



Spatial redistribution of low rental in Metropolitan Adelaide 1986 to 2006

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Little is known about the changing spatial patterns of low-income rental dwellings. Rental bond datasets although available in most states have not been heavily used, to analyse this market even though they have several strengths, namely currency and coverage. The major weakness of bond datasets is not their rental data but rather their lack of demographic information. This presentation will report on how a rental bond dataset can be used to analyse the change in both numbers and location of low-income rental dwellings in Metropolitan Adelaide over 25 years; and examines the impact on the low-income rental market of the sale of public rental dwellings. The project has used GIS and other analytical tools to better understand the change over time in the location and size of the low rental market within Metropolitan Adelaide. It examines both market activity through bonds lodged and the size and shift in the market through extant bonds. The spatial analysis was undertaken at suburb level which provides high coverage, rapid geocoding, and enables ongoing monitoring of the rental market. The project demonstrates the potential use of a rental bond dataset to investigate and monitor the private rental market and socio demographic relationships through spatial linkage with census data through the use of mapping tools. Findings are of concern in that not only is there a decline in and concentration of low rental properties, but there is a mismatch with the distribution of low-income households, especially to the south of Adelaide. In a population sense, this is of great concern as economic factors will exacerbate this issue causing a greater "divide" with particular spatial focuses.