2020



Figure 0..1 - 3D Aerial Representation of Haymarket, NSW (Google Maps, 2020)

Student Life in a City

IA3: Investigation - Data report – Haymarket, NSW

Xander Gonzaga

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# Introduction

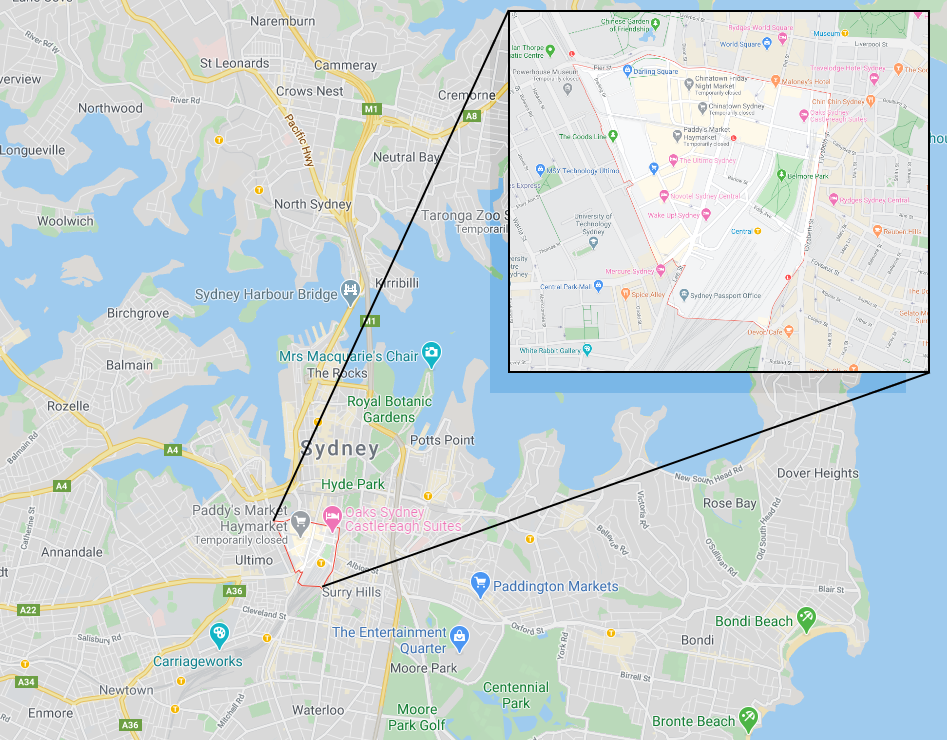
Housing located near tertiary institutes within a metropolitan area is cost ineffective for university students. Haymarket, NSW is located within Sydney’s central business district (Figure 1.1), approximately 3km south-west from the Sydney Opera House, Sydney capital’s most iconic performing arts hall. Darling Square also resides in the area, facilitating businesses, resturants, greenery, accomdation, and services suited for vistors and residents alike. Haymarket is also home to Sydney’s Chinatown – focus on the Chinese culture with shops, resturants, and other services – which attracts locals and visitors to the unique area, as well as the market, located near Chinatown and Darling square, which sells various items from food to clothing (Paddys Market, 2019).

Figure . - Map of Sydney with focus on Haymarket Suburb (Google Maps, 2020)

Easy access to nearby facilities, services, and institutes have continously enabled the local growth in student population (Figure 1.2) for domestic, and more prominently international students (Figure 1.3) when comapred against the NSW and National statistics. Residential accomodation prices gradually increase as you approach the metro areas and the heart of the CBD. Housing prices in Haymarket The cost of living in Sydney is infamously higher than most other Australian metro areas, which naturally can be difficult for students to cope with unless they receive external support in ways of funding or price reductions..

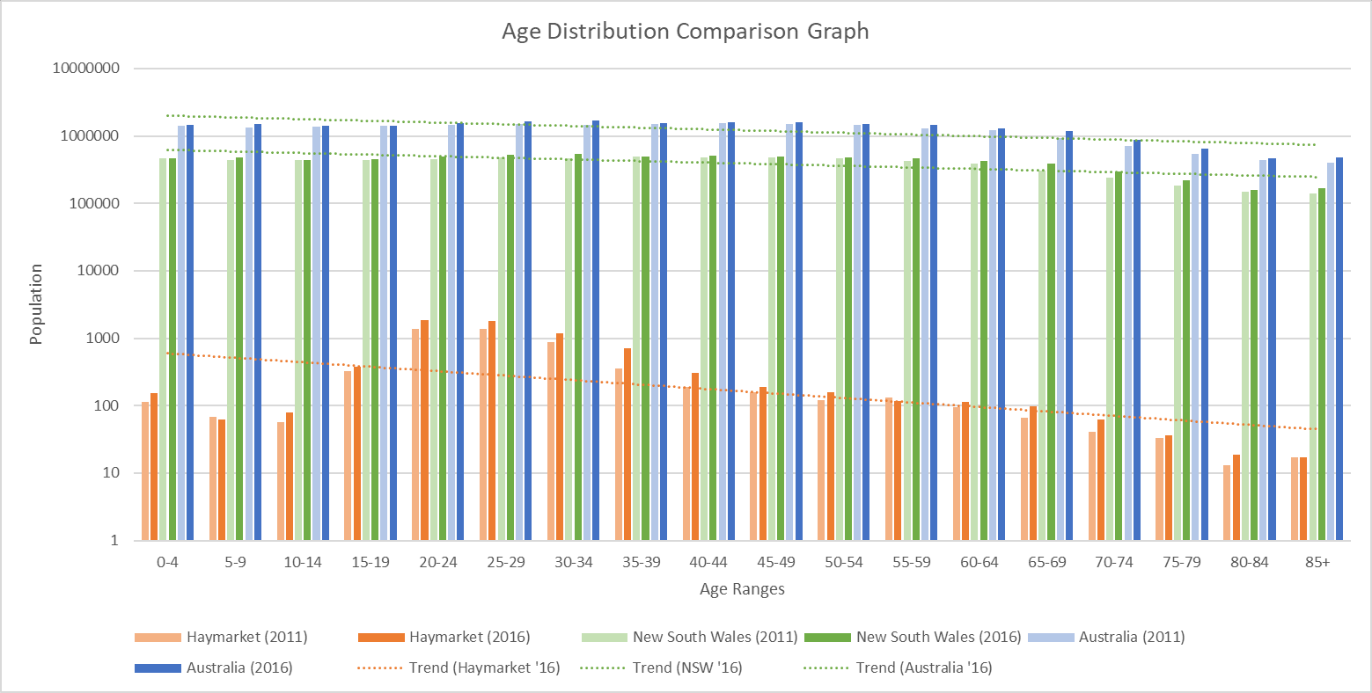


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# Methodology

This report’s data was sourced from various official and secondary sources ranging from the Australian government’s census data, text resources, and many online articles reporting on the topic. All data has been transformed in order to showcase the demographic challenges that are present in the Haymarket suburb in Sydney, NSW and propose possible solutions.

## Limitations

The limitations for this report include the lack of variety in statistics for the Haymarket suburb, time management and limit, lack of on-site data collection and surveying, old statistics and resources dating 2016 and older, and possible changes occurring between the approximately five-year gap between the latest census data and this report.

# Data Analysis

This section will analyse the demographic data for the Haymarket region in order to identify and analyse the demographic challenges in the area.

## Population Structure

Haymarket had a total population of 7,353 in 2016 living in the suburb, with a notable growth in 2011 from 5,376 persons, up 36% to 2016 (Australian Bureau of Statistics, 2016) as shown in Figure 3.4. Age ranges between 19-29 have a higher percentage compared to all the other age ranges (Figure 3.1); they represent approximately 48% of the entire Haymarket population when conglomerating ages between 19-29. The Greater Sydney region average for the aforementioned age groups are significantly lower than the local Haymarket count, as shown in figure 3.4. This is also supported by the low count of families with children in the area, which occupies around 10% of the population (Figure 3.3). Figure 3.2 also shows the age categories that are more likely to enrol into tertiary institutes. As the national and local populations increase, an influx of residents aged between 19-29, as students, will accelerate the growing young adult population leading to a possible strain on the local infrastructure and tertiary institutes.

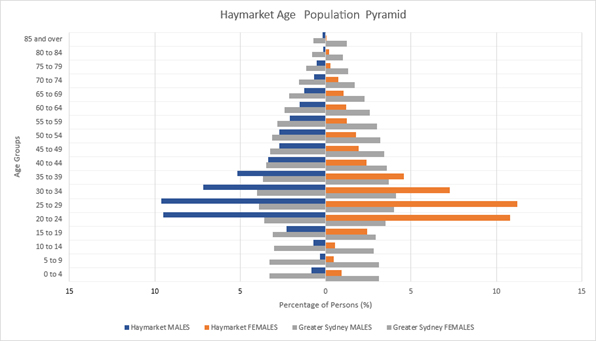


Figure . - Haymarket and Greater Sydney Age Population Pyramid Comparison (Australian Bureau of Statistics; .id, 2016) (Generated by Xander Gonzaga)

Figure . - Tertiary Education Enrolment by Age in Australia Multi-Year Comparison Graph (Organisation for Economic Co-operation and Development, 2020)

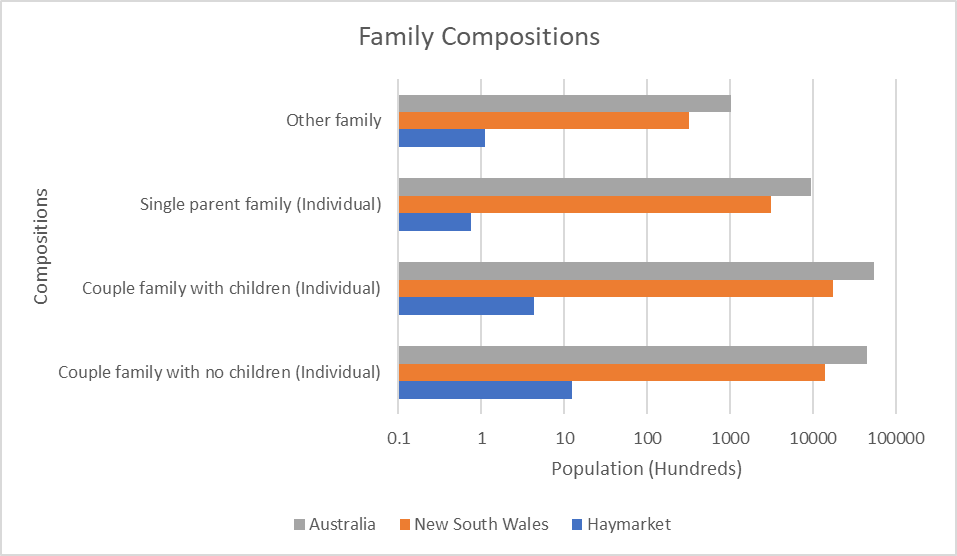


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Figure . - Haymarket, and Australian Population over time comparison (Australian Bureau Of Statistics, 2020) (Population Pyramid; United Nations, 2020) (Generated by Xander Gonzaga)

## Income and Employment

Part-time jobs were reported to be the dominant response when asked about the nature of their employment. Approximately 2000 Haymarket residents work part-time (Australian Bureau of Statistics, 2016). It is evidently higher than the state and national average, which has around double full-time workers than part timers (Australian Bureau of Statistics, 2016) (Figure 3.5). Students would be more likely to apply and work at a part-time job while studying at a tertiary institute, both as an entry way to the workforce and to earn money for accommodation, food, and recreational items and activities. The most common industry that many would expect for students that is shown in the Haymarket region is in the hospitality industry (Figure 3.6); cafes and restaurants are jobs many youth initially go for as they start working away from their parentals as it is the best way to kickstart a job in the workforce.

Figure . - Employment Status Comparison Graph (Australian Bureau of Statistics, 2016) (Generated by Xander Gonzaga)

Figure . - Industry Employment Comparison Graph (2016) (Australian Bureau of Statistics, 2016) (Generated by Xander Gonzaga)

## Housing / Dwellings

Accommodation for university students are common within the Haymarket suburb due to its proximity to everything around the Sydney CBD, especially the Universities and libraries. Having virtually no distance between a student’s accommodation and university reduces the wasted time on travelling that many other students must take, such as students living in the western suburbs of New South Wales. Figure 3.6 shows the distribution of the local population currently attending universities while figure 3.7 shows the population density in the same local area. Sectors surrounding the University of Technology Sydney have a considerably higher population density, especially with the correlation with those attending universities living in this region (Figures 3.6, 3.7).

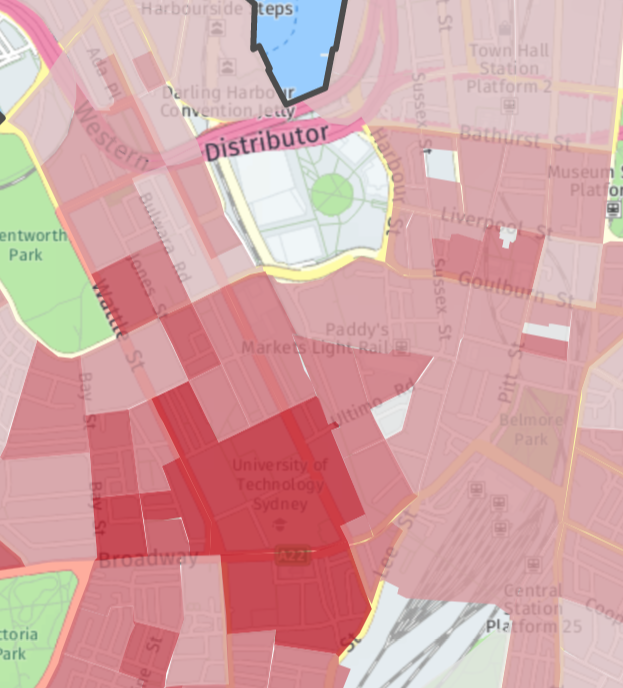


Figure . - Distribution of Population Attending Universities in Haymarket, NSW (atlasId; Australian Bureau of Statistics, 2016) Increased Density with the Increased Intensity of the Red Shading.

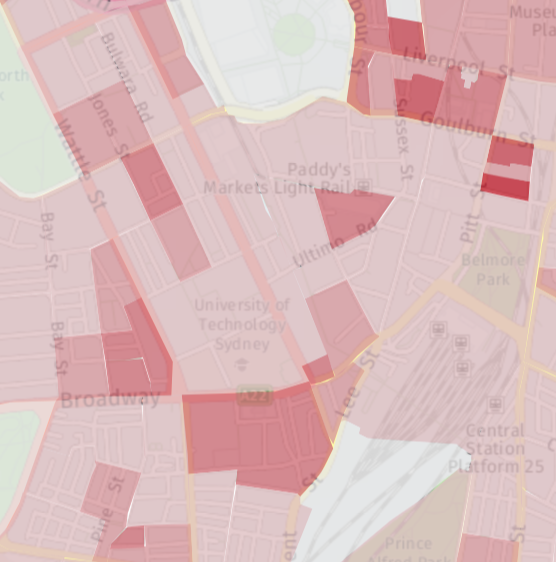


Figure . - Distribution of Population Density in Haymarket, NSW (atlasId; Australian Bureau of Statistics, 2016) Increased Density with the Increased Intensity of the Red Shading.

# Impacts of the Demographic Challenge

This section will discuss the impacts caused by the demographic challenges mentioned previously.

## Housing Affordability

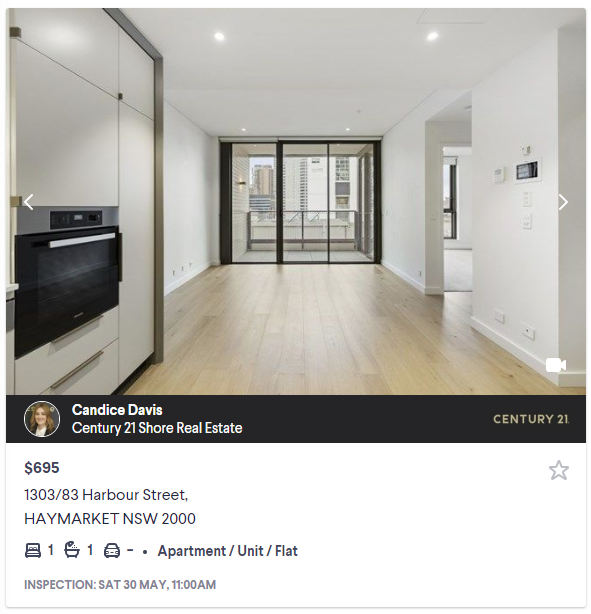
Housing in the Haymarket region, and surrounding CBD suburbs, consists of many high-rise apartment buildings to increase housing capacity and affordability. However so, the housing market has been in high demand in the Greater Sydney region due to all the increasing amenities, facilities, and workplaces in the city area. Residential costs are above the national median cost of an apartment in Australia (excluding metropolitan areas) (Rent.com.au, 2020). Furthermore, Sydney’s $500/week median rental costs are higher than similar Australian metropolitan areas at $450/week. A single-bedroom apartment in Haymarket averages $660/week. (Domain.com.au, 2020). With more university students living in the suburb, one-bedroom apartments are increasingly difficult to acquire per the increased cost (Figure 4.1). These prices are substantially higher than most expected student paying jobs could afford. Without affordable housing, or third-party support, most students would find it difficult to be accommodated near their universities.

Figure . – Single-bedroom apartment listing for the Haymarket, NSW area (Domain.com.au, 2020) (Davis, 2020)

# Conclusion and Proposed Actions

Haymarket, with an expected substantial student population (Organisation for Economic Co-operation and Development, 2020) (Australian Bureau of Statistics; .id, 2016), is a Sydney CBD suburb for students needing quick access to facilities, services, and tertiary institutes. This, however, is not normally sustainable for a student, with a typical student job, to afford, due to the natural higher cost of living in or near a metro area. Housing is especially difficult to maintain without external support, such as parental, governmental or institutional handouts; the alternative for many students would be to seek shared accommodation or find cheaper living alternatives further outside of the city, possibly increasing travel time significantly. Without any changes, lower-income students would not be able to have equal opportunity to facilities and services.

## Third-Party Support/Funding

Supporting students through external funding or handouts could supplement students’ rental costs where necessary. Governmental agencies, tertiary institutes, or parental assistance could help supplement students with rental payments which are hard to afford with a student income. Queensland government already enables students to be eligible for the government rental expense assistance schemes (Queensland Government, 2020), which assists those who are unable to pay their rent. The application of this method to student populated metro areas will provide students with the necessary accessibility to related infrastructure, resources, services, and facilities. Students exploiting this system by intentionally renting high-cost apartments can be mitigated by implementing fixed supplementary funds for all. Alternatively, tertiary institutes can provide scholarship programs for external housing funds if the students are renting in the vicinity of the institute, provided that the exploitation of the system is handled in a similar way as the previous method. Both methods would assist in the reduction of housing and cost of living for students with low-income jobs.

Table . - PMI Table for the Third-Party Support/Funding Proposed Action

|  |  |  |
| --- | --- | --- |
| Positive | Negative | Interesting/Other |
| * Students with low incomes will retain access to facilities, services, and resources without long commuting times or distances * Students can divert some funds towards other living essentials, or wellbeing costs * Encourages and supports rural, regional, and suburban students moving closer to tertiary institutes to take advantage of the available resources | * Funds must be diverted from another location therefore cannot be spontaneously generated * Tertiary institutes are not inclined to divert funds into fixed rental assistance compared to research and development funding * Exploitation of the system through expensive apartments or other loopholes would be unfavourable to tertiary institutes and governmental agencies * Strict rules and requirements may be unfavourable to maintain for the tertiary institutes and governmental agencies while being a nuisance for the students | * Housing prices in the Haymarket area and surrounding suburbs can and will fluctuate depending on the economy, local housing market, and local infrastructure development and accessibility. |

## Housing In-filling and Gentrification

The process of urban infilling is the repurposing of land within an urban environment, such as a house in Sydney being repurposed for dense housing like apartment buildings. Repurposing or greatly improving the efficiency of already existing apartments or buildings (i.e. gentrification) would greatly improve both capacity and pricing for Haymarket. Reconstruction of buildings, as shown in Figure 5.1, into apartment high-rises can significantly improve the capacity at which Haymarket can accommodate students. Focusing on student suitable housing, such as small studio apartments, would benefit space efficiency and housing affordability for students. In-filling is a common practice for cities grappling urbanisation and its effects, primarily urban sprawling. Using in-filling and efficient land use through apartment buildings can greatly assist in the need for long distance commuting and lack of infrastructure, services, resources, and facilities.

Figure . - 3D Aerial Representation of Haymarket, NSW with Highlighted Zones that could be redeveloped for apartment high-rises (Google Maps, 2020)

Table . - PMI Table for the Housing In-filling/Efficiency Proposed Action

|  |  |  |
| --- | --- | --- |
| Positive | Negative | Interesting/Other |
| * Reduction of the local cost of living for students with low income * Limited destruction of environmental areas or greenery spaces * Increased housing capacity | * Possible destruction or inability to infill with heritage buildings, old buildings listed by the Commonwealth as protected * Existing services, facilities, and infrastructure would be hurt by the interruptions caused by reconstruction/development * Significant upfront costs for materials, workforce/labour, and permits * Cost for relocation of the affected residents | * Use of available space to increase the housing efficiency in Haymarket (as highlighted in Figure 4.1) can bring the opportunity to expand the services, and facilities provided near the Paddy’s Market and Darling Square; expansion of these areas could increase resources for students, businesses, and visitors |

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