499	15	0.5%	14	0.3%	44	0.3%
\$500 and over	31	1.0%	42	0.8%	146	0.9%
Not stated	99	3.2%	114	2.0%	713	4.5%
Total	3,093	100.0%	5,592	100.0%	15,868	100.0%

5.2 Where have new flat dwellers in Fairfield come from?

We have seen that the flat sector in Fairfield is a highly mobile sector, with a high proportion of residents not living in their current accommodation five years before the last Census. This section looks at the places where individuals who were living in flats in Fairfield in 2001 were living in 1996. It also analyses whether there are any differential patterns in the social profile of the mobile flat residents depending on where they moved from. Data are set out in Tables 11 and 12. It therefore provides a profile of where the demand for flats in Fairfield is coming from and the characteristics of the various migration streams into the flat sector in the area.

The Census reveals a very polarised migration stream. Of the 7,436 residents living in flats in 2001 but who were not resident at the same address in 1996, the largest single group had moved from another address in Fairfield. But the second largest group arrived from an overseas location (either as overseas born immigrants or Australian born residents returning home). In fact, 3,371 individuals (45% of the total) moved from within the Fairfield local government area itself, while a further 2,684 (36%) arrived from overseas. These two source locations alone accounted for 81% of flats dwellers who were not resident at their current address in 1996. The local nature of demand for flats is to be expected. But the substantial immigrant component of demand illustrates the role flats play for new immigrants to the Australia.

Of the other 19% of movers, four LGAs provide the largest proportion. This included 195 persons from Liverpool LGA, 132 from Bankstown LGA, 102 from Auburn LGA, and 68 from Canterbury LGA. There is a strong in-movement from local LGAs to the east of Fairfield. A further 324 persons moved into a flat in Fairfield from elsewhere in Western Sydney and 280 came from other parts of Sydney. A further 280 came from elsewhere in NSW or from inter-state.

5.3 What has been the impact of differential in-migration?

Household type

Of those who moved into a flat from within Fairfield LGA, 36% were couples with children and 24% were single parent families. A further 17% were couples without children and 15% were lone person households. In-movers from elsewhere were less likely to be families with children and more likely to be single people or group households. In contrast, almost two thirds of overseas in-movers were household with children: half (51%) were couples with children while a further 14% were single parent families. Families moving into flats were therefore more likely to have come from within Fairfield, or, particularly, from overseas.

Household income

In income terms, there is relatively little difference between those moving into flats in Fairfield to those already there. The majority have low incomes in relation other households in the LGA. Some 40% of in-movers from within the LGA earned less than \$400 per week, as did 39% of those who arrived from overseas. The figure for Fairfield

as a whole is 21%. In contrast, only 5% of households who moved from within the LGA and 4% who moved from overseas earned more than \$1,500 per week, compared to 16% in Fairfield as a whole. In-movers from Liverpool, the origin of the largest local inflow, were particularly concentrated in the lower income categories. There is little evidence, therefore, that in-migration to Fairfield's flat sector is operating to change the low income profile of the flat sector. If anything, it is working to reinforce this profile.

Age

The age profile of in-movers shows a number of significant patterns. The predominance of people in the 25 to 43 age group is most pronounced among those moving from LGAs adjacent to Fairfield, particularly Auburn, Canterbury and Bankstown – almost half those moving from Auburn were in this age group. However, this is the predominant age category for all in-movers. Overseas migrants were particularly unlikely to be aged over 55 compared to with other migrant groups and to the Fairfield population as a whole. Immigrants, together with those from Australia outside NSW, were also more likely to be aged under 14, consistent with the finding noted above that almost two thirds of overseas in-movers were households with children.

Country of birth

The most significant group moving into flats in Fairfield were people born in Asian countries. Half (50%) of the in-movers from within the Fairfield LGA were born in Asia, as were around half of in-movers from Liverpool, Auburn, Bankstown and Canterbury. Fewer than one fifth of in-movers from these areas were Australian born. Southern Europeans were generally under-represented in domestic in-mover flows compared to the proportion in Fairfield overall, apart from movers from eastern and northern Sydney.

Of the overseas born in-movers, 35% were born in the Middle East, 33% in Asia and 19% in Southern and Eastern Europe. Only 1% of those who arrived from overseas were Australian born residents returning home. The high proportion of in-movers to flats who were born in the Middle East was particularly significant, as this group comprised just 7% of all Fairfield residents. Immigration is therefore strongly reinforcing the Middle Eastern and Southern and Eastern European component of the flat population of Fairfield.

Labour force status

Generally, in-movers from the LGAs adjacent to Fairfield were more likely to be economically active and in work than those moving within Fairfield or arriving from other places. The one exception was Liverpool, where in-movers were less likely to be in work. Recent immigrants from overseas were particularly less likely than other in-movers to be in work at the time of the Census (just 25% were in work, compared to 46% of Fairfield's population, while almost half were not in the labour force).

Educational attainment

People moving into a flat in Fairfield from Bankstown and Canterbury had relatively high proportions with higher education qualifications (33% and 30% respectively). Well over a quarter (28%) of immigrants from overseas has this level of qualification. Some of the in-mover flows therefore have substantial components of people with higher levels of

education compared to Fairfield's overall population (18%). This stands in some contradiction to the generally low income and occupation levels recorded for these groups.

Occupation

With the exceptions of Liverpool and overseas immigrants, in-movers were more likely to have managerial, professional and administrative jobs than in-movers to flats from within Fairfield, indicating a proportion of the in-mover stream have higher income potentials. However, the largest single occupation group in most cases was still labourers. Among overseas in-movers, the lack of people in managerial and professional jobs, previously noted, is mirrored by the much larger proportions in labouring and related work (30%, compared with 14% in Fairfield as a whole)).

Tenure

Several points can be made about the tenure position of recent in-movers to flats in Fairfield. In-movers from Auburn and Bankstown, as well as eastern and northern Sydney, were most likely to be buying their flat. This corresponds to the greater percentage in work and with higher educational qualifications among in-movers from these LGAs. On the other hand, only 12% of immigrants from overseas owned or were buying their flat, while 81% were renting privately and very few were renting from a public landlord (2%). In-movers for elsewhere in Australia were also overwhelmingly renting privately (73%).

Rent

The reliance on the private rental sector is reflected in rents paid by in-movers. Few who rent pay under \$100 per week, a reflection of the few living in public housing. The main feature here is that overseas in-movers are much more likely than other groups to be paying rents over \$150 per week. While the proportion paying this amount varied between 29% and 41% for most in-mover streams, for overseas immigrants the proportion was 55%. In fact, 52% of in-mover households paying over \$150 per week in rent were overseas immigrants. The low incomes of this group, together with their generally lower occupational and economic status, imply this group maybe experiencing affordability problems. Again, further research would be needed to establish this.

Table 11: Characteristics and location of persons who moved into a flat/unit between 1996 and 2001 in Fairfield

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney ⁸	Other Sydney SD ⁹	Other NSW	Other Australia	Overseas in 1996
Household Type										
Couple family with children	1,208	51	32	41	25	90	65	30	50	1,364
Couple without children	583	39	16	21	15	56	66	18	19	551
Single Parent family	792	35	24	22	8	77	37	30	35	362
Lone Person Household	488	42	19	30	14	61	84	26	38	143
Group Household	165	19	8	10	3	11	19	10	15	164
Other/Not Stated	135	9	3	8	3	29	9	4	5	100
Total	3,371	195	102	132	68	324	280	118	162	2,684
Household Income										
\$0-\$199	250	21	7	12	3	16	21	11	18	186
\$200-\$299	248	16	7	6	8	16	24	7	15	93
\$300-\$399	518	27	12	14	6	34	28	21	32	486
\$400-\$499	338	25	15	10	7	25	30	11	13	284
\$500-\$599	311	21	12	12	9	33	19	4	14	231
\$600-\$699	285	17	0	12	7	26	25	7	18	259
\$700-\$799	213	8	11	9	7	19	13	5	7	176
\$800-\$999	331	17	8	12	3	32	34	14	15	258
\$1,000-\$1,199	176	8	6	12	3	15	27	9	5	171
\$1,200-\$1,499	164	8	5	9	3	28	15	6	3	154
\$1,500-\$1,999	138	7	0	13	3	23	19	4	3	95
\$2,000 or more	48	0	5	0	3	9	9	3	3	22
Not Stated	351	20	14	11	6	48	16	16	16	269
Total	3,371	195	102	132	68	324	280	118	162	2,684

⁸ Baulkham Hills, Blue Mountains, Blacktown, Camden, Campbelltown, Holroyd, Hawkesbury, Parramatta, Penrith, Wollondilly⁹ Ashfield, Botany Bay, Burwood, Canada Bay, Gosford, Hurstville, Hornsby, Hunters Hill, Kogarah, Ku-ring-gai, Leichhardt, Manly, Marrickville, Mosman, North Sydney, Pittwater, Randwick, Rockdale, Ryde, Strathfield, Sutherland, Sydney, South Sydney, Waverley, Warringah, Willoughby, Woollahra, Wyong

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996
Age										
0-14	416	12	9	8	7	26	13	13	24	380
15-24	455	26	13	12	10	58	37	25	26	479
25-34	853	56	47	47	23	93	78	28	49	794
35-44	711	49	15	30	15	48	56	22	28	493
45-54	376	20	12	19	8	40	41	9	20	282
55-64	241	11	6	6	5	34	33	10	5	130
65 and over	319	21	0	10	0	25	22	11	10	126
Total Persons	3,371	195	102	132	68	324	280	118	162	2,684
Birthplace										
Australia	556	42	19	19	11	86	57	44	48	36
Oceania	49	8	0	3	3	19	12	6	0	111
North-West Europe	40	0	3	0	3	7	6	7	4	22
Southern and Eastern Europe	312	10	9	6	3	21	40	7	5	498
North Africa	16	0	0	0	0	0	0	0	0	22
Middle East	505	21	17	6	6	38	21	11	17	945
Asia	1,671	92	46	87	37	92	102	38	68	889
Northern America	0	0	0	0	0	0	0	0	5	10
South and Central America	147	15	3	7	5	28	12	5	15	83
Other Africa	3	0	0	0	0	0	3	0	0	13
Not Stated	72	7	5	4	0	33	27	0	0	55
Total	3,371	195	102	132	68	324	280	118	162	2,684

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996
Labour Force										
Employed	1,128	72	53	65	33	143	126	40	57	664
Unemployed	344	23	9	8	4	31	28	16	22	370
Total Labour force	1,472	95	62	73	37	174	154	56	79	1,034
Not in the labour force	1,435	84	30	49	25	109	107	47	58	1,241
Not stated	464	16	10	10	6	41	19	15	25	409
Total	3,371	195	102	132	68	324	280	118	162	2,684
Education										
Postgraduate degree	12	0	0	3	0	0	12	0	0	23
Graduate Diploma or Graduate Certificate	6	0	0	0	0	3	0	0	0	7
Bachelor Degree	159	7	4	11	7	16	25	3	12	199
Advanced Diploma and Diploma	113	7	8	5	3	10	20	0	10	188
Certificate	246	21	11	10	13	33	31	11	17	194
Not Stated	260	17	13	13	0	31	31	17	7	234
Total	796	52	36	42	23	93	119	31	46	845
Tenure										
Fully Owned	464	20	7	19	12	40	42	10	13	134
Being Purchased	417	21	19	25	5	32	53	4	8	195
Rented - State/Territory Housing Authority	267	24	3	14	5	30	19	12	5	40
Rented - Other landlord	2,052	123	70	65	42	184	154	79	118	2,179
Rented - Landlord Not stated	60	3	0	0	0	0	0	8	4	32
Other tenure type	49	0	3	4	0	6	7	0	10	48
Not Stated	62	4	0	5	4	32	5	5	4	56
Total	3,371	195	102	132	68	324	280	118	162	2,684

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996
Occupation										
Managers and Administrators	34	3	4	0	3	0	0	3	0	12
Professionals	81	3	5	10	4	16	27	5	7	45
Associate Professionals	67	3	0	9	3	13	10	0	6	24
Tradespersons and Related Workers	159	13	5	7	6	20	19	5	5	135
Advanced Clerical and Service Workers	16	0	0	0	0	0	3	0	0	5
Intermediate Clerical, Sales and Service Workers	137	10	8	4	5	23	21	8	11	55
Intermediate Production and Transport Workers	228	15	12	14	7	28	12	8	8	84
Elementary Clerical, Sales and Service Workers	104	7	4	4	5	18	3	3	3	77
Labourers and Related Workers	262	15	15	15	0	25	18	8	14	198
Not Stated	40	3	0	2	0	0	13	0	3	29
Total	1,128	72	53	65	33	143	126	40	57	664
Weekly Rent										
\$0-\$49	121	8	0	8	0	12	28	4	8	46
\$50-\$99	182	15	0	13	0	15	6	6	3	35
\$100-\$149	1,167	74	46	28	28	93	67	54	73	858
\$150-\$199	691	42	20	21	16	60	56	29	34	1,119
\$200-\$249	127	3	4	9	3	21	9	3	3	107
\$250-\$299	8	0	0	0	0	0	0	0	3	10
\$300-\$399	9	0	3	0	0	0	0	0	0	14
\$400-\$499	4	0	0	0	0	0	0	0	3	7
\$500 and over	12	3	0	0	0	0	3	0	0	24
Not stated	58	5	0	0	0	13	4	3	0	31
Total	2,379	150	73	79	47	214	173	99	127	2,251

Table 12: Characteristics and location of persons who moved into a flat/unit between 1996 and 2001 in Fairfield (%)

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996	Fairfield LGA
Household Type											
Couple family with children	35.8%	26.2%	31.4%	31.1%	36.8%	27.8%	23.2%	25.4%	30.9%	50.8%	46.2%
Couple without children	17.3%	20.0%	15.7%	15.9%	22.1%	17.3%	23.6%	15.3%	11.7%	20.5%	18.2%
Single Parent family	23.5%	17.9%	23.5%	16.7%	11.8%	23.8%	13.2%	25.4%	21.6%	13.5%	14.9%
Lone Person Household	14.5%	21.5%	18.6%	22.7%	20.6%	18.8%	30.0%	22.0%	23.5%	5.3%	13.9%
Group Household	4.9%	9.7%	7.8%	7.6%	4.4%	3.4%	6.8%	8.5%	9.3%	6.1%	1.9%
Other/Not Stated	4.0%	4.6%	2.9%	6.1%	4.4%	9.0%	3.2%	3.4%	3.1%	3.7%	4.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Household Income											
\$0-\$199	7.4%	10.8%	6.9%	9.1%	4.4%	4.9%	7.5%	9.3%	11.1%	6.9%	5.2%
\$200-\$299	7.4%	8.2%	6.9%	4.5%	11.8%	4.9%	8.6%	5.9%	9.3%	3.5%	5.4%
\$300-\$399	15.4%	13.8%	11.8%	10.6%	8.8%	10.5%	10.0%	17.8%	19.8%	18.1%	10.1%
\$400-\$499	10.0%	12.8%	14.7%	7.6%	10.3%	7.7%	10.7%	9.3%	8.0%	10.6%	6.7%
\$500-\$599	9.2%	10.8%	11.8%	9.1%	13.2%	10.2%	6.8%	3.4%	8.6%	8.6%	5.5%
\$600-\$699	8.5%	8.7%	0.0%	9.1%	10.3%	8.0%	8.9%	5.9%	11.1%	9.6%	6.0%
\$700-\$799	6.3%	4.1%	10.8%	6.8%	10.3%	5.9%	4.6%	4.2%	4.3%	6.6%	4.8%
\$800-\$999	9.8%	8.7%	7.8%	9.1%	4.4%	9.9%	12.1%	11.9%	9.3%	9.6%	8.8%
\$1,000-\$1,199	5.2%	4.1%	5.9%	9.1%	4.4%	4.6%	9.6%	7.6%	3.1%	6.4%	7.5%
\$1,200-\$1,499	4.9%	4.1%	4.9%	6.8%	4.4%	8.6%	5.4%	5.1%	1.9%	5.7%	8.2%
\$1,500-\$1,999	4.1%	3.6%	0.0%	9.8%	4.4%	7.1%	6.8%	3.4%	1.9%	3.5%	8.6%
\$2,000 or more	1.4%	0.0%	4.9%	0.0%	4.4%	2.8%	3.2%	2.5%	1.9%	0.8%	6.7%
Not Stated	10.4%	10.3%	13.7%	8.3%	8.8%	14.8%	5.7%	13.6%	9.9%	10.0%	16.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996	Fairfield LGA
Age											
0-14	12.3%	6.2%	8.8%	6.1%	10.3%	8.0%	4.6%	11.0%	14.8%	14.2%	22.7%
15-24	13.5%	13.3%	12.7%	9.1%	14.7%	17.9%	13.2%	21.2%	16.0%	17.8%	15.2%
25-34	25.3%	28.7%	46.1%	35.6%	33.8%	28.7%	27.9%	23.7%	30.2%	29.6%	14.7%
35-44	21.1%	25.1%	14.7%	22.7%	22.1%	14.8%	20.0%	18.6%	17.3%	18.4%	15.9%
45-54	11.2%	10.3%	11.8%	14.4%	11.8%	12.3%	14.6%	7.6%	12.3%	10.5%	13.4%
55-64	7.1%	5.6%	5.9%	4.5%	7.4%	10.5%	11.8%	8.5%	3.1%	4.8%	8.3%
65 and over	9.5%	10.8%	0.0%	7.6%	0.0%	7.7%	7.9%	9.3%	6.2%	4.7%	9.9%
Total Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Birthplace											
Australia	16.5%	21.5%	18.6%	14.4%	16.2%	26.5%	20.4%	37.3%	29.6%	1.3%	41.6%
Oceania	1.5%	4.1%	0.0%	2.3%	4.4%	5.9%	4.3%	5.1%	0.0%	4.1%	2.4%
North-West Europe	1.2%	0.0%	2.9%	0.0%	4.4%	2.2%	2.1%	5.9%	2.5%	0.8%	2.5%
Southern and Eastern Europe	9.3%	5.1%	8.8%	4.5%	4.4%	6.5%	14.3%	5.9%	3.1%	18.6%	10.5%
North Africa	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.4%
Middle East	15.0%	10.8%	16.7%	4.5%	8.8%	11.7%	7.5%	9.3%	10.5%	35.2%	7.5%
Asia	49.6%	47.2%	45.1%	65.9%	54.4%	28.4%	36.4%	32.2%	42.0%	33.1%	24.9%
Northern America	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.4%	0.1%
South and Central America	4.4%	7.7%	2.9%	5.3%	7.4%	8.6%	4.3%	4.2%	9.3%	3.1%	3.7%
Other Africa	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.3%
Not Stated	2.1%	3.6%	4.9%	3.0%	0.0%	10.2%	9.6%	0.0%	0.0%	2.0%	6.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996	Fairfield LGA
Labour Force											
Employed	33.5%	36.9%	52.0%	49.2%	48.5%	44.1%	45.0%	33.9%	35.2%	24.7%	46.2%
Unemployed	10.2%	11.8%	8.8%	6.1%	5.9%	9.6%	10.0%	13.6%	13.6%	13.8%	6.7%
Total Labour force	43.7%	48.7%	60.8%	55.3%	54.4%	53.7%	55.0%	47.5%	48.8%	38.5%	52.9%
Not in the labour force	42.6%	43.1%	29.4%	37.1%	36.8%	33.6%	38.2%	39.8%	35.8%	46.2%	42.9%
Not stated	13.8%	8.2%	9.8%	7.6%	8.8%	12.7%	6.8%	12.7%	15.4%	15.2%	4.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Education											
Postgraduate degree	1.5%	0.0%	0.0%	7.1%	0.0%	0.0%	10.1%	0.0%	0.0%	2.7%	1.4%
Graduate Diploma or Graduate Certificate	0.8%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	0.0%	0.0%	0.8%	0.8%
Bachelor Degree	20.0%	13.5%	11.1%	26.2%	30.4%	17.2%	21.0%	9.7%	26.1%	23.6%	15.5%
Advanced Diploma and Diploma	14.2%	13.5%	22.2%	11.9%	13.0%	10.8%	16.8%	0.0%	21.7%	22.2%	12.3%
Certificate	30.9%	40.4%	30.6%	23.8%	56.5%	35.5%	26.1%	35.5%	37.0%	23.0%	36.5%
Not Stated	32.7%	32.7%	36.1%	31.0%	0.0%	33.3%	26.1%	54.8%	15.2%	27.7%	33.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Tenure											
Fully Owned	13.8%	10.3%	6.9%	14.4%	17.6%	12.3%	15.0%	8.5%	8.0%	5.0%	42.5%
Being Purchased	12.4%	10.8%	18.6%	18.9%	7.4%	9.9%	18.9%	3.4%	4.9%	7.3%	20.8%
Rented - State/Territory Housing Authority	7.9%	12.3%	2.9%	10.6%	7.4%	9.3%	6.8%	10.2%	3.1%	1.5%	7.9%
Rented - Other landlord	60.9%	63.1%	68.6%	49.2%	61.8%	56.8%	55.0%	66.9%	72.8%	81.2%	20.4%
Rented - Landlord Not stated	1.8%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	6.8%	2.5%	1.2%	0.5%
Other tenure type	1.5%	0.0%	2.9%	3.0%	0.0%	1.9%	2.5%	0.0%	6.2%	1.8%	2.4%
Not Stated	1.8%	2.1%	0.0%	3.8%	5.9%	9.9%	1.8%	4.2%	2.5%	2.1%	5.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

	Moved within Fairfield	Liverpool	Auburn	Bankstown	Canterbury	Other Western Sydney	Other Sydney SD	Other NSW	Other Australia	Overseas in 1996	Fairfield LGA
Occupation											
Managers and Administrators	3.0%	4.2%	7.5%	0.0%	9.1%	0.0%	0.0%	7.5%	0.0%	1.8%	4.3%
Professionals	7.2%	4.2%	9.4%	15.4%	12.1%	11.2%	21.4%	12.5%	12.3%	6.8%	10.3%
Associate Professionals	5.9%	4.2%	0.0%	13.8%	9.1%	9.1%	7.9%	0.0%	10.5%	3.6%	8.1%
Tradespersons and Related Workers	14.1%	18.1%	9.4%	10.8%	18.2%	14.0%	15.1%	12.5%	8.8%	20.3%	15.6%
Advanced Clerical and Service Workers	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	0.8%	3.3%
Intermediate Clerical, Sales and Service Workers	12.1%	13.9%	15.1%	6.2%	15.2%	16.1%	16.7%	20.0%	19.3%	8.3%	16.2%
Intermediate Production and Transport Workers	20.2%	20.8%	22.6%	21.5%	21.2%	19.6%	9.5%	20.0%	14.0%	12.7%	14.7%
Elementary Clerical, Sales and Service Workers	9.2%	9.7%	7.5%	6.2%	15.2%	12.6%	2.4%	7.5%	5.3%	11.6%	10.1%
Labourers and Related Workers	23.2%	20.8%	28.3%	23.1%	0.0%	17.5%	14.3%	20.0%	24.6%	29.8%	14.0%
Not Stated	3.5%	4.2%	0.0%	3.1%	0.0%	0.0%	10.3%	0.0%	5.3%	4.4%	3.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Weekly Rent											
\$0-\$49	5.1%	5.3%	0.0%	10.1%	0.0%	5.6%	16.2%	4.0%	6.3%	2.0%	6.7%
\$50-\$99	7.7%	10.0%	0.0%	16.5%	0.0%	7.0%	3.5%	6.1%	2.4%	1.6%	14.2%
\$100-\$149	49.1%	49.3%	63.0%	35.4%	59.6%	43.5%	38.7%	54.5%	57.5%	38.1%	21.6%
\$150-\$199	29.0%	28.0%	27.4%	26.6%	34.0%	28.0%	32.4%	29.3%	26.8%	49.7%	27.4%
\$200-\$249	5.3%	2.0%	5.5%	11.4%	6.4%	9.8%	5.2%	3.0%	2.4%	4.8%	19.6%
\$250-\$299	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.4%	3.8%
\$300-\$399	0.4%	0.0%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	1.0%
\$400-\$499	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.3%	0.3%
\$500 and over	0.5%	2.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	1.1%	0.9%
Not stated	2.4%	3.3%	0.0%	0.0%	0.0%	6.1%	2.3%	3.0%	0.0%	1.4%	4.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

6. CONCLUSIONS

This report has reviewed the population profile in the medium and higher density housing sector, focusing on the situation in 2001, but also reviewing trends since 1991. Building approval data has also been accessed to provide additional information on the growth of the sector in the last two decades.

The higher density housing fulfils a particular role in the Fairfield. The key findings can be summarised as follows:

- The high density sector remains a minority housing market in Fairfield as a whole. Higher density dwellings are concentrated around Fairfield and Cabramatta town centres, reflecting zoning. However, there has been a steady expansion of the multi-unit development and a wider diffusion of medium density housing across the City over the last twenty years.
- Multi-unit development approvals have more or less matched those for houses over the past decade.
- The trends in development of the sector show a predominance of semi-detached housing, contrary to the Sydney picture, although the number of approvals for semi-detached has been falling over the last decade.
- The Fairfield flat market is a predominantly a rental market. Rents are significantly lower than those for Sydney as a whole. The proportion of home buyers is low.
- The relatively high proportion of households with children in flats is a key finding: the sector was home for over 3,300 children in 2001. A further key feature of the sector is the predominance of two bedroom flats. These two findings imply that overcrowding might be a particularly significant problem for many families living in the sector.
- The Fairfield flat market is characterised by a very high proportion of overseas born residents – four in five were born overseas – particularly Asia and Middle East. The latter were a particularly significant component of recent in-migrants from overseas.
- It is also a very low income market, with double the proportion of households earning under \$400 per week compared to those living in houses in Fairfield.
- There was some indication that the sector is accommodating a larger proportion of older people.
- On average, recent migrants from overseas were paying more in rent, had lower incomes than others in the sector, and had poorly paid jobs and low economic activity profiles, implying a potential housing affordability problem for many.
- Of those who moved into flats in the five years to 2001, the majority either came from within Fairfield itself or from overseas. Recent in-movers from adjacent areas had somewhat higher income and economic activity levels than longer term residents, but had lower incomes in relation other households in the area.
- Those renting privately had the highest mobility rates: two thirds of in-movers were renters.

- While a quarter of recent movers in the flat sector had university qualifications, this did not appear to be reflected in their occupation profile or income levels.

Commentary

The Fairfield flat sector plays an important role in this region of Sydney offering a more affordable and available rental market for those with low incomes, and especially those recently arrived from overseas, and including many families with children. Nevertheless, there are indications from the data that overcrowding and unaffordability may be problems that Council may need to seek further information on. Moreover, the data presented here provide no indication of housing quality or appropriateness. This would require further information which is not readily available.

The high turnover levels among renters also imply a mobile community, although there are also indications that a section of residents are longer term, especially perhaps those with families and older people among the growing proportion who own their flats outright.

The higher density sector in Fairfield is strongly dependent in the rental investment market. The tax advantages to rental investors have, until recently at least, meant that rental levels charged are likely to have been a secondary consideration compared to capital growth. It can be argued that rents have not been under pressure as a result, and affordability problems have probably been held in check as a result. However, this may change as capital growth recedes. Longer term investors may look to raise rents to compensate. This will need to be monitored closely.

Conclusions

There seem to be two main conclusions to be drawn from this analysis. The first concerns the existing flat sector in the area. There can be little doubt that the lower rental sector described above is operating to attract and retain large numbers of economically disadvantaged households seeking more affordable housing. The repercussions of this for local social infrastructure are evident in the high numbers of welfare and other support agencies in the area. But this is not a coincidental outcome. Prevailing zoning policies together with local market processes have acted to create this concentration in these locations. The point is that under current market conditions, the outcome of flat development in Fairfield has been a very low income rental market, with some older low income home ownership. At present, there is only a limited market for home purchase, and the proportion of home buyers fell over the 1991-2001 decade. While planning policies have facilitated the development of this sector, they have had little or no impact on housing tenure (and the resulting social) outcomes. These have been entirely market driven as have rents and values.

Council will need to consider how it manages the concentrations of disadvantaged households in the existing sector over the longer term. They imply a steady commitment of resources to support the services these households rely on. There is also the continued

impact on local retail and service sectors in supporting a large concentration of lower income residents in these areas. Importantly, this market is likely to be an enduring one. The ownership patterns of strata flats will make coordinated approaches to upgrading or replacement difficult. The clear implication is that the sector may face a long future as a lower income and disadvantaged housing market. Council needs to consider how it will best manage this issue over the long term.

The second substantive conclusion concerns the implications of the current profile of Fairfield's flat market for further higher density development in the area. Whether new flat development can boost the level of home buyers as opposed to investors purchasing units will be a key factor in determining the social outcomes of the further development of flats in Fairfield.

This is an important issue. Developing more units with relatively low rent levels boosts housing affordability and increases opportunities for housing for lower income households. Unfortunately, concentrating large blocks of cheaper rental flats in town centre areas may only lead to a further concentration of the lower income households the sector currently caters for in these areas. On the other hand, encouraging the development of higher rental flats or much greater proportions for sale to home buyers may encourage a more balanced social mix in the town centres. But whether a market for higher income households can be successfully developed in Fairfield will need careful consideration. However, if the development of this kind of dwelling remains predominantly for a rental market, it will be difficult for Council to directly influence more balanced social outcomes.

These matters will need to be very carefully considered by Council in determining whether further higher density development should be encouraged, and in what form and for which sectors of the market. But importantly, Council will have little effective control on the actual outcomes from the development process under current planning arrangements, particularly in terms of managing who gets to live in the sector, both in the short terms and, more particularly, over the longer term. The latter issue is potentially critical to the future development of Fairfield, the housing opportunities available to current and future residents, and to future Council resource requirements.