

# Appendix 3: Caravan Parks, MHEs and Boarding Houses

## 1.1 Caravan Parks, Manufactured Housing Estates

### 1.1.1 Overview

This section first provides an overview of the demography of people living permanently in caravan parks and manufactured housing estates (MHEs) in the four LGAs of the Region. This is followed by an overview of changes in caravan parks and MHEs over time; and a review of caravan parks and MHEs in the four LGAs, including permanent sites, cost of rental and purchase, and other relevant factors.

### 1.1.2 Profile of Caravan Park Residents

Although the age profile is predominantly older people, permanent residential sites in caravan parks and manufactured home estates [also provide an important source of lower cost and more flexible accommodation for low income workers](#).

The ABS (2021) Census reports that the Region had 2,176 permanent residents in mobile home estates (MHEs) and caravan parks in 2021, with about half in Shoalhaven LGA, a little under a quarter each in Wollongong and Shellharbour LGAs, and the balance in Kiama LGA. However, as discussed later, the number of residents in Wollongong LGA is likely an under-estimate due to change in Census categorisation from dwellings/residents in caravan parks and/or MHEs to 'retirement village', presumably because the caravan park or MHE is for over 55 year olds.

Residents were split almost equally between men and women, with one-quarter were aged between 20 and 59 years, and the remainder largely more than 60 years of age. About three-quarters had a personal income that was less than the median personal income for the Rest of NSW (\$722).

One-quarter of residents were in the labour force; of these, most (87%) were employed. Of those employed:

- The most common occupations were labourers (20%), machinery operators and drivers (15%), and technicians and trades workers (14%), and community and personal service workers (16%);
- The most common industries were accommodation and food services (18%), health care and social assistance (16%), retail trade (11%), and construction (11%).

The dwellings themselves were split into about one-third caravans and two-thirds cabins, although the mix differs considerably between LGAs. Wollongong, Shoalhaven, and Kiama had mostly cabins, whereas Shellharbour had mostly caravans. Four-fifths were owned outright (with a small number of those still with a mortgage) and most of the rest were rented.

### 1.1.3 Changes in Caravan Parks, MHEs and Retirement Villages in ISR LGAs

The number of households living as permanent residents in caravan parks in Shellharbour, Kiama, and Shoalhaven LGAs was about the same in 2006 and 2021 (Table 0.1). [The data for Wollongong LGA is unreliable, as explained below, due to an apparent change in the way dwellings are categorised.](#)

Table 0.1: Households living as permanent residents in caravan parks, 2006 and 2021

	Wollongong LGA	Shellharbour LGA	Kiama LGA	Shoalhaven LGA	ISR
2006	657	255	19	523	1,453
2021	99	275	24	527	925
Change (number)	-558 (1)	20	5	4	-528
Change (percent)	-85%	8%	26%	1%	-36%

Source: JSA 2022, derived from: ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by 1-digit level Household Composition, by Dwelling Structure, by Dwelling Location, by LGA; ABS (2006) Census, TableBuilder Pro, Counting Dwellings, Place of Enumeration, by Household Composition, by Dwelling Structure, by Dwelling Location, by LGA.

#### Table Note:

(1) Note this is unreliable due to change in Census categorisation to ‘retirement village’, presumably because the caravan park or MHE is for over 55 year olds.

There were about 40 households living as permanent residents in mobile home estates in Shoalhaven LGA in 2006 and 2021 (Table 0.2). Shellharbour and Kiama LGAs had no such households in either 2006 or 2021. The data for Wollongong LGA is unreliable as explained later.

Table 0.2: Households living as permanent residents in mobile home estates, 2006 and 2021

	Wollongong LGA	Shellharbour LGA	Kiama LGA	Shoalhaven LGA	ISR
2006	0	0	0	39	39
2021	149	0	0	42	192
Change (number)	149	0	0	3	153
Change (percent)	-	-	-	8%	392%

Source: JSA 2022, derived from: ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by 1-digit level Household Composition, by Dwelling Structure, by Dwelling Location, by LGA; ABS (2006) Census, TableBuilder Pro, Counting Dwellings, Place of Enumeration, by Household Composition, by Dwelling Structure, by Dwelling Location, by LGA.

The data for Wollongong LGA, showing the large changes in the number of permanent residents in caravan parks and manufactured home estates, is unreliable due to changes in how the ABS classifies dwelling structures and dwelling locations. For example, what the ABS calls a cabin in one Census year it might call a manufactured home or separate house in another, and what it calls a caravan park in one Census year it might call a manufactured home estate or retirement village in another.

Therefore, we compared the data on permanent households (that is, non-visitor only or other unclassifiable households) in caravan parks, manufactured home estates, and retirement villages between 2006 and 2021 in small areas, using either Collection District (2006) or SA1 (2021). Table 0.3 shows the results of this comparison.

The caravan park at Towradgi beach, with 99 permanent households in 2006, was reclassified as a retirement village in 2021. It grew to 128 permanent households, an increase of 32 households. The two caravan parks at the south of Windang (Jettys by the Lake and Oaklands Village) were similarly reclassified, and the number of households in them increased from 203 to 365.

The caravan park at Figtree Gardens was reclassified as an MHE. It had about 145 households in both 2006 and 2021.

Lakeline Village (for over 55s) was reclassified from an MHE to a retirement village. It had 119 permanent households in 2006, and 132 permanent households in 2021.

Some permanent households in MHEs disappeared in the data from 2006 to 2021. The MHE at Yallah is probably one of two developments with small houses on small lots that still exists. We could not locate the MHEs at Farmborough Heights or Dapto.

The caravan parks at the north of Windang (Oasis and South Pacific) were not reclassified but lost 83 permanent households, dropping from 159 households in 2006 to 76 households in 2021. We could not locate the smaller caravan parks that the ABS gave data for in 2006 (Windang near Port Kembla Golf Club; Cordeaux Heights at Derribong Dr; Figtree near Uralba St) in 2021.

The ABS data showed that there were permanent residents in three caravan parks in the north of Wollongong LGA, at Corrimal Beach Tourist Park, Bulli Tourist Park, and another unidentified caravan park at Stanwell Tops.

Overall, most of the apparent drop in the number of caravan parks in Wollongong LGA noted earlier is due to a reclassification of dwellings. Some caravan parks lost permanent residents, and some smaller caravan parks may have closed down. However, we would need to consider other sources of data, such as amended DAs, change of use applications or interviews with caravan park managers and long-term residents, before drawing any broader conclusions.

Table 0.3: Households living as permanent residents in mobile home estates, 2006 and 2021

	2006				2021				Change
	CVP	MHE	Ret	Total	CVP	MHE	Ret	Total	Total
Towradgi Beach	99	-	-	99	3	-	128	131	+32
Cordeaux Heights (Derribong Dr)	7	3	-	10	-	-	-	0	-10
Figtree Gardens	147	-	-	147	-	144	-	144	-3
Farmborough Heights (Panorama Dr)	-	43	-	43	-	-	-	-	-43
Windang (near Port Kembla Golf Club)	29	-	-	29	-	-	-	-	-29
Windang (Oasis; South Pacific)	159	-	-	159	76	-	-	76	-83
Windang (Jettys over 50s; Oaklands over 50s)	203	-	-	203	-	-	365	365	+162

	2006				2021				Change
	CVP	MHE	Ret	Total	CVP	MHE	Ret	Total	Total
Kanahooka (Lakeline Village for Over 55s)	-	119	-	119	-	-	132	132	+13
Dapto (near showground)	-	14	-	14	-	-	-	-	-14
Yallah (small houses, area unknown)	-	74	-	74	-	-	-	-	-74
Figtree (near Uralba St)	6	-	-	6	-	-	-	-	-6
Corrimal Beach Tourist Park	-	-	-	-	17	-	-	17	+17
Stanwell Tops	-	-	-	-	7	-	-	7	+7
Bulli Beach Tourist Park	-	-	-	-	10	-	-	10	+10
<b>Total</b>	<b>650</b>	<b>253</b>	<b>0</b>	<b>903</b>	<b>113</b>	<b>144</b>	<b>625</b>	<b>882</b>	<b>-21</b>

Source: JSA 2022; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by 1-digit level Household Composition, by Dwelling Location, by SA1; ABS (2006) Census, TableBuilder Pro, Counting Dwellings, Place of Enumeration, by Household Composition, by Dwelling Location, by Collection District. CVP: Caravan/residential park or camping ground; MHE: Manufactured home estate; Ret: Retirement village (self-contained).

### 1.1.4 Caravan Parks and MHEs in the Region

JSA conducted a search for caravan parks and manufactured housing estates in the four LGAs of Wollongong, Shellharbour, Kiama and Shoalhaven in the week commencing 14 November, 2022. The search was conducted by internet, email enquiries and telephone, [and also assists in the mis-categorisation of Wollongong LGA data, discussed above.](#)

The majority of permanent accommodation identified in the Parks in the Illawarra Shoalhaven was in privately owned dwellings (caravans, generally with annexes and MHEs) paying site fees. If a potential resident had the initial capital to buy a permanent dwelling in either a caravan park or MHE Estate, for the most part the on-going site fees would likely be manageable for **very low, low and moderate** incomes households. It is noted that a large majority of the MHE Villages are advertised as Over 50s or Over 55s.

JSA did also identify a small amount of Park-owned accommodation available for longer term rent.

No permanent site accommodation was identified in Kiama LGA.

A summary by LGA follows.

## Wollongong LGA

JSA identified the following caravan parks and/or manufactured housing estates in the Wollongong LGA.

Table 0-4 Caravan Park and MHE in Wollongong LGA

Name	Suburb	Tourist	Existing Long Term Casual sites (up to 180 days pa)	Casual site fee (up to 180 days pa)(per week)	Permanent MHE/Caravan Sites	Site fee (own home)(per week)
Bulli Beach Tourist Park (Council)	Bulli	Yes	Yes	\$96.00-\$115.00	No	Not applicable
Corrimal Beach Tourist Park (Council)	Corrimal	Yes	Yes	\$96.00-\$115.00	No	Not applicable
Windang Beach Tourist Park (Council)	Windang	Yes	Yes	\$96.00-\$115.00	No	Not applicable
Coedale Camping Reserve	Coedale	Yes	No	Not applicable	No	Not applicable
Wollongong Surf Leisure Resort	Fairy Meadow	Yes	No	Not applicable	Yes	\$182.00 (eg 4 BR)
South Pacific Park Village	Windang	No	No	Not applicable	<b>Park owned cabins</b>	\$140.00
Figtree Gardens Caravan Park	Figtree	Yes (2 sites)	Short stay \$230pw	Not applicable	Yes	\$150.00
Oasis Village Caravan Park	Windang	Not known	Not known	Not known	Yes	Not known
Lakeline Estate	Kanahooka	No	No	Not applicable	Not known	Not known
Gateway Oaklands Windang	Windang	No	No	Not applicable	Yes	\$152.85 (eg 1BR)
Jetty's by the Lake	Windang	No	No	Not applicable	Yes	\$185.00 (eg 2BR)

Source: JSA Internet search November 2022

**Wollongong Council** operates three caravan parks offering tourist accommodation in Bulli, Corrimal and Windang. All three Parks also have an existing number of **Long Term Casual Sites** (for occupation up to 180 days per year) but advertise they will no longer offer any new long term casual sites. Windang Park advised if a site Long Term Casual Site was no longer required it would be resumed by the Park for a tourist powered site. Current fees ranged between \$5,000.00 and \$6,000.00 per annum.



Example of Wollongong caravan parks long term casual sites

Source: <https://www.wollongongtouristparks.com.au/long-casual-term-sites/>

**Wollongong Surf Leisure Resort** offered both tourist accommodation and MHEs for purchase (second hand). A four bedroom home was currently for sale at a purchase price between \$600,000 and \$700,000 with site fees of \$182.00 per week.

**Gateway Oaklands Village** in Windang was a MHE village. Three properties were advertised for sale with a one bedroom second hand home advertised for \$130,000 with site fees of \$152.85 per week<sup>1</sup>.

**Jetty's by the Lake** over 50s MHE village in Windang had a two Bedroom second hand home advertised for \$445,000 with site fees of \$181.00 per week.<sup>2</sup> Jetty's also offered share equity purchase.

**Figtree Gardens Caravan Park** advised they did hold a couple of sites for tourist vans for stays of up to a few weeks at \$230 per week but otherwise was exclusively a permanent resident MHE Park (site fees \$150 per week).

**South Pacific Park Village** had permanent residents residing in the Park owned cabins at a rate of \$140 per week. All of this accommodation was currently occupied but cabins did become available from time to time<sup>3</sup>.

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<sup>1</sup> <https://www.domain.com.au/305-19-judbooley-parade-windang-nsw-2528-2014760815>

<sup>2</sup> <https://www.domain.com.au/130-210-230-windang-road-windang-nsw-2528-2018157363>

<sup>3</sup> Telephone call with Park on 18 November, 2022.





130/210-230 Windang Road Windang, Jetty's by the Lake, \$445,000. Site fees \$181 p.w.

Source: [https://www.domain.com.au/130-210-230-windang-road-windang-nsw-2528-2018157363?gclid=Cj0KCQIAsoycBhC6ARIsAPPbeLsa\\_iSVENUbNffkH95qOgNIlmWgmNmz9F9kSfnE3tw4WXp3nDLOJd0aAjS3EALw\\_wcB](https://www.domain.com.au/130-210-230-windang-road-windang-nsw-2528-2018157363?gclid=Cj0KCQIAsoycBhC6ARIsAPPbeLsa_iSVENUbNffkH95qOgNIlmWgmNmz9F9kSfnE3tw4WXp3nDLOJd0aAjS3EALw_wcB)

## Shellharbour LGA

Four parks were located in the Shellharbour LGA.

- Reflections Holiday Parks - Killalea Reserve
- Surfrider Caravan Park, Barrack Point Hampshire Holidays)
- NRMA Shellharbour Beachside Tourist Park, Shellharbour
- Lake Windemere Caravan Park and Manufactured Home, Warilla

Name	Suburb	Tourist	Existing Long Term Casual sites (up to 180 days pa)	Casual site fee (up to 180 days pa)(per week)	Permanent MHE/Caravan Sites	Site fee (own home)(per week)
Reflections Holiday Parks	Killalea Reserve	Yes	No	Not applicable	No	No
Surfrider Caravan Park	Barrack Point	Yes	No	Not applicable	Yes	\$200
NRMA Shellharbour Beachside Tourist Park	Shellharbour	Yes	Yes	\$138-\$276.00	No	Not applicable
Lake Windemere Caravan Park and Manufactured Home	Warilla	Yes	Not known	Not applicable	Yes	\$181

Source: JSA Internet search November 2022

**Reflection Holiday Park at Killalea Reserve** only offered tourist accommodation.

**Surfrider Caravan Park** offered tourist accommodation (up to 27 nights) and also advised they had approximately 50 permanent residents<sup>4</sup> (where residents owned their own dwelling), with site fees of approximately \$200 per week. The permanent sites were mainly caravans with hard annexes. The Park website had a caravan with hard annex (bathroom, included) advertised for sale for \$30,000.00.<sup>5</sup>



Site 42, Surfrider Caravan Park, Barrack Point

<https://hampshireholidays.com.au/holiday-homes-for-sale/?pid=624>

**NRMA Shellharbour Beachside** reported they were mainly a tourist park but did have some annual sites (occupation up to 180 days per year) with site fees of between \$600 and \$1,200 per month.

**Lake Windemere Caravan Park** offered tourist accommodation and also contained around 200 MHEs with site fees of approximately \$181.00 per week. A two bedroom property is currently advertised for sale between \$420,000 to \$450,000.<sup>6</sup>



17/2<sup>nd</sup> Avenue, Lake Windemere Caravan Park, 2BR \$420,000 to \$450,000, site fees \$181 p.w.<sup>7</sup>

Source: <https://www.domain.com.au/17-2nd-avenue-north-120-osborne-parade-warilla-nsw-2528-2018166256>

<sup>4</sup> Telephone call with Park on 16 November, 2022

<sup>5</sup> <https://hampshireholidays.com.au/holiday-homes-for-sale/?pid=624>

<sup>6</sup> <https://www.domain.com.au/17-2nd-avenue-north-120-osborne-parade-warilla-nsw-2528-2018166256>

<sup>7</sup> <https://www.domain.com.au/17-2nd-avenue-north-120-osborne-parade-warilla-nsw-2528-2018166256>



## Kiama LGA

In Kiama LGA all the Parks, with the exception of Big4 Easts Beach Holiday Park, were Council owned and run and **provided tourist accommodation only**. **Big4 Easts Beach** did have a number of **long term casual sites** (caravans with hard annexes) for sale. Sites fees ranged between \$179 for a standard size site and \$193 per week for a premium location/size site. There were seven vans advertised on the Park website<sup>8</sup> ranging in price between \$44,000.00 and \$75,000.00.

An internet search did not reveal any MHE villages in the LGA.

Table 0-5 Caravan Parks in Kiama LGA

Name	Suburb	Existing long term casual sites?	Site fees per week
BIG4 Easts Beach Holiday Park	Kiama	Yes	\$179.00-\$193.00
Kendalls On The Beach Holiday Park (Council)	Kiama	No	Not applicable
Surf Beach Holiday Park (Council)	Kiama	No	Not applicable
Kiama Harbour Cabins (Council)	Kiama	No	Not applicable
Werri Beach Holiday Park Gerringong (Council)	Gerringong	No	Not applicable
Seven Mile Holiday Park (Council)	Gerroa	No	Not applicable

Source: JSA Internet search November 2022

<sup>8</sup> <https://eastbeach.com.au/camping-and-caravan/long-term-casual-sites/>

<p style="text-align: center;"><b>SITE 327</b></p> 	<p><b>SITE 327</b>  Large 18ft family caravan with well-maintained annex. Good location, quiet row.  Caravan has one double bed, annex two double sofa beds. Sale includes everything: TV; Fridge, Freezer, Microwave, Outdoor Furniture, Cabana, Fans, Utensils etc.  <b>Price: \$44,000 ono</b>  <b>Contact: Steve 0412 519 520</b></p>
<p style="text-align: center;"><b>SITE 333</b></p> 	<p><b>SITE 333</b>  Caravan &amp; Annex (sleeps 6) with private large side entertainment courtyard. Located on the high side of the Holiday Park. Immaculately maintained with great gardens and grass area for the kids to play, located in a private area, newly painted and renovated. New kitchen and appliances, furnishings upgraded, new wood paneling and floors. Electrical upgrades, new sewer and plumbing. Brand new Stainless steel fridge, BBQ, outdoor seating, awning, shed lawnmower, lockable storage under van.  <b>Price: \$68,000 ono</b></p>

Examples of long term casual sites for sale in Big4 Easts Beach Holiday Park, Kiama.

Source: <https://eastsbeach.com.au/camping-and-caravan/long-term-casual-sites/>

## Shoalhaven LGA

There were 13 Council owned and run caravan parks in the Shoalhaven LGA (Holiday Haven parks). The Parks were mainly tourist only but a few of the Parks also had existing long term casual vans (up to 180 days). The Council Park located in Shoalhaven Heads advised their annual fee was \$7,103 per annum.

In addition to the Council owned Parks JSA identified a further 46 caravan parks with tourist accommodation and a number of these Parks also had long term casual sites or cabins.

A number of Parks also contained permanent sites for caravans or MHEs.

Table 0-6 Examples of permanent accommodation available in CVPs in the Shoalhaven Shire

Name	Location	Park owned cabin/caravan/MHE for rent (six months or longer)	Rental p.w. on Park owned accommodation	Permanent site for privately owned dwelling?	Site fee p.w.
Palm Beach Caravan Park	Sanctuary Point	Cabins- non-ensuite and ensuite	\$220 and \$250	No	N/A
Mountain View Resort	Shoalhaven Heads	No	No	Yes – various styles	\$161 - \$169
Treehaven Tourist Park	Bendalong	Small studio cabins	\$250	MHEs (over 55s)	\$152
Coral Tree Lodge Tourist Park	Greenwell Point	No	No	MHEs	\$130
Seachange Park - Milton Valley Holiday Park	Milton	No	No	Yes – various styles	Around \$200
Aloha Caravan Park	St Georges Basin	Yes caravan with annex/cabins	\$190 (caravan with annex) up to 2BR cabin \$350	Yes – various styles	\$170 upwards depending on dwelling

Source: JSA Internet search and phone calls with Parks, November 2022

**Palm Beach Caravan Park** had “a few” cabins for permanent stays with a non-ensuite cabin for a rental of \$220 per week and ensuite cabin for \$250 per week. None were currently available.

**Mountain View Resort** at Shoalhaven Heads offered both tourist and permanent living for over 55s. They had a number of 2BR MHE dwellings for sale ranging between \$320,000 and \$360,000. Site fees ranged between \$161.00 and \$169.00 per week.

JSA also identified ten **MHE only Villages** in the LGA. A number of the Villages had homes for sale (new and second hand). Rest Point Village, South Nowra also offered shared equity purchase.



02 4421 6856

Sales Enquiry

First Name\*

Last Name\*

Email\*

Message

Send Message

### Rest Point Village – Site 61

Rest Point Village, South Nowra, 2 BR \$379,000. Site fees \$187.30 p.w.  
Source: <https://hampshirevillages.com.au/homes-for-sale/page/3/?village=Rest%20Point%20Village>

Name	Location	Site fees per week	For Sale
Ingenia Lifestyle Coastal Palms	Shoalhaven Heads	Not known	2BR \$400,000
Rest Point Village (Hampshire)	South Nowra	\$178.00 to \$188.00	2R \$379,000
Rosevale Home Village (Lincoln Place)	St Georges Basin	Not known	3BR \$410,000
Snappy Gums (Hometown Australia Communities)	Sussex Inlet	\$162.25	2BR \$400,000
The Dunes Sussex Inlet	Sussex Inlet	\$181.92	5 x 2BR \$\$385,000-\$490,000
Golf Course Way Village Sussex Inlet	Sussex Inlet	\$150pw	Not known
Seabreeze Village	Ulladulla	\$152.00	2BR \$455,000, 3BR \$480,000

Name	Location	Site fees per week	For Sale
Suncoast Ulladulla (Hometown)	Ulladulla	\$181.47	Nil
Gateway Lifestyle Ulladulla/Beach Haven (Hometown)	Ulladulla	\$181.47	Nil
Ingenia Lifestyle Lake Conjola	Lake Conjola	Not known	2BR \$620,000-\$640,000

Source: JSA Internet search November 2022

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Photos 14 Floorplan Video 1 Virtual Tour

**\$400,000**  
13/187 The Springs Road Sussex Inlet NSW 2540  
2 2 1 Retirement Living

Alison Murray  
Real Property Age...  
Call

Snappy Gums , Sussex Inlet. 2 BR, seven years old. Site fees \$324.50 f/n.

Source: <https://www.realestate.com.au/property-house-nsw-sussex+inlet-130144918>

**Rosevale Village** in St Georges Basin is an over 50s retirement MHE village. A three bedroom home is currently for sale for \$410,000.





10/94 Island Point Rd, St Georges Basin, Rosevale Village, 3 BR, \$410,000

Source: <https://www.domain.com.au/10-94-island-point-road-st-georges-basin-nsw-2540-2018071095>

## 1.2 Boarding Houses

### 1.2.1 Overview

This section first provides an overview of the demography of people living in Boarding Houses. This is followed by examples of Boarding Houses in the Region, including cost of rental and purchase, and other relevant factors.

### 1.2.2 Profile of Boarding House Residents

The ISR had about 50 guests in boarding houses and private hotels in 2021, with most in Wollongong LGA, some in Shoalhaven LGA, and a negligible number in Shellharbour and Kiama LGAs (**Error! Reference source not found.**). Here, we use the profile of guests in Wollongong LGA (or in the Rest of NSW where there is not enough data) to see if working people could live in boarding houses and private hotels.

Three-quarters of guests were male (**Error! Reference source not found.**). Two-thirds were aged between 20 and 59 years (**Error! Reference source not found.**). About three-quarters had a personal income that was less than the median personal income for the Rest of NSW (\$722) (**Error! Reference source not found.**).

Half of guests were in the labour force; of these, three-fifths were employed and two-fifths were unemployed (**Error! Reference source not found.**). Of those employed:

- The most common occupations were labourers (37%), technicians and trades workers (16%), and community and personal service workers (16%) (**Error! Reference source not found.**).

- The most common industries were accommodation and food services (15%), manufacturing (13%), health care and social assistance (12%), agriculture, forestry, and fishing (12%), and retail trade (11%) (**Error! Reference source not found.**).

One-in-twenty guests needed help with at least one core activity, namely, self-care, mobility, or communication.

Table 0.7: Guests in boarding houses and private hotels, 2021

	Wollongong LGA	Shellharbour LGA	Kiama LGA	Shoalhaven LGA	ISR	Rest of NSW	NSW
Count of guests	43	-	-	10	53	636	3,805

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling.

- Unreliable due to ABS randomisation and small cell values.

Table 0.8: Sex profile of guests in boarding houses and private hotels, 2021

	Wollongong LGA	Rest of NSW	NSW
Male	78%	74%	76%
Female	22%	26%	24%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by Sex.

Table 0.9: Age profile of guests in boarding houses and private hotels, 2021

	Wollongong LGA	Rest of NSW	NSW
0-9 years	-	1%	0%
10-19 years	7%	14%	3%
20-29 years	9%	23%	19%
30-39 years	19%	18%	17%
40-49 years	23%	15%	14%
50-59 years	16%	15%	19%
60-69 years	16%	10%	17%
70-79 years	11%	5%	9%
80 years and over	-	-	2%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by Age in Ten Year Groups.

- Unreliable due to ABS randomisation and small cell values.

Table 0.10: Income profile of guests in boarding houses and private hotels aged 15 years and over, 2021

	Wollongong LGA	Rest of NSW	NSW
\$1-\$149	-	4%	2%
\$150-\$299	15%	10%	6%
\$300-\$399	20%	20%	13%
\$400-\$499	17%	21%	13%
\$500-\$649	15%	12%	18%
\$650-\$799	-	9%	10%
\$800-\$999	11%	10%	12%
\$1,000-\$1,249	-	6%	10%
\$1,250-\$1,499	-	2%	5%
\$1,500-\$1,749	-	1%	3%
\$1,750-\$1,999	-	-	3%
\$2,000-\$2,999	-	1%	2%
\$3,000-\$3,499	-	1%	1%
\$3,500 or more	-	2%	1%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by Total Personal Income (weekly).

- Unreliable due to ABS randomisation and small cell values.

Table 0.11: Labour force status of guests in boarding houses and private hotels aged 15 years and over, 2021

	Wollongong LGA	Rest of NSW	NSW
Employed	29%	42%	45%
Unemployed	21%	16%	11%
Not in the labour force	50%	42%	44%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by Labour Force Status.

Table 0.12: Occupation of employed guests in boarding houses and private hotels aged 15 years and over, 2021

	Rest of NSW	NSW
Managers	7%	6%
Professionals	11%	15%
Technicians and Trades Workers	16%	13%
Community and Personal Service Workers	16%	13%
Clerical and Administrative Workers	-	8%
Sales Workers	6%	8%
Machinery Operators and Drivers	5%	14%
Labourers	37%	22%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by 1-digit level Occupation.

- Unreliable due to ABS randomisation and small cell values.

Table 0.13: Industry of employed guests in boarding houses and private hotels aged 15 years and over, 2021

	Rest of NSW	NSW
Agriculture, Forestry and Fishing	12%	2%
Mining	-	0%
Manufacturing	13%	6%
Electricity, Gas, Water and Waste Services	-	1%
Construction	8%	10%
Wholesale Trade	-	3%
Retail Trade	11%	10%
Accommodation and Food Services	15%	13%
Transport, Postal and Warehousing	5%	9%

	Rest of NSW	NSW
Information Media and Telecommunications	-	2%
Financial and Insurance Services	-	2%
Rental, Hiring and Real Estate Services	-	1%
Professional, Scientific and Technical Services	-	7%
Administrative and Support Services	-	8%
Public Administration and Safety	-	5%
Education and Training	6%	6%
Health Care and Social Assistance	12%	11%
Arts and Recreation Services	-	2%
Other Services	-	3%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by 1-digit level Industry of Employment.

- Unreliable due to ABS randomisation and small cell values.

Table 0.14: Guests in boarding houses and private hotels who need help with core activities, 2021

	Rest of NSW	NSW
Need help with core activities	5%	5%

Source: JSA 2022, derived from ABS (2021) Census, TableBuilder Pro, counting persons, place of enumeration, by Residential Status in a Non-Private Dwelling, by Type of Non-Private Dwelling, by Core Activity Need for Assistance.

### 1.2.3 Examples of Boarding Houses in the Region

A search on 16 November, 2022 of the NSW Department of Fair Trading boarding house register<sup>9</sup> in the four LGAs of Wollongong, Shellharbour, Kiama and Shoalhaven identified 36 boarding houses. 29 were located in Wollongong LGA, one in Shellharbour LGA and six in the Shoalhaven LGA. There were **no boarding houses** registered in the **Kiama LGA**.

**In the Wollongong LGA** 11 of the boarding houses were located in the Port Kembla/Cringila area and all appeared to be older style boarding houses. The remaining 19 boarding houses were located

<sup>9</sup> <https://www.fairtrading.nsw.gov.au/help-centre/online-tools/accommodation-registers>



in Wollongong (11) and surrounds. Six of these properties were identified as student accommodation.

**WE ARE HERE: 49 & 51 Staff St, Wollongong, 2500**



St Marks (Anglican Church) University Accommodation. Share-house style accommodation for students. \$145p.w. plus amenities. One year contract.  
Source: <https://stmarksw.org.au/unihouse>



Kalara College, 65 Smith St, Wollongong (UOW student accommodation). From \$240 p.w.  
Source: <https://www.kalaracollege.com/>

There were both older style and new boarding generation houses in the LGA.



37-39 Kembla Street, Wollongong. \$210 to \$220 p.w. incl. utilities.

Source: <https://www.realestate.com.au/property-other-nsw-wollongong-435151687>

Photos 8 | Floorplan | Video | Virtual Tour

**\$410 per week**  
 27 Madoline Street Keiraville NSW 2500  
 1 1 - Studio  
 Date Available: Available Now | Bond \$820

Charlotte Sc...  
 MMJ North

Call

Email agent

27 Madoline Street, Keiraville. Studio furnished apartment \$410 p.w.

Source: <https://www.realestate.com.au/property-studio-nsw-keiraville-428129770>



303 Princes Highway, Corrimal, \$280 p.w. incl bills

Source: Google Maps 2022 and <https://youtu.be/n82P8pin8Xo>

**In the Shellharbour LGA** there was one boarding house, a near new general registered boarding house located in the suburb of Mount Warrigal. It was advertised as “best suited for Age Pensioner, Disability Pension or Carer” with a weekly rent of \$267 per week including bills. It came furnished including a fridge, microwave and air conditioning.





4 Landy Drive, Mount Warrigal, \$267 p.w. incl. bills

Source: <https://flatmates.com.au/share-house-wollongong-mount-warrigal-2528-P1028402>

There were six boarding houses registered in the **Shoalhaven LGA**. Five were general registered boarding houses located in Sanctuary Point, Bomaderry (two), Huskisson and Nowra. There was one assisted boarding house located in Mundamia. Weekly rental on three of these boarding houses was \$280 per week including bills. One boarding house was currently renting rooms at \$265.00 per week. Four of the boarding houses were all occupied by age and disability pension recipients and rents were adjusted accordingly.<sup>10</sup>



40 Cambewarra Road, Bomaderry, \$280 p.w. incl bills

Source: <https://youtu.be/9ZdsKS9Pce4>

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<sup>10</sup> Telephone call on 24 November, 2022 with Help Housing, Community Housing Provider.



Artist impression, 120 Macleans Point Road, Sanctuary Point

Source: brett taylor & associates architectural plans, Issue F, 3/12/2018



Artist impression, 82 Jervis Street, Nowra

Source: brett taylor + associates, architectural plans, 18/1/21, Drawing No. A17



Artist impression, 13 Dalwah Street, Bomaderry

Source: brett taylor + associates, architectural plans, 14/4/20, Drawing No. A16