

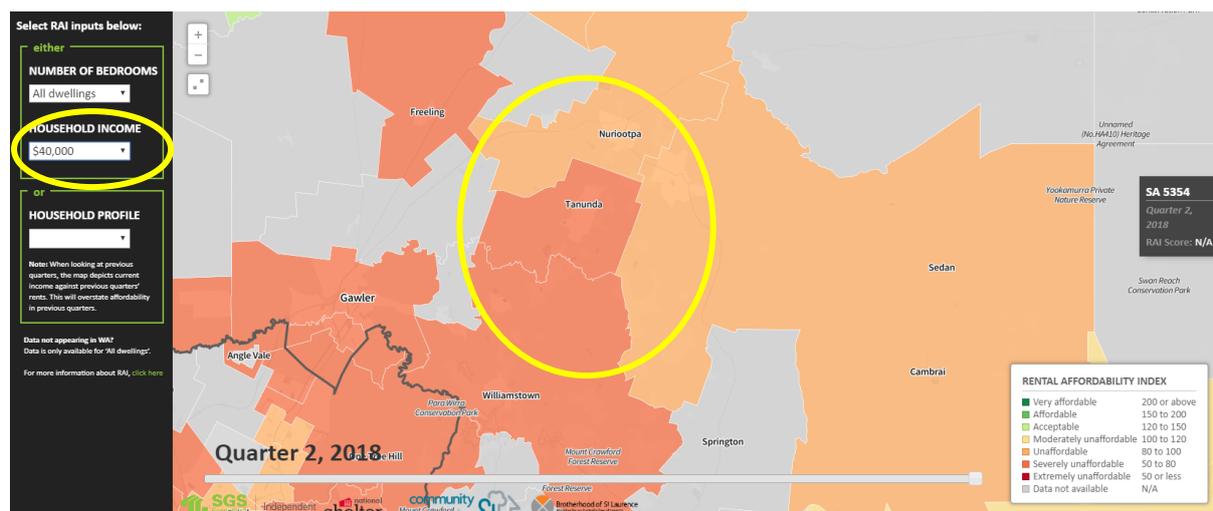


Housing in the Barossa Valley Region

Home Ownership & Private Rental

Home ownership is on the decline across South Australia, especially for people living on low incomes, because house prices are rising. A real estate website listed the median house purchase price in Nuriootpa as \$340,000. There were only six properties on the private rental market in the Barossa Valley region under \$250 per week in May 2019. Rent in the region is severely unaffordable for anyone living on a low income, the lack of choice in housing means high competition in the rental market, and those surviving on welfare payments may be overlooked during the rental application process in favour of people living on higher incomes.

The National Rental Affordability Index is an interactive map that allows you to see the affordability of private rental properties for most postcodes across Australia. You can see the rental affordability for a specific annual household income or select one of eight different Australian household types. By selecting single pensioner, or single parent, most areas on the map of Australia quickly turn to the warm colours of orange or red, indicating no affordability at all.



<https://www.sgsep.com.au/maps/thirdspace/australia-rental-affordability-index/>

A household in the Barossa Valley with a yearly income of \$40,000 or less would find no affordable property on the private rental market and would be unable to purchase a home. For a single Newstart recipient living on \$244 a week, and receiving under \$13,000 per year, it is easy to see how

difficult it would be to obtain housing in this area. The illusion that “country living” is affordable is simply not true when considering people living on low incomes.

Latest Census Data

Incomes & Rents

The latest Census data from the Barossa Valley region shows that median weekly incomes for families and households are slightly higher than South Australian medians. According to Census data, the majority of renters in the Barossa Council area were paying between \$250 and \$299 weekly in rent. Family and Household Median Income renters would find renting affordable in the region, but Personal (single) renters would not.

Median weekly incomes <i>People aged 15 years and over</i>	Barossa	%	South Australia	%	Australia	%
Personal	635	--	600	--	662	--
Family	1,551	--	1,510	--	1,734	--
Household	1,267	--	1,206	--	1,438	--

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/40501?opendocument

Homelessness

The latest data shows that there were 44 people experiencing homelessness in the Barossa Council Area. However, this number does not account for the remote regions surrounding the Barossa, the number of people living in unaffordable private rentals or living with severe housing stress (and at high risk of experiencing homelessness). It is commonly acknowledged that the Census is an undercount when it comes to homelessness.

Social Housing

The Barossa Valley does not have any vacant, tenantable Housing Trust properties where some other regional areas such as Mount Gambier and Port Pirie have a large number of unused housing stock. According to [Junction Australia](#), the region has very low levels of social housing. Junction Australia manages around 80 community housing properties throughout the Barossa.

Housing Stress

Housing Stress is defined as households in the bottom two household income quintiles who have housing costs that amount to more than 30% of their household income, while extreme housing stress is where housing costs are over 50% of income. With high unemployment, rising utilities and housing costs, there is no doubt that the number of people living with housing stress has continued to increase over the years.