

Housing

Housing satisfies the essential human needs for shelter, security and privacy. Internationally, shelter is recognised as a basic human right. The adequacy or otherwise of housing is therefore an important component of individual well-being. Housing is also significant in the national economy, with its influence on investment levels, interest rates, building activity and employment.

As well as the five yearly detailed data on housing available from the census, three recent ABS household surveys are of particular interest in relation to housing.

In July 1993, the Rental Investors' Survey collected information about people who currently owned residential property for rent in Australia, or had sold such a property in the previous 5 years, or intended investing in such a property in the following 2 years.

In April 1994, the Rental Tenants' Survey collected information about the characteristics of people living in rental dwellings, including details of their housing history and costs, as well as characteristics of the dwellings they rented.

Between August and October 1994, the Australian Housing Survey collected information about the characteristics of households, including their housing costs. It also collected detailed information about the physical aspects and conditions of their dwellings.

Publications from these surveys

- Investors in Rental Dwellings Australia, July 1993* (8711.0)
- Renters in Australia, April 1994* (4138.0)
- 1994 Australian Housing Survey: User Guide* (4180.0)
- 1994 Australian Housing Survey: Selected Findings* (4181.0)
- 1994 Australian Housing Survey: Housing Characteristics, Costs and Conditions* (4182.0)

Some other housing related publications

- Directory of Housing Related Statistics* (1118.0)
- Housing Australia, A Statistical Overview* (1320.0)
- 1991 Census - Characteristics*. Publications are available for Australia and each State and Territory (2710.0 to 2710.8)
- 1991 Census - Social Atlases*. Publications are available for each capital city (2840.1 to 2840.8)
- 1991 Census - Australia in Profile* (2821.0)
- Focus on Families - Income and Housing, 1992* (4424.0)
- Housing Finance for Owner Occupation, Australia* (5609.0)
- House Price Indexes: Eight Capital Cities* (6416.0)
- Housing Characteristics and Decisions, 1991* (8710.0)
- Building Approvals, Australia* (8731.0)



AUSTRALIAN HOUSING

in brief



HOUSEHOLDS : TENURE TYPE BY STATE OR TERRITORY, 1994

State/ Territory	Owner %	Purchaser %	Renters ¹		Total ² %	Households '000
			Public %	Private %		
NSW	44.0	25.8	7.0	19.0	100.0	2 237.2
Vic.	44.3	30.1	3.7	18.5	100.0	1 657.6
Qld	39.3	28.1	4.1	22.6	100.0	1 194.1
SA	41.1	28.5	11.2	14.2	100.0	587.9
WA	37.7	32.0	6.3	18.8	100.0	640.7
Tas.	45.2	25.4	7.3	16.9	100.0	183.3
NT	14.3	29.4	21.4	17.8	100.0	66.5
ACT	28.1	36.2	12.8	19.9	100.0	110.6
Australia	41.8	28.3	6.2	19.0	100.0	6 677.9

¹ Excludes 'other' renters (total 158,900).

² Includes rent-free (total 107,400) and 'other' (total 41,200) tenure types.

Source: 1994 Australian Housing Survey.

HOUSEHOLDS : DWELLING STRUCTURE BY TENURE TYPE, 1994

Tenure type	Separate house %	Semi-detached/ row or terrace house/townhouse %	Flat/unit/ apartment %	Total ² Households '000
Purchaser	32.4	16.9	9.6	2 837.6
Renter ¹				
Public	4.2	17.7	11.8	666.5
Private	12.3	33.6	52.8	1 833.3
Rent-free	1.5	1.4	2.2	110.6
Total² Households '000	100.0	100.0	100.0	10 000.0

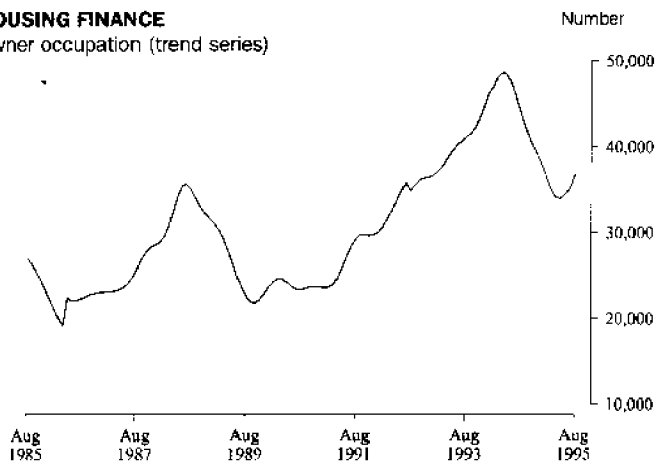
¹ Excludes 'other' renters (total 158,900).

² Includes 'other' tenure types (total 41,200).

Source: 1994 Australian Housing Survey.

HOUSING FINANCE

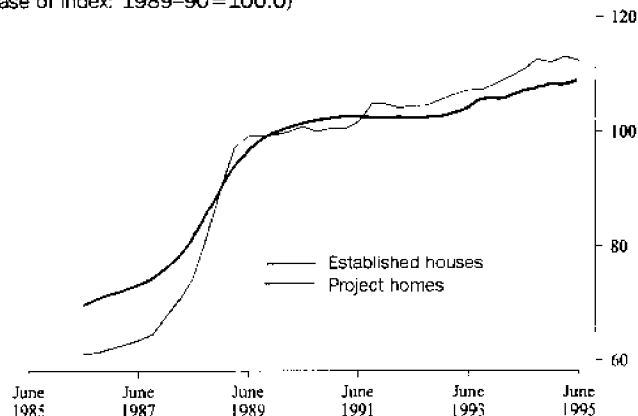
Owner occupation (trend series)



Source: Housing Finance for Owner Occupation, Australia (5609.0).

HOUSE PRICE INDEXES

(Base of index: 1989-90=100.0)



Source: House Price Indexes (6416.0).

HOUSEHOLDS : DWELLING STRUCTURE BY STATE OR TERRITORY, 1994

State/ Territory	Separate house %	Semi-detached/ row or terrace house/townhouse %	Flat/unit/ apartment %	Total %	Households '000
Vic.	81.1	6.0	12.8	100.0	1 657.6
Qld	82.5	4.6	12.6	100.0	1 194.1
SA	77.7	15.8	6.0	100.0	587.9
WA	81.4	11.1	7.1	100.0	640.7
Tas.	84.8	5.3	9.7	100.0	183.3
NT	63.2	9.7	25.0	100.0	66.5
ACT	81.3	9.4	9.3	100.0	110.6
Australia	79.4	7.9	12.5	100.0	6 677.9

Source: 1994 Australian Housing Survey.

HOUSEHOLDS¹ : HOUSING COSTS BY TENURE TYPE, 1994

Weekly housing costs	Owner %	Purchaser %	Renters ²		Total Households ('000)
			Public %	Private %	
\$1 to \$49	81.8	3.2	45.0	2.2	39.0
\$50 to \$99	12.2	10.2	40.5	18.1	15.0
\$100 to \$149	3.4	17.6	11.1	42.5	16.0
\$150 to \$199	1.3	21.4	3.2	25.8	12.0
\$200 to \$299	0.9	29.8	*0.1	8.7	10.0
\$300 to \$399	0.3	10.4	—	1.7	3.0
\$400 or more	*0.1	7.5	*0.1	1.0	2.0
Total	100.0	100.0	100.0	100.0	10 000.0

¹ Excludes 666,500 households whose housing costs were not stated.

² Excludes 'other' renters (total 137,600).

Source: 1994 Australian Housing Survey.

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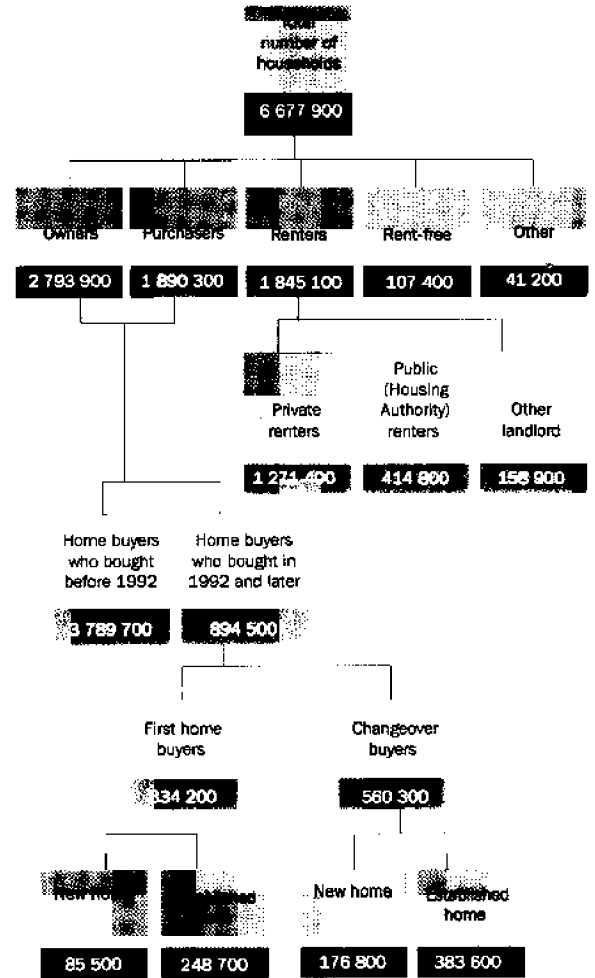
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Source: 1994 Australian Housing Survey.



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HOUSEHOLDS¹ : HOUSING COSTS AS A PROPORTION OF INCOME BY TENURE TYPE, 1994

Housing costs as % of income	Owner %	Purchaser %	Renters ²		Total %
			Public %	Private %	
25% or less	93.2	58.9	83.9	52.5	74.3
More than 25%	6.8	41.1	16.1	47.5	25.7
More than 30%	5.4	29.0	6.8	36.0	18.5
More than 40%	3.7	15.0	2.9	22.1	10.7
More than 50%	3.0	8.5	1.6	13.6	6.7
Total Households ('000)	100.0	100.0	100.0	100.0	100.0
	2 532.9	1 705.7	405.3	1 229.9	6 011.4

¹ Excludes 666,500 households whose housing costs were not stated.

² Excludes 'other' renters (total 137,600).

Source: 1994 Australian Housing Survey.

HOUSEHOLDS : NUMBER OF BEDROOMS BY DWELLING STRUCTURE 1994

Number of bedrooms	Separate house %	Semi-detached/row or terrace house/townhouse %	Flat/unit/apartment %	Total %
Bedsitter	*0.1	*0.3	1.8	0.4
One	1.2	10.2	23.2	4.8
Two	14.3	52.1	64.0	23.5
Three	61.1	34.9	10.5	52.6
Four or more	23.3	2.5	0.5	18.7
Total Households ('000)	100.0	100.0	100.0	100.0
	5 300.7	527.9	832.5	6 677.9

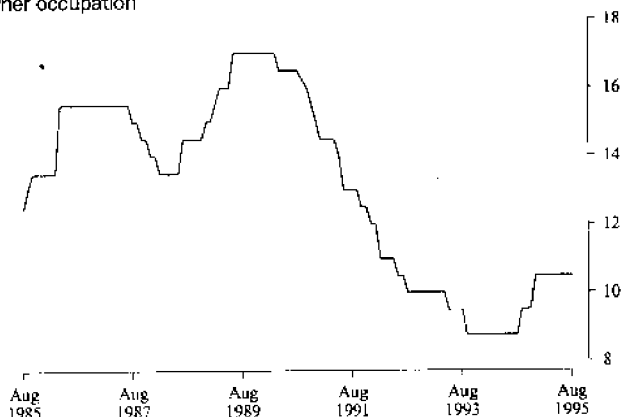
* Subject to sampling variability between 25% and 50%.

Source: 1994 Australian Housing Survey.

HOUSING FINANCE INTEREST RATES

Owner occupation

Per cent



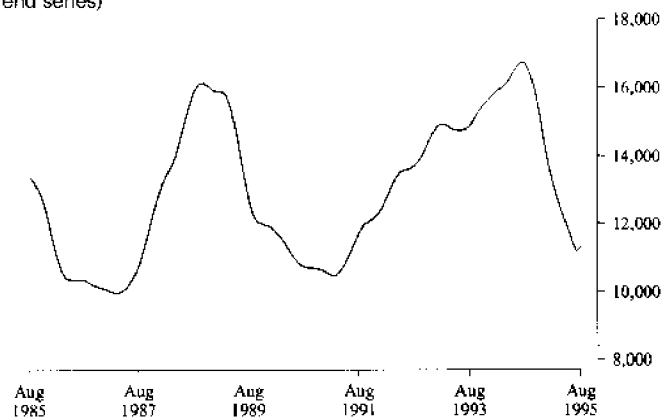
Note: Interest rates for all banks.

Source: Reserve Bank Bulletin.

TOTAL DWELLING UNITS APPROVED

(Trend series)

Number



Source: Building Approvals, Australia (8731.0).

HOUSEHOLDS : TYPE OF HOUSEHOLD BY TENURE TYPE, 1994

Type of household	Owner %	Purchaser %	Renters ¹		Rent-free %	Total ² %
			Public %	Private %		
Couple only	33.7	21.2	11.5	17.4	19.4	24.9
Couple with dependants	30.4	54.0	22.1	20.8	27.2	34.5
One parent	5.9	6.1	28.7	11.7	7.8	8.6
Lone person	24.0	11.6	32.2	26.7	38.8	21.9
Other	6.0	7.0	5.6	23.4	6.8	10.0
Total Households ('000)	100.0	100.0	100.0	100.0	100.0	100.0
	2 793.9	1 890.3	414.8	1 271.4	107.4	6 677.9

¹ Excludes 'other' renters (total 158,900).

² Includes 'other' tenure types (total 41,200).

Source: 1994 Australian Housing Survey.

HOUSEHOLDS : MAIN STRUCTURAL PROBLEMS BY TENURE TYPE, 1994

Structural problems	Owner '000	Purchaser '000	Renters ¹		Total '000
			Public '000	Private '000	
Major cracks in wall/floor	52.3	38.6	32.0	77.8	210.0
Sinking/moving foundations	48.1	42.0	27.5	56.3	189.0
Sagging roof/floor	20.0	24.1	14.8	44.5	109.0
Walls/windows	7.4	11.6	11.0	29.5	63.0
Rising damp	14.4	10.3	8.2	25.6	60.0
Households with problems	134.6	127.3	72.0	184.1	552.0
Households	2 793.9	1 890.3	414.8	1 271.4	6 677.9
Per cent with problems	4.8	6.7	17.4	14.5	8.4

¹ Excludes 'other' renters (total 158,900).

² Includes rent-free (total 107,400) and 'other' (total 41,200) tenure types.

Source: 1994 Australian Housing Survey.