

Report

Addressing concentrations of disadvantage Springvale case study report

authored by

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CONTENTS

LIST OF TABLES	III
LIST OF FIGURES	IV
1 INTRODUCTION	1
1.1 Case study area overview	1
1.2 Case study research aims.....	1
1.3 Case study methodology.....	2
2 BACKGROUND TO THE AREA.....	3
3 PLACES WHERE DISADVANTAGED PEOPLE LIVE	5
3.1 Overview	5
3.2 Specific groups vulnerable to disadvantage	6
3.2.1 Lack of English language and employment.....	6
3.2.2 Literacy and numeracy.....	7
3.2.3 Youth education and employment.....	7
3.2.4 The elderly.....	8
3.2.5 Family violence	10
3.2.6 Gambling	10
4 PLACE DISADVANTAGE IN SPRINGVALE	12
4.1 Contextualising place disadvantage in the area	12
4.2 Accessible and quality service provision	12
4.2.1 Education options	14
4.3 Crime and antisocial behaviour	15
4.3.1 Family violence	15
4.4 Area stigmatisation	15
5 THE ROLE OF HOUSING SYSTEMS AND MARKETS IN CONCENTRATING DISADVANTAGE	17
5.1 The operation of private housing markets—market structure	17
5.2 The operation of private housing markets—housing affordability	18
6 POLICY INTERVENTIONS TO ADDRESS OR REMEDY DISADVANTAGE	21
6.1 Conceptualising Place Focused Initiatives	21
7 CONCLUSION.....	23
REFERENCES	24
APPENDICES.....	25
Appendix 1: Anonymised list of interviewees.....	25
Appendix 2: Case study AREA profile: Springvale	26

LIST OF TABLES

Table 1: Springvale housing stock by tenure	3
Table 2: Distinctive features of Springvale socio-economic/housing profile 2011	5
Table 3: Springvale, Ancestry and languages spoken at home	6
Table 4: 2001–11 Education and training attainment rates	8
Table 5: Household types in Springvale and Greater metropolitan area	9
Table 6: Gambling Venues, Springvale: as at August, 2013.....	11
Table 7: 2011 Springvale household incomes compared with Melbourne	19
Table 8: Springvale lettings and median rental costs 2000–13.....	19

LIST OF FIGURES

Figure A1: Socio-Economic Indexes for Areas—Index of Relative Socio-Economic Disadvantage, Springvale SSC, 2011	28
Figure A2: Population distribution, Springvale SSC, 2011	44
Figure A3: Proportion of low-income household in in rental stress*, Springvale SSC, 2011.....	44
Figure A4: Proportion of population who are recently arrived overseas born residents (since 2006), Springvale SSC, 2011	45
Figure A5: Proportion of households that are couple families with children, Springvale SSC, 2011	45
Figure A6: Proportion of households in fully owned homes, Springvale SSC, 2011...	46
Figure A7: Proportion of households in mortgaged homes, Springvale SSC, 2011 ...	47
Figure A8: Proportion of households in private rental, Springvale, 2011.....	47
Figure A9: Proportion of households in social rental, Springvale SSC, 2011	48
Figure A10: Proportion of population (15+) who are unemployed, Springvale SSC, 2011.....	49
Figure A11: Proportion of households with weekly income less than \$600, Springvale SSC, 2011	50
Figure A12: Proportion of population who left school at Year 10 or before, Springvale SSC, 2011	51

1 INTRODUCTION

1.1 Case study area overview

Springvale is a suburb of Melbourne approximately 23km south-east of the city centre. One of six case study locations for the current research, it was chosen to represent 'Type 2' disadvantaged suburbs (DS)—that is, socio-economically under-privileged areas with a relatively high proportion of overseas movers and high on two-parent families. This demographic profile tends to be associated with areas with suburbs that have lower median house prices indicating their role as purchase entry points.

For the purposes of case study selection a 'disadvantaged suburb' (DS) is one in which at least 50 per cent of ABS census collector districts (CDs) are ranked in the lowest decile of the national distribution on the ABS Socio-Economic Index for Areas (SEIFA). Drawing on census data, the SEIFA index is a composite score attributed to CDs and influenced mainly by variables such as income and employment.

Through our detailed analysis of house sales and lettings in Sydney, Melbourne and Brisbane, Type 2 DS areas have been characterised as 'lower priced suburbs', meaning that house prices and rents tend to be somewhat detached from those of the surrounding city region.

Administratively, Springvale lies within the City of Greater Dandenong (CGD). CGD has the lowest ranked SIEFA Index of Disadvantage of any local government area in Victoria. Of the eight suburbs that comprise the CGD (Dandenong, Dandenong North, Dandenong South, Keysborough, Noble Park, Noble Park North, Springvale and Springvale South), Springvale is second least disadvantaged suburb in the municipality.

1.2 Case study research aims

The case study work was undertaken as part of a larger project looking into concentrations of disadvantage in Australia's major capital cities—Sydney, Melbourne and Brisbane. The overall aims of the research are to investigate:

1. How concentrations of social disadvantage are conceptualised, defined and measured?
2. What housing and urban processes contribute to the creation and perpetuation of these patterns?
3. What are the consequences of living in a disadvantaged area for the residents concerned?
4. How can policy-makers and others respond to spatial disadvantage in 'best for people, best for place' terms?

The main objectives of the case study work were to better understand the experience of living in a 'disadvantaged area', to explore the pros and cons of their local area from the resident perspective and to investigate the role that housing, planning and associated interventions may play in either exacerbating or tackling local problems.

Higher level aims included exploring the extent to which urban Australia's 'most disadvantaged areas' are seen as such by local people and whether negative 'neighbourhood effects' are operative. This refers to the possibility that living in a 'poor neighbourhood' can compound the impact of poverty and disadvantage affecting an individual (Atkinson and Kintrea 2001). While such a scenario has been evidenced within the context of North American and European cities (Galster 2009), it remains an

open question as to whether the scale and depth of spatially concentrated disadvantage in Australia could give rise to such an outcome.

Also important in the fieldwork was to 'groundtruth' or validate the disadvantaged area typology category attributed each case study locality.

1.3 Case study methodology

Undertaken between April and November 2013, the case study work involved five elements:

1. Background analysis of 2001 and 2011 census data on the selected suburb.
2. Media coverage relating to the selected suburb.
3. Document analysis—government and other reports about the selected suburb.
4. In-depth interviews with local stakeholders.
5. Resident focus group meeting.

Spanning the period 2003–13, the *media analysis* covered the three major metropolitan papers for Melbourne—The Australian, The Herald Sun and The Age—as well as radio (ABC) and television (ABC and SBS) news broadcasts as well as selected documentaries on commercial TV channels.

Stakeholder interviewee selection was to some extent guided according to a standard list of potentially relevant participants (e.g. local council social planner, real estate agent, social housing manager, police representative, support service provider, community group spokesperson). However, it also involved 'snowballing'—that is, being guided by interviewee recommendations as to other potentially appropriate contributors. An anonymised list of interviewees is included in Appendix 1. Respondent views represented in this report are not attributed to individuals.

The *resident focus group* involved an ethnically and demographically diverse group of 13 local people recruited with the kind assistance of an education/training agency with good neighbourhood links.

Stakeholder interviews and residents focus group discussions were structured according to master topic guides common to all case studies within the wider project. However, for stakeholder meetings these were necessarily adapted as appropriate to the area of knowledge/responsibility of the interviewee concerned.

The remainder of this report is structured as follows. First, in Chapter 2, we revisit the origins of modern Springvale as a privately developed suburb typical of the 1950s and 1960s. Next, in Chapter 3, we identify the respects in which Springvale's socio-economic profile suggests a high representation of disadvantaged people, and discuss the population groups particularly at risk. Chapter 4 then investigates the aspects of Springvale which, arguably, may disadvantage the area's residents. Next, in Chapter 5, we discuss the structure and operation of the local housing market and the extent to which this contributes to the area's socio-economic status. Chapter 6 then looks at the most significant policy interventions developed and implemented in Springvale in the recent past to counter disadvantage. Finally, in Chapter 7, we summarise some of the key themes emerging from the research.

2 BACKGROUND TO THE AREA

Springvale was largely established in the 1950s and 1960s following a typical Melbourne pattern of private development of housing for purchase. The south eastern suburbs of Melbourne were booming at this time reflecting post-WW2 industrial growth. Australian-born home purchasers were attracted from established areas closer to the city centre while migrants and refugees arrived in significant numbers from Britain and Europe. As was the norm at the time, housing estates were developed with little or no public infrastructure or services, an experience that still resonated with some of the original residents.

FGP1. When we moved from Hampton and Bentleigh this was just trees and ticks. What these people are facing now

FGP2. When these people are building the estates [in the SE growth corridor] they are getting Aldi etc. they are getting quicker services than we did. (focus group participants)

The dominant form of housing is single storey, detached brick veneer, and as Table 1 indicates the proportion of fully-owned housing has slipped significantly since 2001, from 45.8 per cent to 32.5 per cent, a sharper decrease than more generally across the Melbourne metropolitan area. Even in 2001 Springvale had a higher proportion of private rentals (26.4%) than the rest Melbourne (19.6%), with the increase in private rental occurring at the expense of home ownership. Public housing comprises a lower than average proportion of the housing stock.

Table 1: Springvale housing stock by tenure

	Springvale		Melbourne metro area	
	2001	2011	2001	2011
% Fully owned	44.8%	32.1%	41.9%	31.0%
% Owned with mortgage	16.1%	23.2%	27.3%	35.6%
% Private rental ²	26.4%	30.9%	19.6%	22.8%
% Social rental ¹	1.6%	1.5%	2.9%	2.9%
% Other tenure type ²	4.0%	5.0%	3.3%	1.9%

Notes: 1. Social rental includes 'Rented: state or territory housing authority' and 'Rented: Housing co-operative, community or church group' for 2011, and only 'state/territory housing authority' for 2001. 2. Private rental includes 'Rented: Real estate agent' and 'Rented: Person not in same household' for 2011, and 'Other' column in 2001 data is assumed to include both these categories.

Source: ABS 2001 and 2011 Census.

The ways in which the operation of the housing market contributes to 'place disadvantage' in Springvale are discussed in Chapter 5.

An established destination for Europeans, from the 1970s and with the opening of the Commonwealth Government's *Enterprise* migrant hostel, Springvale welcomed arrivals from around the world. The first Vietnamese refugees arrived in 1976, and they quickly came to be the dominant ethnic group. The hostel closed in 1992 but the

social infrastructure supporting migration and cultural diversity has ensured Springvale remains attractive to new arrivals.

In the 1990s, the region was heavily impacted by the decline of the manufacturing sector, resulting in significant job losses among blue-collar workers of which a large proportion were of Non-English Speaking Backgrounds (NESB). Stakeholders saw this economic restructuring as a major cause of persistently high levels of long-term unemployment. The 1990s was also a period of rampant street trafficking of heroin in central Springvale, which was associated (at least in reputation) with the Vietnamese community. Springvale's reputation, until recently, stemmed from this period, although heroin trafficking is no longer regarded as a problem.

3 PLACES WHERE DISADVANTAGED PEOPLE LIVE

3.1 Overview

As noted in Section 1.1 the selection of Springvale as a case study site in this research reflected its designation in the SEIFA index as a 'place where disadvantaged people live'. Aspects of this can be seen in Tables 2 and 3 which illustrates that the socio-economic profile of Springvale differs substantially from that of Melbourne as a whole in a number of significant respects. Most notably, at \$352, typical weekly household incomes are well below the city wide norm.

Helping to explain the above finding, a number of groups who would be generally considered vulnerable to poverty are significantly overrepresented in the population. These include migrant and refugee households (Table 3), unemployed people and disabled people (see Table 2). Even those in work were much more likely to be in low paying jobs in Springvale than was the case across the Melbourne metropolitan area.

However, many stakeholders suggested official statistics on income might be misleading as Springvale has an extensive cash economy and under-reporting of income is probable. This is likely to include both people with business incomes and those who work in cash in hand jobs.

Table 2: Distinctive features of Springvale socio-economic/housing profile 2011

Indicator	Springvale	Melbourne metro area
Median weekly individual income (\$)	352	591
% Other family household	13.9	4.9
% Employment Participation rate **	51.1	62.5
% unemployed **	5.3	3.4
% youth (15–24) unemployed	8.0	7.2
% employed full-time **	27.7	37.6
% in low-skilled/low status jobs **	56.9	30.2
% population disabled *	6.3%	4.5%
Single-parent family	12.9%	10.6%

* needing assistance with core activity; ** % of persons aged 15 or over.

Source: ABS Census 2011.

Table 3: Springvale, Ancestry and languages spoken at home

Indicator	Springvale		CGD		Melbourne metro area	
Top 5 ancestries ¹	Vietnamese	21.4%	English	13.8%	English	26.9%
	Chinese	18.9%	Australian	12.7%	Australian	26.3%
	Indian	8.7%	Chinese	9.9%	Irish	8.8%
	English	8.6%	Vietnamese	8.2%	Scottish	7.2%
	Australian	6.7%	Indian	7.3%	Italian	7.0%
Top language spoken at home	Vietnamese	24.5%	English	37.0%	English	66.3%

Source: ABS Census 2011 Top 5 countries of birth in area only.

The remainder of this section discusses the factors affecting social groups significantly represented in Springvale and identified by research participants as particularly affected by disadvantage.

3.2 Specific groups vulnerable to disadvantage

3.2.1 Lack of English language and employment

Low household income in Springvale is primarily driven by access to employment and the type of jobs available to the people who live there, and this in turn is driven by lack of English language and/or work readiness, with only a little over 20 per cent of the population of speaking English at home (Table 3).

The type of employment available in Springvale has changed dramatically since the economic restructuring of the 1990s. Prior to the loss of manufacturing in the 1990s blue collar work (which did not require English language proficiency) was not only readily available but was relatively well paid. When these jobs disappeared a large number of factory workers lacking good English language skills were made redundant. Stakeholders saw long-term unemployment among this cohort, especially males, as a significant legacy problem of economic restructuring.

We are concerned for the men who worked here when they first arrived, just lads without support networks, who worked in factories, now in their 50s. Factories closed down, no further employment for them. We are putting a men's shed on our church block. A multi-cultural men's shed, the first in Australia. (Community representative)

The pre-requisites for service industry jobs which have provided growth in employment since the 1990s involve not only English language skills but increasingly, relational/analytical skills of the type lacking among the older, un/under employed cohorts.

To be work ready [is difficult], because these are changing requirements, more complex skills, more complex relationships. The old unskilled assembly work is disappearing. Need analytical skills now. (Education / training provider)

Both government-subsidised English language lessons and vocational education are offered by locally based Registered Training Organisations. The quality of the courses

offered and the marketing strategies of private providers were criticised by not-for-profit providers.

Consumers [are] hunted by private providers—fly by nights—they claim training is free but this against the specific requirements set by government. So people take it, as they fail to understand what they are not getting How these reforms affect low socio-economic people is very upsetting. By the time they find their way to [us, they] have used up their funding, they have no skills, no knowledge, no nothing. They don't understand what happened to them They are losing the opportunity to develop generic skills These people are losers forever. (Education / training provider)

Unscrupulous private education providers were perceived as taking advantage of consumer's lack of knowledge and desperation, and the proliferation of such providers as reflecting the concentration of socio-economic disadvantage in Springvale.

Refugees and asylum seekers may be doubly disadvantaged in the education and employment stakes through having spent years in refugee camps without access to education or may have come from tribal or subsistence cultures. Both face difficulties in adapting to meet the expectations of mainstream Australian employers. To a lesser extent a number of new arrivals have been disadvantaged by being unable to obtain recognition of prior qualifications, and have faced financial barriers to retraining. Some refugees and asylum seekers are not permitted to work and are totally dependent on families and/or charities.

Since the no advantage policy was introduced last August, it has created a new subclass of very poor people. They have to work cash in hand, have no work rights. They still try to send money back. They have no bargaining power for housing or English support or skills. (NGO community worker/support provider)

Some employment is available to newly arrived non-English speakers in the booming restaurant and food retailing sector in Springvale but generally the wages and conditions are poor.

People work phenomenal hours for little pay. That's how the families get on but the employment practices are very poor. When things go fine, it's great but when it breaks down, it's very difficult. (NGO community worker/support provider)

3.2.2 Literacy and numeracy

Springvale is a place that has developed an extensive service system for migrants and new arrivals, including adult English language education. Australian born residents with poor adult literacy and numeracy however were regarded by residents and service providers alike as being disadvantaged because of this, with few education services not directed at non-English speakers.

People get isolated. Low socio-economic Australian-born with poor literary numeracy The most pressing socio-economic issue is literacy, literacy, literacy, skills, skills, skills ... Springvale is not positioned well ... for adults. (Education / training provider)

3.2.3 Youth education and employment

While adults without English language, literary or numeracy or marketable skills or qualifications contribute to the above average unemployment rate in Springvale, lack of education and training does not appear to be an inter-generational issue with educational attainment of Springvale residents (completion of year 10) at the

Melbourne metropolitan level (see Table 4), and completion of year 12 and of vocational and tertiary education having made significant gains in the past 10 years. Youth unemployment is close to the Melbourne norm (see Table 2).

In 2011 Springvale had a similar proportion of residents who left school early as compared to the Melbourne metropolitan area. Secondary school completion is, however, still far lower than the Melbourne metropolitan area. Vocational and tertiary qualification attainments are also lower, with tertiary qualification attainment half the rate of Melbourne metropolitan area and having declined very slightly (by 0.7%) between 2001 and 2011 although the slide in tertiary education attainment across the Melbourne metropolitan area in that time was more severe at 10.1 per cent.

Table 4: 2001–11 Education and training attainment rates

	Springvale	Melbourne metropolitan area	Springvale	Melbourne metropolitan area
	2001		2011	
% who left school at Year 10 or before ⁶	35.7%	30.7%	23.3%	24.8%
% who left school at Year 12 ⁶	32.9%	43.2%	42.1%	54.6%
% with vocational qualification ⁶	7%	42.3%	15.5%	23.7%
% with tertiary qualification ⁶	12.7%	33.7%	12.0%	23.6%

⁶ % of persons aged 15 or older.

These findings are significant and indicative of area wide improvements in Springvale over the previous decade. The stakeholders were not particularly concerned about the education completion rates suggesting generational change with younger people increasingly completing secondary college and taking up training or further education.

Given opportunity [Vietnamese] people are thriving now in Australia. Better performing students in state are from here but previously was rare. (Industry/commerce)

3.2.4 The elderly

As Table 5 indicates there is a higher than average number of 'other family households' in Springvale reflecting a cultural preference for multi-generational housing among some ethnic groups. Many families in Springvale brought ageing parents to Australia, on *Parent visas* which require them to provide financial assistance for their parents for 10 years; that the sponsor repay any recoverable social security payments received in the first 10 years of the parent living in Australia; and require a bond to be lodged with the Immigration Department. Stakeholders suggested that many of these aged parents do not have income beyond what is provided by their families.

Table 5: Household types in Springvale and Greater metropolitan area

	Springvale		Greater metropolitan area	
Couple family household with children	2,205	28.7%	515,406	32.3%
Couple household without children	1,476	19.2%	365,598	22.9%
Single-parent family	994	12.9%	169,872	10.6%
Other family household	1,070	13.9%	77,870	4.9%
Lone person household	1,430	18.6%	333,284	20.9%
Group household	327	4.3%	66,974	4.2%

Community organisations reported intergenerational conflict often resulted in the breakdown of family relationships and the departure of the parent into independent accommodation. An increasing number of elderly permanent residents are also without support of their families for other reasons. Service providers indicate that in some instances this is the result of mental health or disability issues, which remain very stigmatised within Indo-Chinese cultural traditions. These elderly single people, for whom cost of living pressures are severe, typically moved into private rental accommodation (often shared).

Elder abuse by adult children was also raised as an issue affecting the elderly.

Older people, including large numbers of elderly Indo-Chinese community members, who do not hold housing-related wealth and its associated security, have become trapped in increasingly costly rental housing because they are unwilling to move to a cheaper suburb. Springvale has a diverse and rich service sector that provides multi-lingual services for migrants. This has obvious benefits for those who do not speak English. For the elderly Indo-Chinese in particular, moving away from Springvale would not only mean leaving the community they know but a loss of independence. This is not least due to the linguistic barriers that lay outside Springvale for those who do not speak English well.

Springvale is good for elderly and those who cannot speak English, as everything is here, like Saigon When [seeking] help for public housing, their first preference is Springvale. Our client, an elderly woman, got an offer in Noble Park [the next suburb] but she said no despite us advising her to say yes (NGO community worker/support provider).

They would rather live in crowded accommodation than move out. Either live with children or share with others—in a room with another family. Three or four elderly men will share a single room for \$300 per month. (NGO community worker/support provider)

A common local solution is for three or four unrelated older men to share a single room in the house of an unrelated family. Such overcrowding is not necessarily regarded as inappropriate.

Both sides very happy. Landlord getting cash, residents pay less cash. (community NGO community worker/support provider)

Rooming houses are prevalent, as are real estate agent managed shared housing arrangements and formal rooming houses.

Rooms for rent, single room in house share facilities are quite common in the City of Greater Dandenong. They are formalised through agents. People feel more secure when agent is involved; we will do things properly. We have rooming houses 6-7 people the others are 2–3 rooms. (Industry/commerce)

3.2.5 *Family violence*

Local police and welfare agencies cited family violence as a significant local issue, and one that in their experience contributed to the number of single parent households in Springvale. Springvale has a marginally higher level of single parent households than the metropolitan area (Table 5). The Community organisations interviewed suggested cultural norms meant Indo-Chinese women who had left violent partners are also often stigmatised and denied family support but that these single mothers were ameliorating some their disadvantage via organising mutual assistance.

3.2.6 *Gambling*

Problem gambling was identified by stakeholders as a serious local problem exacerbated by the cultural prediction of the Indo-Chinese for gambling. Gambling was associated with family break down and suicide.

We have problem in our community...people gambling away their house and their shop...people like unemployed...people who come here and work and have gambling as a hobby....if you understand English you can find a different kind of hobby, like you can read a book, watch TV or movie...sometimes they think they will win big for the family. (NGO community worker/support provider)

The City of Greater Dandenong (CGD) has one of the highest rates of losses from electronic gambling machines (EGMs) in the state, with CGD ranked 4th in overall losses. Players of EGMs in CGD lost over \$109 million in 2012/13. Almost \$44 million was lost from four venues in Springvale (Table 6). Additional gambling losses at the casino and other forms of gambling including internet-based gambling cannot be ascertained.

[gambling venues] lure people by promoting cheap lunches and providing a courtesy bus. If you organise a bus you get \$400 back ... gambling is so easy, RSL where ever, it's everywhere. (NGO community worker/support provider)

The number of EGMs in the City of Greater Dandenong rose from 140 in 1992, to a peak of 1184 in 2001, representing 12.8 machines per 1000 adults. The reduction in EGM numbers required under the state government caps initiative resulted in the removal of 195 machines, leaving 989 EGMs in 2009. A further reduction in the number of machines saw the total EGMs in CGD fall to 956, the equivalent of 8.7 machines per 1000 adults—still substantially higher than the Victorian level of 6.1 machines per 1000 adults, and the wealthier City of Boroondara's 1.5 per 1000 adults¹.

¹ City of Greater Dandenong

<http://www.greaterdandenong.com/document/19756/gambling#PARA3>.

Table 6: Gambling Venues, Springvale: as at August, 2013

Venue Name	Entitlements	Total EGMs	Expenditure		Expenditure per EGM
			2012/13	2011/12	2012/13
Greyhounds Entertainment	93	93	\$12,976,113	\$12,351,168	\$139,528
Highways Sandown	90	90	\$16,866,247	\$16,973,272	\$187,403
Springvale RSL Club	44	55	\$3,798,023	\$3,975,822	\$69,055
Waltzing Matilda Hotel	68	80	\$10,260,994	\$12,367,332	\$128,262
	295	318	\$43,901,378	\$45,667,594	

Source: CGD <http://www.greaterdandenong.com/document/18464/statistical-data-for-victorian-communities>.

Brown (2012) contends that the high concentration of EGM in the municipality is directly related to concentrations of socio-economic disadvantage, and exacerbates such disadvantage.

4 PLACE DISADVANTAGE IN SPRINGVALE

4.1 Contextualising place disadvantage in the area

This section of the report discusses the role of place in creating and/or perpetuating disadvantage. By all key indicators Springvale cannot be regarded as a place that disadvantages the people who live there. To the contrary, Springvale has many advantages. Despite the external perception of Springvale an area blighted by drugs and crime, Springvale is seen by the people who live and work there as welcoming and a place of opportunity.

We are a solid community. We look after each other. (Focus group participant)

A striking feature of Springvale is its rich multi-cultural identity and community engagement, which has fostered a diverse and committed civil society. There is a deep consciousness that many new arrivals are poor and disadvantaged; that changes in the economy have at times left people behind; that some people, Australian born, never acquired basic numeracy and literacy leading to lifetime disadvantage; that the ageing of migrant communities poses additional challenges; and that some groups within ethnic communities, such as single mothers, the mentally ill and the disabled are stigmatised to a greater degree than these sub-groups are in the general community. Finally, having survived the heroin scourge of the 1990s, gambling is now viewed as the greatest non-housing threat to individual welfare and community and cohesion.

These concerns are overlaid with a perception that whereas once the local housing market conferred an advantage, it now has become a source of risk for those with inadequate incomes. Increasing housing costs mean that many of the poorer new arrivals, are settling further out of Melbourne.

Whereas once affordable area to live, it was a bit of a magnet for those on restricted incomes, it's not so affordable any more. This has implications for new arrivals who want to join in with a culturally diverse community. (NGO community worker/support provider)

In the next section we contextualise Springvale as a place, showing that despite a concentration of people who are disadvantaged, it is a suburb that has significant benefits for its residents.

4.2 Accessible and quality service provision

As noted in Chapter 1, Springvale is a middle suburb, 23km from the CBD. While Melbourne's highly mono-centric form spatially distributes employment and services unevenly with consequences for outer metropolitan residents in terms of travel cost and time expended in accessing these, Springvale is neither so distant from the centre, nor so under-serviced as to conform to such an understanding of place disadvantage. Indeed the CBD is readily accessible from Springvale by suburban rail, although traffic congestion and road tolls are a barrier to road access. However, Melbourne's second largest employment zone at Dandenong lies in the opposite direction and is readily accessible by car, although less so by public transport. The stakeholders consistently described public transport options (train and 'smart' buses and local bus services) as good or excellent and as an attribute that made the suburb an attractive place to live.

Similarly Springvale residents are able to access nearby major hospitals in either direction and are serviced by Monash University at nearby Clayton.

While Springvale's traditional manufacturing sector has declined dramatically, manufacturing and industrial employment is available in the region—to those who are skilled (see Chapter 3). Local services, especially retailing and food (fresh food and restaurants) are a significant source of employment but are not unproblematic. Jobs can be accessed by relatively unskilled people and/or by those without formal rights to work in Australia but at a cost in terms of poor conditions and wages.

Central Springvale is a designated 'Activity Centre' in the planning scheme. Having grown from a suburban shopping strip the centre is now a priority development zone supporting intensification and mixed use. Retail and commercial space is, according to a local real estate agent, among the most valuable non-CBD property in Melbourne. The highly competitive fresh food and restaurant offer attracts visitors from across Melbourne, and underpins highly successful festivals, such as Chinese New Year celebrations. Significant investment in urban design and car parking by the City of Greater Dandenong, and in food safety has assisted in promoting the centre as a 'food' destination. Springvale is now a regular feature of the Melbourne International Food Festival.

This vibrant retail centre provides all essential services at costs well below most other shopping areas conferring a cost of living advantage on residents (although employees in small businesses are often very poorly paid thus expenditure savings are offset by low income).

Springvale is known as a place where people are extremely price conscious this is one thing that makes it competitive, keeps prices low. (Community representative)

Springvale also offers a comprehensive suite of other retail offerings and services. In addition to a centrally located community health centre there are a great number of private general practitioners, including bulk billing services and allied health professionals. These and other services such as banks typically have staff that speak languages other than English. A Vietnamese speaker for example can transact all day to day business and a host of other interactions without needing any English language. A community welfare worker described how Springvale functions as a 'little Saigon' where language is not a barrier to the elderly catching the bus and shopping for themselves, thus allowing them to maintain their independence.

The concentration of Indo-Chinese businesses also means that other cultural understandings and practices make the Springvale community vulnerable. In this 'micro-economy' financial and legal practices are often conducted on trust, and written legal contracts eschewed. This is typical of the face-to-face style of community relationships which characterise the economic and service activities within the area.

Gentlemen's agreements...a man is of his word. (Industry/commerce)

An extensive amount of borrowing is transacted within the community. The effect of arrangements breaking down can be disastrous. The impact of the Global Financial Crisis (GFC) was said to have been severe in Springvale for this reason. In addition to this much of the business is also conducted on a cash basis which has other risks.

Business incomes not declared. It may not be as disadvantaged as it appears, lots of new cars, new houses. Someone has money ... three years ago a business burnt down ... [fire-fighters] found \$250,000 in cash up in the eaves, all melted together and a whole lot of gold up there. (Police/Justice)

In general stakeholders felt they had good access to services. The suburb has, as a legacy of its role in migration, numerous NFP organisations supplying community services and numerous community organisations representing the settlement and

cultural needs of the various ethnic groups. This shaping of services to settlement needs has however has left gaps in service provision.

But there are pockets of Australian-born English speaker experiencing disadvantaged such as mental health and drug abuse. There is nothing for them. (Education / training provider)

The key services seen to be lacking are crisis accommodation and transitional housing. The need for social housing was stated but concentrating social housing was seen as undesirable by residents. Springvale itself has little social housing compared with other parts of the City of Greater Dandenong where there are some considerable concentrations of social housing as well as some of Melbourne's cheapest private housing (see Chapter 5).

4.2.1 Education options

As noted in Chapter 3, lack of skills and education does not appear to be an intergenerational problem in Springvale. This raises questions about the local and regional educational offer and attitudes to education. It is particularly interesting given stakeholders referred to some of the secondary colleges as once having had the reputation of being very 'rough'. Today there is no local secondary college as a result of amalgamation, but both public and private options are easily accessible by public transport.

Whereas a high number of migrants and refugees from non-English speaking backgrounds could be expected to result in lower educational attainment, the predominance of Vietnamese in Springvale appears to have had a mitigating affect. The Indo-Chinese focus on education was mentioned frequently by stakeholders. It was said that these parents focused on their child's attitude and study habits rather than the performance of the school. In the main the Vietnamese send their children to local public schools, which have developed appropriate cultural supports for children and parents. This cultural influence is perceived to have improved local education.

It was also clear that children of all backgrounds were attending not only private schools such as the nearby Uniting Church run Haileybury College (often on scholarships) but selective-entry state schools. Families also very commonly employed private tutors.

As a consequence the second and third generation of Indo-Chinese are often professionals, and there was considerable humorous stereotyping about the status attached to medical qualifications. Such educational aspiration has had subsequent benefits in providing local services in community languages, and economic growth.

There was a concern among some service providers and residents that the size of the state secondary colleges means schools are now inadequately resourced to ensure new arrivals of NESB are aware of post-secondary education pathways, and that in some cases this is leading to young people failing to go on to university or TAFE, and were as a consequence also failing to obtain employment. Furthermore, there were concerns that over-crowding at home was a problem for students although a local organisation had identified this need and provided after-school space for a homework clubs that had proved very successful.

Adult education pathways, which are arguably critical in overcoming the high level of unemployment among older workers in Springvale, attracted very specific critique concerning public funding of private colleges. Essentially, local NFP Registered Training Organisations (RTOs) argued private operators provided very sub-standard education which meant the 'qualifications' gained by their students were being rejected by employers. Students were then seeking to enrol with NFPs having already

used their public funding and being required to self-fund although they rarely had the means to do so. Local adult learning needs were also seen as being undermined by TAFE colleges being too far away.

The issue of private colleges in the context of place disadvantage is similar to the preponderance of payday lending and gambling, in that unscrupulous businesses are attracted to areas of socio-economic disadvantage and exploit people's lack of social capital, and lack of other means. As discussed in Section 3.2.6 gambling is a very significant issue in Springvale. Payday lending is not addressed otherwise in this report although there were many such lenders with retail outlets in central Springvale.

4.3 Crime and antisocial behaviour

As noted in Chapter 1 broader community perceptions of Springvale involve a belief that Springvale has a major problem with drugs, and is accordingly a dangerous place. The stakeholders said they continually encountered this view but that it was out of date. One very prosaic response from a welfare worker was that the heroin users had grown up, and were now parents concerned about ensuring their children became doctors and lawyers. Another suggested that any remaining problem had 'moved out of the area'.

Crime and fear of crime did not feature strongly as a narrative. Stakeholders regarded Springvale as safe, despite some fear of burglary and street violence. Stakeholders generally had little personal experience of crime or victimisation. However, crime data compiled by the City of Greater Dandenong and the Victorian Local Government Association (VLGA)² shows that in the period 2012–13 the rates of crimes against the person in Springvale was 26 per cent higher than the general Victorian rate, with property and deception rates 32 per cent higher and drug offences 102 per cent higher.

A 24-hour police station was built in Springvale in 2006 during the period in which the local Member of Parliament was the Police Minister in the Victorian Government. Stakeholders applauded this investment but regarded the loss of the local courthouse as the loss of a significant community asset.

4.3.1 Family violence

According to the local police, family violence is the most prevalent and concerning crime in Springvale, a sentiment echoed by local service providers. Awareness of family violence has increased significantly over the past decade with the current and former Police Commissioners giving it considerable priority, change that is reflected in police responses to family violence incidences. Family violence was considered to occur across socio-economic groups although it was believed different wealth/cultural groups were more or less reluctant to report incidences to the police.

Elder abuse was also raised as an issue, and was specifically linked to high cost of housing. Springvale has a higher than average number of multi-generational households, with parents often brought Australia by their children but who remain ineligible to obtain any form of social security for 10 years. Stakeholders indicated family breakdown, and inter-generational conflict as a cause of both family violence and elder abuse.

4.4 Area stigmatisation

The 1990s street trade in heroin in Springvale was widely reported in local and metropolitan media at the time, and acted as deterrent to visitors which exacerbated

² <http://www.greaterdandenong.com/document/18464/statistical-data-for-victorian-communities>.

the economic crisis then being experienced. One of the community stakeholders highlighted the negative role of the local newspaper at the time in reporting drug related stories and perpetuating the crisis. He said local newspaper was challenged by community representatives, with the result that more positive stories appeared with less emphasis on reporting drug and crime issues.

Visible policing was one important strategy adopted to curb the drug trade and its effects on the retail centre and the community. Springvale still suffers to some extent from the perception of it as a drug centre. As mentioned above, this reputation has changed in recent years and has been replaced with a more positive image based on fresh food, restaurants and multiculturalism.

People think of drugs but there are drugs everywhere, any teenager in any suburb can tell you where to get them. (Police/Justice)

While our research did not extend to residents of the broader region or Melbourne more widely, locals were aware of the former stigma associated with the area and some indicated they are also aware of (but are not concerned by) any residual stigma associated with that period.

Reputation, old, being dangerous neighbourhood, I don't see it. But my friends believe, my Australian friends—drugs in the past—I feel safe but friends look at me funny. (community NGO community worker/support provider)

Contemporary media reporting is very broad with considerable positive coverage given to the area's multiculturalism, although the *Herald-Sun* (a News Ltd newspaper) commonly publishes stories on crime, especially when related to drugs and/or specific ethnic groups. Both the *Sun-Herald* and *The Age* (owned by Fairfax) have extensively covered stories concerning the alleged involvement of local Muslims in terrorism.

5 THE ROLE OF HOUSING SYSTEMS AND MARKETS IN CONCENTRATING DISADVANTAGE

5.1 The operation of private housing markets—market structure

In discussing the role of the local housing market in relation to the concentration of disadvantage, we first need to consider the changing structure of the market. Notably, as shown in Table 1 the decade to 2011 shows Springvale lost more outright ownership than the wider metropolitan area and home ownership rates in Springvale now reflect almost exactly that of the metropolitan area. While both Springvale and the metropolitan area also lost purchasers, Springvale continues to have a far smaller proportion of purchasers. Private rental was higher in Springvale in 2001 than the metropolitan area and has assumed a much more important role with 30.9 per cent of households now renting privately compared to the Melbourne metropolitan average of 22.8 per cent. Springvale continues to have less public housing than the metropolitan area, with a negligible 1.5 per cent of dwellings being public housing units. Other tenure type has increased 1 per cent to 5 per cent well above the 2011 metropolitan figure of 1.9 per cent.

Several factors are likely to have contributed to the above dynamic. First, local housing asset price inflation reflects broader metropolitan increases in housing prices. According to the local real agent interviewed Springvale is the now the south-eastern corridor suburb closest to central Melbourne where the median price of housing is still under \$500,000, and this locational 'edge' is in itself driving housing investment, by purchasers seeking to take advantage of the relative affordability/locality benefits, and investors seeking rapid capital gains.

Secondly, increasing demand has facilitated the demolition and renewal of housing stock. A typical 'greyfields' suburb (Newton et al. 2011) the original housing is at or near full depreciation providing favourable economic conditions for replacing detached housing with multiunit housing. The consequence of renewal is that the capital improved value of the housing has also increased.

As some sections of the community have become more affluent they have knocked down their existing house and built much larger homes. The later reflects in part the preference of the Indo-Chinese community for multi-generational housing, and a cultural imperative to demonstrate their good fortune.

People want to show their wealth in their houses. (Industry/commerce)

Ageing housing stock in Springvale has been concomitant with the ageing of the population. High rates of home ownership (44% in 2001, see Table 1) have enabled transition into new retirement villages that are proliferating in the area (see Table 1 for growth in other tenure types). Retirement villages were said to be are popular with older Anglo, Greek and Italian Australians.

Lexington gardens retirement village. Many people I know moved there; always full. There are several other retirement developments but need more. (community NGO community worker/support provider)

Thirdly, there is locational competition, both residential and retail/commercial focussed on central Springvale's retail hub. As a unique destination shopping area there is a strong preference among many Indo-Chinese to remain in the area or move into the area. Increases in housing stock have been facilitated by the designation of central Springvale as an Activity Centre in the planning scheme, which encourages mixed

use intensification. Existing detached housing in or near this central activity centre has dramatically increased in value with key streets described by locals as 'millionaires' rows'. Investment is seen as positive although there is some unease about 'inappropriate' development.

Housing not affordable now ... to buy a house need to be far away, not central. Easy for council approval for town houses don't even think about ... it's a real eye sore—the development allowed to be built—all the houses around are single story this is four storeys did. (focus group participants)

Although demand for housing in Springvale is strong there is also outward migration. Upwards social mobility is permitting movement inwards towards the centre of Melbourne. Mt Waverley in particular is viewed as a desirable locality for wealthier Indo-Chinese, and the CBD as attractive for its employment opportunities.

Declining affordability of housing on the other hand, drives movement outwards to the growth areas of Berwick, Cranbourne and Pakenham (suburbs further out from the Melbourne CBD and on the same corridor trajectory as Springvale). While some of these households moved to these areas to obtain cheaper but also larger, new housing on larger blocks, many were solely motivated by price. Lack of public transport, services and long travel times were seen as disadvantages of this course of action, although not all felt travel times were disadvantageous.

Younger generation moving to Narre Warren. In the City of Casey houses are cheaper; new land, bigger, better than Springvale. (community NGO community worker/support provider)

5.2 The operation of private housing markets—housing affordability

How affordable is market housing in Springvale? As noted above the local real estate agent's view was that with houses regularly selling for more than \$500,000, Springvale was losing its affordable status and having reached this tipping point meant housing price inflation would accelerate. Table 7 shows that in terms of rental costs around the same proportion of private tenants in Springvale as in the Melbourne metropolitan area (around one-fifth) pay more than 30 per cent of their income on rent.

Table 7: 2011 Springvale household incomes compared with Melbourne

	Springvale		Melbourne metropolitan area	
No. of occupied private dwellings	7,682		1,595,463	
Average household size	2.6		2.5	
Median monthly mortgage repayment	\$1,500		\$1,810	
Median weekly rent	\$260		\$300	
% household with weekly income less than \$600	1,997	26.0%	285,344	17.9%
% household with weekly income more than \$3,000	322	4.2%	176,068	11.0%
% low-income household paying more than 30% in rent ⁸	390	19.5%	55,964	19.6%

⁸ % of low-income households with weekly household income < \$600.

Table 8 indicates that nominal rents have increased dramatically since 2000 with median rents in Springvale climbing to \$320 per week by September 2013.

Table 8: Springvale lettings and median rental costs 2000–13

Period	All properties		Two-bedroom units	
	No. let	Median rent	No. let	Median rent
March 2000	1,212	\$145	467	\$135
March 2007	1,011	\$210	256	\$190
September 2013	1,545	\$320	483	\$300

Source: DHS 2013 Rental Report, Moving Annual rents by suburb March 2000–September 2013.

DHS (2013) data on 'Affordable lettings for indicative households on Centrelink incomes by region' includes Springvale as the most inner suburb of a region that includes growth areas further out. In 2013 this region had one one-bedroom dwelling that was affordable for a person receiving a Centrelink income, and only 43 (or less than 6%) of two-bedroom dwellings were available to Centrelink recipients. Most of the one and two-bedroom dwellings are in the older suburbs such as Springvale rather than in the growth areas. The official vacancy rate in 2013 was just over 3 per cent.

All the Springvale stakeholders reported rising housing costs as the key issue facing the suburb. Their concerns included the need for adult children of current residents to establish homes further out in the growth suburbs (has they cannot afford to buy or rent locally), to the impact of rising rents on the elderly and other vulnerable groups. The lack of social housing and crisis accommodation was keenly felt.

Still got a lot of homelessness. Need even short term until they can find suitable accommodation in other places. Transitional housing: need 500–1000 of them, still not enough. (NGO community worker/support provider)

The older housing stock provides for cheaper rental options although the standard of the housing is often very poor.

Rental stock is in bad dis-repair. Refugees/recent arrivals go into these houses. Real estate agents slow to act people living in sub-standard conditions and reluctant to do anything about it. (community NGO community worker/support provider)

The marginal housing sector appears to have some depth. Real estate agent managed registered rooming houses seem to be common. In addition, real estate agents are managing sub-letting of rooms within houses (which because they have fewer than four bedrooms are not classed as rooming houses under the rooming house legislation). One agency also mentioned it was common for groups of elderly Indochinese men to share a single room within a house occupied by an un-related family.

Welfare services reported that new tenants often had very little in the way of household effects, and one of their challenges is to supply basic household items such as bedding. Some also mentioned the impact of housing stress and mobility on the mental and physical health of their long-standing client. These agencies assumed poorer renters were moving to lower cost areas further from the city. Among new arrivals, attracted by family and community connections, the cost of housing was ensuring they were only transitory residents.

The only disadvantage experienced by people in Springvale (declining housing affordability) actually arises from the positive contribution the place makes to people's lives there. This particularly concerns those in the private rental market, elderly Vietnamese speakers, who are unable to afford rising housing costs but who wish to stay in Springvale because the locality addresses all their other needs while another place could not.

6 POLICY INTERVENTIONS TO ADDRESS OR REMEDY DISADVANTAGE

6.1 Conceptualising Place Focused Initiatives

In this section we adopt Randolph's (2004) Place Focused Initiative (PFI) concept under which such initiatives are defined as policy interventions with spatially focused impacts which are:

- 'aimed at communities of interest...[disadvantaged] target groups within the population', while also
- distinct from 'mainstream social welfare and economic policies'.

While their effects are spatially focused, Australian PFIs do not generally conform to the European 'area based' policy model where 'special measures' are formally targeted on a place within a defined boundary (as in the case of, for example, the UK's New Deal for Communities program (Lawless et al. 2010)). Rather, the place-based impacts of Australian PFIs come about due to the local spatial concentration of relevant target groups. In Randolph's terms therefore PFIs 'operate in places for people'. This means that 'they are primarily aimed at the problems facing groups within [localised] areas rather than the problems associated with living in these areas per se' (Randolph 2004, p.65).

Springvale has not been subject to any specific place based interventions that target disadvantage. However, a major state level intervention has been underway in neighbouring Dandenong. By virtue of being a part of the CGD, and having proximity to, Dandenong the people of Springvale have been observers of the Dandenong centre's urban renewal program, a place based initiative seeking to address disadvantage.

Springvale stakeholder's opinions were divided whether those interventions had been positive, negative or were irrelevant to Springvale. For some there was a sense of having been 'forgotten' or 'left behind' when it came to comparisons with Dandenong.

When we first came [to Springvale] we had police station with a lock up and a court house now the court's at Dandenong. I feel Springvale, we've been left out for a long time, they're Dandenong-centric. Springvale had to endure a lot of problems they should not have, but we are a solid community we look after each other (focus group participant)

Dandenong development—different communities—not much cross over between the two. Community agencies work solely in Springvale. Belief that they can do what they like with Dandenong; we don't care but we've been talking to Council for years about the space we have—it's inadequate (community NGO community worker/support provider).

Other residents felt Springvale is more successful than Dandenong and that being forgotten may be an advantage.

Council is jealous—Dandenong investment doesn't seem to go anywhere. We want money to refurbish Springvale. (Industry/commerce)

Springvale forgotten may or may not be a disadvantage. (community NGO community worker/support provider)

Underlying the ambivalent relationship with Dandenong was the much earlier amalgamation of the former City of Springvale into the new and larger City of Greater

Dandenong twenty years ago. The stakeholders held that Springvale had lost an important aspect of its identity and power.

When the councils were amalgamated it was a negative thing for Springvale and a wonderful thing for Dandenong. The old City of Springvale was one of the most progressive councils. (community NGO community worker/support provider)

Springvale has a collective identity based on long standing beliefs about the nature of community and very considerable investment in social infrastructure. This has meant that even Springvale's loss of municipal identity, and periodic crisis (loss of manufacturing, drug trade and gambling) the former city never lost its 'respect' for itself (Galster 2012). Springvale has been able to maintain basic physical, social and psychological resources to enable rebuilding. The following comments were made at the focus group.

When you die, you come back to Springvale (much laughter).

I hope it's still very much Springvale.

The first is a reference to the Springvale necropolis. But it inferred a desire to be re-born into Springvale, and although spoken by a Christian the many Buddhists participating in the focus group immediately recognised and agreed with the desire to be re-born into their special place which they regarded as advantaged.

7 CONCLUSION

While Springvale can still be identified as an area in which many disadvantaged people live, based on indicators such as employment, education and income, our case study site research indicates that—in contrast—Springvale is a sought after area generally affording residents a great deal of amenity and access to opportunity. The reputation Springvale developed as an undesirable place to live following the decline of manufacturing in the area in the 1990s and the blight generated by street trade in heroin has evolved into one in which food and culture are celebrated.

Long-term residents—of whom there are many, given the relative residential stability of the area—now experience a different Springvale than the one they moved to many years earlier. As house prices attest, the story of Springvale has passed through stages of prosperity to manufacturing decline and economic depression and into a period of steady improvement and growth. While not changing as rapidly as some parts of the Melbourne metropolitan area, Springvale is nonetheless changing. House prices have increased in recent years relative to city medians, public transport continues to be readily accessible and is being improved, residents have access to schools (albeit some of these are in neighbouring areas) and residents of Springvale demonstrate undeniable pride in their community. Much of the pride evident in the community is founded on years of consolidated grass-roots responses to community needs, most notably meeting the needs of newly arrived migrants in the area. Also stemming from this is the high level of community cohesion and acceptance of diversity between and among residents.

Yet, not all people living and working in Springvale are equally able to enjoy the benefits of improvements that have occurred in the area. Most notably, the rising house prices in the area have a dual effect. While improving the financial position of many residents, for others higher house prices mean that remaining in Springvale is increasingly difficult. This problem is particularly pronounced among older residents, including those from Indo-Chinese communities who wish to remain housed close to the community and services they know and trust. For elderly residents who do not have housing equity the future of living in Springvale presents a policy challenge, as there is relatively little public housing and a large but increasingly expensive private rental market, that reflects the investment in new housing and the loss of older, cheaper stock.

Another group adversely affected by house price increases are young adults—many of whom are moving outwards to outer metropolitan edge suburbs (according to anecdotal evidence) where housing is more affordable but employment and opportunity is reduced.

Related to each of these issues, as well as family violence and un/under employment, is a significant shortage of crisis and transitional housing in the local area.

Looking to the future, Springvale is likely to continue to be perceived by residents and increasingly by other Melbourne residents as a desirable place to live, because of its good public transport, lower (non-housing) cost of living, strong cultural traditions, cohesive community and well-developed social infrastructure. Moving forward, challenges for governments and planners are (i) the maintenance of local social cohesion and community, (ii) managing the impact of housing price inflation so that vulnerable groups with strong attachments to Springvale are not displaced, and (iii) ensuring the development of meaningful pathways from education to secure employment.

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APPENDICES

Appendix 1: Anonymised list of interviewees

Interviewee type / background	Number of interviewees
Victoria Government Police/Justice	1 officers
Victoria Government Housing Policy	1 officer
Tenancy advice service	1 officer
Local Government	2 officers; 1 councillor
NGO community worker/support provider	9 representatives from 6 different organisations
Local real estate agent	1 estate agent
Local business association	1 office holder
Local community	13 residents
Total	30 interviewees (14 interviews/meetings)

Appendix 2: Case study AREA profile: Springvale

Case study profile

This document has been prepared as part of a multi-year research project being undertaken by researchers at the University of New South Wales, the University of Queensland and Swinburne University, funded by the Australian Housing and Urban Research Institute entitled '*Addressing Concentrations of Disadvantage*'.

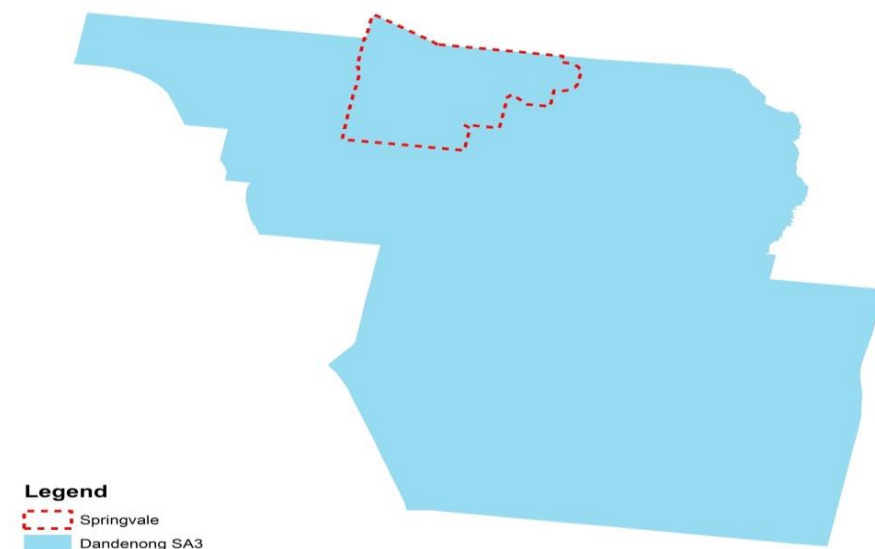
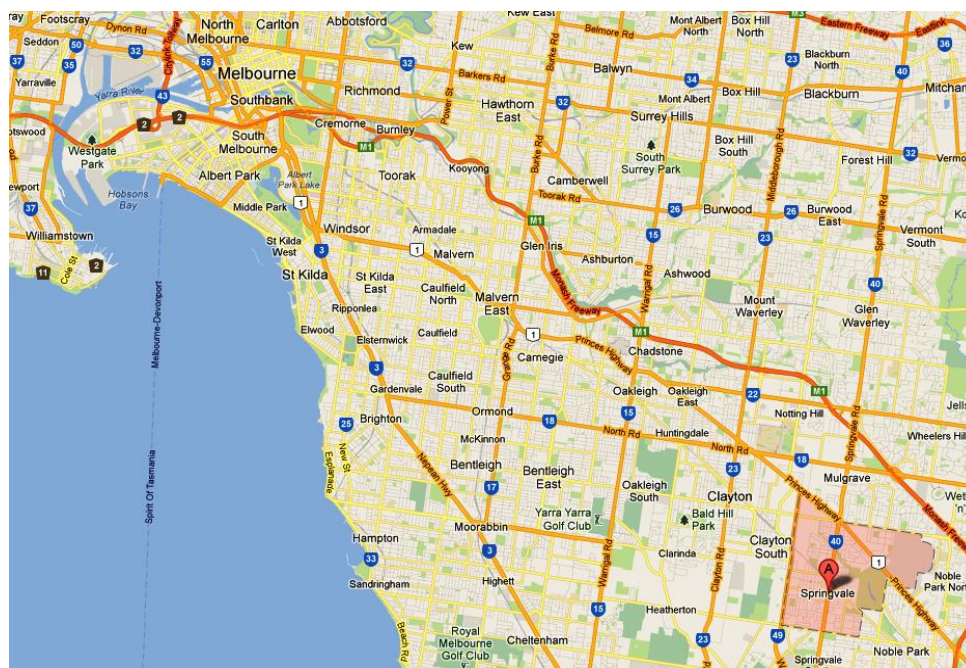
Document prepared by City Futures Research Centre, University of NSW.

May 2013.

Springvale

This series of documents presents a demographic and socio-economic profile of the case study suburbs selected for further qualitative fieldwork to take place. Each document comprises five sections: (1) the disadvantaged typology as identified through an earlier analysis; (2) 2011 Socio-Economic Indexes for Areas, Index of Relative Socio-Economic Disadvantage; (3) a 2011 community profile, which includes main demographic and socio-economic statistics of the target suburb; (4) a time-series analysis of changes to main demographic and socio-economic statistics between 2001 and 2011; and (5) thematic maps highlighting transport connectivity, tenure profile, unemployment rate, low-income households and early school leavers of the target suburb using 2011 Census and other data.

Springvale is a middle-ring suburb in Melbourne, located within the Local Government Area of Greater Dandenong and Level 3 Statistical Area (City of Greater Dandenong) of Dandenong, approximately 40km southeast of the Melbourne CBD. In 2011, it had a population of 19,773 residents.



Source: Google maps.

1. Typology

Type 2: High on overseas movers; high on two-parent families.

2. Socio-Economic Indexes for Areas (SEIFA)

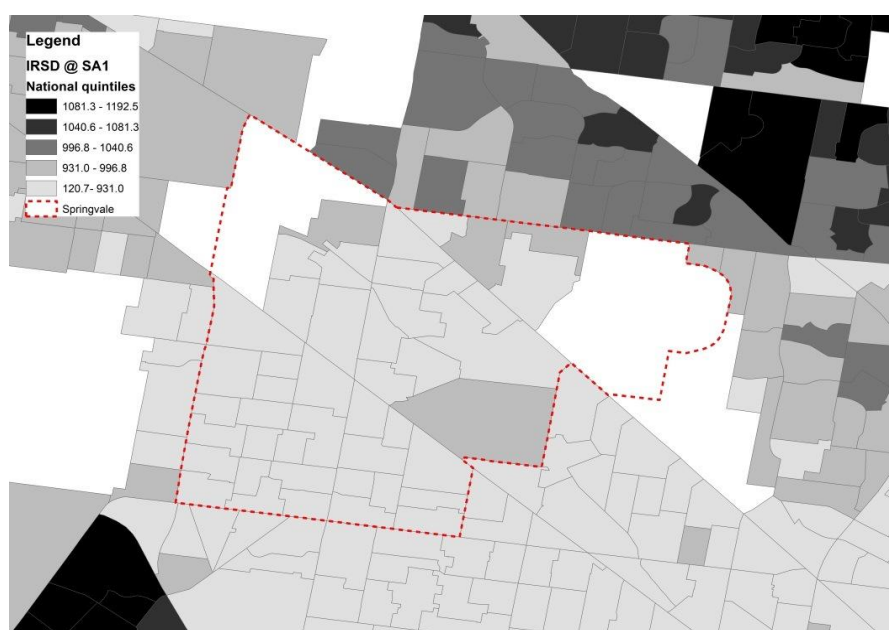
Geography	Name	SEIFA IRSD
Statistical Local Area	Gr. Dandenong (C) Bal	893
State Suburb	Springvale (Vic.)	851.7

In 2011, Springvale is a relatively disadvantaged suburb, with the majority of the SA1s in the suburb belonging to the lowest quintile of SEIFA Index of Relative Socioeconomic Disadvantage (IRSD) within Australia.

A low IRSD signifies the prevalence of the following characteristics:

- low level of income
- high level of unemployment
- high proportion of workers in low-skilled occupation
- low rent
- overcrowding
- high proportion of families with children under 15 and jobless parents
- high proportion of single-parent families
- high number of carless households
- high proportion of non-age-related disability
- poor English proficiency
- high number of separated/divorced residents
- high proportion of households with no or dialup internet connection.

Figure A1: Socio-Economic Indexes for Areas—Index of Relative Socio-Economic Disadvantage, Springvale SSC, 2011



Source: ABS SEIFA IRSD.

3. Community profile

The suburb of Springvale is located at the northern edge of the Level 3 Statistical Area of Dandenong and comprises just over one-tenth of the City of Greater Dandenong's total population in 2011. It has a similar age structure to the rest of the City of Greater Dandenong, with only a marginally higher proportion of older people (65+). It is socioeconomically disadvantaged, with median weekly income 60 per cent that of the Melbourne Greater Metropolitan Area (GMA) level.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
Total population	19,774		169,068		3,999,982	
Males	10,144	51.3%	85,338	50.5%	1,966,502	49.2%
Females	9,629	48.7%	83,731	49.5%	2,033,480	50.8%
ATSI	42	0.2%	550	0.3%	18,025	0.5%
Median age	34		36		36	
% aged 0–14 years	3,259	16.5%	29,920	17.7%	739,185	18.5%
% aged 65 or older	3,057	15.5%	24,317	14.4%	524,483	13.1%
% aged 0–4 years	1,136	5.7%	10,724	6.3%	259,634	6.5%
% aged 5–11 years	1,512	7.6%	13,302	7.9%	336,586	8.4%
% aged 12–17 years	1,302	6.6%	12,254	7.2%	291,099	7.3%
% who needed assistance with core activity	1,240	6.3%	10,154	6.0%	179,006	4.5%
Median weekly individual income	\$352		\$412		\$591	

Springvale is a culturally diverse suburb and has a slightly different cultural makeup to the rest of the City of Greater Dandenong and Melbourne GMA. It has a very strong Asian presence, with residents of Vietnamese, Chinese and Indian ancestries comprising half of the total population. Many of these residents of Asian ancestries, however, were born in Australia (almost one-third of all residents born in Australia) and have therefore been long-term Australian residents. Residents of Vietnamese background were more likely to have been born in Vietnam and continue to speak Vietnamese at home. With a strong Asian presence, Buddhism is practiced by more than one-quarter of the population; the strong Indian/Punjabi presence also means Sikhism is one of the top 5 religions practiced in Springvale.

		Springvale		City of Greater Dandenong			Greater metropolitan area		
Top 5 ancestries ¹	Vietnamese	4,235	21.4%	English	23,305	13.8%	English	1,075,427	26.9%
	Chinese	3,736	18.9%	Australian	21,426	12.7%	Australian	1,053,992	26.3%
	Indian	1,719	8.7%	Chinese	16,660	9.9%	Irish	351,351	8.8%
	English	1,710	8.6%	Vietnamese	13,926	8.2%	Scottish	289,005	7.2%
	Australian	1,325	6.7%	Indian	12,412	7.3%	Italian	279,112	7.0%
Top 5 countries of birth	Australia	5,839	29.5%	Australia	68,529	40.5%	Australia	2,530,774	63.3%
	Vietnam	4,182	21.2%	Vietnam	12,633	7.5%	England	134,022	3.4%
	India	2,077	10.5%	India	12,614	7.5%	India	106,596	2.7%
	Cambodia	1,036	5.2%	Sri Lanka	6,568	3.9%	China ^	90,900	2.3%
	China ^	977	4.9%	Cambodia	6,186	3.7%	Italy	68,822	1.7%
Top 5 languages spoken at home	Vietnamese	4,853	24.5%	English	62,474	37.0%	English	2,652,595	66.3%
	English	4,056	20.5%	Vietnamese	15,717	9.3%	Greek	113,409	2.8%
	Cantonese	1,633	8.3%	Greek	7,188	4.3%	Italian	112,687	2.8%
	Punjabi	1,371	6.9%	Khmer	6,891	4.1%	Mandarin	100,597	2.5%
	Mandarin	919	4.6%	Cantonese	5,655	3.3%	Vietnamese	85,129	2.1%

		Springvale		City of Greater Dandenong			Greater metropolitan area		
Top 5 religious affiliation	Buddhism	5,399	27.3%	Western Catholic	42,066	24.9%	Western Catholic	1,082,283	27.1%
	Western Catholic	4,147	21.0%	Buddhism	24,559	14.5%	No Religion, nfd	917,751	22.9%
	No Religion, nfd	2,591	13.1%	No Religion, nfd	20,928	12.4%	Anglican Church of Australia	431,223	10.8%
	Sikhism	1,309	6.6%	Islam	14,550	8.6%	Greek Orthodox	161,172	4.0%
	Islam	954	4.8%	Anglican Church of Australia	10,425	6.2%	Buddhism	158,664	4.0%

^ Note: excludes Taiwan and the Special Administrative regions of Hong Kong and Macau.

¹ Based on multiple responses.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% employed full-time ²	4,573	27.7%	44,222	31.8%	1,226,134	37.6%
% employed part-time	2,495	15.1%	20,939	15.0%	587,551	18.0%
% employed but away from work ²	488	3.0%	4,696	3.4%	114,238	3.5%
% unemployed ²	882	5.3%	6,230	4.5%	111,455	3.4%
Participation rate ²	8,438	51.1%	76,087	54.7%	2,039,378	62.5%
% in low-skilled/low status jobs ³	4,297	56.9%	33,115	47.4%	583,036	30.2%
% youth (15-24) unemployed ⁴	236	8.0%	1,884	7.9%	39,894	7.2%
Managers ³	457	6.0%	5,348	7.7%	241,643	12.5%
Professional ³	867	11.5%	9,474	13.6%	463,767	24.1%
Technicians and Trades Workers ³	1,215	16.1%	10,945	15.7%	258,183	13.4%
Community & Personal Service Workers ³	679	9.0%	6,152	8.8%	172,533	8.9%
Clerical and Administrative Workers ³	780	10.3%	9,624	13.8%	294,149	15.3%
Sales Workers ³	584	7.7%	6,481	9.3%	186,988	9.7%
Machinery Operators and Drivers ³	1,197	15.8%	8,683	12.4%	113,170	5.9%
Labourers ³	1,507	19.9%	10,931	15.6%	153,300	8.0%

² % of population aged 15 or older in the labour force. ³ % of employed persons aged 15 or older. ⁴ % of youths aged 15–24 years.

Just over half of the population aged 15+ participated in the workforce, a slightly lower percentage than the rest of the City of Greater Dandenong and about 10 per cent lower than the Melbourne GMA level. This lower participation rate is reflected mainly in a lower proportion who are employed full-time and a higher proportion who are unemployed. Of those who are employed, nearly two-thirds worked in low-skilled/low-status jobs, with particularly higher proportions employed as machinery operators and drivers and also labourers. Youth unemployment is at a similar percentage as the rest of the City of Greater Dandenong and less than 1 percentage-point higher than the Melbourne GMA level.

Residents of Springvale were less likely to have done unpaid domestic work, provided unpaid childcare or cared for a person with disability or to have done voluntary work than the rest of the City of Greater Dandenong and the wider Melbourne GMA.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% who did unpaid domestic work	8,635	43.7%	79,155	46.8%	2,243,962	56.1%
% who provided unpaid child care	3,426	17.3%	32,066	19.0%	881,483	22.0%
% who provided unpaid care for a person with disability	1,620	8.2%	14,457	8.6%	355,197	8.9%
% who did voluntary work	1,474	7.5%	14,048	8.3%	516,534	12.9%

Springvale is serviced by the Eastern Rail Line with two railway stations (Springvale and Sandown Park) servicing the suburb; Westall station also lies just east of the suburb's eastern boundary (Westall Road). This connectivity via heavy rail is reflected in residents' transport use. While private car still dominates journeys to work/school, almost one in nine residents aged 15+ travelled to work/school by train, 3 percentage points higher than the rest of the City of Greater Dandenong which is also serviced by the Eastern line. There is also a higher proportion who walked to work/school than compared to the rest of the City of Greater Dandenong.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% who travelled to work by car ⁵	5,095	67.5%	50,061	71.7%	1,249,346	64.8%
% who travelled to work by train ⁵	632	8.4%	3,906	5.6%	115,978	6.0%
% who travelled to work by bus ⁵	212	2.8%	1,439	2.1%	22,555	1.2%
% who walked to work ⁵	196	2.6%	1,102	1.6%	56,413	2.9%

⁵ % of persons 15 or older who travelled to work or school.

Springvale has a similar proportion of residents who left school early as compared to the Melbourne GMA, both of which are slightly lower than the rest of the City of Greater Dandenong. High school completion is, however, one-third lower than the Melbourne GMA. As such vocational and tertiary qualification attainment are also lower, with tertiary qualification attainment half the rate of Melbourne GMA.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% who left school at Year 10 or before ⁶	4,608	23.3%	40,157	28.9%	807,300	24.8%
% who left school at Year 12 ⁶	8,315	42.1%	68,054	48.9%	1,780,128	54.6%
% with vocational qualification ⁶	3,057	15.5%	30,223	21.7%	773,603	23.7%
% with tertiary qualification ⁶	2,364	12.0%	19,664	14.1%	769,671	23.6%

⁶ % of persons aged 15 or older.

Springvale has a slightly more mobile population than the rest of the City of Greater Dandenong, with higher proportion having had a different address one or five years prior to census, though the difference is only marginal. These rates are also similar to the wider Melbourne GMA level.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% who lived at different address one year ago ⁷	2,638	14.2%	21,489	13.6%	551,653	14.7%
% who lived at different address five years ago ⁷	6,747	36.2%	53,734	33.9%	1,393,813	37.3%

⁷ % of total population aged five years or older.

There were more than 7500 occupied private dwelling in Springvale in 2011. Despite its population having relatively lower income than the rest of the City of Greater Dandenong and Melbourne GMA, housing cost medians in Springvale are similar to those for the City of Greater Dandenong though about 30 per cent lower than Melbourne GMA. There were also similar proportions of low-income households experiencing rental stress in Springvale as the rest of Melbourne GMA.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
No. of occupied private dwellings	7,682		65,169		1,595,463	
Average household size	2.6		2.6		2.5	
Median monthly mortgage repayment	\$1,500		\$1,600		\$1,810	
Median weekly rent	\$260		\$260		\$300	
% household with weekly income less than \$600	1,997	26.0%	15,097	23.2%	285,344	17.9%
% household with weekly income more than \$3000	322	4.2%	3,410	5.2%	176,068	11.0%
% low-income household paying more than 30% in rent ⁸	390	19.5%	3,051	20.2%	55,964	19.6%

⁸ % of low-income households with weekly household income < \$600.

With a strong Asian presence in the suburb, and especially from backgrounds with traditional household formats that differ to many western cultures, the household makeup of Springvale also differs to the rest of the City of Greater Dandenong and Melbourne GMA. The proportion of other family households (which include multi-generation households and households where non-linear relatives are also present) is almost three times higher than Melbourne GMA. As such, there are lower proportions of couple families (with or without children), although the proportion of single-parent families are also slightly higher than Melbourne GMA.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
Couple family household with children	2,205	28.7%	21,111	32.4%	515,406	32.3%
Couple household without children	1,476	19.2%	13,179	20.2%	365,598	22.9%
Single-parent family	994	12.9%	8,261	12.7%	169,872	10.6%
Other family household	1,070	13.9%	6,149	9.4%	77,870	4.9%
Lone person household	1,430	18.6%	12,371	19.0%	333,284	20.9%
Group household	327	4.3%	2,087	3.2%	66,974	4.2%

Springvale is of relatively low density, with almost three-quarters of homes being detached houses (same level as Melbourne GMA). It has a marginally higher proportion of semi-detached houses and marginally lower proportion of units/flats/apartments than in the rest of the City of Greater Dandenong, partly a result

of the main centre in the City of Greater Dandenong (the nearby Dandenong) which has a higher number of these higher density dwellings.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% Detached houses ⁹	5,556	72.3%	46,092	70.7%	1,151,198	72.2%
% Semi-detached dwellings ⁹	865	11.3%	6,060	9.3%	183,236	11.5%
% Unit/flat/apartment ⁹	1,135	14.8%	12,088	18.5%	249,919	15.7%
% Other dwelling type ⁹	123	1.6%	794	1.2%	7,981	0.5%

⁹ % of occupied private dwellings.

Owner-occupation comprises just over half of all occupied private dwellings in Springvale, a slightly lower proportion than the rest of the City of Greater Dandenong and Melbourne GMA. This is highlighted especially by the lower proportion of homes with mortgages. The lower owner-occupancy rate is offset by higher than average private rental rate (at 8 percentage points higher than Melbourne GMA) and other tenure types (more than twice the Melbourne GMA level). Springvale has only a very small number (and proportion) of social housing, about half the rate as in Melbourne GMA.

	Springvale		City of Greater Dandenong		Greater metropolitan area	
% Fully owned ⁹	2,466	32.1%	21,189	32.5%	494,986	31.0%
% Owned with mortgage ⁹	1,786	23.2%	19,343	29.7%	567,219	35.6%
% Private rental ⁹	2,371	30.9%	16,095	24.7%	364,161	22.8%
% Social rental ⁹	113	1.5%	2394	3.7%	45,887	2.9%
% Other tenure type ⁹	386	5.0%	1855	2.8%	29,826	1.9%

⁹ % of occupied private dwellings.

4. Time-series profile

The 2001 data was aggregated using data downloaded at Collection District (CD) level. Twenty-six CDs were aggregated: 2370101, 2370102, 2370103, 2370104, 2370105, 2370106, 2370107, 2370108, 2370109, 2370110, 2370201, 2370202, 2370203, 2370401, 2370402, 2370404, 2370405, 2370501, 2370502, 2370503, 2370504, 2370505, 2370506, 2370507, 2370508 and 2370509.

Springvale's population increased modestly during 2001–11 (9.3%), about half the rate of Melbourne GMA's growth over the same period. This is highlighted especially by a net loss in the number of children (0–17 years).

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
Total population	18,093		19,774		3,366,542		3,999,982	
Median age	<i>Data not available</i>		34		<i>Data not available</i>		36	
% ATSI	33	0.2%	42	0.2%	12,015	0.4%	18,025	0.5%
% aged 0–14 years	3,373	18.7%	3,259	16.5%	660,378	19.8%	739,185	18.5%
% aged 65 or older	2,607	14.4%	3,057	15.5%	403,688	12.1%	524,483	13.1%
% aged 0–4 years	1,192	6.6%	1,136	5.7%	214,525	6.4%	259,634	6.5%
% aged 5–11 years	1,568	8.7%	1,512	7.6%	314,152	9.4%	336,586	8.4%
% aged 12–17 years	1,316	7.3%	1,302	6.6%	265,161	7.9%	291,099	7.3%

The presence of Vietnamese culture in Springvale further solidified during 2001–11, with Vietnamese now the most commonly spoken language in the suburb. There is also a stronger presence of other Asian cultures (Indian, Cambodian) in 2011, with southern European cultures (Italian, Greek) now less prominent in the suburb.

	Springvale						Greater metropolitan area					
	2001			2011			2001			2011		
Top 5 countries of birth *	Australia	6,068	33.4%	Australia	5,839	29.5%	Australia	2,195,087	65.7%	Australia	2,530,774	63.3%
	Viet Nam	3,946	21.7%	Vietnam	4,182	21.2%	The UK	158,139	4.7%	England	134,022	3.4%
	China ^	581	3.2%	India	2,077	10.5%	Italy	80,109	2.4%	India	106,596	2.7%
	Greece	500	2.8%	Cambodia	1,036	5.2%	Viet Nam	55,811	1.7%	China ^	90,900	2.3%
	Italy	473	2.6%	China ^	977	4.9%	Greece	55,574	1.7%	Italy	68,822	1.7%
Top 5 languages spoken at home #	English	4,882	27.0%	Vietnamese	4,853	24.5%	English	2,316,755	69.4%	English	2,652,595	66.3%
	Vietnamese	4,086	22.6%	English	4,056	20.5%	Italian	133,907	4.0%	Greek	113,409	2.8%
	Cantonese	1,635	9.0%	Cantonese	1,633	8.3%	Greek	118,394	3.5%	Italian	112,687	2.8%
	Khmer	933	5.2%	Punjabi	1,371	6.9%	Vietnamese	62,978	1.9%	Mandarin	100,597	2.5%
	Greek	877	4.8%	Mandarin	919	4.6%	Cantonese	59,251	1.8%	Vietnamese	85,129	2.1%

* Note: The number of countries listed in the 2001 Census tables represents the 31 most common birthplaces across Australia only.

^ Note: excludes Taiwan and the Special Administrative regions of Hong Kong and Macau.

Note: The number of languages listed in the 2001 Census tables represents the 34 most common languages spoken at home across Australia only.

The employed profile in Springvale changed little during 2001–11, with similar proportions of the population aged 15+ in the workforce or employed in full-time positions. There is a higher proportion of residents employed in part-time positions and a lower proportion unemployed than in 2001. The proportion of employed persons working in low-skilled/low-status jobs dropped from almost four-fifths to under three-fifths during 2001–11, though this proportion is still almost twice that of Melbourne GMA's.

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
% employed full-time ²	4,158	28.5%	4,573	27.7%	1,016,305	37.9%	1,226,134	37.6%
% employed part-time ²	1,539	10.6%	2,495	15.1%	480,795	18.0%	587,551	18.0%
% employed by away from work ²	<i>Data not available</i>		488	3.0%	<i>Data not available</i>		114,238	3.5%
% unemployed ²	1,151	7.9%	882	5.3%	108,894	4.1%	111,455	3.4%
Participation rate ²	7,151	49.1%	8,438	51.1%	1,653,195	61.7%	2,039,378	62.5%
% in low-skilled/low status jobs ³	4,608	77.4%	4,297	56.9%	887,686	57.5%	583,036	30.2%
% youth (15–24) unemployed ⁴	255	10.0%	236	8.0%	35,918	7.6%	39,894	7.2%

² % of population aged 15 or older in the labour force.

³ % of employed persons aged 15 or older.

⁴ % of youths aged 15–24 years.

The education attainment profile changed in Springvale during 2001–11, with a lower proportion of early school leavers and higher high school completion rate. The proportion of residents with vocational qualifications more than doubled (tripled in absolute numbers), while the proportion with tertiary qualification remained stable.

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
% who left school at Year 10 or before ⁶	5,212	35.7%	4,608	23.3%	822,307	30.7%	807,300	24.8%
% who left school at Year 12 ⁶	4,808	32.9%	8,315	42.1%	1,155,703	43.2%	1,780,128	54.6%
% with vocational qualification ⁶	1,014	7.0%	3,057	15.5%	542,650	42.3%	773,603	23.7%
% with tertiary qualification ⁶	1,855	12.7%	2,364	12.0%	432,034	33.7%	769,671	23.6%

⁶ % of persons aged 15 or older.

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
No. of occupied private dwellings	6,145		7,682		1,243,373		1,595,463	
Average household size	2.9		2.6		2.5		2.5	
% at same address 5 years ago ⁷	9,537	52.7%	10,753	57.7%	1,741,313	55.2%	2,143,505	57.3%
% at different address 5 years ago ⁷	6,265	34.6%	6,747	36.2%	1,243,822	39.5%	1,393,813	37.3%
% balance ⁷	2,291	12.7%	2,274	11.5%	166,882	5.3%	462,664	12.4%

⁷ % of total population aged 5 years or older.

The number of occupied private dwellings in Springvale increased by 25 per cent during 2001–11, almost three times as fast as its total population growth. Much of this increase is in semi-detached dwellings under mortgages or privately rented.

Springvale has shifted from a family-oriented suburb to one where other family types have become more prominent during 2001–11. The proportion of couple families with children dropped by almost one-quarter (partly a result of an absolute decline of more than 100 of these families) while the proportion of other family households increased almost sevenfold. The proportion and number of couple only households and single-parent families have remained stable during this period.

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
Couple family household with children	2,311	39.1%	2,205	28.7%	442,310	37.0%	515,406	32.3%
Couple household without children	1,279	21.6%	1,476	19.2%	289,592	24.2%	365,598	22.9%
Single-parent family household	937	15.8%	994	12.9%	130,788	10.9%	169,872	10.6%
Other family household	127	2.1%	1,070	13.9%	19,302	1.6%	77,870	4.9%
Lone person household	1,263	21.4%	1,430	18.6%	277,777	23.2%	333,284	20.9%
Group household	194	3.3%	327	4.3%	50,579	4.2%	66,974	4.2%

Detached dwellings continue to dominate Springvale's landscape, accounting for more than 70 per cent of occupied private dwellings. During 2001–11, however, the number and proportion of semi-detached dwellings increased greatly (almost quadrupled) while other dwelling types remained stable.

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
% Detached houses ⁹	4,654	71.6%	5,556	72.3%	919,704	74.0%	1,151,198	72.2%
% Semi-detached dwellings ⁹	182	2.8%	865	11.3%	127,810	10.3%	183,236	11.5%
% Unit/flat/apartment ⁹	1,129	17.4%	1,135	14.8%	177,579	14.3%	249,919	15.7%
% Other dwelling type ⁹	136	2.1%	123	1.6%	9,099	0.7%	7,981	0.5%

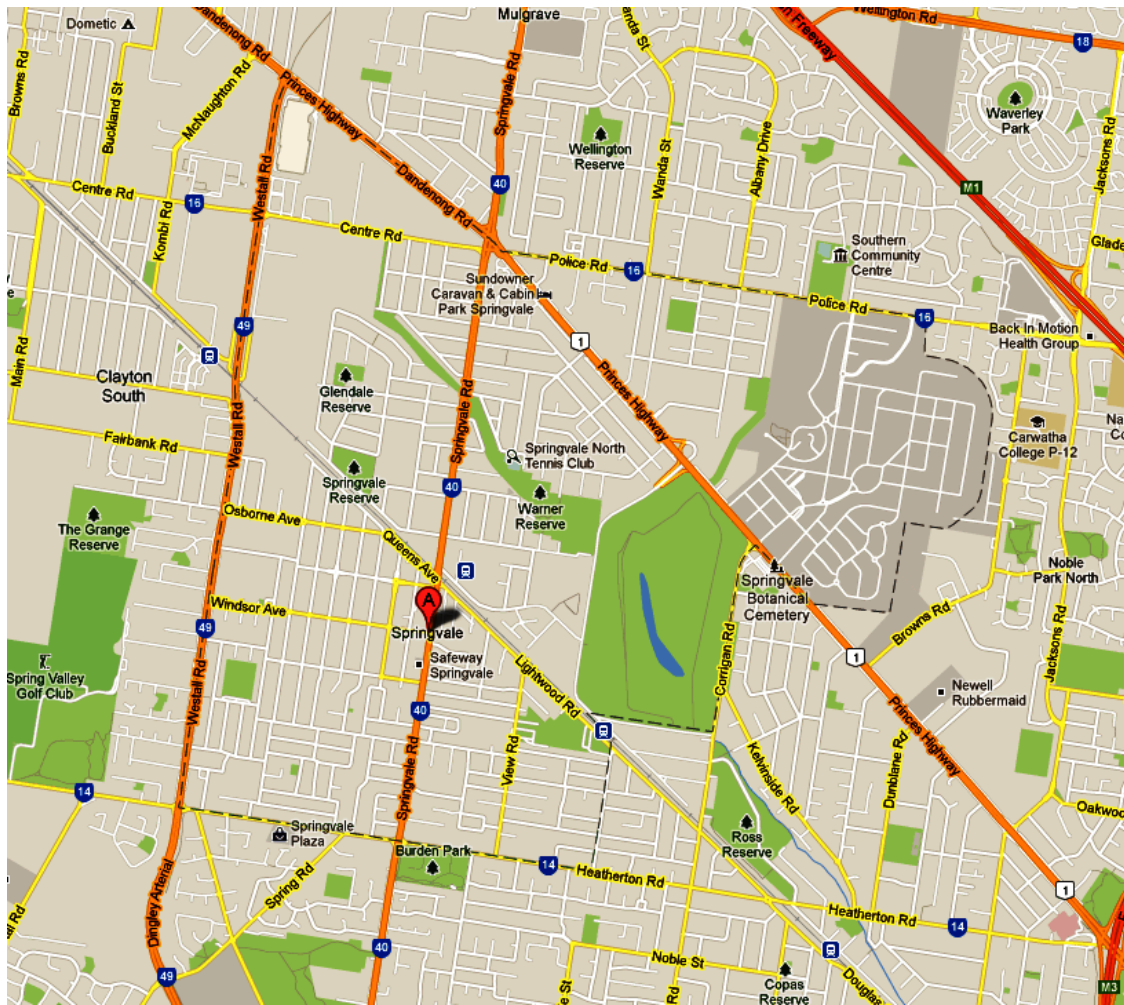
⁹ % of occupied private dwellings.

Owner-occupation continue to comprise more than half of all occupied private dwellings in Springvale throughout 2001–11 though a larger proportion has shifted to owned with mortgages rather than full ownership. Proportions of private and social rentals remained about the same, with only a slight increase in private rental during this period.

	Springvale				Greater metropolitan area			
	2001		2011		2001		2011	
% Fully owned ⁹	2,756	44.8%	2,466	32.1%	520,729	41.9%	494,986	31.0%
% Owned with mortgage ⁹	987	16.1%	1,786	23.2%	339,618	27.3%	567,219	35.6%
% Private rental ⁹	1,623	26.4%	2,371	30.9%	243,579	19.6%	364,161	22.8%
% Social rental ⁹	98	1.6%	113	1.5%	35,953	2.9%	45,887	2.9%
% Other tenure type ⁹	247	4.0%	386	5.0%	40,589	3.3%	29,826	1.9%

⁹ % of occupied private dwellings.

5. Thematic mapping

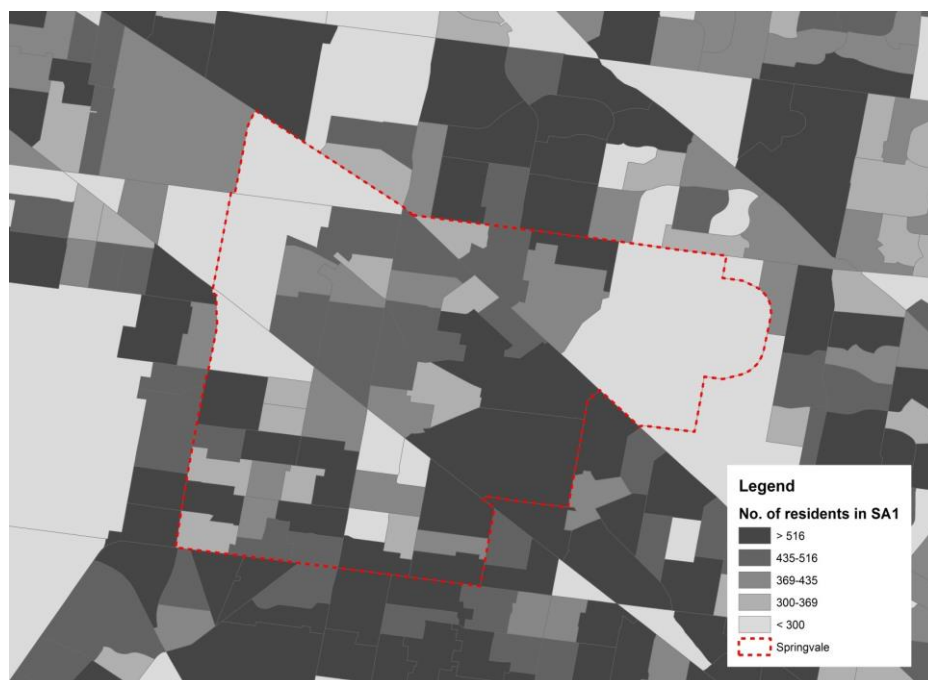


Source: Google maps.

Springvale is bounded to the north by Dandenong Road, and south by Heatherton Road. Westall Road serves as its western boundary while the eastern end is dominated by Springvale Botanical Cemetery and the Sandown Racecourse and Motor Racing Circuit. Springvale Road is its main thoroughfare. It is serviced by the heavy rail Cranbourne / Pakenham V-Line trains (accessible using Myki card) and has its own dedicated rail station (Springvale). Residents can also access heavy rail through the Sandown Park and Westall stations, with Westall station located just outside of the suburb's boundary.

a. Community profile in detail

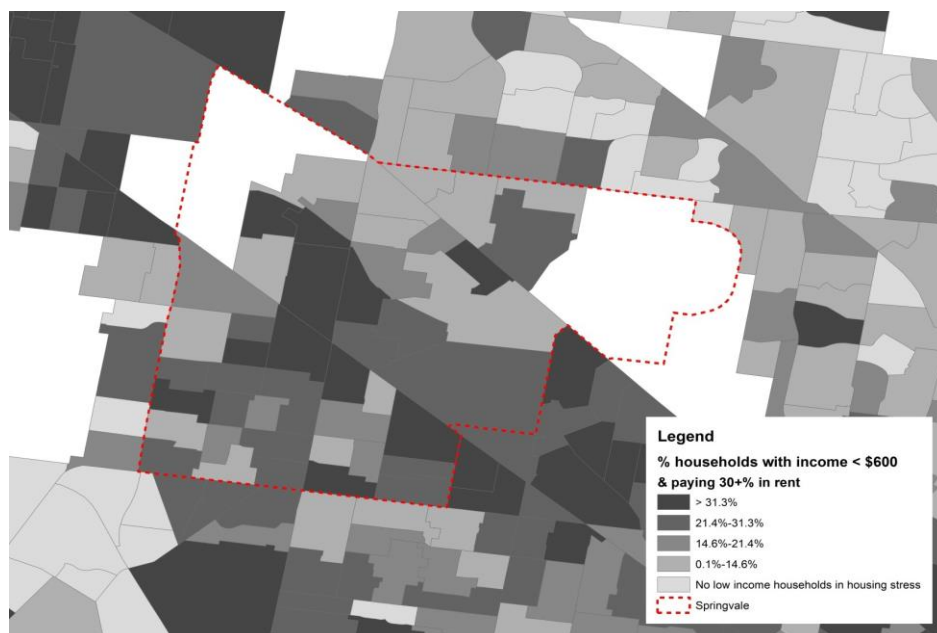
Figure A2: Population distribution, Springvale SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro.

The Springvale population is unevenly distributed throughout the suburb, with more concentrated towards the south-eastern end of the suburb than other parts.

Figure A3: Proportion of low-income household in rental stress*, Springvale SSC, 2011



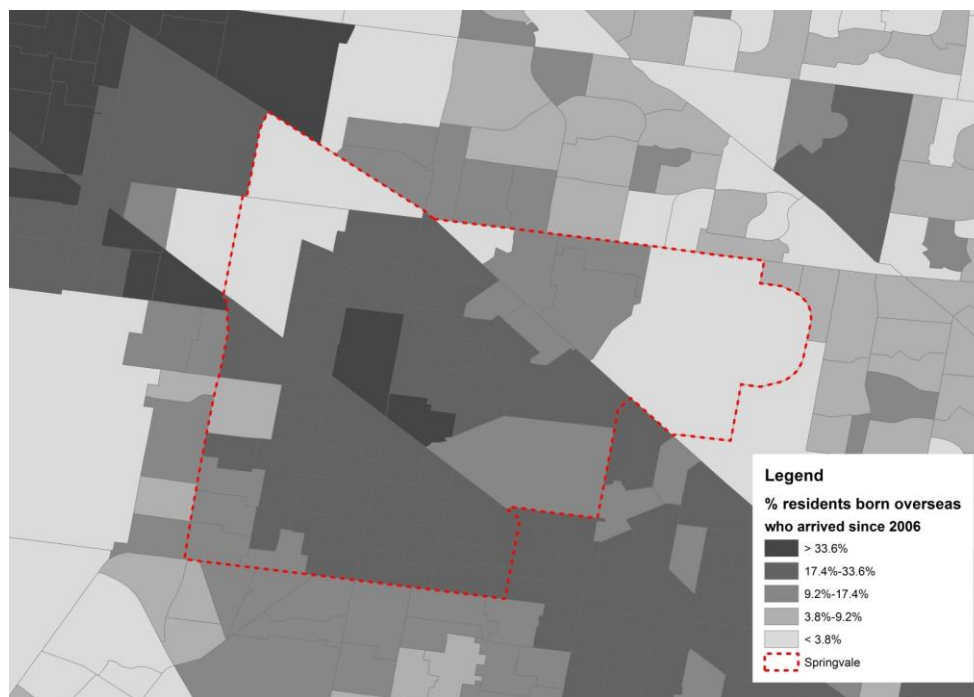
* Number of low-income households with weekly income less than \$600 and paying weekly rent of \$180 or more, as a percentage of all low-income households

Note: Due to data randomisation, cells with anomalous results were deleted prior to mapping. These SA1s appear blank in the map.

Source: ABS 2011 Census, TableBuilder Pro.

Low-income households residing near Springvale station is more likely to experience rental stress than in other areas within the suburb, partly because of its high transport connectivity. The SA1s near Springvale station fall under the highest quintile in terms of low-income households experiencing rental stress throughout Melbourne GMA.

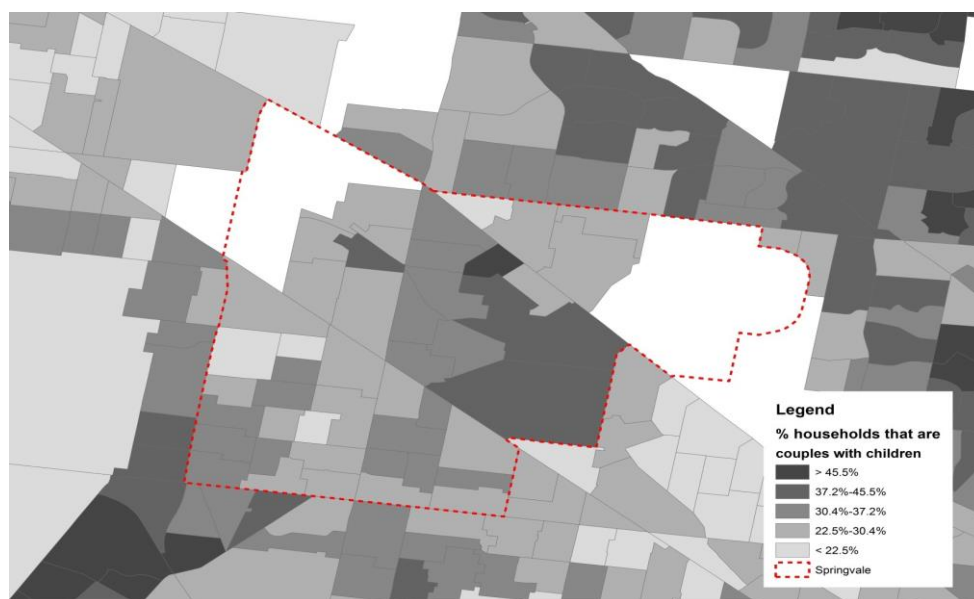
Figure A4: Proportion of population who are recently arrived overseas born residents (since 2006), Springvale SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro.

Springvale is not a common destination for recently-arrived migrants to settle, with most of the suburb belonging to the lower quintile of recent migrant settlement within Melbourne GMA.

Figure A5: Proportion of households that are couple families with children, Springvale SSC, 2011

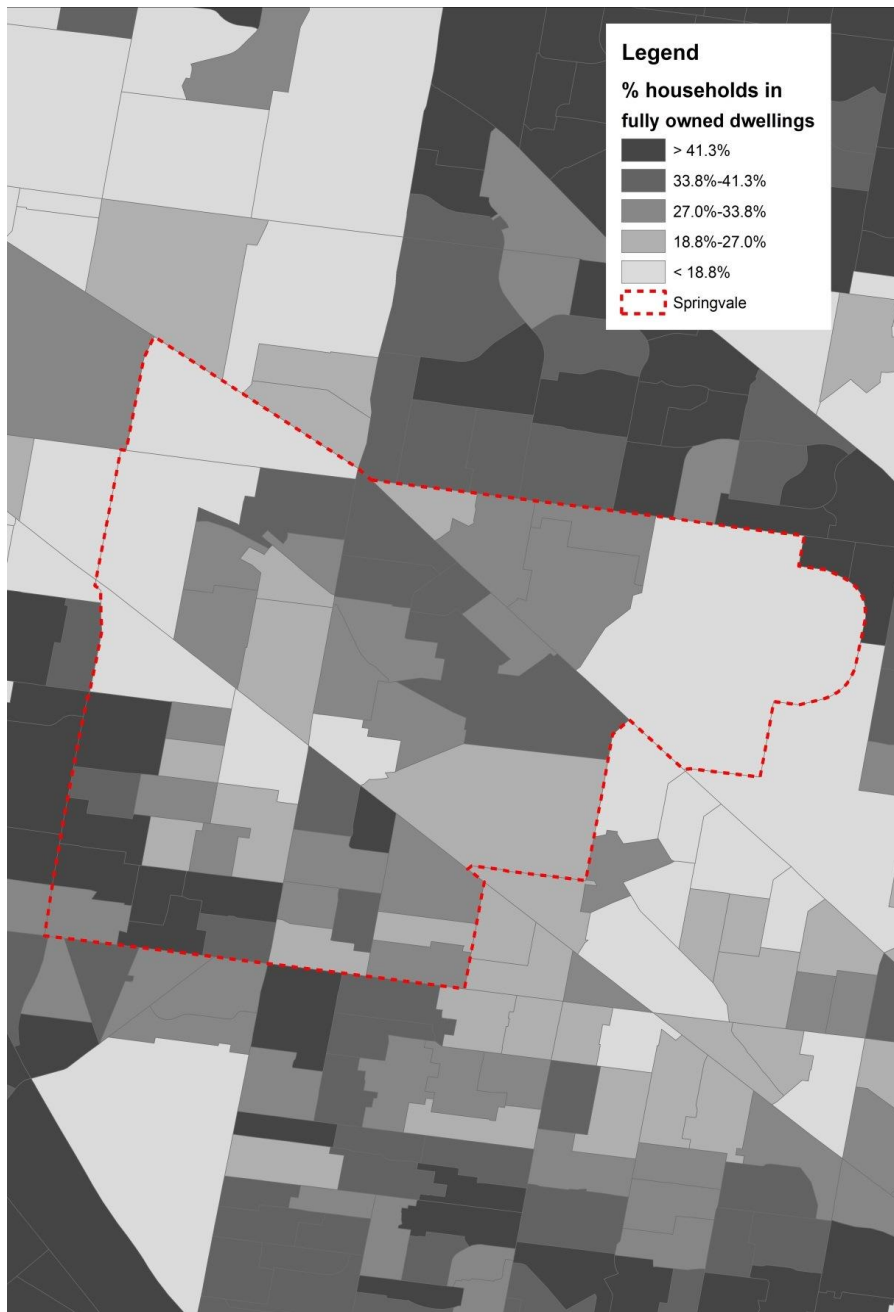


Source: ABS 2011 Census, TableBuilder Pro.

Couple family households with children are less commonly found in Springvale than compared to Melbourne GMA, with most of the SA1s in the suburb falling in the lower quintiles of this category. The eastern half of the suburb (east of Springvale road) generally has a higher proportion of couple families with children than the western half.

b. Tenure profile

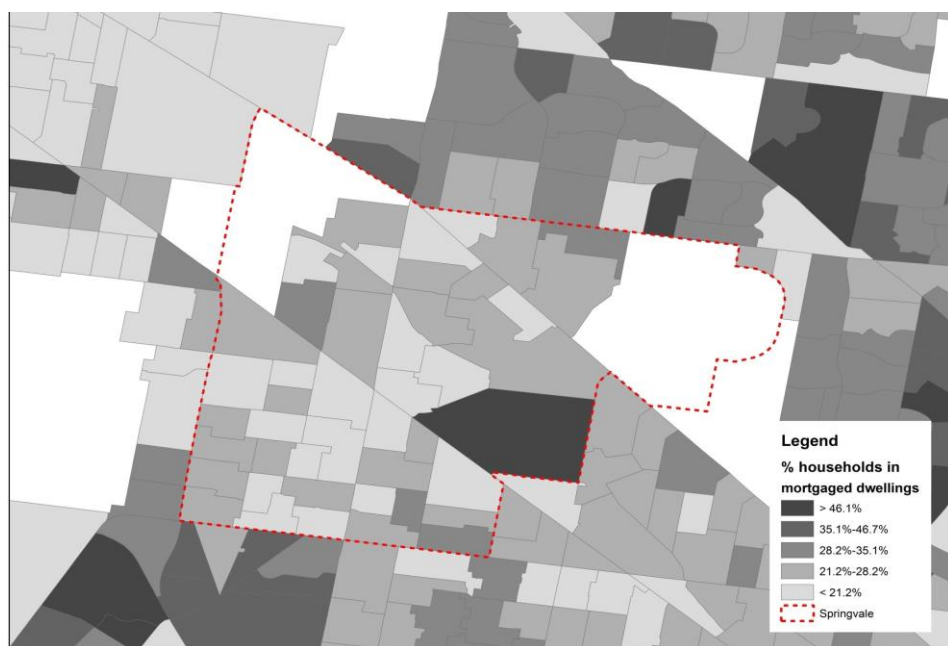
Figure A6: Proportion of households in fully owned homes, Springvale SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro

Full home ownership is more commonly found in the south-western end of Springvale than elsewhere, with a number of SA1s belonging to the second-highest quintile of this category within Melbourne GMA. Full home ownership is less commonly found north of the rail line.

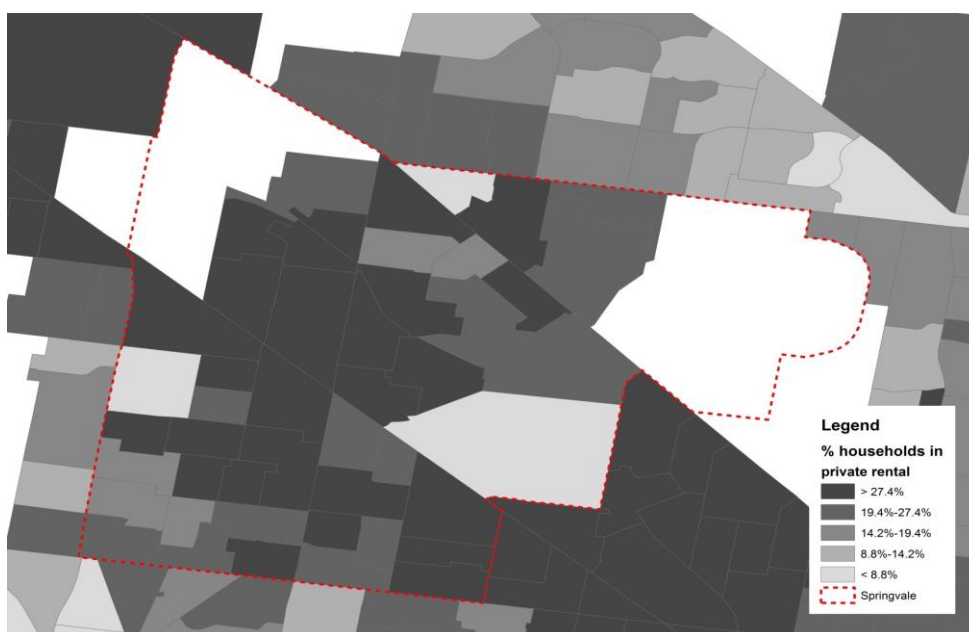
Figure A7: Proportion of households in mortgaged homes, Springvale SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro.

Ownership with mortgage is not common throughout Springvale, with the majority of the suburb belong to the two lowest quintiles in relation to Melbourne GMA. Only one SA1 fell into the highest quintile; part of this SA1 comprises the Sandown Racecourse and Motor Racing Circuit and therefore contains only a small number of dwellings, most of which are newer stock.

Figure A8: Proportion of households in private rental, Springvale, 2011



Source: ABS 2011 Census, TableBuilder Pro.

Private rental is prevalent throughout the suburb, with the majority of Springvale's SA1s belonging to the highest quintile of private rentals within Melbourne GMA, meaning at least one-quarter of the SA1's occupied private dwellings are private rentals.

Figure A9: Proportion of households in social rental, Springvale SSC, 2011

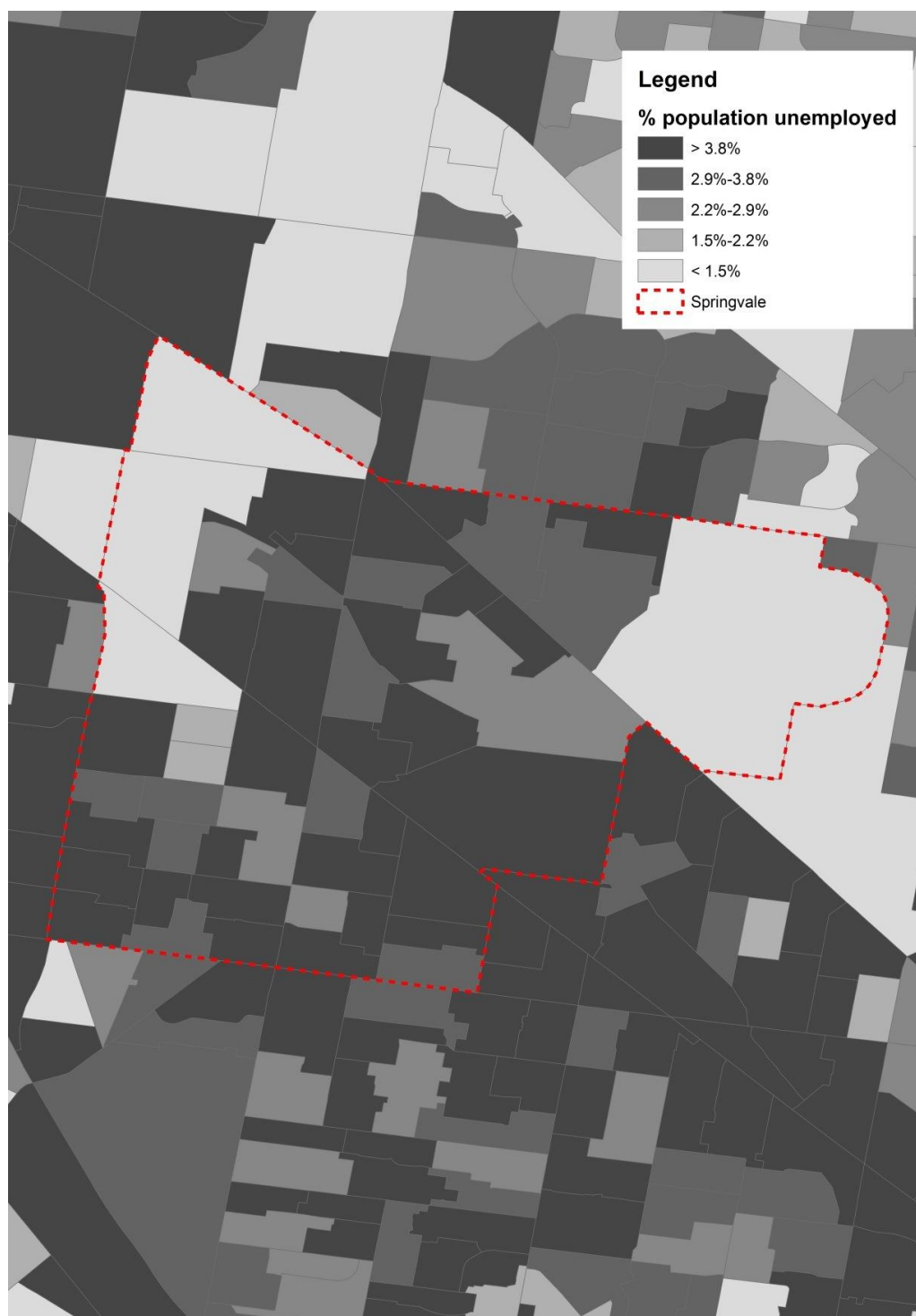


Source: ABS 2011 Census, TableBuilder Pro.

Social housing in Springvale is concentrated in the SA1s south of Springvale rail station. These SA1s also fall in the highest quintile of social housing concentration within Melbourne GMA.

c. Unemployment rate

Figure A10: Proportion of population (15+) who are unemployed, Springvale SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro.

Unemployment is relatively high throughout Springvale, with a large number of SA1s falling in the second highest quintile within Melbourne GMA. Only a small number of SA1s at the north-western end of the suburb (near Westall rail station) have low unemployment rate.

d. Concentrations of low-income households

Figure A11: Proportion of households with weekly income less than \$600, Springvale SSC, 2011

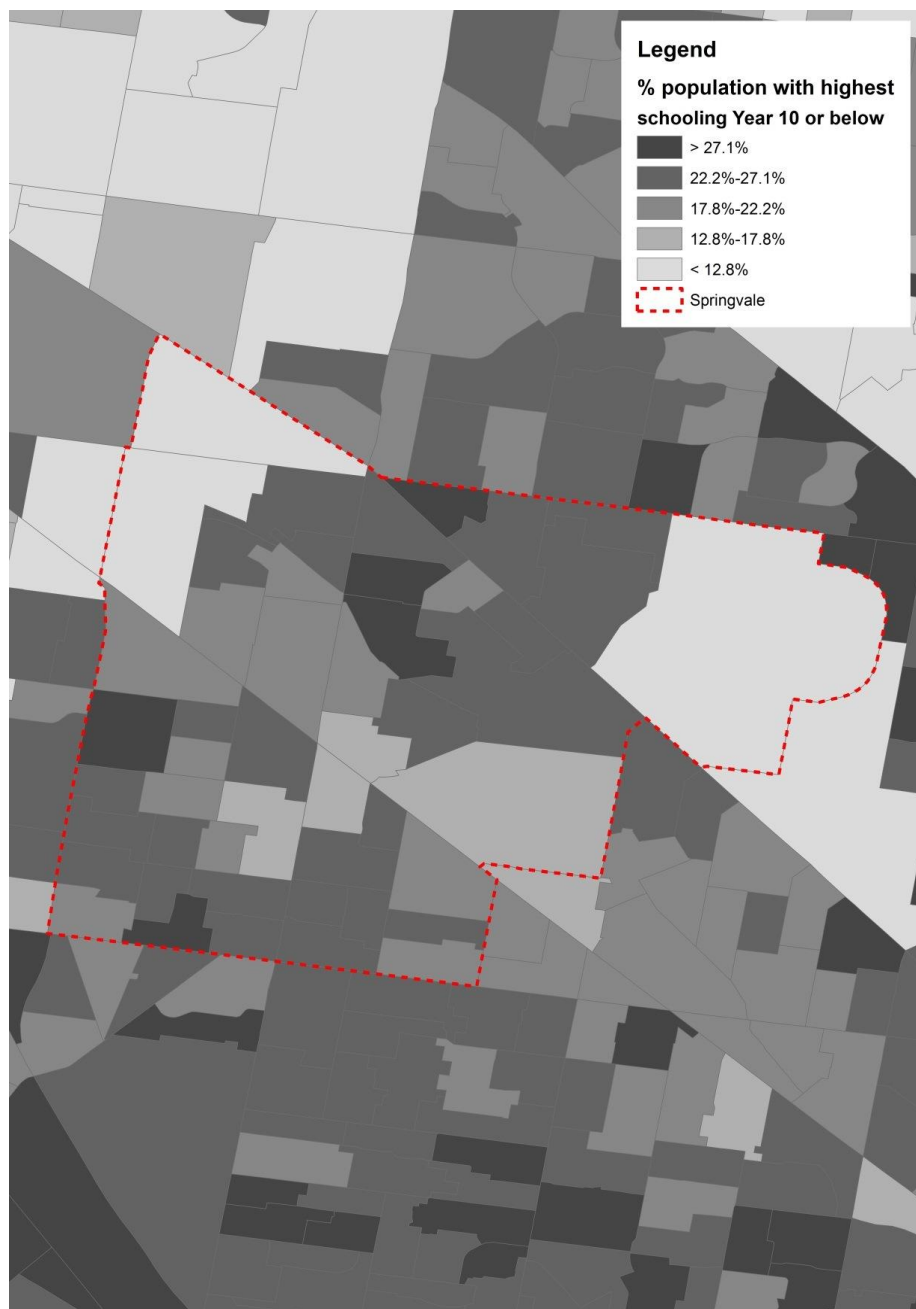


Source: ABS 2011 Census, TableBuilder Pro.

As noted above, Springvale has a relatively high concentration of low-income families, with most SA1s within the suburb falling within the second highest quintile of low-income family concentration in Melbourne GMA.

e. *Early school leavers*

Figure A12: Proportion of population who left school at Year 10 or before, Springvale SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro

While overall educational attainment levels are relatively low for Springvale, only a small number of SA1s have above average concentration of early school leavers within the wider Melbourne GMA context. This is partly because Springvale has similar proportions of early school leavers and high school completions as Melbourne GMA but relatively low post-school qualification attainment.

Australian Housing and Urban Research Institute Newton, P., Murray, S., Wakefield, R., Murphy, C., Khor, L.-A. and Morgan, T. (2011) *Towards a new development model for housing regeneration in greyfield residential precincts*. AHURI Final Report No. 171, Melbourne, Australian Housing and Urban Research Institute.

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