



6 Greater housing choice

Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

Historically, the predominant form of housing built in Adelaide has been detached dwellings on large allotments. The Plan seeks to facilitate the supply of a diverse and well-designed range of housing types to cater for all ages and lifestyles and makes the best use of land and infrastructure. South Australia needs growth in more flexible housing options for one or two person households. By 2031, lone person households are predicted to grow by 44% to 188,000, up from 131,000 in 2011. Single person households are the fastest growing household type in the state.

Our baby boomers (who represent a quarter of our population) are either moving into retirement or are already retired. Many wish to downsize and move into accommodation that better suits their needs and lifestyles. Currently 62% of households have fewer than three residents but 72% of dwellings have three or more bedrooms.

How this target will be measured

This target will be measured using annual DPTI dwelling count data to track the number of dwellings built by type. It will use a rolling five-year average to calculate the ratio of detached to non-detached dwellings.

Investigation will be undertaken to determine other ways to measure diversity of housing types. Currently data is extracted in the following five categories only: detached, semi-detached, flats/apartments, home unit/townhouses and retirement village units.

Current status:

Metropolitan Adelaide

Over the past five years, 25% of the dwellings built were non-detached dwellings. As a result, the current split between detached and non-detached dwellings is 75:25. The following table and chart show the number and relative share of dwellings built by type for each of the past five years. Refer to Figure 3.4.

Townships

Over the past five years, 10% of the dwellings built were non-detached dwellings. As a result, the current split between detached and non-detached dwellings is 90:10.

Future investigations

One way of measuring the diversity of housing is to review the percentage of detached housing compared to the other dwelling categories that the Government currently measures. Future work will focus on how other dwelling types (e.g. as illustrated in the Missing Middle graphic in Part 2) can be easily measured.

Affordable Housing Policy

Diverse housing includes facilitating affordable housing options in desirable, well-serviced locations. This Plan continues to support the State Government's Affordable Housing Inclusion Policy. This requires that at least 15% of all new dwellings meet the criteria for affordable housing (of which five per cent is specifically for high needs housing) in all new significant developments and growth areas.

Figure 3.4 Dwellings built by year and type in Metropolitan Adelaide (as defined by the Greater Adelaide Capital City region)

Dwelling type	2010	2011	2012	2013	2014	2010-14 average
Detached	79%	75%	73%	77%	70%	75%
Flats / Apartments	4%	5%	5%	2%	5%	5%
Home Unit / Townhouse	5%	9%	7%	8%	8%	7%
Retirement Village Units	3%	3%	7%	5%	10%	6%
Semi-detached	9%	8%	8%	7%	7%	8%
	100%	100%	100%	100%	100%	100%

