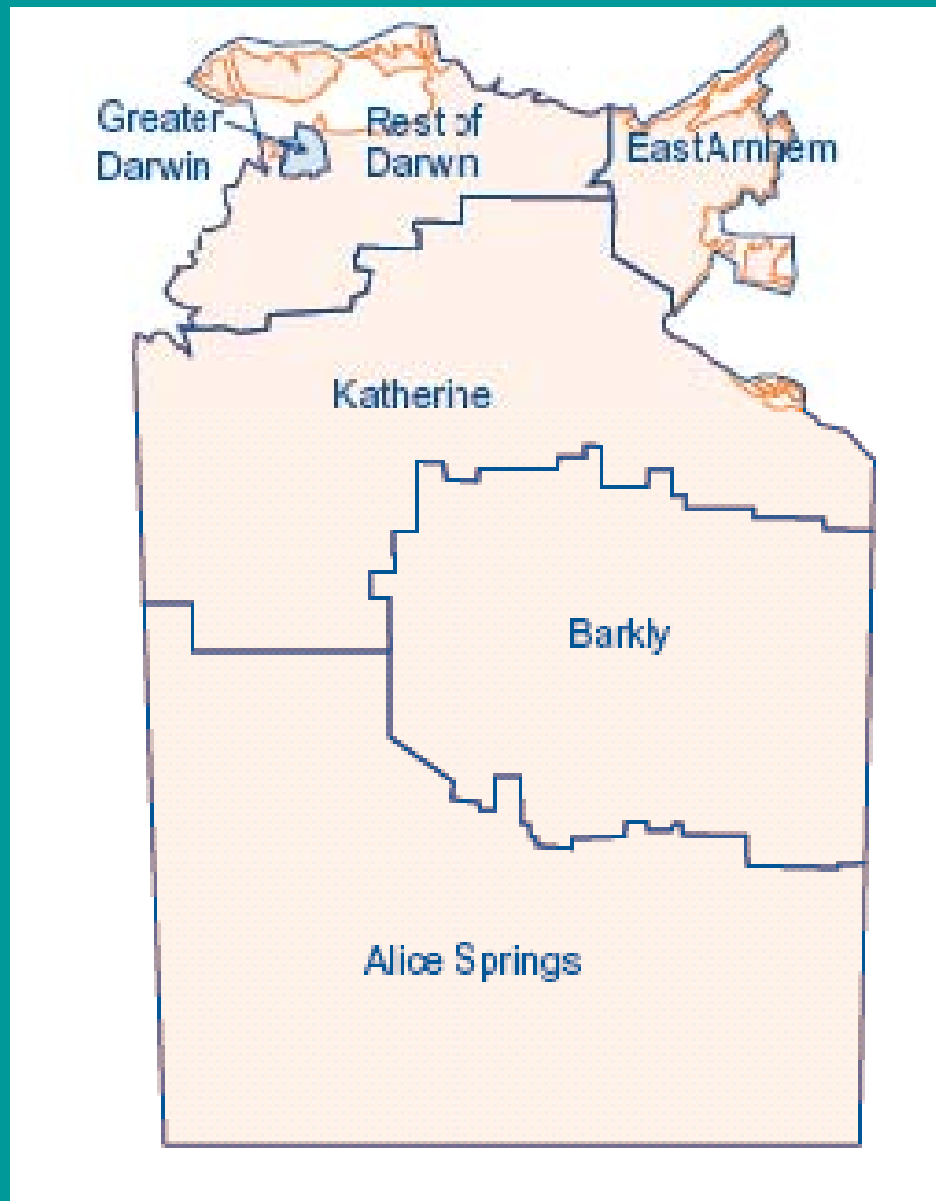


**AHURI 6<sup>th</sup> National Housing Conference**  
**Session W15: Responding to Housing Demand**

**Darwin's growth: the connections  
between demand for dwellings and  
social, demographic and spatial change  
in the region**

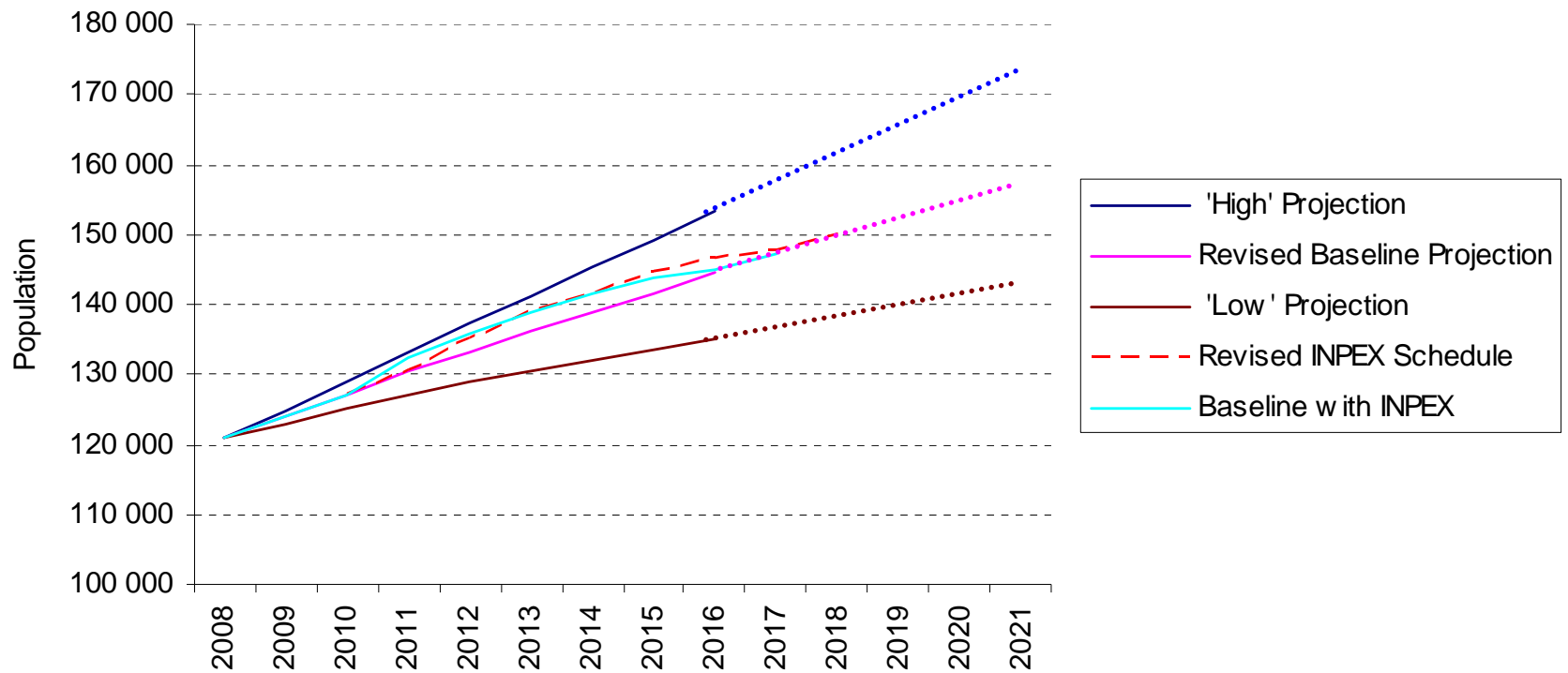
**Nick McTurk Maria Wieser**  
**(Charles Darwin University;**  
**Territory Growth Planning Unit,**  
**Department of Chief Minister,**  
**NT Government)**



Source: NT Treasury Projections

# Darwin's Growth Projections

Greater Darwin Population Projections



Source: NT Treasury Projections

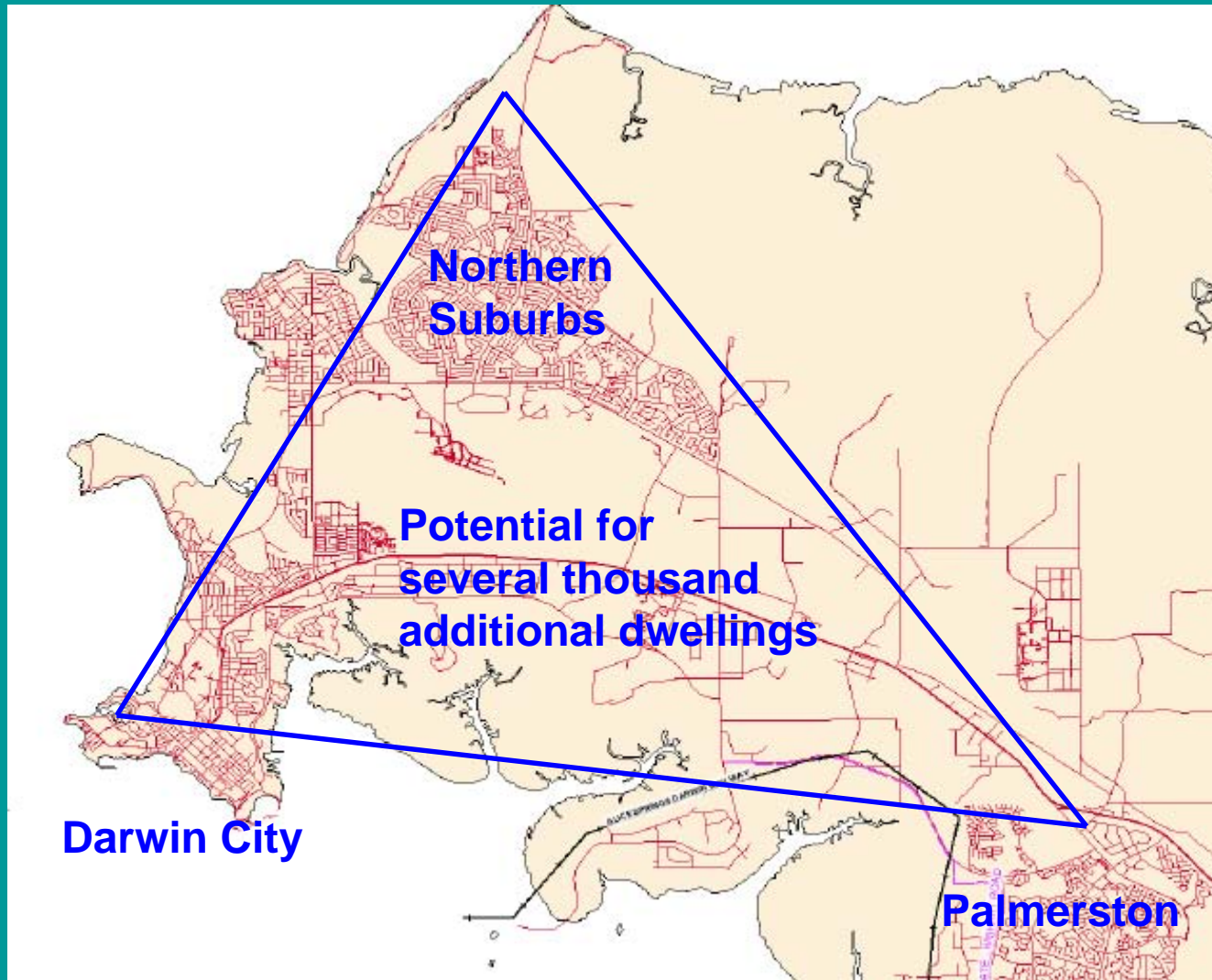
# Annual Population Growth Rates

2007 - 2021

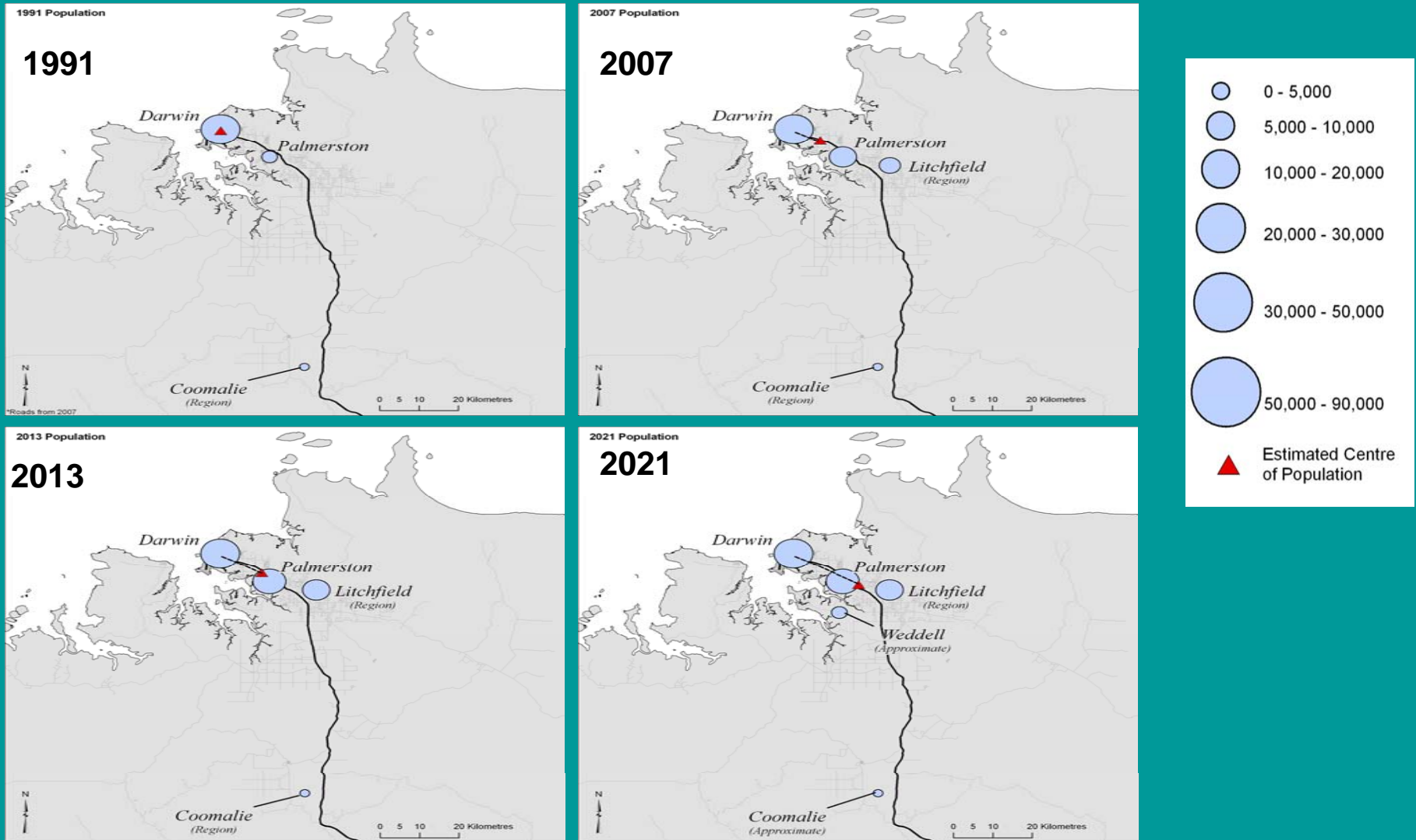
	% p.a.
Palmerston East Arm	3.64
Litchfield Shire	2.61
Coomalie	1.96
Darwin City	0.90

Source: Department of Health and Ageing Population Projections

# Dwelling Infill

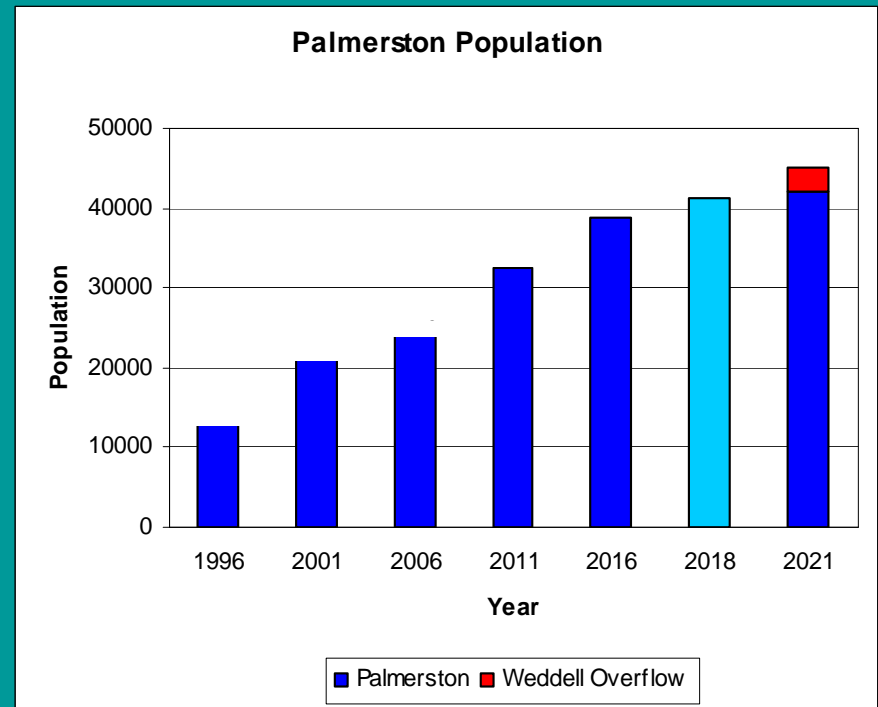


# Centre of Population

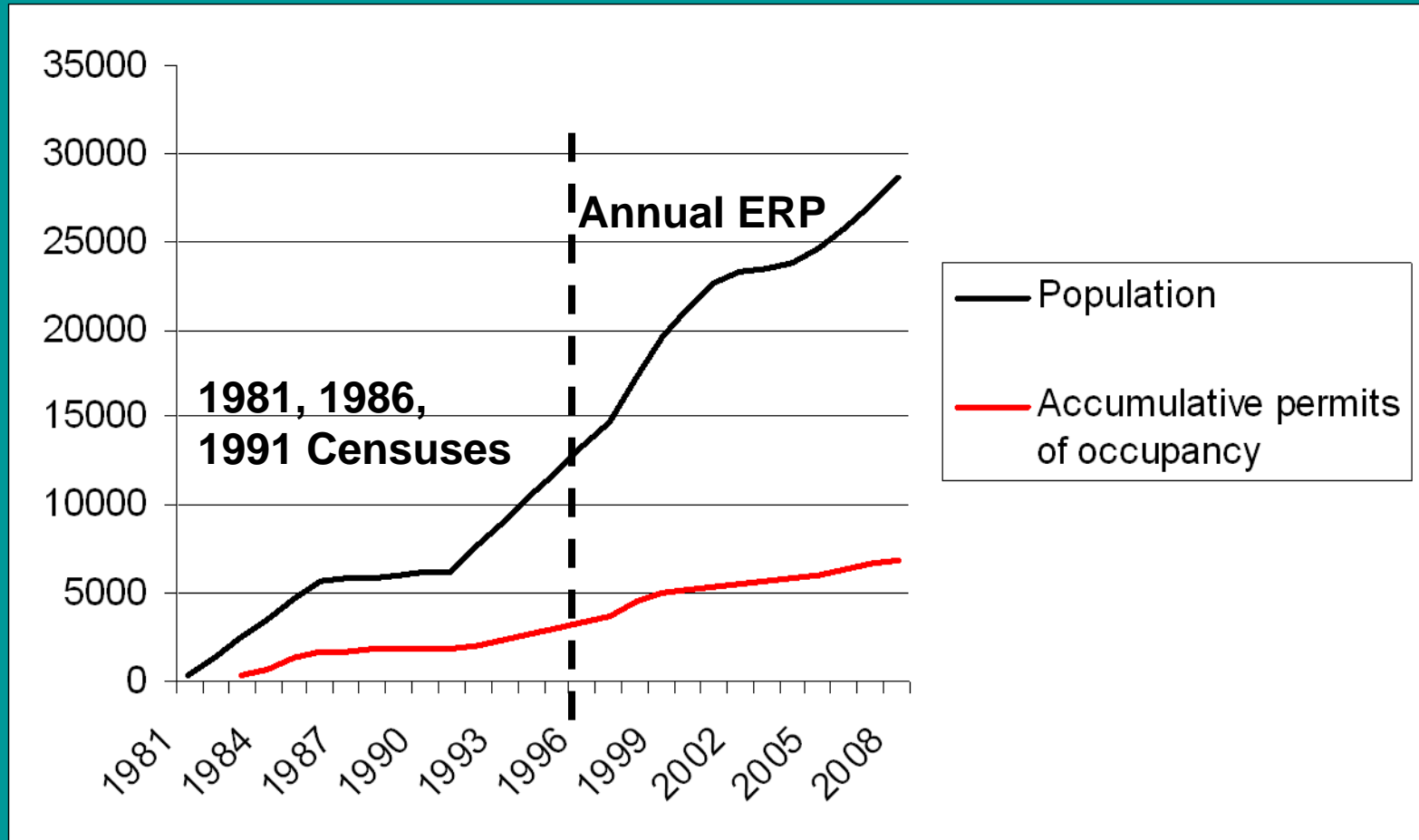


# Palmerston Population

- grew by 84% from 1996 and 2006 (11053 people).
- 2006 and 2016 is expected to grow by 60% (14527 people).

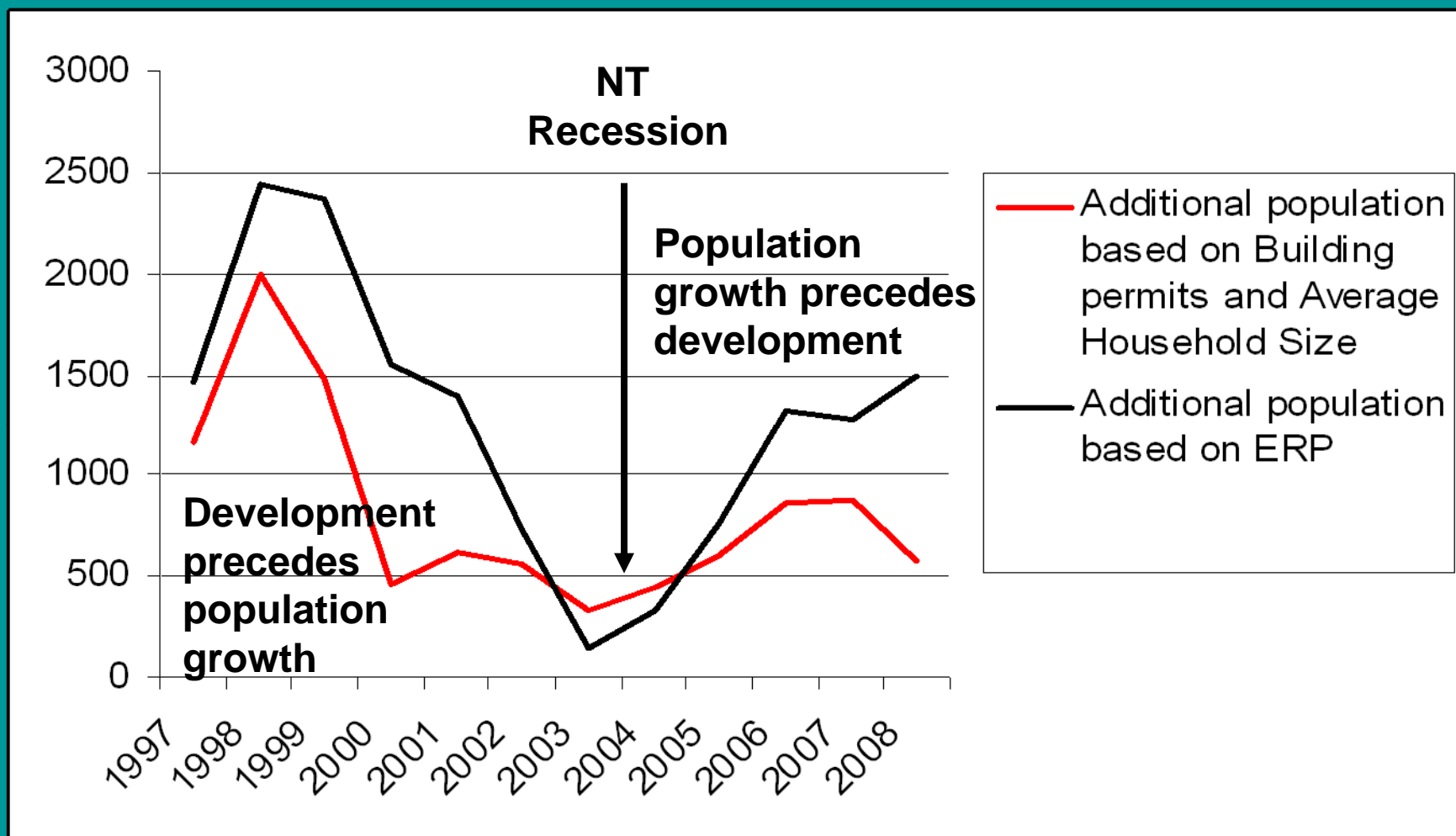


# Population growth and dwelling construction





# Annual population increase and dwelling development (average household size proxy measure)

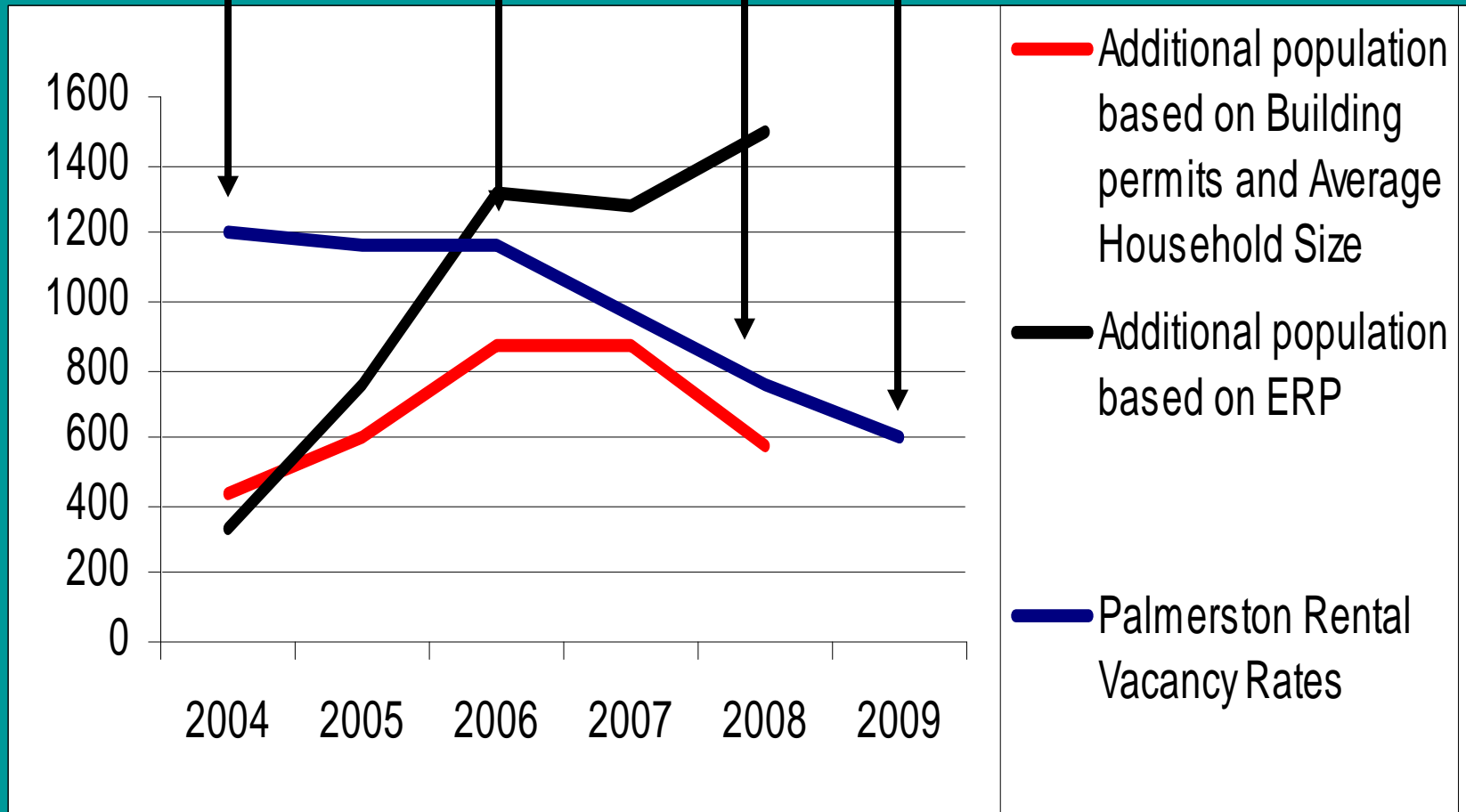


# Increasing pressure on the rental market

2006 Census	rented/ dwellings
Palmerston	45.0%
Darwin SD	41.2%
Northern Territory	49.7%
Australia	29.0%

## Rental Vacancy Rates

2004 1.5%      2006 1.4%      2008 0.4%      2009 0.0%



# Housing and population – multi-method research

## Quantitative methods (McTurk)

Research question -  
What associations are  
there between  
dwellings and socio-  
economic variables?

Data – 2006 Census  
Basic Community  
Profiles for CDs of  
Palmerston.

Method – Pearson's  
Correlation Coefficient  
statistical analysis.

## Qualitative methods (Wieser)

Research question - How  
does the shortage of  
dwellings affect the  
population?

Method - Semi-structured  
in-depth interviews with  
Health and Community  
Service providers.

Rented housing	<b>0.463**</b>	1.000				
Owner-Occupied housing	<b>-0.482**</b>	<b>-0.998**</b>	1.000			
Flats	0.343	0.241	-0.242	1.000		
Semi-detached housing	0.292	0.254	-0.259	-0.259	1.000	
Separate housing	-0.217	-0.251	0.249	0.249	<b>-0.533**</b>	1.000
No motor vehicle	<b>0.851**</b>	<b>0.507**</b>	<b>-0.526**</b>	<b>0.531**</b>	<b>0.427*</b>	<b>-0.606**</b>
Low Income	<b>0.845**</b>	<b>0.518**</b>	<b>-0.530**</b>	0.259	0.171	<b>-0.375*</b>
Unemployed	<b>0.823**</b>	<b>0.365*</b>	<b>-0.378*</b>	<b>0.442*</b>	0.155	-0.277
Recent Immigration	<b>-0.512**</b>	<b>0.481**</b>	<b>-0.482**</b>	-0.290	-0.190	0.217
Single Parent	<b>0.848**</b>	0.335	-0.347	<b>0.444*</b>	<b>0.401*</b>	-0.170
Youth	0.255	0.188	-0.198	-0.039	-0.240	<b>0.735**</b>
Indigenous	<b>0.814**</b>	0.298	-0.314	<b>0.398*</b>	0.192	-0.260
Elderly	<b>0.367*</b>	-0.083	0.084	0.268	0.160	-0.296
Disabled < 65	<b>0.463**</b>	0.260	-0.251	0.085	-0.016	-0.208
Source: ABS	Social housing	Rented housing	Owner-Occupied housing	Flats	Semi-detached housing	Separate housing

\* correlated at 95% level  
\*\* correlated at 99% level

	Dependent variable: $\ln(\text{number of children})$						
Low Income	<b>0.830**</b>	1.000					
Unemployed	<b>0.736**</b>	<b>0.746**</b>	1.000				
Recent Immigration	<b>-0.458**</b>	<b>-0.442*</b>	<b>-0.463**</b>	1.000			
Single Parent	<b>0.707**</b>	<b>0.587**</b>	<b>0.781**</b>	<b>-0.529**</b>	1.000		
Youth	-0.115	-0.018	0.178	0.313	0.331	1.000	
Indigenous	<b>0.725**</b>	<b>0.724**</b>	<b>0.754**</b>	<b>-0.668**</b>	<b>0.834**</b>	0.220	1.000
Elderly	<b>0.481**</b>	<b>0.490**</b>	<b>0.383*</b>	<b>-0.375*</b>	0.214	-0.286	0.131
Disabled < 65	<b>0.405*</b>	<b>0.595**</b>	<b>0.375*</b>	<b>-0.362*</b>	0.285	-0.129	<b>0.430*</b>
	No motor vehicle	Low Income	Unemployed	Recent Immigration	Single Parent	Youth	Indigenous

Source: ABS

# Key Correlations and effects

Tenure NOT Dwelling type matters

Socio-economic factors feature strong inter-relationships

Rental Tenure crosses the social spectrum

High rates of social housing (13.3% vs 4.4% in Aus)  
Effectively targeted (However no new housing for several years)

Able forced onto a costly rental market.

3 bed house \$460/week (Sydney \$450 per week).

This encourages:

High mobility amongst recent migrants;

Overcrowding and immobility amongst longer-term residents

# Qualitative Interview findings

Growing (12.5% in 1996 to 14.4% in 2006), youthful (and ageing), Indigenous population

Pregnant teenagers and lone-parents (20.1% in Palm and 15.8% in Aus in 2006)

Increase in middle income earners struggling with rents

Ageing Non-Indigenous population

Drastic shortfall in crisis-accommodation

Barriers to entry exit between forms of dwelling tenure

Planning of solutions for populations facing housing crisis are urgently required

# Summary and potential solutions

The Darwin region is in the grip of a dwelling demand crisis

Palmerston is the current focus, then Weddell

This crisis is stratified in terms of mobility

Migrants - high population turnover

Socio-economically weak – nowhere to go

Solutions - Increase supply of:  
crisis accommodation; public transport.

Affordable housing (rent and buy).

NTG Land Development Corporation; NFP Sector housing