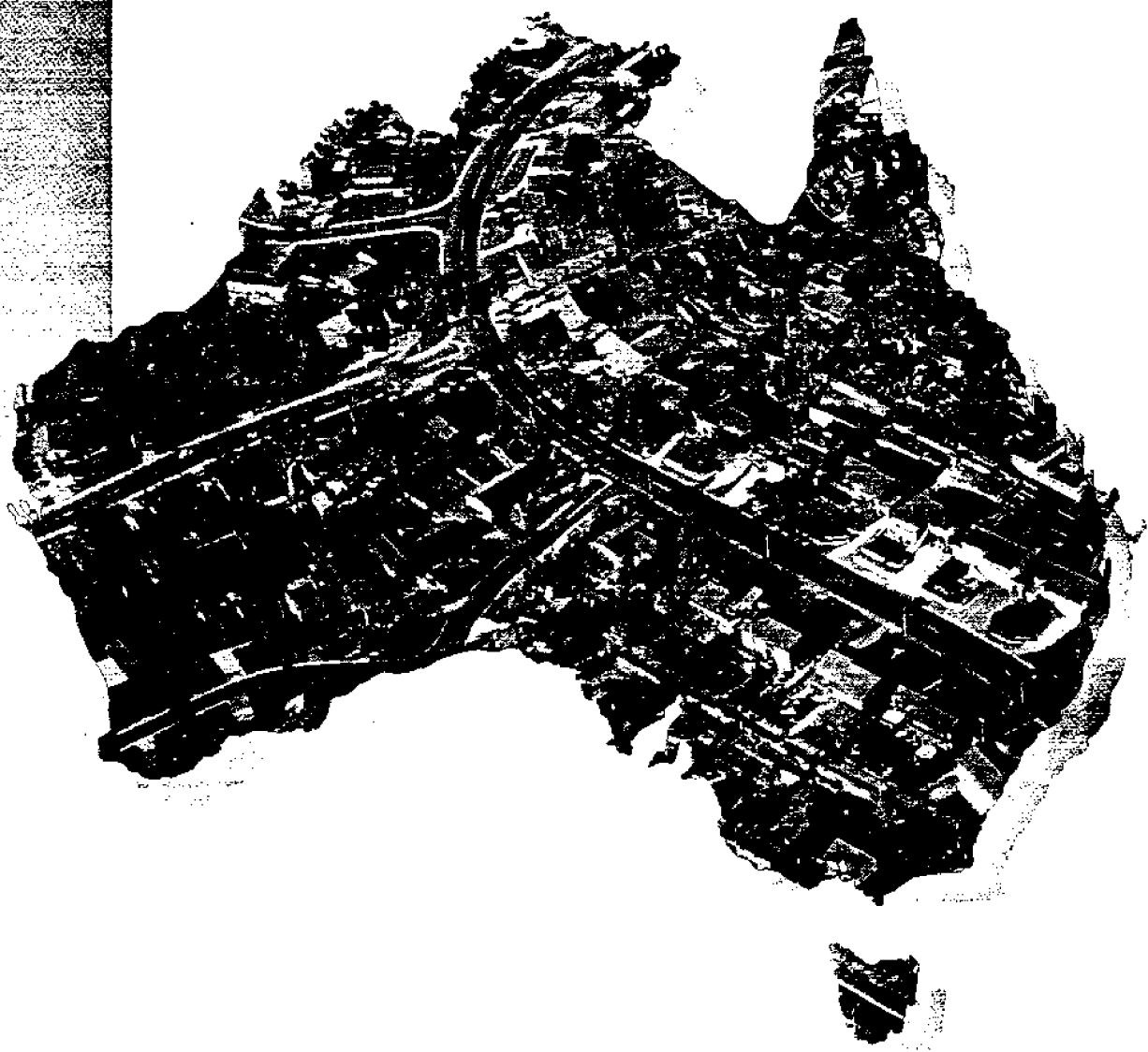




1994

Australian Housing Survey



USER GUIDE

ABS Catalogue No. 4180.0



EMBARGOED UNTIL 11.30 A.M. 21 JUNE 1994

NEW ISSUE

AUSTRALIAN HOUSING SURVEY

1994

USER GUIDE

IAN CASTLES
Australian Statistician

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INQUIRIES

- *for further information about the Australian Housing Survey and the availability of related statistics contact Anu Mitra on (06) 252 5734.*
 - *for information about other ABS statistics and services, please refer to the back page of this publication.*
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PREFACE

This User Guide contains details about the Australian Housing Survey which will be conducted by the Australian Bureau of Statistics beginning in August 1994. The Guide is an essential reference to provide an awareness and understanding of data from the survey and provides details on the background to, objectives of and content of the survey. It outlines the concepts, methods and procedures that will be used to collect and process the data and the derivation of estimates.

The Australian Housing Survey will be the first major survey undertaken in Australia which addresses the topic of physical characteristics and conditions of dwellings in such depth. These data, together with extensive information on the characteristics of householders, housing costs, housing preferences, access to services and housing history, will result in the establishment of a data source which is comparable and consistent. Key housing issues will be able to be researched in detail using data from the Australian Housing Survey.

The Australian Housing Survey will be conducted in response to users' demands for better information about the physical condition and quality of Australia's housing in order to provide them with an understanding of Australia's housing conditions and needs. The survey was a key recommendation in findings of the 1992 National Housing Strategy. It is just one of the ABS's contributions to informed decision making and government policy formulation on housing.

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June 1994

INTRODUCTION

Background

The 1994 Australian Housing Survey (AHS) will examine the housing needs and living conditions of Australians. This survey will be undertaken by the Australian Bureau of Statistics (ABS) during August to October 1994.

Previous surveys on housing have concentrated on housing costs, housing finances and housing amenities. This however, will be the first major survey to focus on the physical characteristics and condition of dwellings, and on living conditions and housing needs of Australians.

The survey will include about 16 000 private dwellings. These will be randomly selected across each State and Territory to provide estimates for the total Australian population within the scope of the survey (*See Survey Design and Operation*).

The data will be collected by a personal interview with a responsible adult in the dwelling. These interviews will be conducted by trained ABS interviewers. Information collected will include:

- Housholder demographics;
- Physical aspects of dwellings;
- Physical condition of dwellings;
- Housing costs;
- Income, education and labour force status of household members.

Information from the survey will be available about the following population groups: persons, income units and households (*See Survey Content*).

The survey will be conducted under the authority of the *Census and Statistics Act 1905*. This act requires the ABS to maintain the secrecy of all information provided to it. No identifiable information about any individual respondent or household will be released to any person, organisation or government authority.

Survey Development

The ABS is conducting this survey in response to initiatives arising from the Commonwealth Government's National Housing Strategy (NHS).

The National Housing Strategy (NHS) was established by the Commonwealth in 1990 to develop a program of housing policy reform. The aims of the NHS were to maximise affordable and quality housing options for all Australians. They identified a need for comprehensive data on physical adequacy of Australian housing stock and that such information was not currently collected. The NHS recognised that a major national data collection would be needed not only to assess housing stock and establish benchmarks for minimum acceptable housing standards but also to further develop national and regional planning and housing policies. There was also a need to consider the impact of current planning controls on the diversity and supply of low cost rental stock, particularly boarding house accommodation.

Information from the Australian Housing Survey will be particularly relevant for the Department of Housing and Regional Development which plans to use the information provided in a full scale review of housing policy in 1995-96. In addition, the ABS has received a large number of submissions from a wide range of users including federal, state and local government, industry organisations, welfare and other social bodies, and research organisations.

An advisory panel consisting of members from the Housing Statistics User Advisory Group was established for the survey to assist the ABS in the on-going consultation process and to advise on data requirements. The group, containing representatives from Federal Government, industry organisations and research bodies, met formally on four occasions. The advisory group made valuable contributions on the methodology and the topics to be included in the interview schedule.

Field testing has been carried out to ensure that respondents were able to understand the issues being addressed and provide the required information. Also the load placed on respondents was assessed. Pilot tests were conducted in Sydney during November/December 1993 and Brisbane during March/April 1994.

Details of the 1994 Australian Housing Survey were tabled in parliament in June, in accordance with section 6(3) of the *Australian Bureau of Statistics Act 1975*.

Survey of Boarding Houses

As well as surveying private dwellings, the ABS will survey boarding and lodging houses. As with the AHS, the Boarding House survey will focus on physical characteristics and condition of boarding houses, and the living condition and needs of boarders and lodgers.

Traditionally, boarding and lodging houses have provided accommodation to single people who do not have access to home ownership or rental housing and, as such, these dwellings have a vital role in housing the population.

The survey methodology and content is not yet complete. It is proposed to survey approximately 300 boarding houses in 3 regions in Australia (Sydney, Melbourne and one other yet to be decided) and to obtain data from both the owner/manager of the establishments as well as the residents. The ABS will attempt to collect data which is broadly comparable with the AHS.

This survey is likely to be conducted late 1994 or early 1995.

SURVEY CONTENT

The following data items have been identified by users as key requirements from the AHS. Main data items, their categories and populations are listed below. Population groups of Households, Income Units and Persons are collected in household surveys. It is planned to provide Household, Income Unit and Person levels from the AHS although Family level data could be tabulated as a special service.

- Person level:* This level contains data about each person that relate to them alone.
- Income Unit level:* This level contains information about income spending units (single persons or married/de facto couples). Data available will include such things as weekly rent and total monthly mortgage repayments. Data at this level can also be derived from the person level (e.g. highest qualification in income unit).
- Household level:* This level contains data about the dwelling (e.g. condition of the dwelling) and information common to all household members (e.g. location). Data at this level can also be derived from person and/or income unit levels (e.g. highest qualification in household).

Many other data items and housing indicators can be derived from the basic data items listed. These include various measures of housing stress such as housing suitability, housing affordability and housing accessibility. One measure of housing suitability is the degree of overcrowding, that is, the required number of bedrooms according to the household's size and make up in relation to the actual number of bedrooms. Housing affordability can be derived using data on housing costs and income.

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Basic demographic data items		
Relationship status	Husband, wife or partner Lone parent Dependent child Non-dependent child Non-family member Unrelated individual in family household Group household member Lone person Other Lone ancestor Other related individual Visitor	Persons
Marital Status	Never married Widowed Divorced Separated Married	Persons
Aboriginal or Torres Strait Islander	Aboriginal Torres Strait Islander Non Aboriginal or Torres Strait Islander Not stated	Persons
Age	Age recorded in single years; 10 year groups will be available as standard output; other groupings available on request.	Persons
Sex	Male Female	Persons
Length of time in dwelling	Less than one year 1 to 3 years 4 to 6 years 7 to 10 years More than 10 years	Persons
Country of birth	Collected as individual countries; groups below will be available as standard output; other groupings available on request. Australia Oceania and Antarctica (excluding Australia) Europe and the former USSR Middle East and North Africa Southeast Asia Northeast Asia Southern Asia Northern America South America, Central America, Caribbean Africa (excluding North Africa) Not stated/inadequately described	Persons
Year of arrival	Collected in years; groups below will be available as standard output; other groupings available on request. 1994 1993 1992 1991 1989-1990 1986-1988 1981-1985 Before 1981	Persons born outside Australia

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Basic demographic data items - continued		
Type of tenure	Owner Purchaser Renter Boarder Living rent free Other	Persons
Household size	One Two Three Four Five Six Seven Eight or more	Persons
Education		
Age left school	Never attended school Left school aged 13 years or younger Left school aged 14 years Left school aged 15 years Left school aged 16 years Left school aged 17 years Left school aged 18 years or over Still at school Not stated/inadequately described	Persons
Highest qualifications	Bachelor degree or higher Trade qualification Certificate or diploma Completed secondary school Other No qualifications Never went to school Still at school	Persons
Labour force		
Labour force status	Employed Unemployed Not in the labour force	Persons
Status of worker	Wages or salary earner In own business with employees In own business with no employees Without pay in family business Payment in kind/ unpaid voluntary work	Employed persons
Duration of unemployment	Under 2 years 2 years or more Never worked full-time for 2 weeks or more Has never worked	Unemployed persons
Usual hours worked per week in all jobs	No hours 1-15 hours 16-24 hours 25-34 hours 35-39 hours 40 hours 41-48 hours 49 hours and over	Employed persons

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Income		
Main source of income	Own business (excluding limited liability company) or share in a partnership Rental investment properties Dividends Interest Wages or salary from employer Wages or salary from own limited liability company Family payment Other Government pension or cash benefit Maintenance/Child support Superannuation/Annuity Compensation Other No income	Persons
Income from all sources	Collected in dollar amounts; income deciles will be available as standard output; other groupings available on request.	Persons
Type of Government pension	Age pension Service pension Disability support pension Widow's pension Wife's pension Carer's pension Sole parent's pension Sickness allowance Jobsearch/Newstart allowance Special benefit Partner allowance Additional family payment Austudy/Abstudy Austudy supplement/Abstudy supplement Disability pension War widow's pension Child disability allowance Home child care allowance Overseas pension/benefit Other pension/benefit	Persons receiving income from a Government pension
Length of time receiving Government pension	Less than 2 years 2 to 5 years More than 5 years	Persons receiving income from a Government pension
Source of Government rental assistance	Department of Social Security Veteran's Affairs Housing Authority Other	Persons receiving Government rental assistance
Government rental assistance received	Collected in dollar amounts; data grouped in ranges will be available as standard output; other groupings available on request.	Persons receiving Government rental assistance
Household characteristics		
Household type	Married couple with dependent children Married couple without dependent children Lone parent Single person Other households	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Household characteristics - continued		
Number of dependent children	None One Two Three Four Five or more	All (Households, Income Units, Persons)
Age of dependent male children	0 to 4 years 5 to 9 years 10 to 14 years	All
Age of dependent female children	0 to 4 years 5 to 9 years 10 to 14 years	All
Number of families	One Two Three Four Five or more	Households
Family status	Couple family with dependent children without dependent children One parent family with dependent children without dependent children Other family	Households
Usual residence		
State/Territory level	New South Wales Victoria Queensland South Australia Western Australia Tasmania Northern Territory Australian Capital Territory	All
Capital city/Other	Metropolitan Ex-metropolitan	All
Region	Will be available subject to confidentiality and data quality restrictions.	All
Physical characteristics of dwelling		
Age of dwelling	Less than one year 1 to 3 years 4 to 6 years 7 to 10 years More than 10 years Not known	All
Dwelling structure	Separate house Semi-detached/row or terrace house/town house with one storey with two or more storeys Flat or apartment in one or two storey block in three storey block in four or more storey block Other	All

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical characteristics of dwelling - continued		
Main material of roof	Tiles Metal sheeting Slate Fibro cement Other Not known	Households
Main material of outside walls	Double brick Brick veneer Timber Fibro cement Steel/Aluminium Concrete Other Not known	Households
Main material of frame	Timber/Wood Steel Other Not known No frame	Households
Material of window frames	Following categories available in any combination: Aluminium Timber/Wood Steel Other Not known	Households
Type of insulation in outside walls	None Fibreglass batts Sisalation Reflective foil Foam Polystyrene sheets Loose fill Insulated cladding Other Not known	Households
Type of insulation in roof	None Fibreglass batts Sisalation Reflective foil Foam Polystyrene sheets Loose fill Insulated cladding Other Not known	Households
Number of bedrooms	None One Two Three Four Five Six Seven Eight or more	Households
Number of kitchens	None One Two or more	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical characteristics of dwelling - continued		
Number of separate toilets	None One Two Three Four or more	Households
Whether has outside toilet	Yes No	Households
Number of bathroom/ensuites	None One Two Three Four or more	Households
Number of laundries	None One Two or more	Households
Number of lounge/dining rooms	None One Two Three Four Five Six or more	Households
Number of studies and sunrooms	None One Two Three or more	Households
Number of other rooms	None One Two Three or more	Households
Total number of rooms	1 to 5 6 to 10 11 to 15 More than 15	Households
Physical condition of dwelling		
Sources of water used	Following categories available in any combination: Mains/town water Rainwater tanks Dams Bores Other	Households
Main source of water used for drinking and cooking	Mains/town water Rainwater tanks Dams Bores Other	Households
Main source of water used for washing and bathing	Mains/town water Rainwater tanks Dams Bores Other	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Number of times water supply interrupted in previous twelve months	None Once Twice Three or more times	Households
Cause of interruption to water supply	Following categories available in any combination: Breakdown in supply system Problems with plumbing fixtures Cut off by authorities Other Not known No interruption to water supply	Households
Mean length of time without water	Less than 1 hour 1 to less than 6 hours 6 to less than 12 hours 12 hours to less than a day 1 day to less than a week A week or more Other Not known No interruption to water supply	Households
Reasons for inadequate water pressure	Following categories available in any combination: Pressure adequate Supply problems Problems with plumbing Other Not known	Households
Main energy source used to heat water	Electricity Mains gas Solar Other	Households
Secondary energy sources used to heat water	Following categories available in any combination: Electricity Mains gas Solar Other	Households
Rooms with hot water supply	Following categories available in any combination: Kitchen Laundry Bath or shower No hot water supply	Households
Causes of interruption to supply of hot water in previous twelve months	No interruption Capacity of hot water system Breakdown of hot water system Problems with plumbing fixtures Cut off by authorities Other Not known	Households
Frequency of interruptions of hot water supply in previous twelve months	Never Once or twice a year Monthly Weekly A few times a week Daily Other	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Type of sewerage system	Mains/Town Septic - Absorption Septic - pump out Other Not known	Households
Adequacy of sewerage system	Following categories available in any combination: System works adequately Broken cistern/no flush Broken pan/bowl Blocked sewer Other Not known	Households
Main source of electricity	Mains/Power grid Generator Other	Households
Frequency of interruptions to electricity supply in previous twelve months	Never Once or twice a year Monthly Weekly A few times a week Daily Other	Households
Cause of interruptions to electricity supply in previous twelve months	Following categories available in any combination: No interruption Power supply problems Generator problems Wiring problems Cut off by authorities Other Not known	Households
Length of time without electricity for most recent power failure	Less than 5 minutes 5 to less than 30 minutes 30 minutes to less than 3 hours 3 hours or more Not known	Households
Incidence of power points	In all rooms Not in all rooms	Households
Any faulty power points	Yes No	Households
Incidence of light fittings	All rooms with light fittings Not all rooms with light fittings	Households
Any faulty light fittings	Yes No Don't know	Households
Incidence of exposed wiring	Yes No	Households
Frequency of blown fuses or circuit breakers in previous twelve months	Never Once or twice a year Monthly Weekly A few times a week Daily Other	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Causes of fuses or circuit breakers to blow	Following categories available in any combination: No fuses/circuit breakers blown Overloaded circuit Problems with wiring in dwelling Faulty appliances Other Not known	Households
Main source of fuel used to heat dwelling	Electricity Mains gas Wood/Coal Oil Bottled gas Other No heaters	Households
Secondary source of fuel used to heat dwelling	Following categories available in any combination: Electricity Mains gas Wood/Coal Oil Bottled gas Other No heaters	Households
Type of heater most often used	None used Built in or fixed Portable Other	Households
Types of other heaters used	Following categories available in any combination: Built in or fixed Portable Other	Households
Frequency of problems with heaters in previous twelve months	Never Once or twice a year Monthly Weekly A few times a week Daily Other	Households
Effectiveness of heating	Effective Not effective No heating	Households
Frequency of problems with air conditioning system in previous twelve months	Never Once or twice a year Monthly Weekly A few times a week Daily Other No air conditioning	Households
Effectiveness of air conditioning system	Effective Not effective No air conditioning	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Incidence of dwelling amenities	Following categories available in any combination: Adequate cupboard/bench space Working cooking facilities Kitchen sink Working refrigerator Working washing machine Working bath or shower connection Laundry tub None of these	Households
Condition of external paintwork	Excellent Good Fair Poor Very poor No external paintwork	Households
Condition of internal paintwork	Excellent Good Fair Poor Very poor No internal paintwork	Households
Material of garage/carport	Following categories available in any combination: Metal Brick Timber Fibro cement Other No garage or carport	Households
Condition of garage/carport	Excellent Good Fair Poor Needs repair No garage or carport	Households
Condition of driveways/paths	Excellent Good Fair Poor Needs repair No driveways and paths	Households
Causes of mould or mildew	Following categories available in any combination: No mould/mildew Inadequate ventilation Leaking roof/ceilings Rising damp Rain/climate Other Not known	Households
Causes of leaks/water penetration	Following categories available in any combination: No leaks/water penetration Cracks/holes in the walls Cracks/holes in roof/ceilings Crack/holes in floors Leaking shower recess Broken or poorly fitted windows Broken or poorly fitted external doors Other Not known	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Causes of draughts	Following categories available in any combination: No draughts Cracks/holes in the walls Cracks/holes in roof/ceilings Crack/holes in floors Broken or poorly fitted windows Broken or poorly fitted external doors Other Not known	Households
Causes of entry of pests	Following categories available in any combination: No problems with pests Cracks/holes in the walls Cracks/holes in roof/ceilings Crack/holes in floors Broken or poorly fitted windows Broken or poorly fitted external doors Other Not known	Households
Types of pest problems	Following categories available in any combination: Spiders Possums or starlings Mice or rats Cockroaches White ants or termites Other No pest problems	Households
Causes of security risks	Following categories available in any combination: No security risk Broken windows Broken external doors No locks on external doors No security doors No security screens on windows Other	Households
Material of floors in wet areas	Following categories available in any combination: Timber Fibro cement Concrete Other Not known	Households
Type of floor coverings in wet areas	Following categories available in any combination: Carpet/carpet tiles Lino/vinyl tiles Rugs/polished floor boards Ceramic tiles/terracotta/slate Bare floors Cork tiles Other	Households
Type of floor coverings in dry areas	Following categories available in any combination: Carpet/carpet tiles Lino/vinyl tiles Rugs/polished floor boards Ceramic tiles/terracotta/slate Bare floors Cork tiles Other	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Adequacy of windows	Following categories available in any combination: Broken or missing windows Poorly fitted windows Loose or poorly sealed windows Windows adequate	Households
Adequacy of external doors	Following categories available in any combination: Broken or missing external doors Poorly fitted external doors Loose or poorly sealed external doors External doors adequate	Households
Incidence of window flyscreens	All windows have flyscreens No windows have fly screens Only some windows have flyscreens	Households
General condition of flyscreens	Torn and holed Good condition No flyscreens	Households
Incidence of screen doors fitted	Following categories available in any combination: Front or main entry door Rear door Other external doors No screen doors fitted	Households
Condition of external stairways	Following categories available in any combination: Loose, broken or missing steps Loose or missing railing Loose or missing steps and railings Other Good condition No external stairways	Households
Condition of internal stairways	Following categories available in any combination: Loose, broken or missing steps Loose or missing railing Loose or missing steps and railings Other Good condition No internal stairways	Households
Condition of lighting in shared areas	Adequately lit Inadequately lit No shared areas	Households
Access for wheel chairs	Yes No	Households
Condition of elevator	Broken down/not worked properly Good condition/no problems No elevator	Households
Frequency of elevator breaking down in previous twelve months	Never Once or twice a year Monthly Weekly A few times a week Daily Other	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Physical condition of dwelling - continued		
Adequacy of roof drainage	Following categories available in any combination: Roof drainage adequate Insufficient drainage capacity in roof drains Insufficient capacity in storm water drains Blocked drains, gutters or downpipes Corroded/rusted gutters and down pipes Other Not known No roof drainage	Households
Adequacy of surface runoff	Following categories available in any combination: Surface runoff adequate No external drainage Ineffective drainage in yard Insufficient drainage capacity of storm water drains Blocked drains Corroded/rusted drains Runoff from another property Other Not known	Households
Extent of structural problems	Following categories available in any combination: No structural problems Rising damp Major cracks in walls/floors Sinking/moving foundations Sagging roof/floors Walls/windows out of plumb Wood rot Other Not known	Households
Need for repair to outside	No need Desirable Moderate Essential Urgent	Households
Need for repair to inside	No need Desirable Moderate Essential Urgent	Households
Need for repair to amenities	No need Desirable Moderate Essential Urgent	Households
Satisfaction with amount of natural light	Satisfied Dissatisfied	Households
Satisfaction with level of noise from neighbours	Satisfied Dissatisfied	Households
Satisfaction with safety and security	Satisfied Dissatisfied	Households
Locational aspects		
Ownership of registered motor vehicle	Yes No	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Locational aspects - <i>continued</i>		
Level of satisfaction with access to work	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to shops	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to public transport	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to doctors, dentists, and other health services	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to hospital	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to parks and other public gardens and recreation facilities	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to schools	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to child care	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with access to entertainment	Excellent Good Fair Poor Very poor	Households
Level of satisfaction with location	Excellent Good Fair Poor Very poor	Households
Level of overall satisfaction	Excellent Good Fair Poor Very poor	Households

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
General housing costs		
Total housing costs	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households
Housing costs as a proportion of income	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households
Housing costs of owners and purchasers		
Year purchased dwelling	1994 1993 1992 1991 1990 1989 1988 1987 1986 1985 1984 pre 1984	Households who are owners or home buyers
Purchase price of dwelling	Collected in dollars; groups below will be available as standard output; other groupings available on request. Less than \$62 500 \$62 500 to \$84 999 \$85 000 to \$119 999 \$120 000 to \$149 999 \$150 000 to \$169 999 \$170 000 or more	Households who are recent home buyers (within the last 3 years)
Type of home buyer	First home buyer Changeover buyer	Households who are recent home buyers
New/Established home purchased	New Established	Households who are recent home buyers
Amount of stamp duty paid	Collected in dollars; data grouped in ranges will be available as standard output; other groupings available on request.	Households who are recent home buyers
Amount of legal fees paid	Collected in dollars; data grouped in ranges will be available as standard output; other groupings available on request.	Households who are recent home buyers
Whether received any concessions on stamp duty or legal fees	Concessions received No concessions received	Households who are recent home buyers
Number of loans/ mortgages still being paid off	None One Two Three or more	Households who are home buyers
Total mortgage repayments	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers
Amount currently owing on first mortgage/loan	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers
Repayments on other mortgages/ housing loans	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Housing costs of owners and purchasers - continued		
Amount currently owing on other mortgages/housing loans	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers
Number of current loans or mortgages taken out to finance alterations and additions	None One More than one	Households who are home buyers or owners
Current repayments for alterations and additions	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Amount currently owing on loans or mortgages for alterations and additions	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Expenditure on alterations and additions	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Expenditure on repairs and maintenance in previous twelve months	Collected in dollars; group below will be available as standard output; other groupings available on request. Nil Less than \$1 000 \$1 000 to \$1 999 \$2 000 to \$5 000 Over \$5 000 Not known	Households who are home buyers or owners
Estimated sale price of dwelling	Collected in dollars; groups below will be available as standard output; other groupings available on request. Less than \$62 500 \$62 500 to \$84 999 \$85 000 to \$119 999 \$120 000 to \$149 999 \$150 000 to \$169 999 \$170 000 or more	Households who are home buyers or owners
Expenditure on water rates	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Expenditure on general rates	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Expenditure on general and water rates combined	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Body corporate fee payments	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are home buyers or owners
Housing costs of renters		
Type of landlord	State housing commission/trust Government employer Private landlord Real estate agent Private employer Relative in same dwelling Non-relative in same dwelling Housing co-operative/Community/Church group Other	Households who are renters

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Housing costs of renters - continued		
Whether dwelling is furnished	Fully furnished Partly furnished Unfurnished	Households who are renters
Period left on lease or tenure	Collected in months; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are renters
Amount of rent paid in advance	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are renters
Amount of bond paid in advance	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are renters
Amount of rent paid	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Households who are renters
Estimated sale price of rented house	Collected in dollars; groups below will be available as standard output other groupings available on request. Less than \$62 500 \$62 500 to \$84 999 \$85 000 to \$119 999 \$120 000 to \$149 999 \$150 000 to \$169 999 \$170 000 or more	Households who are renters
Housing costs of boarders and lodgers		
Amount of board payment	Collected in dollars; data grouped in ranges will be available as standard output subject to frequency distributions.	Persons who are boarders
Type of boarding accommodation	A room Shared room Self contained flat Sleepout Bungalow Granny flat Garage in the grounds Caravan in the grounds Other	Persons who are boarders unrelated to reference person
Whether accommodation furnished	Fully furnished Partly furnished Unfurnished	Persons who are boarders unrelated to reference person
Type of facilities shared	Following categories available in any combination: Kitchen Laundry Bathroom Toilet Recreation area/TV room Other shared facilities No shared facilities	Persons who are boarders unrelated to reference person
Type of services provided	Following categories available in any combination: Meals Laundry Cleaning	Persons who are boarders unrelated to reference person

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Rental history of renters		
Whether person has always lived in rented accommodation	Yes No Never left parental home	Persons who are renters
Number of times moved house in previous five years	Never Once Twice Three times Four times Five or more times	Persons who are renters
Length of time in public housing	Collected in years; groups below will be available as standard output other groupings available on request. Never rented from public housing authority Less than one year 1 to 3 years 4 to 6 years 7 to 10 years More than 10 years Not known	Persons who are renters
Whether currently on public housing waiting list	Yes No	Persons who are renters
Length of time in rented accommodation	Collected in years; groups below will be available as standard output; other groupings available on request. Less than one year 1 to 3 years 4 to 6 years 7 to 10 years More than 10 years Not known	Persons who are renters
Reason why refused rental accommodation	Following categories available in any combination: Never refused Ethnicity/Race Family type No references No pets No groups Family too large Unable to pay bond/rent in advance Disabled Age Unemployed Students Other Not known	Persons who are renters
Structure of previous dwelling	Separate house Semi-detached/row or terrace house/town house with one storey with two or more storeys Flat or apartment in one or two storey block in three storey block in four or more storey block Other	Persons who are renters
Tenure type of previous dwelling	Rented Being paid off or owned outright Other	Persons who are renters

<i>Main data items</i>	<i>Data item categories</i>	<i>Populations to which the data items relate</i>
Rental history of renters - <i>continued</i>		
Reasons moved out of previous dwelling	Following categories available in any combination: Owners requested Wanted to move Rent too expensive Wouldn't allow pets Wouldn't allow children Wouldn't allow groups Marriage breakup Job transfer Evicted Other	Persons who are renters
Reason evicted from previous dwelling	Following categories available in any combination: Never evicted Non payment of rent Damage to property Other breach of lease Owner wanted to sell Owner wanted to move in Owner wanted other tenants Not known Other	Persons who are renters
Reasons for not moving out of current dwelling	Following categories available in any combination: Don't want to move Nowhere to go Cant afford to move Rents too expensive Wouldn't allow pets Wouldn't allow children Wouldn't allow groups Unemployed Other No reason	Persons who are renters
Length of time intending to stay in current dwelling	Less than 1 year 1 up to 2 years 2 up to 3 years 3 up to 4 years More than 4 years	Persons who are renters
Length of time expected to continue renting	Less than 1 year 1 up to 2 years 2 up to 3 years 3 up to 4 years 4 up to 10 years More than 10 years	Persons who are renters

SURVEY DESIGN AND OPERATION

SAMPLE DESIGN AND SELECTION PROCEDURES

Sample Design

Decisions on the appropriate sample size, distribution and method of selection are dependent upon a number of considerations. These include the aims of the survey, the topics involved, the level of disaggregation and accuracy at which the survey estimates are required, and the costs and operational constraints of conducting the survey.

For the Australian Housing Survey, a sample size of approximately 16 000 households throughout all States and Territories of Australia has been chosen as being sufficient to provide detailed data at State, Territory and Australia level and broad level estimates for regions within the more populous states.

These factors enable an acceptable level of accuracy and reliability after allowing for sample loss through factors such as vacant dwellings inadvertently selected in the sample, non-contacts and persons out of scope or coverage.

Sample Selection

The Australian Housing Survey will be conducted on a multi-stage area sample of private dwellings (houses, flats, etc).

The area-based selection of the private dwelling sample ensures that all sections of the population will be represented in the sample. Each State and Territory will be divided into a number of areas or 'strata', each consisting of a Statistical Local Area (SLA) or group of SLAs (two SLAs per strata on average). This is determined by recognising the homogeneity in relation to socio-economic characteristics of households within the stratum. Each stratum in turn will contain a number of Collection Districts (CDs) which will be determined from the 1991 Population Census. Each CD contains approximately 250 dwellings. The sample will be selected to ensure that each dwelling within the same stratum has an equal probability of selection.

In capital cities and other major urban or high population density areas the sample will be selected in three stages:

- a sample of CDs will be selected from each stratum with the probability proportional to the number of dwellings in each CD;
- each selected CD will be divided into groups of dwellings or blocks of similar size, and one block will be selected from each CD, with probability proportional to the number of dwellings on the block;
- within each selected block a list of all private dwellings will be prepared and a systematic random sample of dwellings will be selected. Dwellings selected will not be contiguous, with 8 to 16 dwellings between each one selected.

In areas with low population density, each stratum will be divided into units, usually corresponding to towns or SLAs, or a combination of both. One or two units will also be selected from each stratum with the probability of selection being proportional to the number of dwellings in each unit. Within the selected units the sample of dwellings will be collected in the same manner as outlined for high density population areas. The effect of this approach is that a sample will not necessarily be selected from each SLA. Instead those selected represent neighbouring SLAs with similar characteristics.

All persons within the selected dwellings/units will be included in the survey, subject to scope and coverage provisions. The selection methods described above ensure a known and equal chance of selection for each person within the strata.

SCOPE AND COVERAGE

Scope of the Survey

The Australian Housing Survey covers urban and rural areas across all States and Territories of Australia and includes residents of private dwellings (refer to Glossary). All households within selected dwellings will be included in the survey. Within each household all persons aged 15 years or more with the exception of those listed below will be in scope.

Members of the Australian Defence Forces will be excluded from scope because of the difficulty of distinguishing those living in private dwellings from those living in institutions in the survey benchmarks.

All visitors to the dwelling and people in special dwellings (other than in boarding houses), improvised homes such as sheds and tents will also be considered out of scope.

The following persons living in Australia but not usually considered part of the Australian population will be excluded from the scope of the survey:

- children aged 0 to 14 years;
- diplomatic personnel of overseas governments and non-Australian members of their households;
- non-Australian resident service personnel stationed in Australia and their dependants;
- overseas visitors whose usual place of residence is outside Australia;

Temporary residents (other than those above) working in Australia, or living in Australia as students or settlers, and their dependants will be included in the survey.

Coverage Rules

Coverage rules will be designed to ensure that, as far as possible, persons remaining within the scope of the survey (after the above exclusions have been applied) have only one chance of being selected.

Usual residents of selected private dwellings will be included in the survey if they are staying at, or have stayed at, the dwelling for any part of the enumeration period. Usual residents who will be absent from the dwelling for the whole collection period will be excluded.

DATA COLLECTION METHOD

Interviews

Selected households will be initially approached by mail, informing them of their selection for the survey and advising them that an interviewer will call to arrange a suitable time to conduct the survey interview. A brochure providing some background information about the survey, information concerning the interview process and a guarantee of confidentiality will be included in the initial approach letter.

Trained ABS interviewers will collect information from the head of the household or their spouse/de facto for all persons aged 15 years or more in the household.

Interviewers

Interviewers for the Australian Housing Survey will be primarily recruited from a pool of trained interviewers with previous experience on ABS household surveys. All phases of training will emphasise understanding of the survey concepts, definitions and procedures in order to ensure that a standard approach will be employed by all interviewers involved in the survey.

Interviewers will be allocated a number of dwellings (a workload) at which to conduct interviews. The survey will be enumerated over the period from August 8 to October 1, 1994.

Questionnaires

Two questionnaires have been developed for the Australian Housing Survey, as outlined below:

Household Form

The Household Form is designed to collect basic demographic data (sex, age, birthplace) and details of the relationship between all individuals in each household. This form is also used to apply scope and coverage rules and to record details of calls by the interviewer to the household and the subsequent response status of the household (e.g. fully responding, refusal, vacant dwelling etc.).

Personal Questionnaire

The questionnaire is designed to be administered using standard ABS procedures for conducting interview surveys, having regard to the particular aims of the survey and of the individual topics within it, and to obtain valid and reliable results. Most of the information from the Household Form will be transcribed to the personal questionnaire during the interview, or later during office coding. This ensures that each individual in the survey can be cross-referenced to the correct household and family information.

To ensure consistency of approach, interviewers will be instructed to ask the interview questions as written in the questionnaire. The questions include those used in association with 'prompt cards'.

DATA PROCESSING

A combination of clerical and computer-based systems will be used to process data obtained in the survey. These are outlined below.

Clerical Processing

Clerical edits will be initially applied by interviewers to ensure the completeness and consistency of the questionnaires before being returned to the ABS. Errors or omissions identified will not be referred back to the respondent; rather, the interviewer will make note of any such problems and provide additional comments about individual questionnaires to an ABS office for processing.

All questionnaires will be again checked on receipt in the ABS office to ensure interviewer workloads have been fully accounted for and that forms for each household and respondent have been completed. Problem issues identified by interviewers will be resolved by office staff, where possible based on other information contained in the schedule, or on the comments provided by interviewers.

Clerical coding will be performed on country of birth and family relationship data. An outline of each of the clerical coding tasks undertaken is provided below.

Country of birth coding

The survey questionnaire lists the nine most frequently reported countries; interviewers will be instructed to mark the appropriate box or, if the reported country is not among those nine, to write in the name of the country for subsequent office coding.

Family relationship coding

Based on information recorded on the Household Form, all usual residents of each sampled dwelling will be grouped into family units and classified according to their position within the family.

Computer Processing

An extensive range of computer edits will be applied to the file to check that logical sequences have been followed in the questionnaires, necessary items are present, that specific values lie within valid ranges, and that relationships between items are within limits deemed acceptable for the purpose of this survey. The edits are designed to detect errors which may occur (e.g. during data transcription, clerical coding or original recording of information by the interviewer) and to identify cases which although not necessarily errors, are sufficiently unusual or close to specified limits as to warrant examination. Listings of all records involved will be produced, which are then compared with the original questionnaires. Amendments will be made to records on the computer file as required.

Factors or 'weights' will be inserted into each responding person's record to enable the data provided by these persons to be expanded to obtain estimates relating to the whole population within the scope of the survey. (See Estimation Procedures on page 27).

Information from the questionnaires will be stored on the computer output file in the form of data items. In some cases, items will be formed directly from information recorded in individual survey questions; in others, data items will be derived from answers to several questions.

Creation of hierarchical file

In addition to the 'person-level file' discussed above, a file will be derived containing data on income units and households. Relationship details obtained at interview will be used to group individuals into these units and to indicate their relationship to others within the unit.

Having grouped individual persons' records into household and income units, various other data items will be aggregated to produce data for these units (e.g. composition of unit, unit income and others). Weighting of these units is described in *Estimation Procedures* on page 27.

FACTORS AFFECTING DATA QUALITY

Although care will be taken to ensure that the results of this survey are as accurate as possible, there are certain factors which will affect the reliability of the results to some extent, and for which no adequate adjustments can be made. These are known as sampling error and non-sampling error.

Sampling Error

Since the estimates will be based on information obtained from a sample of the population, they will be subject to sampling error (or sampling variability). Sampling error refers to the difference between the results that would be obtained if the entire population was enumerated. Factors which affect the magnitude of sampling error include:

- Sample design: the design chosen which is most appropriate for the survey within costs and operational constraints;
- Sample size: the larger the sample on which the estimate is based, the smaller the sampling error will be;
- Population variability: the extent to which people differ on the characteristics being measured.

Standard Error

One measure of sampling variability is the standard error. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that can be obtained if all dwellings had been included in the survey, and about nineteen chances in twenty that the difference will be less than two standard errors. The relative standard error (RSE) is the standard error expressed as a percentage of the estimate to which it relates.

Very small estimates may be subject to such high relative standard errors as to detract seriously from their value for most reasonable purposes. Only estimates with relative standard errors less than 30 per cent are considered sufficiently reliable for most purposes. However, estimates with relative standard errors of 30 per cent or higher will be included in ABS publications containing results from this survey, preceded by the symbol * as a caution to indicate that they are subject to high relative standard errors.

Non-sampling Error

Errors can occur whether the estimates are derived from a sample or from a complete enumeration. These errors are referred to as non-sampling errors. Three major sources of non-sampling error are:

- inability to obtain comprehensive data from all people included in the sample. These errors arise due to the differences which exist between the characteristics of respondents and non-respondents;
- errors in reporting on the part of both respondents and interviewers. These reporting errors may arise through inappropriate wording of questions, misunderstanding of the data required, inability or unwillingness to provide accurate information and mistakes in answers to questions; and
- errors arising during the processing of survey data. These processing errors may arise through mistakes during coding and data recording.

Non-sampling errors are difficult to measure in any collection. However, every effort will be made to minimise these errors. In particular, the effect of the reporting and processing errors described above will be minimised by careful questionnaire design, intensive training and supervision of interviewers, and extensive editing and quality control checking at all stages of data processing.

ESTIMATION PROCEDURES

Estimates obtained from the survey will be derived using a complex ratio estimation procedure. This ensures that survey estimates will conform to an independently estimated distribution of the total population by sex, age, employment and region (rather than the sex, age, employment and region within the sample itself). The survey will be conducted from 8 August to 1 October and estimates will be made to conform to the population distribution of the time frame.

Benchmarks

For person level estimates, the population benchmark in each State by part-of-State cross classified by age, sex and employment will be based on the 1991 Population Census updated by the ABS Monthly Population Survey.

Weights

To obtain person-based estimates, expansion factors or 'weights' will be inserted into responding person's records to enable the data provided by these persons to be expanded to provide estimates relating to the whole population within the scope of the survey.

The weights applied will be based initially on the probability of selection which varies depending on the State/Territory of enumeration. An adjustment based on age-sex-area benchmarks will be then made to these weights to ensure that the estimated population distribution from the survey conformed to the population distribution of the benchmarks.

When data from person records are combined to form household data, the weight of those units will be the 'harmonic mean' of the weights of the members of that unit. For income units, the 'harmonic mean' will be derived, based on the weights of the head and spouse (where applicable) of the unit.

The estimation procedure will be designed to adjust estimates in such a way as to reduce the non-response bias by adjusting the weights of responding persons' records in each age-sex-area cell to compensate for under-enumeration in that cell.



SURVEY OUTPUT AND DISSEMINATION

DATA AVAILABILITY

This chapter outlines the products and services it is proposed to make available. The program of publications and other releases, and the prices quoted in this publication are subject to change.

Results from the Australian Housing Survey will be available in the form of:

- publications;
- a unit record file;
- tables produced on request to meet specific information requirements from the survey.

The unit record file will contain no names or addresses and the detail of some items will be suppressed or perturbed to ensure that a particular person or household cannot be identified.

Information about the proposed products will also be contained in the *ABS Catalogue of Publications and Products 1994 (1101.0)*. Publications and other standard products may be obtained by contacting Information Services at the ABS office in your State or Territory.

PUBLICATIONS AND CATALOGUED RELEASES

Australian Housing Survey, 1994 - Selected Findings (4181.0)
 Expected release - March 1995
 Price - \$25

This publication presents a selection of mainly national level data on housing issues. Included are data on physical condition of dwellings, dwelling characteristics, housing costs and financial arrangements.

Housing Characteristics, Costs and Conditions, Australia, 1994 (4182.0)
 Expected release - June 1995
 Price - \$50

This publication will present detailed findings from the survey.

Australian Housing Survey, 1994 - Information Paper on Unit Record File (4185.0)
 Expected release - 1995
 Price - \$10

This publication contains technical and other details of the unit record file, conditions of issue and how to order.

Australian Housing Survey, 1994 - Unit Record File (4186.0)
 Expected release - 1995
 Price on application

A hierarchical data file comprising a subset of variables stored on the master file. Provides purchasers with the opportunity to satisfy detailed and extensive data needs. Deletion of some variables and aggregation of categories for other variables ensures that confidentiality is not compromised.

SPECIAL DATA SERVICES**Special tabulations**

As well as releasing information in publications and other standard formats, the ABS will be making available special tabulations to suit individual user requirements. These can be provided in printed form or on floppy disk. Subject to confidentiality and sampling variability constraints, tabulations can be produced from the survey incorporating data items and populations selected to meet individual requirements. The availability of the special tabulation service will coincide with the release of the unit record file, expected in 1995.

PROTAB

PROTAB is an alternative means of access to the Australian Housing Survey data for clients who will have an expected on-going need for special tabulations.

PROTAB is a Personal Computer based software system supplied on floppy disk. Clients can use PROTAB to browse the complete list of variables from the Australian Housing Survey, select individual items of interest, and use these items to produce unambiguous specifications for their required tables. Clients can then fax or post the table specifications to the ABS where they will be processed. Tables can be on paper or in electronic form to suit your spreadsheet or publication packages. In most cases, the tables will be returned within 48 hours of receipt of the specifications.

PROTAB assists clients by:

- displaying all data items and their classifications;
- displaying a cost estimate for your request;
- checking your specifications for completeness;
- checking for allowable data item combinations;
- user-specification of new data items;
- keyword searching for required data items;
- online help facilities.

For further information on PROTAB, contact the Data Management and Dissemination Section of the ABS on (06) 252 6569.

Ad hoc table requests

For those who have need of special tabulations but feel that the PROTAB facility would be inappropriate, listings of output data items from the survey used for the specification of tables are included in this publication.

All requests for special tabulations attract a service charge in addition to charges arising from the table production. For further information and requests for unpublished data, contact the Housing Statistics Unit on Canberra (06) 252 5517.

**Statistical
Consultancy Services**

For users wishing to have the unit record data analysed according to their own needs, e.g. model building, hypothesis testing, the ABS offers a specialist consultancy service to assist with their work. This consultancy attracts a service charge. For further information, contact the Statistical Consultancy service in the ABS office in your State or Territory.

OTHER RELATED ABS SURVEYS AND PUBLICATIONS

Surveys

Income and Housing Surveys for:

- 1982 (known as SSS-5)
- 1986 (known as SSS-9)
- 1990 (known as SSS-14)

1985-1986 Household Energy Consumption Survey (known as SSS-8)

1988 Housing Survey (known as SSS-10)

1991 Housing and Locational Preference Surveys of Sydney, Melbourne, Adelaide and Canberra. The Adelaide and Canberra surveys were conducted by the ABS, while the Sydney and Melbourne surveys were conducted by AGB:McNair.

Publications

Other ABS publications which maybe of interest include:

Directory of Housing Related Statistics, 2nd Edition (1118.0)

Dwelling Structure Classification (DSC) (1296.0)

Housing Australia, A Statistical Overview (1320.0)

1991 Census - Census Characteristics. A separate publication is available for Australia and each State/Territory (2710.0 to 2710.8)

1991 Census Social Atlases. A separate publication is available for each capital city (2840.1 to 2840.8)

Housing Occupancy and Costs, Australia, 1988 and 1990 issues (4130.0)

Housing Costs, 1988 - a separate publication is available for each State and the Australian Capital Territory (4130.1-6 and 4130.8)

Housing Finance of Purchasers, Australia, 1988 (4131.0)

Housing History and Intentions, Australia, 1988 (4132.0)

Dwelling Characteristics of Households, Australia, 1988 (4133.0)

Housing State and Territory Comparisons, 1988 (4134.0)

Information Paper: Output from the 1990 Survey of Income & Housing Costs and Amenities (4136.0)

First Home Buyers, Australia, 1988-90 (4137.0)

Renters in Australia, April 1994 (4138.0) (to be released in September 1994)

Occasional Paper: Review of Social and Labour Statistics: Housing, Paper No. 5 (4165.0)

Housing Finance for Owner Occupation, Australia (5609.0)

House Price Indexes: Eight Capital Cities (6416.0)

Housing Characteristics and Decisions, A Comparative Study of Sydney, Melbourne, Adelaide and Canberra, 1991 (8710.0)

Housing Preferences, Intentions and Attitudes, Queensland, 1991 (8710.3)

Housing and Locational Preferences, Adelaide Statistical Division, 1991 (8710.4)

Housing and Locational Preferences, Australian Capital Territory, 1991 (8710.8)

Investors in Rental Dwellings, Australia, July 1993 (8711.0)

Housing Preferences and Intentions: Perth SD, October 1988 (8790.5)

Journey to Work, School and Shops, Adelaide Statistical Division, October 1991 (9201.4)

The following compendium publications each contain a comprehensive chapter on housing:

Year Book, Australia (1301.0)

1991 Census - Australia in Profile (2821.0)

Social Indicators No. 5 (4101.0)

Australian Social Trends, 1994 (4102.0)

Women in Australia (4113.0)

Current publications produced by the ABS are listed in the *Catalogue of Publications and Products (1101.0)*. The ABS also issues, on Tuesdays and Fridays, a *Publications Advice (1105.0)* which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

GLOSSARY

Apartment	See <i>Flat</i> .
Birthplace of the reference person	
<i>Oceania</i>	Australia; New Zealand; Fiji; New Caledonia; Vanuatu; Papua New Guinea; Other countries in Oceania.
<i>Europe and the former USSR</i>	U.K./Ireland; Italy; Greece; Yugoslavia; Netherlands; Germany; Austria; Belgium; Bulgaria; Czechoslovakia; Denmark; Albania; Estonia; Finland; France; Hungary; Latvia; Lithuania; Malta; Norway; Poland; Portugal; Romania; Spain; Sweden; Switzerland; Ukraine; former USSR (n.e.i.); Other countries in Europe.
<i>Middle East and North Africa</i>	Cyprus; Iran; Iraq; Israel; Jordan, Kuwait, Muscat and Oman, Saudi Arabia, Yemen; Lebanon; Syria; Turkey; Egypt.
<i>Southeast Asia</i>	Burma; Cambodia (Khmer Republic); Indonesia; Laos; Malaysia; Philippines; Singapore; Thailand; Timor; Vietnam; Other countries in Asia (not specified under Northeast or Southern Asia).
<i>Northeast Asia</i>	China (excluding Taiwan); Hong Kong; Japan; Korea; Taiwan.
<i>Southern Asia</i>	Bangladesh; India; Pakistan; Sri Lanka.
<i>Northern America</i>	Canada; U.S.A.
<i>South and Central America and the Caribbean</i>	Argentina; Brazil; Chile; Mexico; Peru; Uruguay; Other countries in America (not specified under Northern America).
<i>Africa excluding North Africa</i>	Kenya, Malawi, Tanzania, Uganda, Zambia, Zimbabwe; Mauritius; Republic of South Africa; Other countries in Africa (not specified under Middle East and North Africa).
Boarder	A person who is supplied with lodging in return for some type of payment and who is unrelated to the head of the household.
Body corporate fees	Compulsory payments to the governing body of a block of home units or apartments.
Building	A 'building' is defined as a permanent structure with a roof and doors, designed to house people, plant, machinery, vehicles, goods or livestock.
Carport	A structure which has a permanent roof and was erected to cover one or more cars. It may have other features such as walls, but it cannot be fully enclosed.
Changeover buyer	See <i>Recent changeover buyer</i> .
Child	A family member living with at least one parent in the same household and who does not have a child or partner who is a usual resident in the household.
Dependent child	A child aged under 15, or full-time student aged 15 to 24 who has a parent/guardian in the household and is neither a spouse nor parent of anyone in the household.
De facto marriage	The relationship where two people live together in a consensual union and are not registered as married to each other.
Dry areas	Includes the kitchen and rooms other than, the bathroom, laundry and toilet.
Dwelling	A dwelling is usually defined as a suite of rooms contained within a building which are self-contained and intended for long term residential use. To be self-contained the suite of rooms must possess cooking and bathing facilities as building fixtures. However, the ABS also regards shelter such as caravans and improvised homes (connected garages etc.) as dwellings. The structure of the dwelling is determined according to the Dwelling Structure Classification (DSC) (1296.0).

<i>Dwelling structure</i>	<p>The survey used the full classification set out in the Dwelling Structure Classification (DSC) (1296.0). The dwelling types that will be used in future publications are as follows:</p> <ul style="list-style-type: none">• separate house;• semi-detached house;• flat or apartment; and• other dwelling (i.e. caravan not in caravan park, houseboat, house or flat attached to shop, campers out).
<i>Estimated resale value of dwelling</i>	<p>The estimated resale value of the dwelling, which includes the estimated value of the land, will be provided by the household respondent. Data applicable for owners, purchasers and renters only.</p>
<i>Family</i>	<p>Two or more persons living in the same household and related to each other by blood, marriage (including de facto marriage), fostering or adoption.</p>
<i>First home buyer</i>	<p>See <i>Recent first home buyer</i>.</p>
<i>Flat</i>	<p>Includes all self-contained dwellings in blocks of flats, units or apartments with at least one storey. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category includes houses converted into flats and flats attached to houses such as granny flats.</p>
<i>Garage</i>	<p>A building which can be fully enclosed with walls, roof and door, to which cars have ready access and which was built to house one or more cars. If the garage is used as storage space and not for holding a car, the building is still considered to be a garage. A storage space (or other fully enclosed space) used to store cars and to which cars have ready access is also a garage.</p>
<i>Gross income</i>	<p>The income received within a given time period before tax or any other deductions are made. Business and investment income will be collected in respect of the time period 1993-94. Monies received from wages or salary, government pensions and benefits and other regular payments such as superannuation, maintenance, etc will be collected according to the frequency of payment. The income of dependent children is not included in the gross income of a household.</p>
<i>Head of the household</i>	<p>See <i>Reference person</i>.</p>
<i>House</i>	<p>See <i>Separate house</i>.</p>
<i>Household</i>	<p>Includes all residents of a dwelling who share common facilities and meals, or who consider themselves to be a household. It is possible for a dwelling to contain more than one household, for example where persons have separate catering arrangements or consider their households to be separate.</p> <p>The four household categories used in this publication are:</p> <ul style="list-style-type: none">• married couple households;• lone parent households;• single person households; and• other households (such as group households and other non-family households).
<i>Housing costs</i>	<p>Comprises rates (general and water) payments, body corporate fees, repairs and maintenance expenditure, mortgage payments, and rent.</p>
<i>Income</i>	<p>See <i>Gross income</i>.</p>
<i>Income unit</i>	<p>The concept of income units differs from that of families in that the focus is on grouping people into income spending units. Income units can be considered to be analogous to family units with the distinction that non-dependent children and other adults living in the same household are treated as separate income units.</p>

Level of education	Five categories will be used in future publications and are described below:
<i>Did not complete secondary school</i>	This represents persons who did not obtain any qualification since leaving school and who did not complete the highest year in secondary school, and those persons who never went to school.
<i>Completed secondary school</i>	This represents persons who completed the highest year of secondary schooling, including those persons who obtained secondary qualifications since leaving school.
<i>Trade/other certificate or diploma</i>	This represents persons who obtained a trade or similar certificate or diploma.
<i>Bachelor degree or higher</i>	This represents persons who obtained a bachelor degree or higher.
<i>Other</i>	This represents persons who still were at school and persons who had qualifications other than those stated above.
Loan	See <i>Mortgage</i> .
Lone parent household	A household where the reference person is a usual resident who does not have a usual resident spouse (i.e. marriage or de facto partner) but has at least one usual resident child (natural, step, adopted, fostered or otherwise related) who does not have a usual resident spouse or child of his/her own.
Married couple household	A household where two people live together as partners in a registered or de facto marriage. This household may also contain dependent children.
Mean weekly income	The average gross income received per week. See also <i>Gross income</i> .
Mortgage	The amount of money borrowed by a household for the dwelling in which they live and associated land which they are purchasing at the time of interview. This includes money borrowed for alterations and/or additions to an established dwelling.
Number of bedrooms	The number of rooms defined as bedrooms on the dwelling plans or approval documents. See also <i>Type of room</i> .
Number of rooms	The number of enclosed spaces defined as rooms for each type of room found in the dwelling. Alcoves used to hold and highlight furniture (e.g. pianos) or works of art are not counted as separate rooms, nor are extensions of an existing room. Sections of open plan and multi-purpose areas separated by curtains, screens and furniture are not counted as separate rooms. This is because the structure of the buildings is unchanged, and on the principle that new rooms are not created by furniture and soft furnishings. Rooms shared with residents of other dwellings for reasons other than generosity are excluded. See also <i>Type of room</i> .
Other dwelling	Dwellings other than separate houses, semi-detached houses and flats or apartments. Includes a caravan not in a caravan park, a houseboat not in a marina, or a house or flat attached to a shop. These dwellings will often not be self-contained.
Other households	A household that is not a married couple, lone parent or single person household. This includes group households and other non-family households.
Owners	Persons who own their home outright, i.e. they do not owe anything for loans used to purchase the dwelling nor is their home mortgaged.
Public transport	This refers to buses, trains, trams and ferries that are accessible to the general public for the purpose of transportation.
Purchasers	Persons who own their home but are still paying off the mortgage or loan for that home.

<i>Recent changeover buyer</i>	A household who purchased a home in the years 1992-94 and the head or spouse of the household had owned a home previously.
<i>Recent first home buyer</i>	A household who purchased their first home in the years 1992-94 and where neither the head nor spouse of the household had owned a home previously.
<i>Recent home buyer</i>	A household who purchased a home in the years 1992-94.
<i>Reference person</i>	The nominated partner in a married couple household (usually the husband); the parent in a lone parent household; and the person in a single person household. The reference person in other households is an adult nominated by the household.
<i>Renters</i>	Persons who pay rent for their dwelling, hold the current lease or other form of tenure for the dwelling and the owner or purchaser of the dwelling is not a usual resident of the dwelling.
<i>Rent-free</i>	Persons who do not pay rent nor own their home (with or without a mortgage).
<i>Repairs and maintenance</i>	All work done on the upkeep of the dwelling. This does not include pool cleaning, landscaping, etc.
<i>Residential building</i>	A building that contains a dwelling(s). Where non-residential functions are contained within the building, such as a shop, hotel/motel room(s), or an office, only those buildings which contain predominantly dwelling(s) are counted as residential buildings.
<i>Room</i>	The enclosed space in a dwelling which is separated from other enclosed spaces. A room is normally separated from other rooms by doors or (door sized) archways. Alcoves used to hold and highlight furniture (e.g. pianos) or works of art are not counted as separate rooms, nor are extensions of an existing room. Sections of open plan and multi-purpose areas separated by curtains, screens and furniture are not counted as separate rooms. This is because the structure of the buildings is unchanged, and on the principle that new rooms are not created by furniture and soft furnishings.
<i>Room used as bedroom</i>	The room which is permanently set up as a bedroom and/or is used as a bedroom for usual residents.
<i>Self-contained dwelling</i>	A dwelling that is a suite of rooms with cooking and bathing facilities as building fixtures.
<i>Semi-detached house</i>	A dwelling with its own private grounds and no dwelling above or below. A key feature of this dwelling is that they are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than one half metre. Examples include semi-detached, row or terrace houses, townhouses, and villa units. Multi-storey townhouses or units are separately identified from those which are single storeys. They are self-contained dwellings.
<i>Separate house</i>	Includes all houses which are self-contained and separated from other houses (or other buildings or structures) by a space to allow access on all sides (at least one half metre). Fences, carports and similar non-structural components are not counted in the access requirement. This category also includes houses that have an attached flat (e.g. a granny flat). The attached flat will be included in the 'Flat' category.
<i>Shared areas</i>	The areas in a dwellings complex which all residents have access to and share, such as car parks, paths, entrance foyers, stairwells, etc.
<i>Single person household</i>	A household with a person who lives alone, being the only person in a household.
<i>Spouse of the household</i>	The reference person's marital or de facto partner.
<i>Storey</i>	A 'storey' is a level on which people live or cars are garaged. The number of storeys is the number of floors above ground which are directly on top of each other.
<i>Tenure</i>	The source of the legal right of a household to occupy a dwelling. See also <i>Type of tenure</i> .
<i>Type of dwelling</i>	See <i>Dwelling structure</i> .

Type of room

This is based on either the function/design of the room at its construction/modification, or its designation on the plans submitted for approval by the council, other persons or organisations authorised under the Building Act.

Multi-purpose rooms are to be counted as single rooms. They are recorded according to the degree of built-in special purpose features for that type of room. For example, a kitchen family room will be counted as a kitchen, as kitchens normally have fixtures such as a sink, stove, benches and cupboards.

Enclosed verandahs and sleepouts are included with 'other rooms'.

Rooms shared with residents of other dwellings such as communal laundries are excluded.

Type of tenure

For the purpose of this survey, households belong to one of five occupancy categories. These are:

- owners;
- purchasers;
- renters;
- boarders and lodgers; and
- rent-free.

Usual resident

A person who has been or intends to be a member of a household for at least a continuous six month period, part of which coincides with the time of the interview of the household.

Wet areas

Includes bathrooms, laundries and toilets.





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2418000012943
ISBN 0 542 20676 7