

1994



Australian Housing Survey



**HOUSING CHARACTERISTICS,
COSTS AND CONDITIONS**

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AUSTRALIAN HOUSING SURVEY
HOUSING CHARACTERISTICS,
COSTS AND CONDITIONS
1994

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Australian Statistician

AUSTRALIAN BUREAU OF STATISTICS

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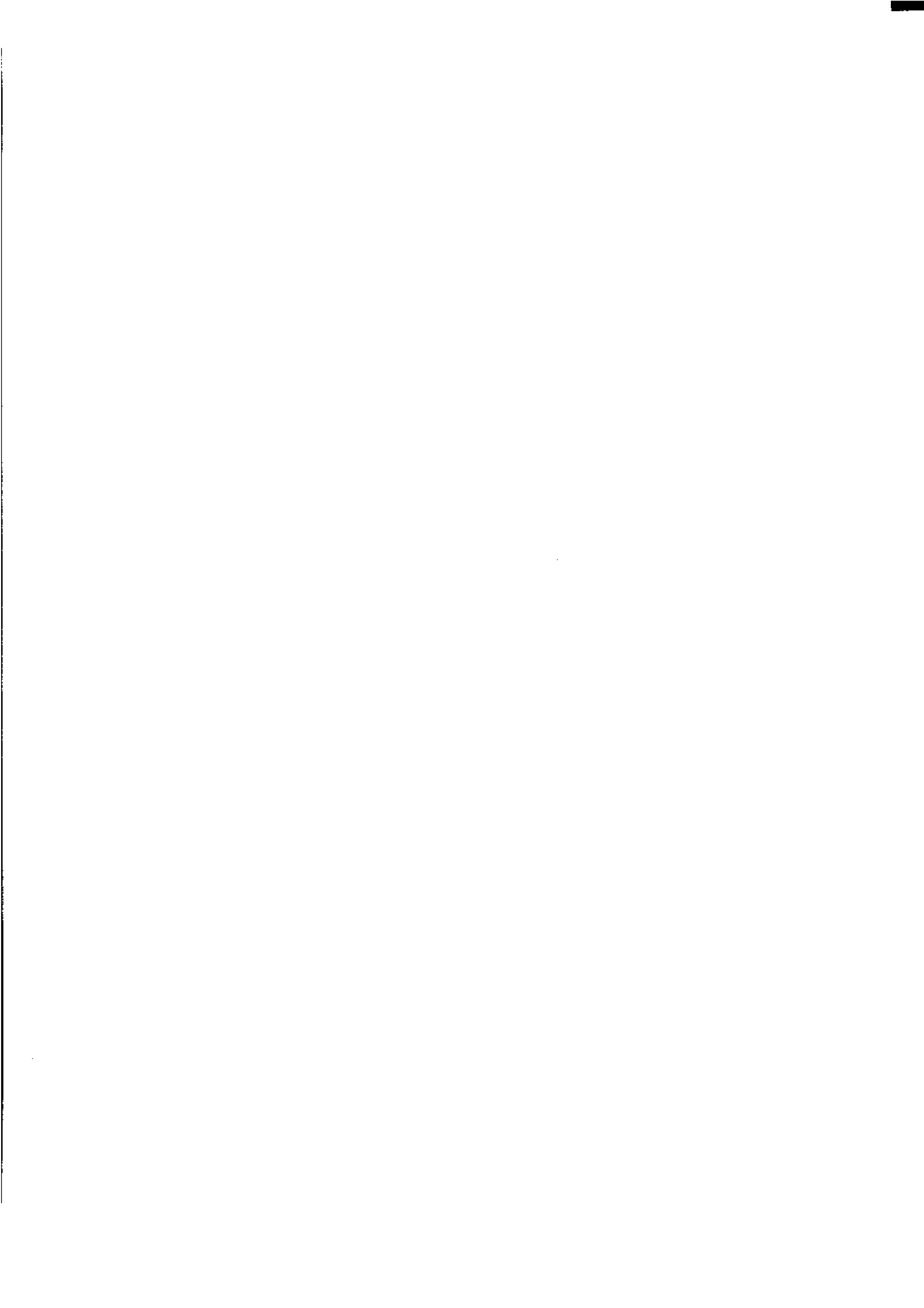
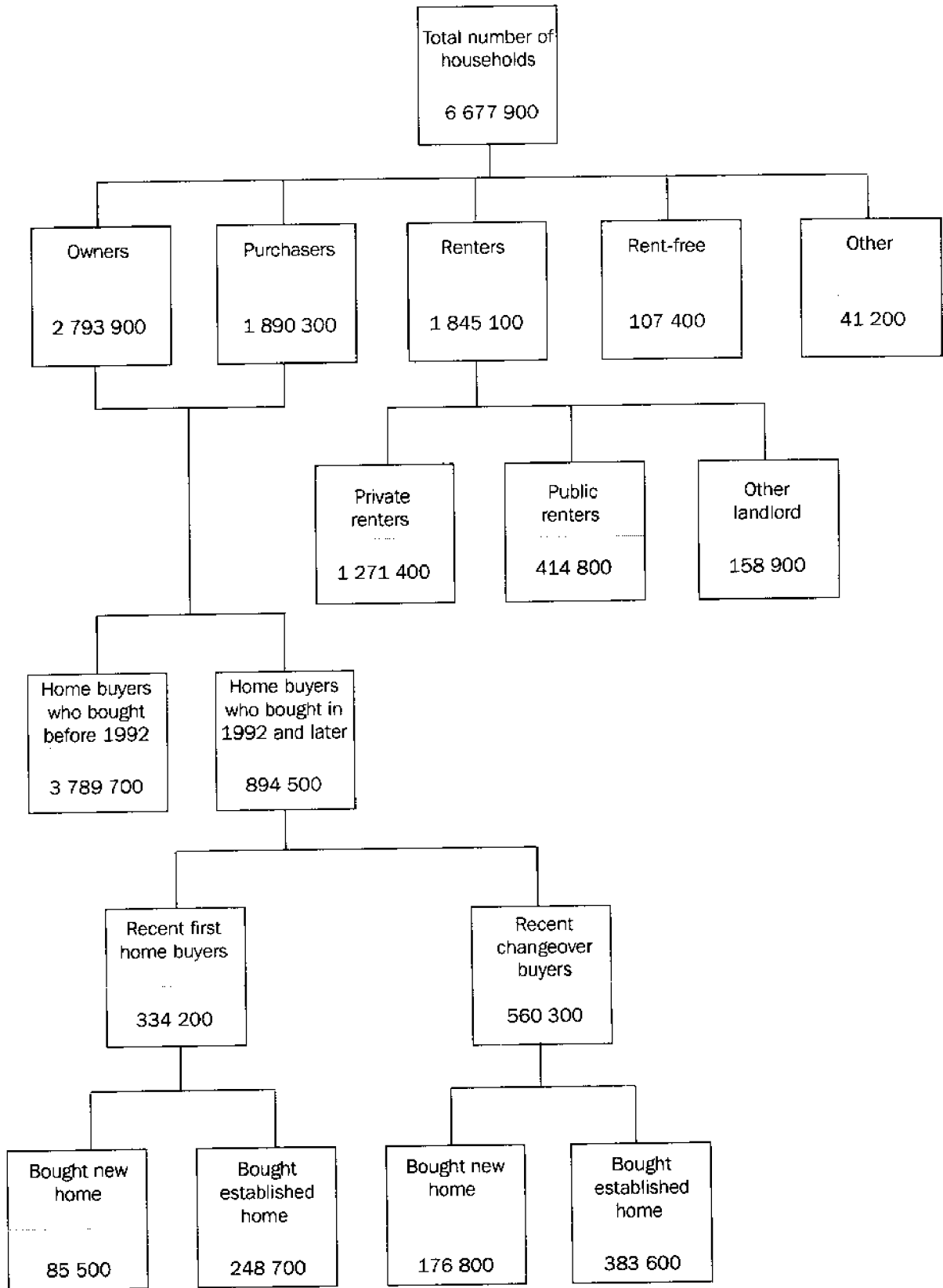


DIAGRAM : HOUSEHOLDS IN AUSTRALIA, 1994





CHAPTER 1

HOUSEHOLDS — HOUSING OCCUPANCY AND COSTS

INTRODUCTION

A household is a group of people who live together as a single unit and share common facilities for the provision of food and other essentials. Households include:

- couple (including de facto relationships) and children (if any);
- one parent and children;
- lone person; and
- other household (including group, family with unrelated persons and multi-family households).

The characteristics of a household can be summarised by looking at the characteristics of the household's reference person. The reference person in a household is either one of the partners in a couple household, the parent in a one parent household or the person in a lone person household.

Housing costs comprise rates (general and water) payments, rent, mortgage repayments, body corporate fees, repayments on loans for alterations and additions, and repairs and maintenance expenses. They do not include the imputed value of income foregone on the equity which owners and purchasers have in their dwellings.

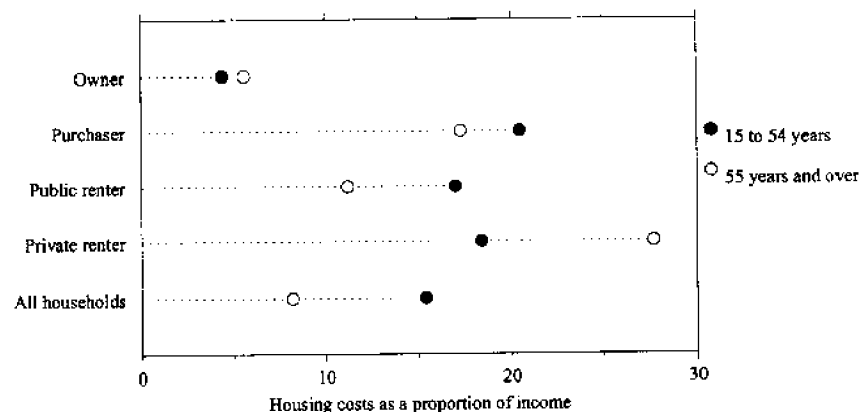
HOUSING OCCUPANCY

In 1994, of the 6,677,900 households in Australia, 42% were home owners, 28% were purchasing their home and 28% were renting. Around 90% of owners and purchasers lived in separate houses. Of renter households, 53% lived in separate houses and 31% in flats, units or apartments (see Table 1.2).

HOUSING COSTS

The average housing cost for owner, purchaser and renter households was \$113 per week. Housing costs were considerably smaller for owners than for purchasers and renters. For owners, the average housing cost was \$38 per week, which represented 5% of their income (see Table 1.4). The majority of owners (82%) had housing costs of less than \$50 per week. However, owners' housing costs would be considerably higher if the imputed value of income foregone on the owner's equity was included as part of housing costs.

1.1 HOUSING COSTS AS A PROPORTION OF INCOME BY AGE OF REFERENCE PERSON



RECENT HOME BUYERS

Households who were purchasing their home had the highest housing costs, spending an average of \$220 per week. These households also spent the largest proportion of their income (20%) on housing costs. However, around 15% of purchasers spent more than 40% of their income on housing costs (see Table 1.5).

Renter households had average weekly housing costs of \$118 which represented 17% of their income. Private renters had significantly higher housing costs (\$141) than public renters (\$62). This represented 19% of private renters' income and 14% of public renters' income (see Table 1.3).

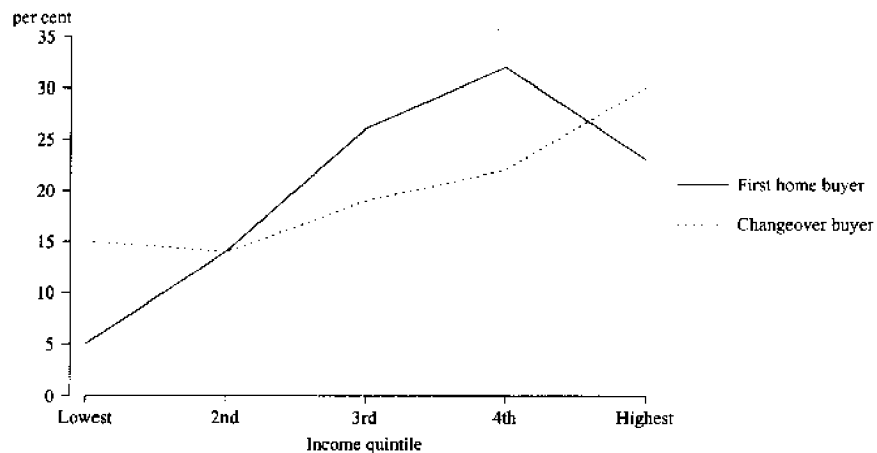
Between January 1992 and October 1994, there were 894,500 households who had purchased a home. Thirty-seven per cent of these were first home buyers. Over 50% of first home buyers and changeover buyers were in the top two income quintiles (see Table 1.7).

Of recent home buyers, 84% purchased a separate house, 9% purchased a semi-detached row or terrace house and 7% purchased a flat, unit or apartment (see Table 1.8).

First home buyers generally had higher weekly housing costs than changeover buyers. Of those with stated housing costs, over three quarters (76%) of first home buyers had weekly housing costs of \$150 or more, compared with 52% of changeover buyers. Almost a third (30%) of recent changeover buyers had weekly housing costs of less than \$50 (see Table 1.7).

The majority of recent home buyers purchased an established home, accounting for 74% of recent first home buyers and 68% of recent changeover buyers (see Table 1.8).

1.2 RECENT HOME BUYERS BY INCOME QUINTILES



1.1 HOUSEHOLDS : GROSS WEEKLY INCOME QUINTILES³ BY TENURE TYPE BY WEEKLY HOUSING COSTS, AUSTRALIA, 1994

Tenure type	Weekly housing costs							Total '000s
	Zero '000s	\$1 to \$49 '000s	\$50 to \$99 '000s	\$100 to \$149 '000s	\$150 to \$199 '000s	\$200 or more '000s	Not stated '000s	
GROSS WEEKLY INCOME QUINTILE : LOWEST								
Owners	15.4	584.7	47.3	10.1	4.8	*2.3	72.9	737.5
Purchasers	..	17.5	28.3	19.8	11.9	16.8	15.6	109.9
Renter	..	147.6	40.0	**0.7	**	**0.4	*3.1	191.7
Public	..	13.0	80.6	89.5	23.3	6.3	*2.7	215.4
Private	..	178.6	128.6	93.0	25.2	7.7	9.0	442.2
Total renters ¹	..	..	..	..	..	..	..	33.6
Rent-free	33.6	..	..	..	..	..	..	10.3
Other ²	10.3	..	..	..	..	..	..	..
Total	59.3	780.8	204.3	122.9	42.0	26.8	97.4	1 333.5
GROSS WEEKLY INCOME QUINTILE : 2ND								
Owners	12.0	494.7	60.1	15.9	4.2	6.0	37.0	629.9
Purchasers	..	17.9	28.7	51.4	33.7	47.4	23.4	202.5
Renter	..	26.8	89.8	11.1	*2.4	**	*3.5	133.6
Public	..	4.7	65.8	159.8	64.4	12.4	8.2	315.2
Private	..	36.2	165.2	175.1	68.3	12.4	15.8	473.0
Total renters ¹	..	..	..	..	..	..	..	24.8
Rent-free	24.8	..	..	..	..	..	..	9.3
Other ²	9.3	..	..	..	..	..	..	..
Total	46.1	548.8	254.0	242.5	106.1	65.8	76.2	1 339.4
GROSS WEEKLY INCOME QUINTILE : 3RD								
Owners	5.4	355.4	60.3	17.5	*3.6	6.3	37.9	486.5
Purchasers	..	9.8	46.0	88.4	103.8	140.6	38.5	427.0
Renter	..	5.2	25.8	23.3	5.2	**	*1.0	60.5
Public	..	5.9	35.9	145.2	83.1	19.8	9.2	299.1
Private	..	18.3	72.9	175.9	91.0	20.2	15.8	394.1
Total renters ¹	..	..	..	..	..	..	..	18.4
Rent-free	18.4	..	..	..	..	..	..	10.5
Other ²	10.5	..	..	..	..	..	..	..
Total	34.3	393.5	179.3	281.8	198.4	167.1	92.2	1 336.5
GROSS WEEKLY INCOME QUINTILE : 4TH								
Owners	*1.9	319.1	59.5	22.8	7.6	*4.0	29.9	444.7
Purchasers	..	4.1	36.2	83.0	128.0	251.0	46.9	549.2
Renter	..	*2.4	6.7	6.7	4.5	**0.5	*1.9	22.6
Public	..	*3.0	24.2	87.5	89.7	40.6	11.8	256.7
Private	..	12.9	45.5	101.2	94.9	42.9	17.8	315.1
Total renters ¹	..	..	..	..	..	..	..	19.2
Rent-free	19.2	..	..	..	..	..	..	6.2
Other ²	6.2	..	..	..	..	..	..	..
Total	27.3	336.1	141.3	206.9	230.5	297.8	94.6	1 334.5

For footnotes see end of table

1.1 HOUSEHOLDS : GROSS WEEKLY INCOME QUINTILES³ BY TENURE TYPE BY WEEKLY HOUSING COSTS, AUSTRALIA, 1994

Tenure type	Weekly housing costs							Total '000s
	Zero '000s	\$1 to \$49 '000s	\$50 to \$99 '000s	\$100 to \$149 '000s	\$150 to \$199 '000s	\$200 or more '000s	Not stated '000s	
GROSS WEEKLY INCOME QUINTILE : HIGHEST								
Owners	*3.5	316.9	81.2	20.6	12.6	15.4	45.1	495.3
Purchasers	..	5.6	34.1	57.3	87.0	357.5	60.3	601.8
Renter								
Public	..	**0.4	*1.9	*3.3	**0.7	**	**	6.3
Private	..	**0.6	15.7	40.8	56.3	62.0	9.5	184.9
Total renters ¹	..	6.9	27.4	48.8	60.4	63.2	14.0	220.7
Rent-free	11.4	..	..	..	..	..	..	11.4
Other ²	4.9	..	..	..	..	..	..	4.9
Total	19.7	329.4	142.8	126.6	159.9	436.1	119.4	1 334.0
TOTAL								
Owners	38.2	2 070.8	308.5	86.9	32.7	34.0	222.7	2 793.9
Purchasers	..	54.9	173.4	299.8	364.3	813.2	184.7	1 890.3
Renter								
Public	..	182.4	164.1	45.0	12.8	**1.0	9.5	414.8
Private	..	27.1	222.2	522.8	316.8	141.1	41.5	1 271.4
Total renters ¹	..	252.9	439.8	593.9	339.8	146.3	72.4	1 845.1
Rent-free	107.4	..	..	..	..	..	..	107.4
Other ²	41.2	..	..	..	..	..	..	41.2
Total	186.8	2 378.6	921.6	980.7	736.9	993.6	479.8	6 677.9

¹ Includes 'other' and 'not stated'.

² Includes households with 'other' tenure.

³ The quintile groups in this table are 20% groupings of the estimated population when households are ranked in ascending order according to each household's total gross weekly income.

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

** Subject to sampling variability too high for most practical purposes.

1.2 HOUSEHOLDS : SELECTED CHARACTERISTICS BY TENURE TYPE, AUSTRALIA, 1994

Characteristics of household	Owner %	Purchaser %	Renters		Total renters ¹ %	Other ² %	Total %
			Public %	Private %			
Type of household							
Couple only							
and reference person aged							
15-24	*0.1	1.7	*0.5	3.7	3.0	3.0	1.4
25-44	2.2	12.9	1.4	9.1	7.1	4.5	6.6
45-64	15.3	5.3	4.4	3.4	3.7	5.2	9.0
65 and over	16.2	1.4	5.2	1.3	2.3	3.5	7.9
Total	33.7	21.2	11.5	17.4	16.1	16.3	24.9
Couple with dependants or non-dependants and reference person aged							
15-24	*0.1	0.8	*0.9	1.7	1.4	*1.8	0.7
25-44	12.3	40.9	14.8	15.6	16.2	18.6	21.6
45 and over	18.0	12.4	3.5	4.2	4.2	2.9	12.3
Total	30.4	54.0	20.8	21.7	21.7	23.3	34.5
All couples	64.1	75.3	33.5	38.2	37.8	39.6	59.5
One parent with reference person aged							
15-34	0.2	1.0	11.7	5.8	6.7	2.7	2.3
35 and over	5.7	5.1	16.9	5.9	8.5	5.0	6.3
Total	5.9	6.1	28.7	11.7	15.3	7.7	8.6
Lone person aged							
15-24	*0.1	0.4	1.4	4.3	3.5	4.2	1.2
25-34	0.5	3.3	2.0	8.0	6.2	4.8	3.0
35-44	1.6	3.7	3.5	4.8	4.3	5.5	3.0
45-64	6.8	3.1	8.7	6.7	7.0	9.7	5.9
65 and over	15.0	1.2	16.6	2.9	6.7	17.0	8.8
Total	24.0	11.6	32.2	26.7	27.7	41.3	21.9
Other							
15-24	*0.1	0.6	*0.8	11.3	8.6	5.4	2.7
25-44	0.9	4.4	2.2	9.8	8.3	3.6	4.0
45 and over	5.0	2.0	2.5	2.3	2.4	*2.3	3.4
Total	6.0	7.0	5.6	23.4	19.2	11.4	10.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Main source of income of the reference person							
Own business	13.1	12.7	1.9	8.5	6.4	12.0	11.1
Wage or salaries	21.2	53.2	21.0	43.8	38.5	35.2	35.3
Government pensions and benefits	25.8	7.2	69.8	27.4	37.0	27.9	23.7
Other	39.1	26.8	7.3	19.6	17.5	24.6	29.3
No income	0.8	*0.2	*0.2	0.7	0.6	**0.3	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Labour force status of the reference person							
Employed	49.5	90.0	28.7	71.5	61.3	64.5	64.5
Unemployed	2.7	2.4	12.1	9.8	9.8	4.8	4.6
Not in labour force	47.9	7.7	59.2	18.7	28.9	30.7	30.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Dwelling structure							
Separate house	89.5	91.0	53.7	51.4	52.9	39.6	79.4
Semi-detached/row or terrace house/townhouse	4.9	4.7	22.6	14.0	15.7	7.2	7.9
Flat/unit/apartment	5.1	4.2	23.7	34.5	31.3	22.1	12.5
Other	0.4	*0.1	**	*0.1	*0.1	*1.1	0.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000s)	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9

¹ Includes 'other' and 'not stated'.

² Includes households with 'other' tenure.

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

** Subject to sampling variability too high for most practical purposes.

1.3 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS OR RENTERS : SELECTED CHARACTERISTICS BY STATES AND TERRITORIES, AUSTRALIA, 1994

Characteristics of households	NSW	Vic	Qld	SA	WA	Tas.	NT	ACT	Aust.
HOUSEHOLDS (%)									
Tenure type									
Owner	44.6	44.4	39.6	40.7	37.8	45.7	14.5	28.2	42.1
Purchaser	25.8	30.0	28.5	28.5	32.1	26.1	29.9	35.8	28.4
Renter									
Public	7.6	4.1	4.4	12.5	6.8	7.9	23.0	13.5	6.7
Private	20.1	20.2	24.1	15.8	20.4	18.3	18.3	21.3	20.5
Total renters ¹	29.6	25.6	31.9	30.8	30.1	28.1	55.7	36.0	29.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Dwelling structure									
Separate house	76.2	81.0	82.6	77.3	80.9	84.4	62.3	81.4	79.3
Semi-detached/row or terrace house/townhouse	8.4	6.1	4.6	16.4	11.4	5.8	9.4	9.6	8.1
Flat/unit/apartment	15.3	12.8	12.6	6.1	7.2	9.8	25.8	8.9	12.5
Other	*0.1	**0.0	*0.1	*0.2	*0.5	**	*2.4	**	0.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	2 025.8	1 494.7	1 073.6	516.5	575.5	164.6	59.5	101.2	6 011.4
Nil or not stated housing costs ('000)	167.1	129.7	90.1	56.0	50.0	12.3	4.4	8.3	518.0
Total Number ('000)	2 192.9	1 624.3	1 163.8	572.5	625.4	177.0	63.9	109.5	6 529.3
MEAN WEEKLY HOUSING COSTS (\$)									
Tenure type									
Owner	40	38	37	34	33	30	36	42	38
Purchaser	258	211	214	166	200	177	225	234	220
Renter									
Public	63	59	67	58	56	57	79	76	62
Private	165	128	132	117	127	112	158	160	141
Total renters ¹	134	115	117	88	105	93	98	127	118
Total	124	110	113	88	108	86	127	142	113
Dwelling structure									
Separate house	122	111	114	92	113	87	137	145	114
Semi-detached/row or terrace house/townhouse	144	113	105	73	88	67	140	132	112
Flat/unit/apartment	126	101	107	82	93	87	110	120	111
Other	*50	**15	*58	*45	*66	**	*17	**	48
Total	124	110	113	88	108	86	127	142	113
HOUSING COSTS AS A PROPORTION OF INCOME (%)									
Tenure type									
Owner	5	5	5	4	4	4	5	4	5
Purchaser	21	20	22	18	20	20	14	18	20
Renter									
Public	11	20	14	18	12	17	11	18	14
Private	20	18	20	19	17	18	18	18	19
Total renters ¹	18	18	18	18	15	18	12	18	17
Total	14	14	15	12	13	12	12	14	14
Dwelling structure									
Separate house	14	13	14	11	13	12	11	13	13
Semi detached/row/or terrace house/townhouse	17	15	20	18	15	14	12	18	16
Flat/unit/apartment	18	19	18	16	17	19	17	20	18
Other	*16	**9	*36	*11	*23	-	*4	-	16
Total	14	14	15	12	13	12	12	14	14

¹ Includes 'other' and 'not stated'.

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

** Subject to sampling variability too high for most practical purposes.

1.4 HOUSEHOLDS WHO OWNED THEIR DWELLING : SELECTED CHARACTERISTICS BY GROSS WEEKLY INCOME QUINTILES FOR OWNERS, PURCHASERS AND RENTERS, AUSTRALIA 1994

Characteristics of households	Gross weekly income quintile ²					Total %
	Lowest %	2nd %	3rd %	4th %	Highest %	
Upper boundary of quintile group (\$)	268	492	779	1 172	n.a.	n.a.
Mean weekly income (\$)	168	360	635	963	2 046	750
Median weekly income (\$)	175	350	633	959	1 603	512
Mean housing costs (\$)	27	33	40	43	53	38
Housing costs % of income ¹	16	9	6	4	3	5
Weekly housing costs						
\$1 to \$49	90.1	85.2	80.1	77.0	71.0	81.8
\$50 to \$99	7.3	10.2	13.6	14.7	18.1	12.2
\$100 to \$149	1.5	2.8	4.1	5.5	4.6	3.4
\$150 to \$199	0.7	0.7	*0.8	1.8	2.8	1.3
\$200 to \$299	*0.2	*0.6	1.1	*0.7	2.1	0.9
\$300 or more	**0.1	*0.5	*0.4	*0.3	1.4	0.5
Total	100.0	100.0	100.0	100.0	100.0	100.0
Weekly housing costs as a % of income¹						
25% or less	81.4	94.0	97.8	99.5	99.5	93.2
More than 25%	18.6	6.0	2.2	*0.5	*0.5	6.8
More than 30%	16.0	4.0	1.1	*0.3	*0.4	5.4
More than 40%	12.0	1.8	*0.6	**0.2	*0.3	3.7
More than 50%	9.8	1.4	*0.4	**0.2	**0.1	3.0
Total	100.0	100.0	100.0	100.0	100.0	100.0
Type of household						
Couple only	31.7	54.3	29.9	27.9	23.2	34.4
Couple with dependants or non-dependants	4.7	16.9	36.7	53.8	60.8	30.8
All couples	36.4	71.2	66.6	81.7	84.0	65.3
One parent	2.8	8.5	9.9	6.6	2.5	5.9
Lone person	60.2	14.6	15.8	5.5	3.4	23.3
Other	0.7	5.7	7.7	6.2	10.1	5.6
Total	100.0	100.0	100.0	100.0	100.0	100.0
Age group of the reference person						
15-24	**0.2	*0.2	*0.4	*0.3	**0.2	0.2
25-34	1.0	2.6	8.1	8.5	5.9	4.7
35-44	4.0	10.3	18.6	22.5	21.1	14.0
45-54	9.0	12.2	24.0	30.7	40.8	21.4
55-64	20.0	22.9	25.6	22.9	21.7	22.4
65 and over	65.8	51.7	23.3	15.1	10.4	37.2
Total	100.0	100.0	100.0	100.0	100.0	100.0
Main source of income of the reference person						
Wages or salary	1.4	12.3	28.6	38.2	38.9	21.2
Own business, trade or profession	6.1	8.5	15.9	18.3	19.4	12.7
Other private income	35.1	45.9	41.6	35.6	40.7	39.7
Government pensions and benefits	55.3	32.9	13.7	7.8	1.0	25.7
No income	2.1	*0.5	**0.2	**0.1	**	0.7
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	660.7	574.9	442.4	412.9	442.0	2 532.9
Nil or not stated housing costs ('000)	88.3	49.3	43.9	30.8	48.6	260.9
Total Number ('000)	749.0	624.3	486.2	443.8	490.6	2 793.9

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

1.5 HOUSEHOLDS WHO WERE PURCHASERS : SELECTED CHARACTERISTICS BY GROSS WEEKLY INCOME QUINTILES FOR OWNERS, PURCHASERS AND RENTERS, AUSTRALIA, 1994

Characteristics of households	Gross weekly income quintile ²					Total %
	Lowest %	2nd %	3rd %	4th %	Highest %	
Upper boundary of quintile group (\$)	268	492	779	1 172	n.a.	n.a.
Mean weekly income (\$)	140	400	641	965	1 910	1 081
Median weekly income (\$)	171	410	639	963	1 527	914
Mean housing costs (\$)	127	155	190	218	284	220
Housing costs % of income ¹	91	39	30	23	15	20
Weekly housing costs						
\$1 to \$49	18.7	9.6	2.5	0.8	1.1	3.2
\$50 to \$99	30.2	15.7	11.7	7.2	6.4	10.2
\$100 to \$149	20.8	29.2	22.4	16.3	10.7	17.6
\$150 to \$199	12.5	19.0	26.9	25.3	16.1	21.4
\$200 to \$299	12.8	20.4	28.3	34.6	32.6	29.8
\$300 to \$399	*3.2	4.5	5.6	9.8	17.7	10.4
\$400 to \$599	*1.8	*1.1	1.6	4.7	10.6	5.3
\$600 or more	**	**0.5	*1.0	1.2	4.9	2.2
Total	100.0	100.0	100.0	100.0	100.0	100.0
Weekly housing costs as a % of income¹						
25% or less	17.3	25.4	40.5	66.7	83.7	58.9
More than 25%	82.7	74.6	59.5	33.3	16.3	41.1
More than 30%	77.1	63.3	42.2	19.3	8.1	29.0
More than 40%	66.6	39.5	17.0	7.2	3.2	15.0
More than 50%	55.7	23.3	7.1	3.2	1.0	8.5
Total	100.0	100.0	100.0	100.0	100.0	100.0
Household type						
Couple only	22.4	17.1	12.2	24.3	27.1	21.5
Couple with dependants or non-dependants	23.4	43.3	57.3	57.5	58.3	54.2
All couples	45.8	60.3	69.5	81.7	85.4	75.8
One parent	9.3	18.4	8.5	4.3	1.3	6.1
Lone person	42.2	18.0	17.9	7.3	2.9	11.4
Other	*2.7	3.3	4.2	6.7	10.3	6.7
Total	100.0	100.0	100.0	100.0	100.0	100.0
Age group of the reference person						
15-24	*1.5	4.4	4.0	4.9	1.9	3.5
25-34	15.1	32.4	37.8	32.9	28.3	31.5
35-44	25.6	35.7	35.2	42.1	38.2	37.7
45-54	16.2	12.7	16.8	16.2	27.1	19.4
55-64	17.2	6.7	4.1	3.1	4.3	4.9
65 and over	24.4	8.1	2.1	0.9	*0.2	3.0
Total	100.0	100.0	100.0	100.0	100.0	100.0
Main source of income of the reference person						
Wages or salary	13.7	39.7	59.2	62.1	53.0	53.5
Own business, trade or profession	14.0	15.5	11.7	10.6	13.4	12.5
Other private income	20.9	18.1	24.7	26.5	32.6	26.8
Government pensions and benefits	48.5	26.8	4.3	*0.7	1.0	7.1
No income	*2.9	**	**	**0.1	**	*0.2
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	95.0	184.8	388.0	501.9	536.0	1 705.7
Nil or not stated housing costs ('000)	15.6	24.7	38.0	46.0	60.3	184.7
Total Number ('000)	110.5	209.6	426.0	547.9	596.3	1 890.3

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

1.6 HOUSEHOLDS WHO WERE RENTERS : SELECTED CHARACTERISTICS BY GROSS WEEKLY INCOME QUINTILES FOR OWNERS, PURCHASERS AND RENTERS, AUSTRALIA, 1994

Characteristics of households	Gross weekly income quintile ²					Total %
	Lowest %	2nd %	3rd %	4th %	Highest %	
Upper boundary of quintile group (\$)	268	492	779	1 172	n.a.	n.a.
Mean weekly income (\$)	173	369	622	955	2 141	676
Median weekly income (\$)	177	361	618	944	1 513	483
Mean housing costs (\$)	78	107	125	146	175	118
Housing costs % of income ¹	45	29	20	15	8	17
Weekly housing costs						
\$1 to \$49	40.9	7.9	4.7	4.5	3.2	14.3
\$50 to \$99	30.0	35.5	19.4	15.4	13.4	24.8
\$100 to \$149	21.5	38.4	46.9	33.3	23.9	33.5
\$150 to \$199	5.8	15.4	23.7	32.4	28.7	19.2
\$200 to \$299	1.3	2.5	4.8	10.9	21.6	6.3
\$300 or more	*0.4	*0.3	*0.4	3.6	9.3	2.0
Total	100.0	100.0	100.0	100.0	100.0	100.0
Weekly housing costs as a % of income¹						
25% or less	39.8	40.0	71.9	92.2	97.6	62.1
More than 25%	60.2	60.0	28.1	7.8	2.4	37.9
More than 30%	51.7	44.2	10.6	4.7	*0.7	27.3
More than 40%	43.0	21.0	1.6	*1.2	**0.3	16.6
More than 50%	32.7	7.6	*0.6	*0.4	**	10.2
Total	100.0	100.0	100.0	100.0	100.0	100.0
Household type						
Couple only	8.8	16.7	12.4	26.3	27.1	16.7
Couple with dependants or non-dependants	5.9	25.7	30.5	28.6	26.6	22.4
All couples	14.7	42.4	42.9	54.9	53.7	39.1
One parent	20.5	26.8	10.7	4.9	*1.3	15.3
Lone person	61.4	20.3	26.7	10.7	6.7	28.6
Other	3.4	10.5	19.7	29.5	38.3	17.0
Total	100.0	100.0	100.0	100.0	100.0	100.0
Age group of the reference person						
15-24	14.1	17.3	18.3	23.4	16.0	17.6
25-34	18.8	32.7	37.4	34.7	40.7	31.5
35-44	13.2	24.5	24.4	24.2	24.1	21.6
45-54	12.4	10.1	11.5	13.2	14.7	12.0
55-64	11.7	6.5	6.3	3.4	3.9	6.9
65 and over	29.7	8.9	2.1	*1.1	*0.5	10.3
Total	100.0	100.0	100.0	100.0	100.0	100.0
Main source of income of the reference person						
Wages or salary	5.0	31.4	58.3	63.5	53.9	38.6
Own business, trade or profession	2.8	4.4	6.5	8.8	15.8	6.5
Other private income	11.1	12.0	21.1	21.8	28.0	17.2
Government pensions and benefits	79.3	51.6	14.1	5.6	2.3	37.1
No income	1.9	*0.5	**	*0.3	**	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	437.3	459.2	374.6	298.2	203.4	1 772.7
Nil or not stated housing costs ('000)	9.0	15.8	15.8	17.8	14.0	72.4
Total Number ('000)	446.3	474.9	390.5	316.0	217.4	1 845.1

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

1.7 HOUSEHOLDS WHO WERE RECENT HOME BUYERS : GROSS WEEKLY INCOME QUINTILES¹ BY WHETHER FIRST HOME BUYER OR CHANGEOVER BUYER BY WEEKLY HOUSING COSTS, AUSTRALIA, 1994

Whether first home buyer or changeover buyer	Weekly housing costs							Total '000s
	Zero '000s	\$1 to \$49 '000s	\$50 to \$99 '000s	\$100 to \$149 '000s	\$150 to \$199 '000s	\$200 or more '000s	Not stated '000s	
GROSS WEEKLY INCOME QUINTILE : LOWEST								
Recent first home buyer	*1.5	4.6	*1.7	*3.0	*1.6	*2.4	*1.6	16.4
Recent changeover buyer	*2.0	51.0	7.5	6.0	*3.9	4.9	8.9	84.3
Total	*3.5	55.7	9.2	9.1	5.5	7.3	10.5	100.7
GROSS WEEKLY INCOME QUINTILE : 2ND								
Recent first home buyer	**0.7	9.6	4.2	9.5	9.0	9.8	5.5	48.2
Recent changeover buyer	*2.1	38.7	6.0	6.8	6.8	9.7	7.4	77.5
Total	*2.8	48.3	10.2	16.3	15.8	19.5	12.8	125.7
GROSS WEEKLY INCOME QUINTILE : 3RD								
Recent first home buyer	**	5.8	*3.8	10.4	23.7	30.3	11.7	85.8
Recent changeover buyer	*1.2	21.3	8.4	17.5	22.7	27.6	6.6	105.3
Total	*1.2	27.1	12.2	27.9	46.4	57.9	18.4	191.1
GROSS WEEKLY INCOME QUINTILE : 4TH								
Recent first home buyer	**	*4.0	*1.4	6.6	24.2	64.4	6.2	106.7
Recent changeover buyer	**0.5	13.0	6.5	13.1	25.3	47.8	17.5	123.6
Total	**0.5	17.0	7.9	19.7	49.4	112.1	23.7	230.3
GROSS WEEKLY INCOME QUINTILE : HIGHEST								
Recent first home buyer	**	*2.0	*1.4	*2.1	9.7	51.6	10.3	77.1
Recent changeover buyer	**	20.2	9.6	5.9	14.9	96.8	22.3	169.6
Total	**	22.2	10.9	8.1	24.6	148.3	32.6	246.7
TOTAL								
Recent first home buyer	*2.2	26.0	12.5	31.7	68.0	158.5	35.3	334.2
Recent changeover buyer	5.8	144.2	38.0	49.4	73.6	186.6	62.7	560.3
Total	8.0	170.2	50.5	81.0	141.7	345.1	98.0	894.5

¹ See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

1.8 HOUSEHOLDS WHO WERE RECENT HOME BUYERS : SELECTED CHARACTERISTICS BY WHETHER PURCHASED NEW OR ESTABLISHED HOME, AUSTRALIA, 1994

Characteristics of households	Recent first home buyer		Recent changeover buyer		Total		
	Purchased new home %	Purchased established home %	Purchased new home %	Purchased established home %	Purchased new home %	Purchased established home %	Total %
Type of household							
Couple only							
and reference person aged							
15-24	6.8	7.7	**	*0.4	2.2	3.3	3.0
25-44	30.9	22.4	8.5	11.3	15.8	15.7	15.7
45-64	*1.7	1.7	15.9	11.2	11.3	7.5	8.6
65 and over	**0.4	**0.2	5.6	4.7	3.9	2.9	3.2
Total	39.8	32.0	30.0	27.7	33.2	29.4	30.5
Couple with dependants or non-dependants							
and reference person aged							
15-24	*3.5	2.5	**	*0.3	*1.1	1.2	1.1
25-44	29.1	28.4	32.2	31.8	31.2	30.5	30.7
45 and over	*1.4	3.5	10.5	9.9	7.5	7.4	7.4
Total	34.0	34.3	42.7	42.0	39.8	39.0	39.2
All couples	73.8	66.3	72.7	69.7	73.1	68.3	69.7
One parent with reference person aged							
15-34	**1.1	2.2	**0.2	*0.7	*0.5	1.3	1.1
35 and over	*2.2	2.9	4.1	5.3	3.5	4.3	4.1
Total	*3.3	5.1	4.4	6.0	4.0	5.7	5.2
Lone person aged							
15-24	*3.5	1.7	**0.2	**0.1	*1.3	0.7	0.9
25-34	5.9	8.7	*1.7	1.7	3.1	4.5	4.1
35-44	5.2	3.0	*1.4	3.7	2.7	3.5	3.2
45-64	*1.4	*1.0	6.9	7.0	5.1	4.7	4.8
65 and over	**1.1	*0.7	6.5	4.1	4.7	2.8	3.3
Total	17.1	15.3	16.8	16.6	16.9	16.1	16.3
Other							
15-24	*1.2	3.0	**0.3	**0.1	*0.6	1.2	1.0
25-44	*3.6	10.1	3.2	4.3	3.3	6.6	5.7
45 and over	**0.9	**0.2	2.6	3.3	2.1	2.1	2.1
Total	5.7	13.3	6.1	7.7	6.0	9.9	8.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Main source of income of the reference person							
Own business	12.6	7.8	14.8	11.1	14.1	9.8	11.0
Wage or salaries	55.9	53.0	38.8	40.9	44.4	45.6	45.3
Government pensions and benefits	*4.3	6.7	15.6	11.0	11.9	9.3	10.1
Other	26.7	31.9	30.7	36.3	29.4	34.6	33.1
No income	**0.6	*0.6	*0.1	*0.7	**0.2	0.7	0.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Labour force status of the reference person							
Employed	92.8	91.2	72.6	77.2	79.2	82.7	81.7
Unemployed	**0.5	2.5	5.4	3.7	3.8	3.3	3.4
Not in labour force	6.7	6.3	21.9	19.1	17.0	14.0	14.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Dwelling structure							
Separate house	90.3	79.3	81.3	86.1	84.2	83.4	83.6
Semi-detached/row or terrace house/townhouse	6.7	9.5	13.6	7.0	11.3	8.0	9.0
Flat/unit/apartment	*3.0	11.0	5.0	6.1	4.3	8.0	7.0
Other	**	**0.2	**0.2	*0.8	**0.1	*0.6	*0.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000s)	85.5	248.7	176.8	383.6	262.3	632.2	894.5

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

** Subject to sampling variability too high for most practical purposes.

CHAPTER 2

DWELLING CHARACTERISTICS AND CONDITIONS

HOME FOR MOST AUSTRALIANS

The typical household lived in a separate house with three bedrooms, one bathroom/ensuite, a laundry, and a separate toilet.

Sixty-one per cent of separate houses had three bedrooms and 23% had four or more bedrooms. This contrasts with other dwelling types, where 89% of flats, units or apartments and 63% of semi-detached, row or terrace houses and townhouses had two or less bedrooms (see Table 2.1).

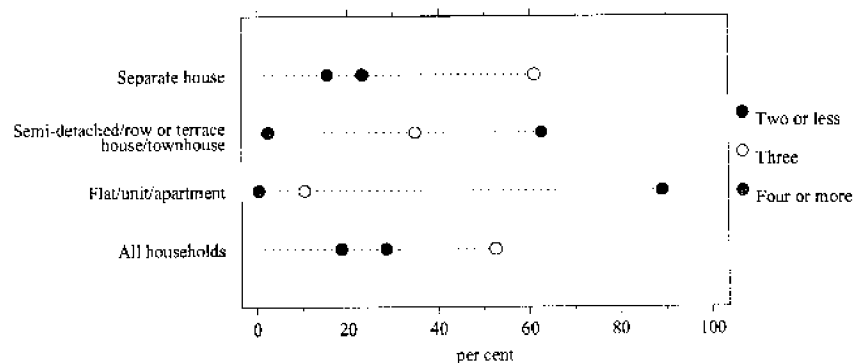
Almost all (96%) separate houses had a separate laundry room. This compares with the 81% for semi-detached houses and 50% for flats, units or apartments (see Table 2.1).

Almost two thirds of flats, units or apartments (63%) had no separate toilet. This contrasts with separate houses where 19% had no separate toilet (see Table 2.1).

More than half of owners and purchasers (56% and 60% respectively) lived in homes with three bedrooms. This was lower for renter households at 41% (see Table 2.2).

2.1

DWELLING TYPE BY NUMBER OF BEDROOMS



INSULATION

Almost half (47%) of all households reported having some form of roof insulation. A further 19% of households did not know whether their dwelling had roof insulation or not, and 34% of households reported having no roof insulation. Of the 3,122,000 dwellings which had roof insulation, fibreglass batts was the main type of roof insulation (65% of dwellings), followed by loose fill (19%) (see Table 2.3).

Less than one in six (16%) of all households reported having wall insulation, and a further 23% did not know whether their dwelling had wall insulation. Of the dwellings with wall insulation, 48% had sisalation or reflective foil and 38% had fibreglass batts (see Table 2.3).

FLOORS AND FLOOR COVERINGS

Seventy per cent of dwellings had wet area floors made from concrete. This proportion was higher for both semi-detached, row or terrace houses and townhouses and flats, units or apartments (83% and 81% respectively). The most common types of floor coverings in wet areas (bathrooms and laundries) were ceramic tiles, terracotta or slate (76%) (see Table 2.4).

The most common types of floor coverings in dry areas were carpets and lino or vinyl tiles. Ninety-three per cent of dwellings had carpet and 61% had lino or vinyl tiles as floor coverings in dry areas, while over a quarter (26%) of dwellings had ceramic tiles, terracotta or slate (see Table 2.4).

HOUSING CONDITION

In general, Australia's housing stock is in good condition, with 51% of dwellings having one or no problems reported in the survey. Only 12% of dwellings had five or more problems. Ninety-one per cent of these were more than 10 years old. Fifty-two per cent of dwellings with five or more problems were rented households, while 45% were owner and purchaser households (see Table 2.5).

PROBLEM AREAS

Walls Under 6% of households reported problems arising from cracks or holes in walls. Dwellings with timber walls were more likely to have cracks or holes in walls than those with double brick or brick veneer walls. The incidence in rented dwellings (9%) was higher than for owners (3%) and purchasers (6%). The most common problems associated with cracks or holes in walls were pests and draughts (see Table 2.7).

Window frames Dwellings with timber window frames were twice as likely to have problems with windows than dwellings with aluminium windows (32% compared to 15%). The incidence in rented dwellings was higher for both timber and aluminium window frames (46% and 24% respectively) (see Table 2.8).

Roofs Eight per cent of dwellings reported problems arising from a leaking roof or ceiling. The incidence in dwellings with metal sheeting roofs (11%) was higher than in dwellings with tiles (7%). Twelve per cent of private renter households reported a leaking roof or ceiling compared to owners at 6%, purchasers at 8% and public renters at 9%. The most common problems arising from a leaking roof or ceiling were water penetration and pests (see Table 2.9).

Structural Eight per cent of households reported structural problems with their dwelling. The incidence for rented dwellings (15%) was considerably higher than for owners (5%) and purchasers (7%). The most common problems were major cracks in the walls or floor and sinking or moving foundations (see Table 2.11).

NEED FOR REPAIRS

Over two thirds of households reported that they required no repairs to the outside of their dwelling. Less than 5% reported either an essential or an urgent need for repairs. Similar proportions were reported for the need for repairs inside the dwelling, i.e. 67% reported that they required no repairs, and 5% had an essential or urgent need (see Table 2.12).

The proportion of renter households reporting the need for essential or urgent repairs to the outside of the dwelling (8%) was higher than both owner and purchaser households (3% and 5% respectively). This was also the case for the need for repairs to the inside of the dwelling (renters reported 10% compared with 2% and 4% for owners and purchasers respectively) (see Table 2.12).

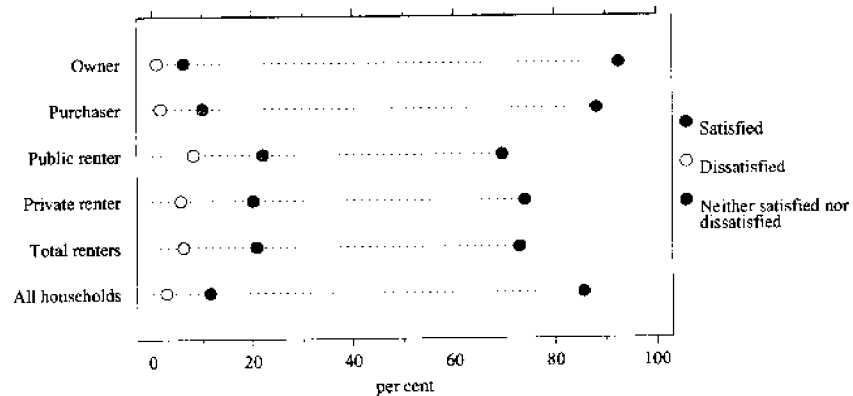
The proportion of one parent households who reported the need for essential or urgent repairs to the outside of their dwelling (9%) was higher than all other household types. This was also the case for both the need for repairs to the inside of the dwelling and the need for repairs to amenities (10% and 7% respectively) (see Table 2.13).

SATISFACTION WITH LOCATION AND DWELLING

The vast majority (over 85%) of households were satisfied with their dwelling. Public housing tenants were more than twice as likely as other tenure groups to be dissatisfied with their dwelling location. Six per cent were dissatisfied with their location compared to the Australian average of 2%. Eight per cent were dissatisfied with the dwelling compared to the 3% Australian average. Private renters generally were satisfied with their dwelling location but 6% were dissatisfied with the dwelling (see Table 2.16).

2.2

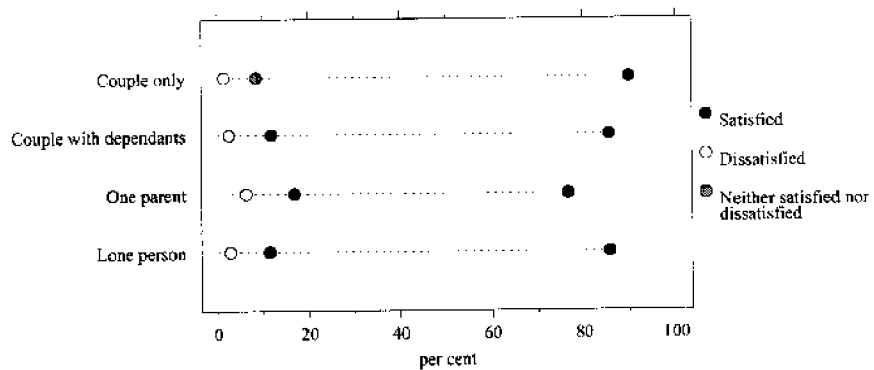
HOUSEHOLD SATISFACTION WITH DWELLING BY TENURE TYPE



One parent households were twice as likely to be dissatisfied with their dwelling location and the dwelling, 4% and 6% respectively compared to the 2% and 3% Australian average (see Table 2.17).

2.3

HOUSEHOLD SATISFACTION WITH DWELLING BY HOUSEHOLD TYPE



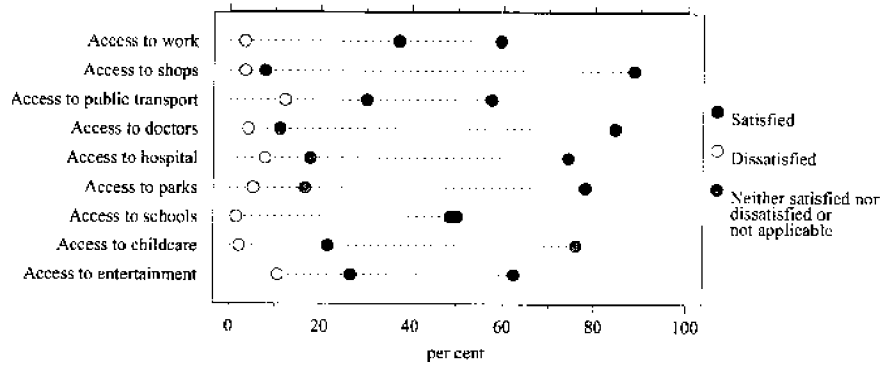
SATISFACTION WITH
ACCESS TO WORK AND
SERVICES

Only 3% of households were dissatisfied with their access to work. Access to work was not an issue for 57% of public renters and 46% of owners (see Table 2.18).

Purchasers and owners were more likely to be dissatisfied with access to public transport (14% and 13% respectively) compared to private and public renters (8% and 10% respectively) (see Table 2.18).

Over 14% of one parent households were dissatisfied with access to entertainment. This is higher than couple only and lone person households (both 10%) (see Table 2.19).

2.4 HOUSEHOLD SATISFACTION WITH ACCESS TO WORK AND SERVICES



2.1 HOUSEHOLDS : NUMBER OF ROOMS BY DWELLING STRUCTURE, AUSTRALIA, 1994

Number of rooms	Separate house '000s	Semi-detached/row or terrace house/townhouse '000s	Flat/unit/ apartment '000s	Total ¹ '000s
Bedrooms				
Bedsitter/ one	68.9	55.4	208.0	344.4
Two	756.7	274.9	533.0	1 568.5
Three	3 241.2	184.4	87.0	3 513.4
Four or more	1 233.9	13.3	4.4	1 251.6
Kitchens				
None	*2.6	**	5.8	12.4
One or more	5 298.1	527.9	826.7	6 665.5
Bathrooms/ensuites				
None	8.6	**0.6	*2.5	18.4
One	3 770.4	476.7	785.9	5 042.3
Two or more	1 521.7	50.6	44.1	1 617.2
Laundries				
None	217.2	97.9	417.9	746.3
One or more	5 083.5	430.0	414.6	5 931.6
Separate toilets				
None	987.2	188.1	521.4	1 709.0
One	3 832.6	312.9	306.3	4 456.3
Two or more	480.9	27.0	4.8	512.7
Lounge/dining rooms				
None	58.9	15.6	57.9	140.2
One	2 448.6	395.0	712.6	3 563.9
Two or more	2 793.2	117.4	62.0	2 973.8
Other rooms				
None	4 597.0	510.1	817.1	5 938.1
One	621.0	16.5	14.9	655.3
Two or more	82.7	*1.3	**0.5	84.5
All households	5 300.7	527.9	832.5	6 677.9

¹ Includes a small number of 'other' dwellings (total 16 800).

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

** Subject to sampling variability too high for most practical purposes.

2.2 HOUSEHOLDS : NUMBER OF ROOMS BY TENURE TYPE, AUSTRALIA, 1994

Number of rooms	Owner '000s	Purchaser '000s	Renter		Total renters ¹ '000s	Other ² '000s	Total '000s
			Public '000s	Private '000s			
Bedrooms							
Bedsitter/ one	65.9	23.1	81.5	127.6	234.3	21.1	344.4
Two	570.2	265.5	90.8	565.7	691.8	41.1	1 568.5
Three	1 557.4	1 136.1	215.1	468.4	754.7	65.1	3 513.4
Four or more	600.4	465.7	27.5	109.6	164.3	21.2	1 251.6
Kitchens							
None	*3.4	*1.2	**	4.8	6.2	*1.7	12.4
One or more	2 790.4	1 889.2	414.8	1 266.6	1 839.0	146.9	6 665.5
Bathrooms/ensuites							
None	5.8	4.5	**0.9	5.2	6.6	*1.5	18.4
One	1 970.2	1 272.2	408.6	1 133.3	1 679.2	120.7	5 042.3
Two or more	817.9	613.6	5.3	132.8	159.3	26.3	1 617.2
Laundries							
None	179.7	98.4	94.4	307.7	437.0	31.3	746.3
One or more	2 614.1	1 792.0	320.3	963.7	1 408.2	148.7	5 931.6
Separate toilets							
None	549.3	409.1	182.2	463.7	702.0	48.6	1 709.0
One	1 960.6	1 319.7	225.3	759.9	1 082.6	93.4	4 456.3
Two or more	283.9	161.5	7.2	47.9	60.5	6.7	512.7
Lounge/dining rooms							
None	39.8	22.7	10.4	51.3	70.3	7.3	140.2
One	1 307.5	845.7	337.1	876.8	1 319.6	91.1	3 563.9
Two or more	1 446.5	1 021.9	67.2	343.3	455.2	50.1	2 973.8
Other rooms							
None	2 386.8	1 681.5	406.0	1 189.0	1 742.2	127.7	5 938.1
One	355.0	187.8	8.7	74.6	93.3	19.2	655.3
Two or more	52.0	21.0	**	7.8	9.7	*1.8	84.5
All households	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9

¹ Includes 'other' and 'not stated'.

² Includes 'rent-free' and 'other' households.

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

** Subject to sampling variability too high for most practical purposes.

2.3 HOUSEHOLDS : INSULATION BY DWELLING STRUCTURE, AUSTRALIA, 1994

<i>Insulation</i>	<i>Separate house '000s</i>	<i>Semi-detached/row or terrace house/townhouse '000s</i>	<i>Flat/unit/ apartment '000s</i>	<i>Total¹ '000s</i>
Main type of roof insulation				
Fibreglass batts	1 844.0	107.8	64.4	2 017.2
Sisalation/reflective foil	336.3	16.5	11.6	366.0
Foam	44.2	*2.0	*1.5	48.6
Polystyrene sheets	17.3	**0.6	**0.6	20.3
Loose fill	567.8	26.5	12.8	607.2
Insulated cladding	11.1	**0.3	*1.7	13.4
Other	46.7	*2.0	**0.5	49.3
Not known	674.7	202.1	381.2	1 259.9
No roof insulation	1 758.6	170.0	358.2	2 296.0
Main type of wall insulation				
Fibreglass batts	383.1	8.1	7.0	399.3
Sisalation/reflective foil	478.5	17.0	2.5	505.2
Foam	21.7	**0.6	**0.6	24.4
Polystyrene sheets	21.3	**0.3	**	23.2
Loose fill	27.1	*3.1	**0.3	30.5
Insulated cladding	47.1	**0.9	**0.6	48.8
Other	14.9	**	**0.9	15.8
Not known	1 001.7	200.2	348.6	1 552.8
No wall insulation	3 305.3	297.6	466.0	4 077.8
All households	5 300.7	527.9	832.5	6 677.9

¹ Includes a small number of 'other' dwellings (total 16 800).

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

** Subject to sampling variability too high for most practical purposes.

2.4 HOUSEHOLDS : MATERIAL OF FLOORS IN WET AREAS AND TYPE OF FLOOR COVERINGS IN WET AND DRY AREAS BY DWELLING STRUCTURE, AUSTRALIA, 1994

<i>Material/type of floors in wet areas</i>	<i>Separate house '000s</i>	<i>Semi-detached/row or terrace house/townhouse '000s</i>	<i>Flat/unit/ apartment '000s</i>	<i>Total¹ '000s</i>
Material of floors in wet areas²				
Timber	2 046.6	68.0	94.8	2 215.3
Concrete	3 583.2	439.1	676.2	4 701.9
Other	478.3	55.0	80.8	623.1
Type of floor coverings in wet areas³				
Lino/vinyl tiles	1 634.0	105.9	183.6	1 930.1
Ceramic tiles/terracotta/slate	3 973.8	428.6	673.7	5 078.2
Bare floors	533.9	38.2	25.7	599.3
Other	513.8	28.0	41.4	590.5
Type of floor coverings in dry areas³				
Carpet/ carpet tiles	4 903.8	492.3	775.2	6 181.0
Lino/vinyl tiles	3 137.7	328.1	579.2	4 057.1
Rugs/ polished floor boards	728.1	41.2	44.4	814.3
Ceramic tiles/terracotta/slate	1 408.2	146.1	174.3	1 728.6
All households	5 300.7	527.9	832.5	6 677.9

¹ Includes a small number of 'other' dwellings (total 16 800).

² A household may have more than one floor material.

³ A household may have more than one type of floor covering.

2.5 HOUSEHOLDS : NUMBER OF PROBLEMS¹ BY AGE OF DWELLING BY TENURE TYPE, 1994

Tenure type	Number of problems						Total '000s
	None '000s	One '000s	Two '000s	Three '000s	Four '000s	Five or more '000s	
10 YEARS OR LESS							
Owner	155.9	119.0	65.4	29.3	12.3	6.5	388.4
Purchaser	171.2	169.9	108.4	53.7	37.9	26.2	567.4
Renter							
Public	34.0	23.7	20.8	14.5	9.2	12.9	115.2
Private	62.7	54.1	31.8	24.5	13.6	12.9	199.5
Total renters ⁴	109.2	84.3	59.7	43.3	25.0	29.3	350.7
Other ⁵	*6.2	*6.0	*3.3	**1.2	**1.1	**	17.9
Total²	442.6	379.1	236.8	127.5	76.4	62.0	1 324.4
MORE THAN 10 YEARS							
Owner	798.3	683.7	421.3	238.9	118.4	137.9	2 398.5
Purchaser	245.3	300.9	255.8	199.3	137.0	177.5	1 315.8
Renter							
Public	40.9	38.0	49.7	47.1	27.9	82.0	285.7
Private	171.7	184.5	158.6	132.5	104.1	257.1	1 008.6
Total renters ⁴	230.6	242.4	231.1	196.1	145.6	366.6	1 412.5
Other ⁵	25.7	28.7	21.4	17.7	11.7	23.9	129.1
Total²	1 299.9	1 255.7	929.6	652.1	412.7	705.8	5 255.9
TOTAL ³							
Owner	957.9	804.4	487.0	268.7	131.5	144.3	2 793.9
Purchaser	418.8	472.6	366.1	253.6	175.6	203.6	1 890.3
Renter							
Public	77.6	64.6	74.2	64.1	38.5	95.7	414.8
Private	255.1	254.1	201.9	164.2	120.8	275.4	1 271.4
Total renters ⁴	365.1	346.5	306.2	250.2	175.0	402.0	1 845.1
Other ⁵	33.3	35.0	24.7	18.9	12.7	23.9	148.6
Total²	1 775.1	1 658.6	1 184.1	791.4	494.9	773.9	6 677.9

¹ Includes selected problem areas — see Glossary for details.

² Includes a small number of 'other' tenure types (total 41 200).

³ Includes a small number of households in which dwelling age was not known (total 97 600).

⁴ Includes 'other' and 'not stated'.

⁵ Includes 'rent free' and 'other' households.

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

** Subject to sampling variability too high for most practical purposes.

2.6 HOUSEHOLDS : MOST COMMON DWELLING PROBLEMS BY AGE OF DWELLING, AUSTRALIA, 1994

Common problems ¹	Age of dwelling		Total ² '000s
	10 years or less '000s	More than 10 years '000s	
Pests (excluding white ants)	362.4	1 592.4	1 983.2
Electrical	357.1	1 355.2	1 729.3
Draughts	185.2	1 233.7	1 434.5
Windows	134.7	1 250.1	1 399.5
Mould or mildew	126.4	1 063.2	1 199.9
Water supply	155.0	788.4	954.7
Surface run-off	175.0	699.9	884.9
Doors	130.3	692.5	836.0
Leaks or water penetration	77.2	560.2	643.9
Inadequate roof drainage	52.5	552.8	613.7
All households	1 324.4	5 255.9	6 677.9

¹ A household may have more than one problem — see Glossary for details.

² Includes a small number of households in which dwelling age was not known (total 97 600).

2.7 HOUSEHOLDS : TENURE TYPE BY PROBLEMS ARISING FROM CRACKS OR HOLES IN WALLS BY MAIN MATERIAL OF OUTER WALLS, AUSTRALIA, 1994

Problems arising from cracks or holes in walls	Material of outer walls				Total '000s
	Double brick '000s	Brick veneer '000s	Timber '000s	Other ¹ '000s	
OWNER					
Water penetration	*3.5	*2.3	*2.5	*1.4	9.8
Draughts	*3.0	**0.6	11.8	5.6	20.9
Pests	15.5	20.6	15.0	16.1	67.2
Households with problems	20.6	23.3	24.9	21.6	90.3
All households	713.7	1 027.4	475.5	577.2	2 793.9
Per cent with problems	2.9	2.3	5.2	3.7	3.2
PURCHASER					
Water penetration	*2.1	*1.6	*1.5	*1.9	7.1
Draughts	*2.8	5.3	16.0	7.0	31.1
Pests	19.1	22.2	22.2	17.9	81.4
Households with problems	21.9	28.5	34.6	23.3	108.3
All households	441.8	820.2	309.8	318.6	1 890.3
Per cent with problems	5.0	3.5	11.2	7.3	5.7
RENTER — PUBLIC					
Water penetration	*1.1	*1.3	**	**0.4	*2.8
Draughts	*1.6	*2.4	**0.5	5.3	9.8
Pests	5.9	9.0	*1.9	8.3	25.0
Households with problems	8.0	11.8	*1.9	11.9	33.6
All households	107.1	167.6	23.5	116.6	414.8
Per cent with problems	7.5	7.0	*7.9	10.2	8.1
RENTER — PRIVATE					
Water penetration	4.6	*2.4	5.7	*3.8	16.6
Draughts	6.5	*3.0	7.6	15.1	32.1
Pests	30.2	17.8	19.5	21.5	89.1
Households with problems	37.4	22.7	25.5	33.0	118.6
All households	500.3	381.6	173.6	216.0	1 271.4
Per cent with problems	7.5	5.9	14.7	15.3	9.3
TOTAL RENTERS ²					
Water penetration	5.7	4.4	6.0	5.3	21.5
Draughts	8.1	5.4	9.0	21.5	44.0
Pests	38.3	27.5	23.9	35.0	124.8
Households with problems	47.7	35.9	30.2	51.6	165.4
All households	655.2	600.0	217.9	372.0	1 845.1
Per cent with problems	7.3	6.0	13.9	13.9	9.0
OTHER ³					
Water penetration	**0.9	**	**0.4	*1.2	*2.5
Draughts	**0.8	**	*3.7	*1.6	6.0
Pests	*2.5	**0.9	*3.4	5.7	12.5
Households with problems	*3.0	**0.9	5.1	6.7	15.7
All households	39.3	23.1	35.5	50.7	148.6
Per cent with problems	*9.4	**5.7	15.2	13.7	12.0
TOTAL					
Water penetration	12.3	8.3	10.4	9.9	40.9
Draughts	14.7	11.3	40.4	35.7	102.1
Pests	75.4	71.2	64.5	74.7	285.9
Households with problems	93.2	88.5	94.7	103.2	379.7
All households	1 849.9	2 470.8	1 038.7	1 318.5	6 677.9
Per cent with problems	5.0	3.6	9.1	7.8	5.7

¹ Includes 'not known' and 'not stated' responses.

² Includes 'other' and 'not stated'.

³ Includes 'rent-free' and 'other' households.

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

** Subject to sampling variability too high for most practical purposes.

2.8 HOUSEHOLDS : TENURE TYPE BY PROBLEMS ARISING FROM WINDOWS BY MATERIAL OF WINDOW FRAMES, AUSTRALIA, 1994

Problems arising from windows	Material of window frames			Total ¹ '000s
	Aluminium '000s	Timber/wood '000s	Steel '000s	
OWNER				
Water penetration	5.1	10.2	**	12.7
Draughts	25.6	51.4	*1.2	67.6
Pests	7.1	13.2	**0.7	18.2
Security risks	26.1	53.0	*2.0	67.8
Broken or missing windows	37.1	77.8	*3.5	101.0
Windows that do not open and close properly	67.8	158.9	10.0	206.6
Loose or poorly sealed windows	54.9	111.5	*2.8	147.3
Households with problems	153.8	297.5	13.4	401.6
All households	1 660.0	1 401.6	85.6	2 793.9
Per cent with problems	9.3	21.2	15.6	14.4
PURCHASER				
Water penetration	7.6	11.5	**0.4	16.4
Draughts	28.0	66.7	*1.9	84.4
Pests	10.7	11.9	**0.4	20.7
Security risks	32.0	54.5	*1.7	78.2
Broken or missing windows	45.7	83.2	*2.5	116.8
Windows that do not open and close properly	79.1	177.5	8.4	228.9
Loose or poorly sealed windows	74.6	127.6	5.1	182.1
Households with problems	176.6	300.7	12.9	432.0
All households	1 160.0	879.0	33.0	1 890.3
Per cent with problems	15.2	34.2	39.0	22.9
RENTER — PUBLIC				
Water penetration	*1.9	*3.4	**	5.3
Draughts	19.8	28.1	**0.9	46.4
Pests	5.3	*3.3	**	8.1
Security risks	13.8	13.8	**	27.2
Broken or missing windows	17.7	19.5	**0.6	36.8
Windows that do not open and close properly	29.5	47.4	*2.2	75.7
Loose or poorly sealed windows	31.8	47.7	**1.0	76.2
Households with problems	65.3	84.5	*3.2	146.8
All households	238.5	185.9	10.4	414.8
Per cent with problems	27.4	45.5	*31.0	35.4
RENTER — PRIVATE				
Water penetration	11.1	16.4	**0.8	25.4
Draughts	39.2	82.3	5.6	114.4
Pests	9.6	24.1	**0.2	32.1
Security risks	35.8	63.6	4.5	94.7
Broken or missing windows	38.9	85.6	*3.8	114.8
Windows that do not open and close properly	75.1	173.2	9.4	231.3
Loose or poorly sealed windows	88.2	165.5	7.3	234.4
Households with problems	161.1	292.2	13.8	426.4
All households	704.8	634.9	26.3	1 271.4
Per cent with problems	22.9	46.0	52.5	33.5

For footnotes see end of table.

2.8 HOUSEHOLDS : TENURE TYPE BY PROBLEMS ARISING FROM WINDOWS BY MATERIAL OF WINDOW FRAMES, AUSTRALIA, 1994

Problems arising from windows	Material of window frames			Total ¹ '000s
	Aluminium '000s	Timber/wood '000s	Steel '000s	
TOTAL RENTERS ²				
Water penetration	13.9	20.9	**0.8	32.8
Draughts	66.3	119.9	6.6	175.2
Pests	18.4	31.3	**0.8	45.5
Security risks	58.2	84.1	5.3	135.2
Broken or missing windows	66.6	114.7	5.2	169.1
Windows that do not open and close properly	116.5	236.7	12.2	331.6
Loose or poorly sealed windows	134.2	224.9	8.7	333.5
Households with problems	251.8	406.8	18.7	624.9
All households	1 043.2	887.9	40.6	1 845.1
Per cent with problems	24.1	45.8	46.1	33.9
OTHER ³				
Water penetration	**0.7	*2.2	**	*2.7
Draughts	*3.3	10.7	**0.8	13.1
Pests	*1.4	*4.0	**	5.1
Security risks	*2.4	6.9	**	8.1
Broken or missing windows	*3.8	10.7	**0.8	14.2
Windows that do not open and close properly	6.5	15.5	**0.8	20.3
Loose or poorly sealed windows	7.9	17.2	**	22.4
Households with problems	15.1	31.9	**0.8	41.8
All households	74.7	85.9	*3.4	148.6
Per cent with problems	22.7	40.0	**	31.1
TOTAL				
Water penetration	27.4	44.8	*1.2	64.6
Draughts	123.2	248.7	10.6	340.3
Pests	37.5	60.3	*1.9	89.5
Security risks	118.7	198.4	8.9	289.3
Broken or missing windows	153.2	286.5	12.0	401.1
Windows that do not open and close properly	269.8	588.7	31.4	787.4
Loose or poorly sealed windows	271.7	481.2	16.6	685.2
Households with problems	597.4	1 036.8	45.8	1 500.3
All households	3 937.9	3 254.3	162.6	6 677.9
Per cent with problems	15.2	31.9	28.2	22.5

¹ Includes 'other', 'not known' and 'not stated' responses (22 600).

² Includes 'other' and 'not stated'.

³ Includes 'rent-free' and 'other' households.

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

** Subject to sampling variability too high for most practical purposes.

2.9 HOUSEHOLDS : TENURE TYPE BY PROBLEMS ARISING FROM LEAKING ROOF/CEILING BY MAIN MATERIAL OF ROOF, AUSTRALIA, 1994

Problems arising from leaking roof/ceiling	Material of roof			Total '000s
	Tiles '000s	Metal sheeting '000s	Other ¹ '000s	
OWNER				
Mould or mildew	17.9	11.6	*3.1	32.5
Water penetration	46.3	46.1	6.2	98.6
Draughts	*1.3	5.6	**	6.9
Pests	19.6	18.4	*1.8	39.8
Households with problems	77.6	72.2	9.6	159.5
All households	1 709.9	941.8	142.2	2 793.9
Per cent with problems	4.5	7.7	6.8	5.7
PURCHASER				
Mould or mildew	19.5	8.0	*1.2	28.7
Water penetration	55.3	36.9	4.8	97.0
Draughts	5.1	6.0	**	11.2
Pests	25.8	15.7	*1.1	42.6
Households with problems	86.0	57.9	6.9	150.7
All households	1 218.0	594.1	78.2	1 890.3
Per cent with problems	7.1	9.7	8.8	8.0
RENTER — PUBLIC				
Mould or mildew	7.1	4.6	*1.6	13.2
Water penetration	13.3	7.7	**0.8	21.7
Draughts	*3.8	*1.5	**0.3	5.7
Pests	*3.6	*1.6	**0.3	5.5
Households with problems	22.2	12.3	*1.8	36.3
All households	276.3	100.8	37.6	414.8
Per cent with problems	8.0	12.2	*4.8	8.8
RENTER — PRIVATE				
Mould or mildew	22.1	20.4	4.7	47.2
Water penetration	35.8	37.9	10.0	83.7
Draughts	5.4	11.6	*2.1	19.1
Pests	20.0	20.3	8.2	48.6
Households with problems	67.3	64.3	16.9	148.5
All households	723.8	385.1	162.6	1 271.4
Per cent with problems	9.3	16.7	10.4	11.7
TOTAL RENTERS ²				
Mould or mildew	31.0	27.6	7.5	66.1
Water penetration	50.6	54.7	13.0	118.2
Draughts	10.5	15.0	*2.4	27.9
Pests	25.0	26.0	8.5	59.6
Households with problems	94.7	90.7	20.9	206.3
All households	1 075.6	555.3	214.2	1 845.1
Per cent with problems	8.8	16.3	9.8	11.2
TOTAL ³				
Mould or mildew	69.9	48.5	11.7	130.1
Water penetration	156.7	146.5	26.0	329.1
Draughts	17.2	28.9	*3.0	49.1
Pests	71.9	63.2	11.4	146.6
Households with problems	264.4	231.3	39.4	535.1
All households	4 056.3	2 170.4	451.2	6 677.9
Per cent with problems	6.5	10.7	8.7	8.0

¹ Includes 'not known' and 'not stated' responses.

² Includes 'other' and 'not stated'.

³ Includes 'rent-free' and 'other' households (148 600).

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

** Subject to sampling variability too high for most practical purposes.

2.10 HOUSEHOLDS : TENURE TYPE BY PROBLEMS ARISING FROM CRACKS OR HOLES IN WET AREA FLOORS BY MATERIAL OF FLOORS IN WET AREAS, AUSTRALIA, 1994

Problems arising from cracks or holes in wet area floors	Material of floors			Total '000s
	Timber '000s	Concrete '000s	Other '000s	
OWNER				
Water penetration	*2.7	5.4	**	6.8
Leaking shower recess	*3.1	8.8	*1.8	12.2
Draughts	*3.8	4.1	**0.7	7.5
Pests	11.0	13.5	**0.7	22.9
Households with problems	18.6	29.9	*3.2	45.5
All households	1 046.2	1 932.5	243.5	2 793.9
Per cent with problems	1.8	1.5	*1.3	1.6
PURCHASER				
Water penetration	*3.2	9.2	*1.4	11.9
Leaking shower recess	5.9	18.8	*2.8	23.6
Draughts	4.9	4.7	*1.6	9.6
Pests	16.0	21.7	*2.4	32.8
Households with problems	27.5	51.3	6.4	71.4
All households	659.8	1 318.1	164.6	1 890.3
Per cent with problems	4.2	3.9	3.9	3.8
RENTER — PUBLIC				
Water penetration	**0.8	*1.6	**0.5	*2.9
Leaking shower recess	**0.6	8.4	**	8.8
Draughts	*3.1	*2.1	**	5.2
Pests	*2.3	9.1	*1.3	12.6
Households with problems	5.6	18.4	*1.8	25.4
All households	74.9	323.6	39.6	414.8
Per cent with problems	7.5	5.7	*4.5	6.1
RENTER — PRIVATE				
Water penetration	8.1	11.6	*1.7	18.2
Leaking shower recess	12.7	23.9	*3.5	35.8
Draughts	9.9	6.4	**0.5	14.5
Pests	17.4	21.2	*3.6	33.8
Households with problems	38.6	54.9	8.2	86.1
All households	335.9	905.3	144.9	1 271.4
Per cent with problems	11.5	6.1	5.7	6.8
TOTAL RENTERS ¹				
Water penetration	8.9	14.3	*2.5	22.1
Leaking shower recess	15.5	35.2	*3.8	48.4
Draughts	13.3	8.9	**0.5	20.0
Pests	21.0	33.0	5.1	50.1
Households with problems	47.8	80.1	10.5	119.8
All households	451.9	1 350.2	199.7	1 845.1
Per cent with problems	10.5	5.9	5.3	6.5
TOTAL ²				
Water penetration	15.0	29.7	*3.9	42.0
Leaking shower recess	24.7	63.5	8.6	85.2
Draughts	23.5	18.6	*2.8	38.9
Pests	50.0	69.7	8.1	108.7
Households with problems	97.6	164.7	20.3	242.9
All households	2 215.3	4 701.9	623.1	6 677.9
Per cent with problems	4.4	3.5	3.6	3.6

¹ Includes 'other' and 'not stated'.

² Includes 'rent-free' and 'other' households (148 600).

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

** Subject to sampling variability too high for most practical purposes.

2.11 HOUSEHOLDS : STRUCTURAL PROBLEMS BY TENURE TYPE, AUSTRALIA, 1994

Types of structural problems	Owner '000s	Purchaser '000s	Renter		Total renters ¹ '000s	Other ² '000s	Total '000s
			Public '000s	Private '000s			
Rising damp	14.4	10.3	8.2	25.6	34.1	**1.1	60.0
Major cracks in the wall/floors	52.3	38.6	32.0	77.8	117.1	*2.6	210.6
Sinking/moving foundations	48.1	42.0	27.5	56.3	91.0	8.4	189.5
Sagging roof/floors	20.0	24.1	14.8	44.5	62.8	*2.5	109.4
Walls/windows out of plumb	7.4	11.6	11.0	29.5	42.8	*2.1	63.9
Wood rot	6.5	*4.0	*3.1	17.1	21.6	**0.4	32.5
Other	20.8	24.8	8.3	24.7	39.1	*1.8	86.6
Households with problems	134.6	127.3	72.0	184.1	275.8	14.7	552.3
Total	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9
Per cent with problems	4.8	6.7	17.4	14.5	14.9	9.9	8.3

¹ Includes 'other' and 'not stated'.
² Includes 'rent-free' and 'other' households.
* Subject to sampling variability between 25% and 50%.
** Subject to sampling variability too high for most practical purposes.

2.12 HOUSEHOLDS : NEED FOR REPAIRS BY TENURE TYPE, AUSTRALIA, 1994

Need for repair	Owner %	Purchaser %	Renter		Total renters ¹ %	Other ² %	Total %
			Public %	Private %			
Outside of the dwelling							
No need	73.5	62.8	61.2	61.3	61.7	62.1	66.9
Desirable	14.9	20.2	13.0	16.0	15.3	14.9	16.5
Moderate	8.9	12.1	13.9	15.9	15.2	15.5	11.7
Essential	1.9	4.3	7.7	5.4	5.8	5.6	3.7
Urgent	0.7	0.6	4.2	1.4	2.0	*2.0	1.1
Inside of the dwelling							
No need	77.5	64.9	54.6	53.4	54.3	64.4	67.3
Desirable	14.4	20.9	17.7	22.6	21.2	20.3	18.2
Moderate	6.5	10.5	12.8	14.9	14.2	10.8	9.9
Essential	1.3	3.1	9.3	7.0	7.3	3.5	3.5
Urgent	0.3	0.6	5.6	2.1	3.0	*1.0	1.2
Amenities³							
No need	92.2	83.6	78.4	68.8	71.3	79.4	83.7
Desirable	4.7	10.2	6.2	12.6	11.0	9.1	8.1
Moderate	2.1	3.6	6.9	7.9	7.7	5.3	4.2
Essential	0.6	2.0	4.4	7.6	6.6	4.4	2.7
Urgent	0.4	0.5	4.2	3.2	3.4	*1.7	1.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9

¹ Includes 'other' and 'not stated'.
² Includes 'rent-free' and 'other' households.
³ Amenities such as heating, cooling, plumbing and electricity.
* Subject to sampling variability between 25% and 50%.
** Subject to sampling variability too high for most practical purposes.

2.13 HOUSEHOLDS : NEED FOR REPAIRS BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Need for repairs	Household type					Total %
	Couple only %	Couple with dependants %	One parent %	Lone person %	Other %	
Outside of the dwelling						
No need	73.5	64.3	57.7	68.9	63.3	66.9
Desirable	14.1	18.2	19.0	14.7	18.7	16.5
Moderate	9.2	12.7	13.9	11.8	12.4	11.7
Essential	2.6	3.9	6.1	3.7	4.3	3.7
Urgent	0.6	0.9	3.3	0.9	1.4	1.1
Inside of the dwelling						
No need	76.1	64.3	55.2	71.2	57.1	67.3
Desirable	14.0	20.0	20.9	16.3	24.3	18.2
Moderate	7.0	11.1	13.9	9.0	11.3	9.9
Essential	2.2	3.8	6.0	2.4	6.1	3.5
Urgent	0.7	0.8	4.0	1.0	1.3	1.2
Amenities¹						
No need	86.9	84.4	78.0	85.1	75.3	83.7
Desirable	7.1	8.4	9.1	7.2	10.9	8.1
Moderate	3.0	4.0	5.8	4.1	6.5	4.2
Essential	2.1	2.4	4.0	2.5	4.8	2.7
Urgent	0.9	0.9	3.0	1.2	2.5	1.3
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	1 665.2	2 305.5	574.2	1 463.0	670.0	6 677.9

¹ Amenities such as heating, cooling, plumbing and electricity.

2.14 HOUSEHOLDS : EXISTENCE OF AMENITIES BY TENURE TYPE, AUSTRALIA, 1994

Existence of amenities	Owner %	Purchaser %	Renter		Total renters ¹ %	Other ² %	Total %
			Public %	Private %			
Working cooking facilities	99.9	99.7	99.2	99.5	99.3	97.7	99.6
Kitchen sink	99.9	99.7	99.7	99.9	99.7	96.6	99.7
Working refrigerator	99.7	99.8	98.2	98.8	98.6	97.4	99.4
Adequate cupboard and bench space	93.5	88.5	78.2	83.9	82.8	88.0	89.0
Working washing machine	97.1	97.4	88.4	82.6	84.2	84.7	93.3
Working bath or shower connection	99.5	99.7	99.4	99.3	99.3	96.8	99.4
Laundry tub	96.6	96.7	89.9	83.7	85.3	82.8	93.2
Working sewerage system	97.4	96.3	94.6	96.8	96.0	96.5	96.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9

¹ Includes 'other' and 'not stated'.

² Includes 'rent free' and 'other' households.

2.15 HOUSEHOLDS : EXISTENCE OF AMENITIES BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Existence of amenities	Household type					Total %
	Couple only %	Couple with dependants %	One parent %	Lone person %	Other %	
Working cooking facilities	99.9	99.8	99.6	99.0	99.6	99.6
Kitchen sink	99.9	99.8	100.0	99.1	99.9	99.7
Working refrigerator	99.8	99.6	99.4	98.4	99.4	99.4
Adequate cupboard and bench space	91.1	87.5	84.1	91.5	87.6	89.0
Working washing machine	97.0	97.9	94.8	83.3	89.2	93.3
Working bath or shower connection	99.8	99.8	99.7	98.6	99.3	99.4
Laundry tub	95.6	97.2	95.3	84.2	91.3	93.2
Working sewerage system	97.2	96.2	95.7	97.1	97.0	96.7
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	1 665.2	2 305.5	574.2	1 463.0	670.0	6 677.9

2.16 HOUSEHOLDS : SATISFACTION WITH DWELLING LOCATION AND OVERALL SATISFACTION WITH DWELLING BY TENURE TYPE, AUSTRALIA, 1994

Satisfaction with dwelling and location	Owner %	Purchaser %	Renter		Total renters ¹ %	Other ² %	Total %
			Public %	Private %			
Satisfaction with dwelling location							
Satisfied	93.6	90.6	79.5	89.0	86.3	88.1	90.6
Neither satisfied nor dissatisfied	5.0	7.7	14.4	8.4	10.2	7.8	7.2
Dissatisfied	1.4	1.6	6.1	2.5	3.6	4.1	2.1
Overall satisfaction with dwelling							
Satisfied	92.6	88.2	69.6	74.0	72.9	81.4	85.7
Neither satisfied nor dissatisfied	6.4	10.1	22.1	20.2	20.8	13.7	11.6
Dissatisfied	1.0	1.7	8.3	5.8	6.3	4.8	2.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9

¹ Includes 'other' and 'not stated'.

² Includes 'rent-free' and 'other' households.

2.17 HOUSEHOLDS : SATISFACTION WITH DWELLING LOCATION AND OVERALL SATISFACTION WITH DWELLING BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Satisfaction with dwelling and location	Household type					Total %
	Couple only %	Couple with dependants %	One parent %	Lone person %	Other %	
Satisfaction with dwelling location						
Satisfied	92.0	90.4	87.1	91.0	90.3	90.6
Neither satisfied nor dissatisfied	6.3	7.5	8.6	7.1	8.0	7.2
Dissatisfied	1.7	2.1	4.2	2.0	1.7	2.1
Overall satisfaction with dwelling						
Satisfied	90.0	85.7	76.7	85.7	82.6	85.7
Neither satisfied nor dissatisfied	8.6	11.8	16.9	11.5	14.0	11.6
Dissatisfied	1.5	2.6	6.3	2.8	3.4	2.8
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	1 665.2	2 305.5	574.2	1 463.0	670.0	6 677.9

2.18 HOUSEHOLDS : SATISFACTION WITH ACCESS TO WORK AND SERVICES BY TENURE TYPE, AUSTRALIA, 1994

Satisfaction with access to work and services	Owner %	Purchaser %	Renter		Total renters ¹ %	Other ² %	Total %
			Public %	Private %			
Access to work							
Satisfied	48.3	74.6	36.0	70.5	61.6	55.1	59.5
Neither satisfied nor dissatisfied	3.8	9.8	4.3	6.5	6.2	5.9	6.2
Dissatisfied	2.2	4.3	3.1	4.4	4.0	5.3	3.4
Not applicable	45.7	11.2	56.7	18.5	28.3	33.8	30.9
Access to shops							
Satisfied	88.2	90.7	82.1	90.5	87.8	79.2	88.6
Neither satisfied nor dissatisfied	7.5	6.1	11.1	6.7	8.1	10.3	7.4
Dissatisfied	3.6	3.1	5.5	2.7	3.7	8.3	3.6
Not applicable	0.7	*0.1	1.4	**0.0	0.4	*2.1	0.5
Access to public transport							
Satisfied	54.8	55.5	67.2	65.9	64.2	48.8	57.5
Neither satisfied nor dissatisfied	9.0	11.1	10.4	8.4	9.0	6.1	9.6
Dissatisfied	12.9	14.1	9.8	8.3	9.3	13.6	12.3
Not applicable	23.2	19.3	12.5	17.4	17.5	31.6	20.7
Access to doctors							
Satisfied	86.2	85.8	80.4	82.6	81.3	76.6	84.5
Neither satisfied nor dissatisfied	9.0	8.8	12.5	10.8	11.6	13.5	9.8
Dissatisfied	3.9	4.2	6.1	4.2	4.9	6.7	4.3
Not applicable	0.9	1.2	1.0	2.4	2.1	3.1	1.4
Access to hospital							
Satisfied	77.1	75.3	66.9	71.3	69.7	67.0	74.3
Neither satisfied nor dissatisfied	14.3	15.7	17.1	16.8	17.3	18.8	15.6
Dissatisfied	7.1	7.3	13.6	7.5	9.1	10.0	7.8
Not applicable	1.5	1.7	2.3	4.5	3.9	4.3	2.3
Access to parks							
Satisfied	76.3	80.7	68.8	82.4	78.4	70.5	78.0
Neither satisfied nor dissatisfied	9.4	11.3	14.7	10.9	12.0	13.7	10.8
Dissatisfied	5.5	5.4	7.5	4.1	5.1	3.7	5.3
Not applicable	8.8	2.6	9.0	2.6	4.5	12.1	5.9
Access to schools							
Satisfied	41.3	62.9	50.2	44.0	45.3	41.1	48.5
Neither satisfied nor dissatisfied	2.3	4.4	5.4	4.3	4.6	3.7	3.6
Dissatisfied	1.1	2.0	1.7	1.6	1.8	3.5	1.6
Not applicable	55.3	30.6	42.6	50.1	48.2	51.8	46.3
Access to childcare							
Satisfied	15.1	30.5	23.7	22.9	23.0	17.0	21.7
Neither satisfied nor dissatisfied	1.6	3.3	3.4	3.2	3.3	3.1	2.6
Dissatisfied	1.4	3.7	2.0	2.1	2.2	4.2	2.3
Not applicable	81.9	62.5	70.9	71.8	71.5	75.7	73.4
Access to entertainment							
Satisfied	62.9	63.9	50.2	66.0	61.3	53.6	62.5
Neither satisfied nor dissatisfied	14.6	18.8	16.7	16.6	17.0	17.1	16.5
Dissatisfied	9.3	11.2	15.4	10.4	11.9	13.4	10.7
Not applicable	13.3	6.1	17.7	7.1	9.8	15.9	10.3
All households	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	2 793.9	1 890.3	414.8	1 271.4	1 845.1	148.6	6 677.9

¹ Includes 'other' and 'not stated'.

² Includes 'rent-free' and 'other' renters.

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

** Subject to sampling variability too high for most practical purposes.

2.19

HOUSEHOLDS : SATISFACTION WITH ACCESS TO WORK AND SERVICES BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Satisfaction with access to work and services	Household type					Total %
	Couple only %	Couple with dependants %	One parent %	Lone person %	Other %	
Access to work						
Satisfied	52.3	73.4	54.8	43.4	69.2	59.5
Neither satisfied nor dissatisfied	5.6	7.7	5.8	3.9	8.2	6.2
Dissatisfied	2.7	4.1	3.1	2.8	3.9	3.4
Not applicable	39.4	14.8	36.3	49.9	18.8	30.9
Access to shops						
Satisfied	90.3	89.3	88.7	85.3	89.2	88.6
Neither satisfied nor dissatisfied	6.4	7.4	7.6	8.3	7.6	7.4
Dissatisfied	3.1	3.3	3.3	4.9	3.1	3.6
Not applicable	*0.2	*0.1	*0.4	1.6	*0.2	0.5
Access to public transport						
Satisfied	58.1	54.5	62.8	58.8	63.7	57.5
Neither satisfied nor dissatisfied	8.9	10.6	10.0	8.3	9.9	9.6
Dissatisfied	13.4	13.8	10.7	10.4	9.6	12.3
Not applicable	21.6	21.1	16.6	22.4	16.8	20.7
Access to doctors						
Satisfied	85.7	85.6	85.1	81.6	84.0	84.5
Neither satisfied nor dissatisfied	9.2	9.7	10.2	10.2	10.1	9.8
Dissatisfied	3.8	4.3	4.1	5.5	3.5	4.3
Not applicable	1.2	0.4	*0.7	2.8	2.4	1.4
Access to hospital						
Satisfied	76.9	75.6	73.2	71.3	71.2	74.3
Neither satisfied nor dissatisfied	14.5	15.8	15.9	15.9	16.8	15.6
Dissatisfied	6.6	7.4	8.9	9.0	8.2	7.8
Not applicable	2.0	1.2	2.0	3.9	3.8	2.3
Access to parks						
Satisfied	78.8	80.1	77.4	72.9	80.5	78.0
Neither satisfied nor dissatisfied	10.1	11.3	11.9	10.0	11.1	10.8
Dissatisfied	4.4	6.0	5.7	5.4	5.0	5.3
Not applicable	6.7	2.6	5.0	11.7	3.4	5.9
Access to schools						
Satisfied	30.0	75.7	64.6	22.1	45.0	48.5
Neither satisfied nor dissatisfied	1.6	5.8	5.8	1.4	3.9	3.6
Dissatisfied	0.6	3.0	2.3	0.4	1.4	1.6
Not applicable	67.9	15.5	27.3	76.1	49.6	46.3
Access to childcare						
Satisfied	12.1	35.4	29.6	9.2	18.9	21.7
Neither satisfied nor dissatisfied	0.8	4.6	4.2	0.9	2.3	2.6
Dissatisfied	0.9	4.3	3.0	0.6	2.1	2.3
Not applicable	86.2	55.8	63.2	89.3	76.6	73.4
Access to entertainment						
Satisfied	65.3	62.1	59.0	59.0	67.8	62.5
Neither satisfied nor dissatisfied	14.9	19.0	16.5	14.7	15.4	16.5
Dissatisfied	9.7	11.4	14.1	9.7	9.7	10.7
Not applicable	10.0	7.5	10.3	16.6	7.1	10.3
Total	100.0	100.0	100.0	100.0	100.0	100.0
Number ('000)	1 665.2	2 305.5	574.2	1 463.0	670.0	6 677.9

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

** Subject to sampling variability too high for most practical purposes.

CHAPTER 3

HOUSING AFFORDABILITY AND UTILISATION

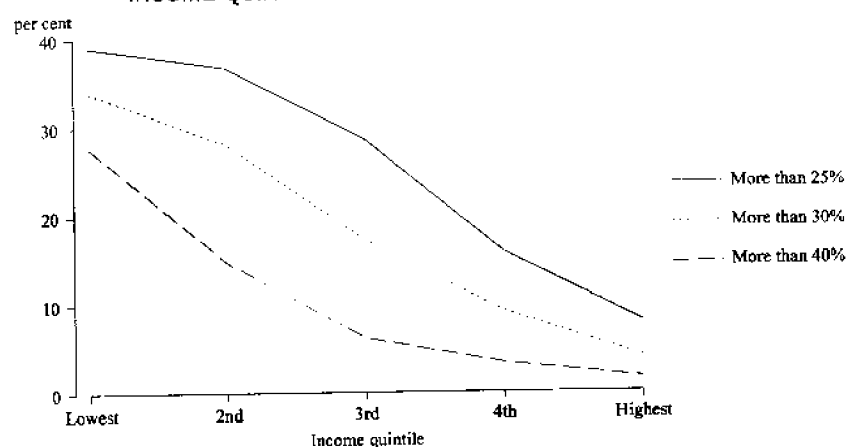
HOUSING AFFORDABILITY

There is no single standard measure of housing affordability. Affordability is measured by expressing housing costs as a proportion of income and by relating this proportion to a number of benchmarks (such as 25% or 30%) to indicate levels of affordability. For example, a benchmark of 40% of income spent on housing costs could indicate severe affordability problems. The following tables present information using four affordability benchmarks – more than 25%, more than 30%, more than 40% and more than 50%.

Just over one quarter of Australia's households with housing costs spent more than 25% of their income on housing. Using progressively more stringent benchmarks the proportion of households decreases, with 19% of households having more than 30% of income going on housing costs and 11% of households spending more than 40% of income on housing costs (see Table 3.1).

Households in the lowest two quintiles (each quintile contains 20% of households when ranked on household income) spent a considerably higher proportion of income on housing. For example, almost two in five households spent more than 25% of their income on housing. When looking at the higher benchmark, there were 34% of households in the lowest quintile and 28% of households in the second lowest which spent more than 30% of income on housing (see Table 3.1).

3.1 PROPORTION OF INCOME SPENT ON HOUSING COSTS BY INCOME QUINTILES



Households who were private renters or home purchasers spent the highest proportion of income on housing and were more highly represented than other forms of tenure against each of the benchmarks. For example, 48% of private renters and 41% of home purchasers spent more than 25% of their income on housing costs. This compares with 7% of owners and 16% of public renters. At a higher benchmark, there were 22% of private renters and 15% of purchasers who spent more than 40% of their income on housing (see Table 3.1).

One parent and lone person households spent a higher proportion of income on housing costs, with 39% of one parent households and 34% of lone person households spending more than 25%. Against the higher benchmark, there were 18% of one parent and 16% of lone person households spending more than 40%. By comparison, 7% of couple only households and 9% of couples with dependants or non-dependants spent more than 40% of their income on housing (see Table 3.2).

The proportion of households spending more than 25% of income on housing was considerably higher for households with reference persons aged less than 35 years (at around 40%) than those aged 45 to 64 (at 19%) and 65 and over (at 13%). Over a quarter of households with reference persons aged under 35 spent more than 30% of income for housing, and almost one in seven households in this age group spent more than 40% (see Table 3.3).

Thirty-nine per cent of households who lived in flats, units or apartments also spent more than 25% of their income on housing costs, which is in contrast with households living in semi-detached/row or terrace houses/townhouses (29%) and separate houses (23%) (see Table 3.4).

HOUSING UTILISATION

Housing utilisation is looked at by comparing the size and type of household with the size of dwelling. There is no single standard measure for housing utilisation. In this publication we have used the Canadian model for measuring utilisation which was considered by the National Housing Strategy and the Australian Institute of Health and Welfare to conform reasonably to social norms in Australia.

The Canadian National Occupancy Standard

The Canadian National Occupancy Standard for housing appropriateness is sensitive to both household size and composition. The measure assesses the bedroom requirements of a household by specifying that:

- there should be no more than two persons per bedroom;
- children less than 5 years of age of different sexes may reasonably share a bedroom;
- children 5 years of age or older of opposite sex should not share a bedroom;
- children less than 18 years of age and of the same sex may reasonably share a bedroom; and
- household members 18 years or over should have a separate bedroom, as should parents or couples.

Households living in dwellings where this standard cannot be met are considered to be overcrowded.

Source: Australian Institute of Health and Welfare; *Australia's Welfare and Services Assistance 1995*

The following tables present information about households which either require one or more extra bedrooms (in accordance with the occupancy standard above), require none and have none spare, have one bedroom spare or have two or more bedrooms spare.

CROWDING

According to the standard, of the 6,677,900 households in Australia, only a small proportion (5%) required one or more extra bedrooms. Almost a quarter (23%) have the exact number of bedrooms to meet the standard. The majority of households have a larger number of bedrooms than required by the standard, with 37% having one bedroom spare and 35% having two or more spare (see Table 3.6).

The extent to which households required additional bedrooms or had bedrooms to spare was broadly similar across income quintiles. Households with low income were more likely to be living in dwellings with two or more bedrooms to spare (see Table 3.6).

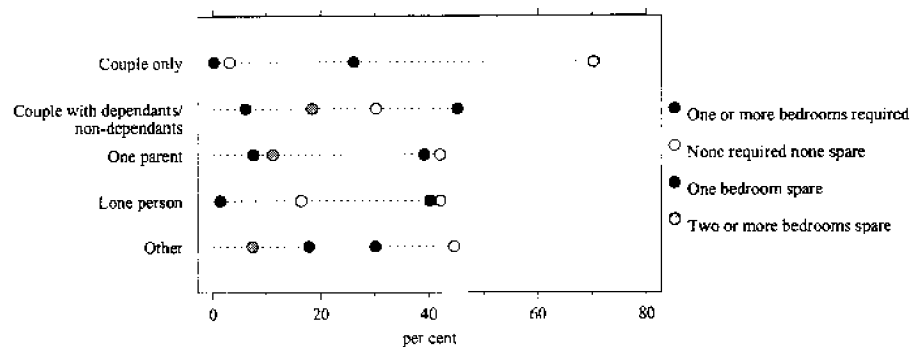
Households who were home owners were more likely than other tenure types to have two or more bedrooms spare (48% compared with the Australian average of 35%). Renter households were least likely to have two or more bedrooms spare (16% for both public and private renters) (see Table 3.6).

Renter households were more likely to exactly match the standard, with 42% of public renter households and 37% of private renters, compared with only 14% of home owners and 21% of home purchasers. Almost 9% of private renters and 7% of public renters required one or more bedrooms (see Table 3.6).

EMPTY NESTS

Households with reference persons aged 45 or over had a much higher incidence of having two or more bedrooms spare (45%) than those aged less than 45 (24%). This was particularly marked in the lowest two income quintiles. Of all households with two or more spare bedrooms in the lowest two income quintiles, almost half (48%) had the reference person aged 65 and over, and a further 36% had the reference person aged between 45 and 64 (see Table 3.7).

3.2 HOUSING UTILISATION BY HOUSEHOLD TYPE



Most of the couple only households (70%) have two or more bedrooms spare, compared with only 18% of couples with dependants or non-dependants. Of one parent households, 42% matched the standard and 8% required one or more bedrooms (see Table 3.8). Most couple only households (68%) had the reference person aged 45 and over (see Table 1.2).

AFFORDABILITY AND UTILISATION

Although, according to the standard, 5% of Australia's households required one or more extra bedrooms, this was significantly less for households in the lowest income quintile (at 3%). Of these, almost two thirds (65%) were paying more than 25% of their income on housing costs. Other quintiles had higher numbers requiring additional bedrooms but most of them were paying less than 25% of their income for their housing (see Table 3.11).



3.1 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS : WEEKLY HOUSING COSTS AS A PROPORTION OF INCOME BY GROSS WEEKLY INCOME QUINTILES³ BY TENURE TYPE, AUSTRALIA, 1994

Tenure type	Weekly housing costs as a proportion of income ¹					Number ('000)
	25% or less %	More than 25% %	More than 30% %	More than 40% %	More than 50% %	
GROSS WEEKLY INCOME QUINTILES: LOWEST						
Owner	81.4	18.6	16.0	12.0	9.8	660.7
Purchaser	17.3	82.7	77.1	66.6	55.7	95.0
Renter						
Public	75.4	24.6	10.5	5.4	3.0	192.8
Private	5.4	94.6	91.7	78.9	60.9	214.4
Total renters ²	39.8	60.2	51.7	43.0	32.7	437.3
Total	61.0	39.0	33.9	27.7	21.8	1 193.0
GROSS WEEKLY INCOME QUINTILES: 2ND						
Owner	94.0	6.0	4.0	1.8	1.4	574.9
Purchaser	25.4	74.6	63.3	39.5	23.3	184.8
Renter						
Public	86.6	13.4	5.8	*1.2	**0.6	130.5
Private	18.7	81.3	61.6	29.8	11.0	310.6
Total renters ²	40.0	60.0	44.2	21.0	7.6	459.2
Total	63.3	36.7	28.1	14.8	7.0	1 218.9
GROSS WEEKLY INCOME QUINTILES: 3RD						
Owner	97.8	2.2	1.1	*0.6	*0.4	442.4
Purchaser	40.5	59.5	42.2	17.0	7.1	388.0
Renter						
Public	97.7	*2.3	**	**	**	72.5
Private	64.3	35.7	13.8	2.2	*0.7	286.4
Total renters ²	71.9	28.1	10.6	1.6	*0.6	374.6
Total	71.3	28.7	17.3	6.2	2.6	1 205.0
GROSS WEEKLY INCOME QUINTILES: 4TH						
Owner	99.5	*0.5	*0.3	**0.2	**0.2	412.9
Purchaser	66.7	33.3	19.3	7.2	3.2	501.9
Renter						
Public	100.0	**	**	**	**	36.3
Private	91.1	8.9	5.4	*1.5	*0.5	245.8
Total renters ²	92.2	7.8	4.7	*1.2	*0.4	298.2
Total	84.1	15.9	9.2	3.3	1.5	1 213.0
GROSS WEEKLY INCOME QUINTILES: HIGHEST						
Owner	99.5	*0.5	*0.4	*0.3	**0.1	442.0
Purchaser	83.7	16.3	8.1	3.2	1.0	536.0
Renter						
Public	100.0	**	**	**	**	14.7
Private	97.2	2.8	*0.9	**0.4	**	172.8
Total renters ²	97.6	2.4	*0.7	**0.3	**	203.4
Total	92.0	8.0	4.0	1.6	0.5	1 181.4
TOTAL						
Owner	93.2	6.8	5.4	3.7	3.0	2 532.9
Purchaser	58.9	41.1	29.0	15.0	8.5	1 705.7
Renter						
Public	83.9	16.1	6.8	2.9	1.6	405.3
Private	52.5	47.5	36.0	22.1	13.6	1 229.9
Total renters ²	62.1	37.9	27.3	16.6	10.2	1 772.7
Total	74.3	25.7	18.5	10.7	6.7	6 011.4

¹ Excludes 'not stated' and zero housing costs.

² Includes 'other' and 'not stated' renters.

³ See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.2 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS : WEEKLY HOUSING COSTS AS PROPORTION OF INCOME BY GROSS WEEKLY INCOME QUINTILES² BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Household type	Weekly housing costs as a proportion of income ¹					Number ('000)
	25% or less %	More than 25% %	More than 30% %	More than 40% %	More than 50% %	
GROSS WEEKLY INCOME QUINTILES: LOWEST						
Couple only	72.5	27.5	23.4	19.6	16.1	269.4
Couple with dependants or non-dependants	23.3	76.7	72.7	68.3	60.7	78.7
One parent	41.8	58.2	48.3	40.9	33.0	116.8
Lone person	64.9	35.1	30.4	23.2	17.1	706.4
Other	33.6	66.4	62.9	59.3	45.1	21.6
Total	61.0	39.0	33.9	27.7	21.8	1 193.0
GROSS WEEKLY INCOME QUINTILES: 2ND						
Couple only	80.4	19.6	15.5	7.8	4.1	420.7
Couple with dependants or non-dependants	52.1	47.9	39.0	21.9	11.3	295.1
One parent	51.4	48.6	36.9	19.5	7.5	205.7
Lone person	57.9	42.1	28.8	13.8	6.9	210.5
Other	59.2	40.8	30.4	15.4	5.7	87.0
Total	63.3	36.7	28.1	14.8	7.0	1 218.9
GROSS WEEKLY INCOME QUINTILES: 3RD						
Couple only	83.3	16.7	11.2	5.1	2.2	226.2
Couple with dependants or non-dependants	65.3	34.7	20.5	7.6	3.1	498.8
One parent	75.5	24.5	12.6	*3.0	*1.0	116.9
Lone person	68.0	32.0	22.1	7.1	2.7	239.1
Other	76.3	23.7	10.8	4.2	*2.7	124.0
Total	71.3	28.7	17.3	6.2	2.6	1 205.0
GROSS WEEKLY INCOME QUINTILES: 4TH						
Couple only	84.2	15.8	9.4	3.9	2.8	315.4
Couple with dependants or non-dependants	84.0	16.0	8.2	2.9	0.8	595.7
One parent	90.9	9.1	*5.8	*2.5	**1.4	63.5
Lone person	81.4	18.6	12.5	*2.5	**0.6	91.5
Other	83.2	16.8	12.4	4.8	*1.7	146.9
Total	84.1	15.9	9.2	3.3	1.5	1 213.0
GROSS WEEKLY INCOME QUINTILES: HIGHEST						
Couple only	90.7	9.3	3.9	*0.7	**	303.0
Couple with dependants or non-dependants	92.2	7.8	3.9	2.0	0.9	635.3
One parent	96.3	**3.7	*3.7	*3.7	**	20.8
Lone person	94.0	*6.0	*3.3	**	**	44.4
Other	92.7	7.3	4.3	*2.0	**0.3	177.9
Total	92.0	8.0	4.0	1.6	0.5	1 181.4
TOTAL						
Couple only	82.2	17.8	12.7	7.2	4.9	1 534.7
Couple with dependants or non-dependants	75.3	24.7	16.5	8.8	5.1	2 103.5
One parent	61.2	38.8	28.9	17.9	10.7	523.7
Lone person	66.5	33.5	26.4	16.4	11.0	1 291.8
Other	79.1	20.9	14.3	7.6	3.8	557.6
Total	74.3	25.7	18.5	10.7	6.7	6 011.4

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.3

HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS : WEEKLY HOUSING COSTS AS PROPORTION OF INCOME BY GROSS WEEKLY INCOME QUINTILES² BY AGE OF REFERENCE PERSON, AUSTRALIA, 1994

Age of reference person	Weekly housing costs as a proportion of income ¹					Number ('000)
	25% or less %	More than 25% %	More than 30% %	More than 40% %	More than 50% %	
GROSS WEEKLY INCOME QUINTILES: LOWEST						
15-24	27.8	72.2	66.6	59.8	47.7	64.2
25-34	21.6	78.4	72.6	63.4	52.7	103.3
35-44	29.5	70.5	61.7	54.3	45.1	108.6
45-64	56.4	43.6	39.2	31.9	26.1	329.0
65 and over	80.1	19.9	15.5	10.7	7.0	587.9
Total	61.0	39.0	33.9	27.7	21.8	1 193.0
GROSS WEEKLY INCOME QUINTILES: 2ND						
15-24	30.1	69.9	43.5	22.9	7.4	89.1
25-34	33.8	66.2	55.0	27.3	12.6	225.1
35-44	47.5	52.5	40.4	23.1	12.1	238.0
45-64	75.1	24.9	19.4	10.5	5.2	313.7
65 and over	90.4	9.6	6.6	2.8	1.7	353.0
Total	63.3	36.7	28.1	14.8	7.0	1 218.9
GROSS WEEKLY INCOME QUINTILES: 3RD						
15-24	64.8	35.2	17.3	5.1	*1.3	86.0
25-34	56.6	43.4	24.9	8.5	3.2	322.6
35-44	64.8	35.2	23.3	8.4	4.0	309.9
45-64	83.1	16.9	10.4	4.3	1.9	367.3
65 and over	96.5	3.5	*2.0	*1.0	**0.4	119.2
Total	71.3	28.7	17.3	6.2	2.6	1 205.0
GROSS WEEKLY INCOME QUINTILES: 4TH						
15-24	82.5	17.5	9.5	*1.5	*1.1	95.7
25-34	76.9	23.1	12.9	5.1	2.5	303.3
35-44	81.5	18.5	10.2	3.5	*0.9	376.7
45-64	90.2	9.8	6.9	2.9	1.6	367.2
65 and over	100.0	**	**	**	**	70.0
Total	84.1	15.9	9.2	3.3	1.5	1 213.0
GROSS WEEKLY INCOME QUINTILES: HIGHEST						
15-24	94.1	*5.9	*2.7	**	**	43.7
25-34	86.4	13.6	6.6	2.6	*0.5	260.4
35-44	91.3	8.7	4.3	1.4	*0.9	347.0
45-64	94.7	5.3	2.8	1.6	*0.3	482.2
65 and over	100.0	**	**	**	**	48.2
Total	92.0	8.0	4.0	1.6	0.5	1 181.4
TOTAL						
15-24	58.2	41.8	28.2	17.1	10.4	378.7
25-34	60.9	39.1	27.6	14.5	8.4	1 214.7
35-44	70.2	29.8	20.9	11.4	7.0	1 380.2
45-64	81.4	18.6	14.3	9.2	6.3	1 859.4
65 and over	86.8	13.2	9.9	6.3	4.0	1 178.3
Total	74.3	25.7	18.5	10.7	6.7	6 011.4

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.4 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS : WEEKLY HOUSING COSTS AS A PROPORTION OF INCOME BY DWELLING STRUCTURE BY TENURE TYPE, AUSTRALIA, 1994

Tenure type	Weekly housing costs as a proportion of income ¹					Number ('000)
	25% or less %	More than 25% %	More than 30% %	More than 40% %	More than 50% %	
SEPARATE HOUSE						
Owner	93.7	6.3	5.0	3.5	2.8	2 280.5
Purchaser	59.6	40.4	28.1	14.4	8.3	1 544.1
Renter						
Public	84.0	16.0	5.9	2.8	2.0	253.8
Private	53.2	46.8	33.9	21.0	12.6	634.0
Total renters ²	63.6	36.4	24.9	15.3	9.2	940.1
Total	76.7	23.3	16.4	9.4	5.8	4 764.7
SEMI-DETACHED/ROW OR TERRACE HOUSE/TOWNHOUSE						
Owner	90.4	9.6	6.3	4.4	*3.1	123.0
Purchaser	54.6	45.4	34.8	16.5	6.3	85.8
Renter						
Public	83.7	16.3	6.6	*3.2	**1.1	93.5
Private	57.4	42.6	33.8	20.3	13.3	171.6
Total renters ²	67.3	32.7	23.8	13.8	8.6	278.1
Total	70.9	29.1	21.3	11.9	6.8	486.9
FLAT/UNIT/APARTMENT						
Owner	88.9	11.1	9.9	6.4	5.3	123.2
Purchaser	50.6	49.4	39.0	23.7	15.0	74.5
Renter						
Public	83.7	16.3	8.8	*2.9	*1.3	99.4
Private	49.5	50.5	40.0	24.6	15.4	423.5
Total renters ²	56.9	43.1	33.2	20.2	12.8	552.4
Total	61.5	38.5	30.0	18.3	11.8	750.1
TOTAL ³						
Owner	93.2	6.8	5.4	3.7	3.0	2 532.9
Purchaser	58.9	41.1	29.0	15.0	8.5	1 705.7
Renter						
Public	83.9	16.1	6.8	2.9	1.6	405.3
Private	52.5	47.5	36.0	22.1	13.6	1 229.7
Total renters ²	62.1	37.9	27.3	16.6	10.2	1 772.7
Total	74.3	25.7	18.5	10.7	6.7	6 011.4

¹ Excludes 'not stated' and zero housing costs.

² Includes 'other' and 'not stated' renters.

³ Includes 9 600 'other' dwellings.

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

** Subject to sampling variability too high for most practical purposes.

3.5

HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS : WEEKLY HOUSING COSTS AS PROPORTION OF INCOME BY STATE OR TERRITORY BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Household type	Weekly housing costs as a proportion of income ¹					Number ('000)
	25% or less %	More than 25% %	More than 30% %	More than 40% %	More than 50% %	
NEW SOUTH WALES						
Couple only	81.5	18.5	13.5	7.7	6.1	494.8
Couple with dependants or non-dependants	70.6	29.4	19.6	11.3	6.1	734.9
One parent	61.9	38.1	28.0	18.8	11.4	167.6
Lone person	65.7	34.3	27.4	15.6	11.8	429.4
Other	78.0	22.0	14.0	8.0	*3.1	199.1
Total	72.2	27.8	19.9	11.6	7.5	2 025.8
VICTORIA						
Couple only	82.3	17.7	12.5	6.9	3.8	381.1
Couple with dependants or non-dependants	77.6	22.4	15.4	7.4	3.9	549.8
One parent	59.9	40.1	31.6	19.0	10.4	126.6
Lone person	67.1	32.9	25.4	17.4	11.3	305.9
Other	78.2	21.8	15.2	8.2	*5.4	131.3
Total	75.2	24.8	18.1	10.4	6.1	1 494.7
QUEENSLAND						
Couple only	80.7	19.3	14.6	8.5	4.9	282.0
Couple with dependants or non-dependants	74.0	26.0	16.6	9.0	6.1	359.9
One parent	54.1	45.9	30.7	22.2	14.2	92.6
Lone person	61.8	38.2	31.3	19.0	12.0	227.5
Other	79.3	20.7	15.1	*5.3	*2.4	111.7
Total	72.0	28.0	20.2	11.7	7.4	1 073.6
SOUTH AUSTRALIA						
Couple only	81.1	18.9	11.0	7.1	5.2	141.6
Couple with dependants or non-dependants	83.9	16.1	10.5	5.6	*2.8	154.9
One parent	68.3	31.7	24.5	13.8	*7.9	51.1
Lone person	70.6	29.4	22.2	13.6	8.1	127.0
Other	83.6	16.4	*10.3	*6.7	*4.3	41.9
Total	78.3	21.7	14.9	8.9	5.4	516.5
WESTERN AUSTRALIA						
Couple only	86.1	13.9	10.6	5.8	4.1	152.7
Couple with dependants or non-dependants	77.9	22.1	15.9	8.5	5.8	196.1
One parent	65.8	34.2	26.2	10.5	*6.7	53.3
Lone person	69.2	30.8	23.7	17.5	11.3	128.7
Other	80.4	19.6	14.1	*9.6	*4.4	44.6
Total	77.2	22.8	17.1	10.1	6.5	575.5
TASMANIA						
Couple only	86.8	13.2	9.3	6.3	*3.6	46.1
Couple with dependants or non-dependants	83.5	16.5	11.5	5.3	*2.5	53.9
One parent	62.6	37.4	29.7	14.5	*7.2	15.6
Lone person	74.5	25.5	18.8	10.7	8.4	36.3
Other	73.3	26.7	21.8	*13.4	*6.0	12.7
Total	79.7	20.3	15.0	8.3	4.8	164.6

For footnotes see end of table

3.5

HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS : WEEKLY HOUSING COSTS AS PROPORTION OF INCOME BY STATE OR TERRITORY BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Household type	Weekly housing costs as a proportion of income ¹					Number ('000)
	25% or less %	More than 25% %	More than 30% %	More than 40% %	More than 50% %	
NORTHERN TERRITORY						
Couple only	93.9	**6.1	**4.4	**1.8	**1.8	12.9
Couple with dependants or non-dependants	84.0	*16.0	*8.2	**1.7	**1.7	18.9
One parent	*60.5	*39.5	*33.5	**	**	*5.8
Lone person	71.1	*28.9	*16.5	*8.7	**6.2	16.6
Other	*80.0	**	**	**	**	*5.3
Total	79.9	20.1	12.1	*5.2	*4.3	59.5
AUSTRALIAN CAPITAL TERRITORY						
Couple only	81.1	18.9	10.0	*4.0	**2.4	23.5
Couple with dependants or non-dependants	82.1	17.9	11.6	*5.1	*2.3	35.1
One parent	69.0	31.0	27.1	18.1	*10.6	11.1
Lone person	65.6	34.4	28.3	14.6	*7.5	20.4
Other	88.5	*11.5	*9.4	**3.8	**3.8	11.0
Total	77.8	22.2	16.1	8.1	4.5	101.2
AUSTRALIA						
Couple only	82.2	17.8	12.7	7.2	4.9	1 534.7
Couple with dependants or non-dependants	75.3	24.7	16.5	8.8	5.1	2 103.5
One parent	61.2	38.8	28.9	17.9	10.7	523.7
Lone person	66.5	33.5	26.4	16.4	11.0	1 291.8
Other	79.1	20.9	14.3	7.6	3.8	557.6
Total	74.3	25.7	18.5	10.7	6.7	6 011.4

¹ Excludes 'not stated' and zero housing costs.

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

** Subject to sampling variability too high for most practical purposes.

3.6

HOUSEHOLDS : HOUSING UTILISATION BY GROSS WEEKLY INCOME QUINTILES³ BY TENURE TYPE, AUSTRALIA, 1994

Tenure type	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
GROSS WEEKLY INCOME QUINTILES: LOWEST					
Owner	0.7	6.8	39.1	53.4	737.5
Purchaser	*3.4	12.7	40.7	43.2	109.9
Renter					
Public	5.8	43.5	35.4	15.3	191.7
Private	5.1	38.1	37.2	19.6	215.4
Total renters ¹	5.5	42.7	35.1	16.8	442.2
Other ²	*3.9	26.2	28.7	41.2	43.9
Total	2.6	19.8	37.5	40.0	1 333.5
GROSS WEEKLY INCOME QUINTILES: 2ND					
Owner	1.9	10.4	35.0	52.7	629.9
Purchaser	6.2	23.8	35.7	34.3	202.5
Renter					
Public	7.7	38.2	36.0	18.2	133.6
Private	8.6	37.8	39.0	14.6	315.2
Total renters ¹	8.3	38.2	37.9	15.5	473.0
Other ²	*5.4	29.2	33.5	31.9	34.1
Total	4.9	22.7	36.1	36.3	1 339.4
GROSS WEEKLY INCOME QUINTILES: 3RD					
Owner	3.5	19.3	35.1	42.2	486.5
Purchaser	5.8	20.6	43.1	30.5	427.0
Renter					
Public	7.0	44.7	36.4	11.9	60.5
Private	10.3	36.2	40.3	13.2	299.1
Total renters ¹	9.6	37.0	39.5	14.0	394.1
Other ²	*9.2	18.4	43.4	28.9	28.9
Total	6.1	24.9	39.1	29.9	1 336.5
GROSS WEEKLY INCOME QUINTILES: 4TH					
Owner	3.2	17.0	36.1	43.7	444.7
Purchaser	4.1	22.3	40.5	33.1	549.2
Renter					
Public	*11.8	37.7	28.9	21.6	22.6
Private	7.5	37.3	38.5	16.7	256.7
Total renters ¹	7.8	36.2	37.0	19.0	315.1
Other ²	*4.0	41.8	37.4	16.8	25.4
Total	4.7	24.2	38.2	33.0	1 334.5
GROSS WEEKLY INCOME QUINTILES: HIGHEST					
Owner	5.8	21.1	32.2	40.8	495.3
Purchaser	4.2	20.5	38.4	36.9	601.8
Renter					
Public	**12.6	*36.0	*24.5	*26.9	6.3
Private	12.9	32.2	39.5	15.4	184.9
Total renters ¹	11.6	32.2	38.4	17.9	220.7
Other ²	*17.8	43.0	25.8	*13.3	16.3
Total	6.2	22.9	35.9	34.9	1 334.0

For footnotes see end of table.

3.6 HOUSEHOLDS : HOUSING UTILISATION BY GROSS WEEKLY INCOME QUINTILES³ BY TENURE TYPE, AUSTRALIA, 1994

Tenure type	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
	TOTAL				
Owner	2.8	13.9	35.8	47.5	2 793.9
Purchaser	4.7	20.9	39.9	34.5	1 890.3
Renter					
Public	7.0	41.5	35.2	16.2	414.8
Private	8.8	36.6	39.0	15.7	1 271.4
Total renters ¹	8.2	37.9	37.5	16.4	1 845.1
Other ²	6.8	29.9	33.8	29.4	148.6
Total	4.9	22.9	37.4	34.8	6 677.9

¹ Includes 'other' and 'not stated' renters.

² Includes 'rent-free' and 'other' households.

³ See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.7 HOUSEHOLDS : HOUSING UTILISATION BY GROSS WEEKLY INCOME QUINTILES¹ BY AGE OF REFERENCE PERSON, AUSTRALIA, 1994

Age of reference person	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
GROSS WEEKLY INCOME QUINTILES: LOWEST					
15—24	6.1	39.2	43.9	10.8	70.6
25—34	7.0	42.6	38.9	11.5	112.0
35—44	6.8	28.7	41.1	23.4	117.8
45—64	2.1	15.1	30.4	52.5	367.3
65 and over	1.1	15.0	40.0	43.9	665.8
Total	2.6	19.8	37.5	40.0	1 333.5
GROSS WEEKLY INCOME QUINTILES: 2ND					
15—24	8.7	39.2	37.2	14.9	99.8
25—34	10.9	37.1	37.8	14.1	243.9
35—44	7.6	31.3	36.8	24.3	253.9
45—64	2.4	15.8	31.7	50.1	345.4
65 and over	*0.8	10.2	38.1	50.9	396.5
Total	4.9	22.7	36.1	36.3	1 339.4
GROSS WEEKLY INCOME QUINTILES: 3RD					
15—24	8.1	31.6	40.0	20.3	100.9
25—34	6.9	29.5	43.8	19.8	353.7
35—44	8.4	28.6	39.2	23.8	388.1
45—64	3.6	20.4	34.6	41.3	345.4
65 and over	4.6	11.9	39.5	43.9	136.6
Total	6.1	24.9	39.1	29.9	1 336.5
GROSS WEEKLY INCOME QUINTILES: 4TH					
15—24	5.5	37.3	32.2	24.9	104.3
25—34	5.3	21.7	43.0	29.9	338.2
35—44	4.8	29.1	39.2	26.9	413.6
45—64	4.0	18.7	35.5	41.8	402.6
65 and over	*3.5	19.2	32.9	44.4	75.8
Total	4.7	24.2	38.2	33.0	1 334.5
GROSS WEEKLY INCOME QUINTILES: HIGHEST					
15—24	12.9	45.1	21.7	20.3	55.1
25—34	4.8	19.6	40.2	35.4	295.4
35—44	5.6	25.5	39.6	29.3	383.3
45—64	6.4	21.5	33.4	38.7	545.7
65 and over	9.0	15.3	26.6	49.2	54.6
Total	6.2	22.9	35.9	34.9	1 334.0
TOTAL					
15—24	7.9	37.7	35.8	18.6	430.7
25—34	6.8	27.8	41.3	24.1	1 343.2
35—44	6.5	28.4	39.0	26.1	1 506.6
45—64	3.9	18.7	33.2	44.2	2 068.1
65 and over	1.8	13.5	38.4	46.2	1 329.3
Total	4.9	22.9	37.4	34.8	6 677.9

¹ See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.8 HOUSEHOLDS : HOUSING UTILISATION BY TENURE TYPE BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Household type	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
OWNER					
Couple only	**0.1	1.8	22.0	76.1	942.9
Couple with dependants or non-dependants	4.8	26.9	44.9	23.4	848.1
One parent	3.7	30.6	51.1	14.6	165.2
Lone person	*0.2	6.2	40.1	53.5	670.9
Other	17.1	31.5	35.0	16.4	166.8
Total	2.8	13.9	35.8	47.5	2 793.9
PURCHASER					
Couple only	**0.1	1.5	22.1	76.3	401.3
Couple with dependants or non-dependants	5.5	29.2	47.1	18.2	1 021.5
One parent	7.2	32.4	44.9	15.5	115.9
Lone person	*0.8	4.9	34.6	59.8	219.7
Other	16.3	33.3	42.4	8.0	131.9
Total	4.7	20.9	39.9	34.5	1 890.3
RENTER — PUBLIC					
Couple only	**	16.4	31.1	52.5	47.6
Couple with dependants or non-dependants	8.1	39.6	44.9	7.4	91.5
One parent	5.8	46.1	39.6	8.6	118.9
Lone person	6.8	47.4	27.8	18.0	133.7
Other	24.9	43.8	25.5	*5.8	23.1
Total	7.0	41.5	35.2	16.2	414.8
RENTER — PRIVATE					
Couple only	**0.3	7.4	50.8	41.5	221.8
Couple with dependants or non-dependants	11.3	40.1	40.0	8.6	264.3
One parent	14.9	55.9	22.2	7.0	148.6
Lone person	1.6	26.4	52.6	19.4	339.6
Other	18.1	57.1	22.2	2.7	297.1
Total	8.8	36.6	39.0	15.7	1 271.4
TOTAL RENTERS ¹					
Couple only	*0.4	9.1	45.0	45.5	296.8
Couple with dependants or non-dependants	10.0	39.1	41.5	9.4	401.3
One parent	10.3	51.8	30.2	7.7	281.7
Lone person	3.0	34.0	43.8	19.2	511.0
Other	18.6	55.5	23.2	2.7	354.3
Total	8.2	37.9	37.5	16.4	1 845.1
OTHER ²					
Couple only	**2.5	*15.2	32.3	50.0	24.2
Couple with dependants or non-dependants	12.7	38.2	41.8	*7.3	34.7
One parent	**1.6	61.9	*29.7	**6.7	11.5
Lone person	*2.5	23.8	31.3	42.4	61.47
Other	*20.3	*34.1	31.8	*13.8	16.9
Total	*6.8	29.9	33.8	29.4	148.6

For footnotes see end of table

3.8 HOUSEHOLDS : HOUSING UTILISATION BY TENURE TYPE BY HOUSEHOLD TYPE, AUSTRALIA, 1994

Household type	Housing utilisation				Number (^{'000})
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
TOTAL					
Couple only	*0.2	3.2	26.2	70.3	1 665.2
Couple with dependants or non-dependants	6.1	30.2	45.3	18.4	2 305.5
One parent	7.6	42.0	39.2	11.2	574.2
Lone person	1.4	16.4	40.2	42.0	1 463.0
Other	17.8	44.6	30.1	7.4	670.0
Total	4.9	22.9	37.4	34.8	6 677.9

¹ Includes 'other' and 'not stated' renters.

² Includes 'rent-free' and 'other' households.

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

** Subject to sampling variability too high for most practical purposes.

3.9 HOUSEHOLDS : HOUSING UTILISATION BY DWELLING STRUCTURE BY NUMBER OF BEDROOMS, AUSTRALIA, 1994

Number of bedrooms	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
SEPARATE HOUSE					
Bedsitter/ one	19.0	81.0	..	..	68.9
Two	7.7	25.5	66.8	..	756.7
Three	3.9	19.9	31.7	44.5	3 241.2
Four or more	2.1	9.5	28.2	60.2	1 233.9
Total	4.2	19.1	35.5	41.2	5,300.7
SEMI-DETACHED/ROW OR TERRACE HOUSE/TOWNHOUSE					
Bedsitter/ one	*5.9	94.1	..	..	55.4
Two	5.5	28.6	65.9	..	274.9
Three	3.3	16.4	35.0	45.3	184.4
Four or more	**5.0	*15.2	*23.3	56.5	13.3
Total	4.7	30.9	47.1	17.2	527.9
FLAT/UNIT/APARTMENT					
Bedsitter/ one	13.3	86.7	..	..	208.0
Two	7.6	28.3	64.0	..	533.0
Three	*3.9	20.2	24.8	51.1	87.0
Four or more	**20.9	**15.9	**7.1	*56.1	4.4
Total	8.7	42.0	43.6	5.6	832.5
TOTAL ¹					
Bedsitter/ one	14.5	85.5	..	..	344.4
Two	7.3	27.0	65.7	..	1 568.5
Three	3.9	19.7	31.7	44.7	3 513.4
Four or more	2.2	9.6	28.1	60.2	1 251.6
Total	4.9	22.9	37.4	34.8	6 677.9

¹ Includes 16 800 'other' dwellings.

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

** Subject to sampling variability too high for most practical purposes.

3.10 HOUSEHOLDS : HOUSING UTILISATION BY STATE/TERRITORY BY TENURE TYPE, AUSTRALIA, 1994

Tenure type	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
NEW SOUTH WALES					
Owner	2.5	14.8	36.6	46.0	984.6
Purchaser	5.8	20.4	42.1	31.6	577.7
Renter					
Public	7.3	44.9	32.9	14.8	157.0
Private	12.3	38.4	37.8	11.4	425.1
Total renters ¹	10.8	40.1	36.2	12.9	630.6
Other ²	*9.9	36.9	32.5	*20.7	44.3
Total	5.9	23.8	37.8	32.5	2 237.2
VICTORIA					
Owner	3.5	15.5	37.8	43.2	733.6
Purchaser	4.3	24.0	38.3	33.3	498.6
Renter					
Public	*8.3	37.0	38.9	15.8	61.0
Private	7.4	39.1	37.8	15.8	307.4
Total renters ¹	7.8	39.8	36.9	15.4	392.1
Other ²	**5.1	29.3	40.3	25.3	33.2
Total	4.8	24.1	37.8	33.3	1 657.6
QUEENSLAND					
Owner	3.1	11.3	33.9	51.6	469.1
Purchaser	5.0	18.7	39.3	36.9	335.2
Renter					
Public	*6.3	47.1	36.0	*10.6	49.0
Private	7.9	36.4	37.8	17.8	270.1
Total renters ¹	7.4	38.0	36.9	17.7	359.4
Other ²	**5.1	36.4	26.9	31.6	30.3
Total	5.0	22.1	36.2	36.8	1 194.1
SOUTH AUSTRALIA					
Owner	2.4	15.2	34.2	48.2	241.8
Purchaser	3.4	23.4	39.5	33.8	167.4
Renter					
Public	*4.2	27.9	42.8	25.1	65.6
Private	6.1	29.1	47.7	17.1	83.3
Total renters ¹	5.1	29.8	44.5	20.5	163.3
Other ²	*11.2	*11.0	34.4	43.3	15.4
Total	3.7	21.6	38.6	36.3	587.9
WESTERN AUSTRALIA					
Owner	*1.9	10.5	32.9	54.8	241.4
Purchaser	3.8	17.3	37.4	41.5	205.3
Renter					
Public	*5.7	42.1	34.6	17.6	40.3
Private	5.0	28.7	40.9	25.4	120.8
Total renters ¹	4.9	31.6	38.9	24.6	178.8
Other ²	**	*22.2	33.1	44.7	15.3
Total	3.3	18.8	36.0	41.9	640.7

For footnotes see end of table.

3.10 HOUSEHOLDS : HOUSING UTILISATION BY STATE/TERRITORY BY TENURE TYPE, AUSTRALIA, 1994

Tenure type	Housing utilisation				Number ('000)
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
TASMANIA					
Owner	*1.8	12.1	36.6	49.6	82.8
Purchaser	*3.9	23.9	41.9	30.3	46.5
Renter					
Public	*16.6	45.1	24.3	*14.0	13.3
Private	7.6	40.3	40.5	11.6	30.9
Total renters ¹	9.9	42.1	36.2	11.8	47.6
Other ²	**8.4	*25.7	*31.1	34.8	6.3
Total	4.6	23.3	37.7	34.3	183.3
NORTHERN TERRITORY					
Owner	**1.5	*26.9	**13.4	*58.1	9.5
Purchaser	**1.2	*18.7	50.9	*29.2	19.5
Renter					
Public	**8.5	62.9	*23.0	**5.5	14.2
Private	**6.7	*46.3	*44.5	**2.5	11.8
Total renters ¹	*7.4	46.3	32.5	*13.8	34.9
Other ²	**	**	*54.3	**	*2.6
Total	*4.9	34.1	36.0	25.0	66.5
AUSTRALIAN CAPITAL TERRITORY					
Owner	**0.4	8.3	29.1	62.2	31.1
Purchaser	**1.6	15.9	39.6	42.9	40.1
Renter					
Public	*5.9	40.7	31.3	22.1	14.2
Private	*4.3	27.8	44.7	23.3	22.0
Total renters ¹	*4.7	33.6	38.5	23.3	38.3
Other ²	**	**	*53.0	**27.5	*1.1
Total	2.3	19.9	36.4	41.4	110.6
AUSTRALIA					
Owner	2.8	13.9	35.8	47.5	2 793.9
Purchaser	4.7	20.9	39.9	34.5	1 890.3
Renter					
Public	7.0	41.5	35.2	16.2	414.8
Private	8.8	36.6	39.0	15.7	1 271.4
Total renters ¹	8.2	37.9	37.5	16.4	1 845.1
Other ²	6.8	29.9	33.8	29.4	148.6
Total	4.9	22.9	37.4	34.8	6 677.9

¹ Includes 'other' and 'not stated' renters.

² Includes 'rent-free' and 'other' households.

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

** Subject to sampling variability too high for most practical purposes.

3.11 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS WITH STATED HOUSING COSTS : HOUSING UTILISATION BY WEEKLY HOUSING COSTS AS A PROPORTION OF INCOME BY GROSS WEEKLY INCOME QUINTILES², AUSTRALIA, 1994

Weekly housing costs as proportion of income ¹	Housing utilisation				Total '000s
	One or more bedrooms required '000s	No bedrooms required and none spare '000s	One bedroom spare '000s	Two or more bedrooms spare '000s	
GROSS WEEKLY INCOME QUINTILES: LOWEST					
25% or less	10.9	112.0	275.2	330.2	728.3
More than 25%	20.4	126.1	176.1	142.2	464.7
More than 30%	19.4	109.1	153.2	123.1	404.8
More than 40%	16.7	90.6	122.5	100.8	330.6
More than 50%	16.2	64.9	96.3	83.1	260.6
Total	31.3	238.0	451.3	472.4	1 193.0
GROSS WEEKLY INCOME QUINTILES: 2ND					
25% or less	24.9	137.8	264.8	343.5	771.0
More than 25%	34.8	135.1	180.1	98.0	447.9
More than 30%	22.8	107.1	137.3	75.8	342.9
More than 40%	11.7	53.0	71.7	43.5	179.8
More than 50%	*4.0	20.0	33.2	28.5	85.7
Total	59.7	273.0	444.9	441.4	1 218.9
GROSS WEEKLY INCOME QUINTILES: 3RD					
25% or less	48.4	219.1	327.1	265.0	859.6
More than 25%	22.7	82.7	147.5	92.5	345.4
More than 30%	13.1	43.5	87.3	64.2	208.1
More than 40%	*4.0	12.2	34.4	24.2	74.8
More than 50%	*1.4	6.8	12.8	10.2	31.3
Total	71.2	301.7	474.6	357.6	1 205.0
GROSS WEEKLY INCOME QUINTILES: 4TH					
25% or less	46.5	243.1	390.9	340.0	1 020.5
More than 25%	6.9	45.9	72.1	67.5	192.6
More than 30%	4.4	28.3	38.5	40.7	111.9
More than 40%	*2.0	8.1	13.7	16.8	40.5
More than 50%	**	*2.4	6.8	8.7	17.9
Total	53.4	289.0	463.1	407.5	1 213.0
GROSS WEEKLY INCOME QUINTILES: HIGHEST					
25% or less	61.5	256.0	398.3	371.4	1 087.3
More than 25%	*3.4	17.3	33.6	39.8	94.1
More than 30%	*1.9	7.3	14.0	23.6	46.7
More than 40%	**0.5	*4.0	7.3	7.4	19.2
More than 50%	**0.5	*1.9	*1.9	*1.7	6.0
Total	64.9	273.3	432.0	411.2	1 181.4
TOTAL					
25% or less	192.2	968.0	1 656.4	1 650.1	4 466.6
More than 25%	88.2	407.1	609.4	440.0	1 544.7
More than 30%	61.5	295.2	430.3	327.4	1 114.4
More than 40%	34.9	167.9	249.5	192.5	644.9
More than 50%	22.2	96.0	151.0	132.3	401.5
Total	280.4	1 375.1	2 265.8	2 090.1	6 011.4

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.12 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS WITH STATED HOUSING COSTS : HOUSING UTILISATION BY WEEKLY HOUSING COSTS AS A PROPORTION OF INCOME BY GROSS WEEKLY INCOME QUINTILES², AUSTRALIA, 1994

Weekly housing costs as proportion of income ¹	Housing utilisation				Total %
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
GROSS WEEKLY INCOME QUINTILES : LOWEST					
25% or less	34.8	47.0	61.0	69.9	61.0
More than 25%	65.2	53.0	39.0	30.1	39.0
More than 30%	62.0	45.8	33.9	26.1	33.9
More than 40%	53.5	38.1	27.1	21.3	27.7
More than 50%	51.9	27.3	21.3	17.6	21.8
Total	100.0	100.0	100.0	100.0	100.0
GROSS WEEKLY INCOME QUINTILES : 2ND					
25% or less	41.7	50.5	59.5	77.8	63.3
More than 25%	58.3	49.5	40.5	22.2	36.7
More than 30%	38.1	39.2	30.9	17.2	28.1
More than 40%	19.6	19.4	16.1	9.8	14.8
More than 50%	*6.7	7.3	7.5	6.5	7.0
Total	100.0	100.0	100.0	100.0	100.0
GROSS WEEKLY INCOME QUINTILES : 3RD					
25% or less	68.1	72.6	68.9	74.1	71.3
More than 25%	31.9	27.4	31.1	25.9	28.7
More than 30%	18.4	14.4	18.4	18.0	17.3
More than 40%	*5.6	4.1	7.2	6.8	6.2
More than 50%	*2.0	2.2	2.7	2.9	2.6
Total	100.0	100.0	100.0	100.0	100.0
GROSS WEEKLY INCOME QUINTILES : 4TH					
25% or less	87.0	84.1	84.4	83.4	84.1
More than 25%	13.0	15.9	15.6	16.6	15.9
More than 30%	8.3	9.8	8.3	10.0	9.2
More than 40%	*3.7	2.8	3.0	4.1	3.3
More than 50%	**	*0.8	1.5	2.1	1.5
Total	100.0	100.0	100.0	100.0	100.0
GROSS WEEKLY INCOME QUINTILES : HIGHEST					
25% or less	94.7	93.7	92.2	90.3	92.0
More than 25%	*5.3	6.3	7.8	9.7	8.0
More than 30%	*2.9	2.7	3.2	5.7	4.0
More than 40%	**0.8	*1.5	1.7	1.8	1.6
More than 50%	**0.8	*0.7	*0.4	*0.4	0.5
Total	100.0	100.0	100.0	100.0	100.0
TOTAL					
25% or less	68.5	70.4	73.1	79.0	74.3
More than 25%	31.5	29.6	26.9	21.0	25.7
More than 30%	22.0	21.5	19.0	15.7	18.5
More than 40%	12.5	12.2	11.0	9.2	10.7
More than 50%	7.9	7.0	6.7	6.3	6.7
Total	100.0	100.0	100.0	100.0	100.0

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.

3.13 HOUSEHOLDS WHO WERE OWNERS, PURCHASERS AND RENTERS WITH STATED HOUSING COSTS : HOUSING UTILISATION BY WEEKLY HOUSING COSTS AS A PROPORTION OF INCOME BY GROSS WEEKLY INCOME QUINTILES², AUSTRALIA, 1994

Weekly housing costs as proportion of income ¹	Housing utilisation				Total %
	One or more bedrooms required %	No bedrooms required and none spare %	One bedroom spare %	Two or more bedrooms spare %	
GROSS WEEKLY INCOME QUINTILES : LOWEST					
25% or less	1.5	15.4	37.8	45.3	100.0
More than 25%	4.4	27.1	37.9	30.6	100.0
More than 30%	4.8	26.9	37.8	30.4	100.0
More than 40%	5.1	27.4	37.1	30.5	100.0
More than 50%	6.2	24.9	37.0	31.9	100.0
Total	2.6	20.0	37.8	39.6	100.0
GROSS WEEKLY INCOME QUINTILES : 2ND					
25% or less	3.2	17.9	34.3	44.5	100.0
More than 25%	7.8	30.2	40.2	21.9	100.0
More than 30%	6.6	31.2	40.0	22.1	100.0
More than 40%	6.5	29.5	39.9	24.2	100.0
More than 50%	*4.7	23.3	38.7	33.3	100.0
Total	4.9	22.4	36.5	36.2	100.0
GROSS WEEKLY INCOME QUINTILES : 3RD					
25% or less	5.6	25.5	38.0	30.8	100.0
More than 25%	6.6	23.9	42.7	26.8	100.0
More than 30%	6.3	20.9	42.0	30.8	100.0
More than 40%	*5.4	16.4	46.0	32.3	100.0
More than 50%	*4.6	21.7	41.0	32.7	100.0
Total	5.9	25.0	39.4	29.7	100.0
GROSS WEEKLY INCOME QUINTILES : 4TH					
25% or less	4.6	23.8	38.3	33.3	100.0
More than 25%	3.6	23.9	37.5	35.1	100.0
More than 30%	4.0	25.3	34.4	36.3	100.0
More than 40%	*4.8	19.9	33.8	41.4	100.0
More than 50%	**	*13.3	38.0	48.6	100.0
Total	4.4	23.8	38.2	33.6	100.0
GROSS WEEKLY INCOME QUINTILES : HIGHEST					
25% or less	5.7	23.5	36.6	34.2	100.0
More than 25%	*3.6	18.4	35.8	42.2	100.0
More than 30%	*4.0	15.6	29.9	50.5	100.0
More than 40%	**2.8	*21.0	37.9	38.3	100.0
More than 50%	**9.0	*31.0	*31.0	*29.0	100.0
Total	5.5	23.1	36.6	34.8	100.0
TOTAL					
25% or less	4.3	21.7	37.1	36.9	100.0
More than 25%	5.7	26.4	39.5	28.5	100.0
More than 30%	5.5	26.5	38.6	29.4	100.0
More than 40%	5.4	26.0	38.7	29.9	100.0
More than 50%	5.5	23.9	37.6	33.0	100.0
Total	4.7	22.9	37.7	34.8	100.0

¹ Excludes 'not stated' and zero housing costs.

² See glossary for details.

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

** Subject to sampling variability too high for most practical purposes.



EXPLANATORY NOTES

INTRODUCTION

1 The Australian Housing Survey (AHS) was conducted in August to October 1994. Previous surveys on housing have concentrated on housing costs, housing finances and housing amenities. This, however, was the first major survey to focus on the physical characteristics and condition of dwellings. These data, together with extensive information on the characteristics of householders, housing costs, housing preferences, access to services and housing history, will enable analysis of housing issues such as the housing needs and living conditions of Australians.

SCOPE OF SURVEY

Geographical areas

2 The survey covered both rural and urban areas in all States and Territories, with the exception of Jervis Bay Territory.

Dwellings

3 The survey covered persons aged 15 years and over in private dwellings only. Private dwellings are houses, flats, home units, converted garages and any other structures used as private places of residence at the time of the survey. Persons in caravan parks were also included in this survey. Persons in special dwellings and improvised homes such as sheds and tents were excluded.

Households

4 Households were excluded where the household was one of the following:

- diplomatic personnel of overseas governments and non-Australian members of their households;
- non-Australian service personnel stationed in Australia and their dependants;
- overseas visitors whose usual place of residence is outside Australia; or
- members of the Australian Defence Forces.

Persons

5 All visitors to the private dwelling were excluded from the survey. Visitors are persons who did not live in the dwelling or persons who did not regard the dwelling as their own home or main home.

COVERAGE OF THE SURVEY

6 Coverage rules are applied which aim to ensure that each person is associated with only one dwelling, and hence has only one chance of selection. The chance of a person being enumerated at two separate dwellings in the one survey is considered to be negligible.

DATA COLLECTION METHOD

7 Trained ABS interviewers were used to collect information on persons aged 15 years or more in the household from the head of the household or their spouse. The interviews were conducted over a nine week period from August 8 to October 8, 1994.

SURVEY DESIGN

8 The survey was conducted on a multi-stage area sample of private dwellings. Of the selected dwellings, there were 15,700 in the scope of the survey, of which 92% responded.

9 The following table shows the total number of responding households across the States and Territories.

1994 AUSTRALIAN HOUSING SURVEY: NUMBER OF RESPONDING HOUSEHOLDS

<i>States and Territories</i>	<i>Capital city</i>	<i>Rest of State</i>	<i>Total</i>
New South Wales	1 964	1 263	3 227
Victoria	2 086	856	2 942
Queensland	1 234	1 375	2 609
South Australia	1 381	476	1 857
Western Australia	1 361	475	1 836
Tasmania	437	625	1 062
Northern Territory	156	123	279
Australian Capital Territory	644	—	644
Australia	9 263	5 193	14 456

RELIABILITY OF ESTIMATES

Sampling error

10 The estimates provided in this publication are subject to two types of error.

11 This is the difference which would be expected between the estimate and the corresponding figure that would have been obtained from a collection based on the whole population, using the same questionnaires and procedures. A measure of the sampling error for a given estimate is provided by the standard error expressed as a percentage of the estimate (relative standard error). The section *Technical Note on Sampling Variability* contains a discussion of sampling error as well as giving details for calculating the relative standard error for selected estimates in this publication.

Non-sampling error

12 These errors can occur whether the estimates are derived from a sample or from a complete enumeration and are usually 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 because of 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 what data are required, inability or unwillingness to provide accurate information and mistakes in answers to questions; and
- errors arising during processing of the survey data. These processing errors may arise through mistakes in coding and data recording.

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

SURVEY ESTIMATION
AND WEIGHTING
PROCEDURES

14 Estimates of numbers of households with particular characteristics were derived from the survey using a complex regression estimation procedure, which ensures that the survey estimates conform to both an independently estimated distribution of the population by age and sex at the State of residence and region level and an independently estimated distribution of households by household type (i.e. number of adults and number of children) at the State of usual residence level.

15 The method of ensuring conformity between the survey estimates and these independent estimates is called benchmarking. Benchmarking improves consistency between different surveys, and reduces non-sampling error, by incorporating external information at a broad level. In addition, the person level population benchmarks have been integrated with the household benchmarks, so that a single set of weights has been used for weighting person, income unit and household level records.

16 Each person and household in the sample is assigned a 'weight' which takes into account the probability of selection in the sample from that State of residence. The weights are adjusted to account for under-enumeration by age, sex and household composition.

17 The 'weights' are further adjusted to reduce the bias which results from higher levels of non-response in different household types, such as single person households and households without children, than for others such as households with children. Because renters are predominantly single person households and households without children, the estimate in this publication for the number of households renting is higher than the estimates from previous surveys such as the Rental Tenants Survey (April 1994).

RELATED PRODUCTS

18 Users may wish to refer to the following products:

1994 Australian Housing Survey User Guide (4180.0)

1994 Australian Housing Survey: Selected Findings (4181.0)

1994 Australian Housing Survey: Unit Record File (4186.0)
Available on floppy disk or magnetic tape. The information paper accompanying the unit record file is also available separately.

19 Other products produced by the ABS which may be of interest include:

Renters in Australia, April 1994 (4138.0)

Renters in Australia, April 1994: Unit Record File (4138.0) Available on floppy disk or magnetic tape.

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

Investors in Rental Dwellings, Australia, July 1993: Unit Record File (8711.0) Available on floppy disk or magnetic tape.

Housing Occupancy and Costs, Australia, 1990 (4130.0)

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

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

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

Housing Australia, A Statistical Overview (1320.0)

Focus on Families: Income and Housing, Australia, 1992 (4424.0)

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

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

20 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 (4102.0)

Women in Australia (4113.0)

National Aboriginal and Torres Strait Islander Survey, 1994 (4190.0)

21 All 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 *Release Advice (1105.0)* which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

UNPUBLISHED
DATA

22 There is a large volume of information available which could not be included in this publication for space reasons. Additional tables showing more detail and data items not included in this publication may be available on request. However, users should be aware that as the level of detail or disaggregation increases, the number of respondents contributing to data cells decreases, and so sample error increases. For further information please contact the Housing Statistics Unit, Australian Bureau of Statistics on (06) 252 5734.

ROUNDING

23 Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND
OTHER USAGES

24 The following symbols, where shown in columns of figures or elsewhere in tables, mean:

- . . not applicable.
- n.a. not available.
- * estimates preceded by an * have a relative standard error of 25% to 50%.
- ** estimates preceded by an ** have a relative standard error of 50% or more. Where ** appears alone, it indicates that no observations reflecting those characteristics were recorded in the survey.

TECHNICAL NOTE ON SAMPLING VARIABILITY

ESTIMATION PROCEDURE

Estimates derived from the survey were obtained by using a complex regression estimation procedure which ensures that the survey estimates conform to an independently estimated distribution of the population by age, sex and household composition rather than to the age, sex and household composition within the sample itself.

RELIABILITY OF THE ESTIMATES

Since the estimates in this publication are based on information obtained from occupants from a sample of dwellings they are subject to sampling variability; that is, they may differ from the figures that would have been produced if all dwellings had been included in the survey. One measure of the likely difference is given by the *standard error*, which indicates the extent to which an estimate might have varied by chance because only a sample of dwellings was included. There are about two chances in three that the sample estimate will differ by less than one standard error from the figure that would have been obtained if all dwellings had been included, and about 19 chances in 20 that the difference will be less than two standard errors. Another measure of the likely difference is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate.

Space does not allow for the separate indication of the standard errors of the estimates in this publication. Standard errors of estimates of population numbers (i.e. households) can be obtained from Table A on page 60.

STANDARD ERRORS OF POPULATION ESTIMATES

The size of the standard error increases with the level of the estimate, so that the larger the estimate the larger the standard error. However, it should be noted that the larger the sampling estimate the smaller the standard error in percentage terms. Thus, larger sample estimates will be relatively more reliable than smaller estimates.

As the standard errors in Table A show, *the smaller the estimates the higher the relative standard error*. Very small estimates are subject to such high standard errors (relative to the size of the estimate) as to detract seriously from their value for most reasonable uses. Only estimates with relative standard errors less than 25 per cent are considered sufficiently reliable for most statistical purposes. In this publication, estimates with a relative standard error of 25 per cent to 50 per cent are preceded by an asterisk (*) and those with a relative standard error of 50 per cent or more are preceded by a double asterisk (**) to indicate that caution should be exercised in their use.

An example of the calculation and use of standard error is as follows:

For example:

From Table 1.1, the estimated number of public renter households in Australia was 414,800. This value lies between 400,000 and 500,000 and we can find the corresponding standard errors for these two numbers in Table A.

Estimates	400,000	500,000
Standard errors	9,800	10,900

Therefore, the standard error for 414,800 is in the range 9,800 to 10,900 and we can interpolate it as follows.

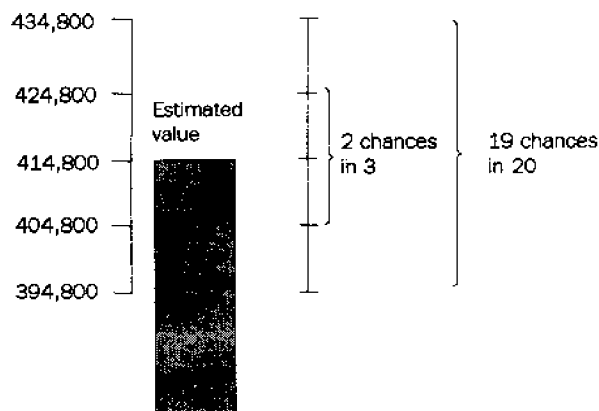
Estimate difference	500,000 - 400,00	= 100,000
Standard error difference	10,900 - 9,800	= 1,100
Standard error increase for every unit increase in estimate	1,100 / 100,000	= 0.011

This means that for every unit increase beyond the size estimate of 400,000 for Australia, the standard error increases by 0.011. Since 414,800 is 14,800 higher than 400,000 the standard error can be estimated by multiplying 14,800 by the standard error increase (0.011) and adding that to the lower size estimation standard error (9,800), as follows:

Standard error for 400,000		9,800
Standard error for 14,800	14,800 x 0.011	= 162.8
Final standard error for 414,800		<u>9,962.8</u>

The result becomes 10,000 (rounded to the nearest 100).

Therefore there are about two chances in three that the number of public renter households in Australia would have fallen within the range of one standard error of the sample estimate, i.e. 404,800 to 424,800, if all households were included in the survey and about 19 chances in 20 that the value would have fallen in the range of two standard errors i.e. 394,800 to 434,800. This example is illustrated in the following diagram.



STANDARD ERRORS OF PROPORTIONS AND PERCENTAGES

Proportions and percentages which are formed from the ratio of two estimates are also subject to sampling errors. The size of the error depends on the accuracy of both the numerator and the denominator.

For proportions, the denominator is an estimate of the number of households in a grouping, while the numerator is an estimate of the number of households in a subgroup of the denominator group. The formula for the relative standard error is given below.

$$RSE\%(x/y) = \sqrt{[RSE\%(x)]^2 + [RSE\%(y)]^2}$$

For example:

From Table 1.2, 11.1 per cent of household reference persons had a main source of income from their own business. That is the estimate of household reference persons who had their main source of income from their own business (741,246) divided by the estimate of all households (6,677,900). Hence the 11.1 per cent estimate will have a relative standard error of

$$= \sqrt{[\text{RSE}\%(741,246)]^2 - [\text{RSE}\%(6,677,900)]^2}$$

From Table A its RSE% for 741,246 is approximately 1.8% and the RSE% for 6,677,900 is approximately 0.5 so the formula now looks like

$$= \sqrt{(1.8)^2 - (0.5)^2}$$

$$= 1.7\%$$

Now taking 1.7% of the original proportion (11.1) gives a standard error of 0.2 percentage points.

Thus, there are two chances in three that the percentage of household reference persons who had a main source of income from their own business would have been in the range of 10.9 per cent to 11.3 per cent if all households had been included in the survey. For 19 chances in 20 the range would have been 10.7 per cent to 11.5 per cent.

STANDARD ERRORS FOR DIFFERENCES BETWEEN ESTIMATES

The difference between survey estimates is also an estimate and is therefore subject to sampling variability. The standard error of the difference between two survey estimates depends on the standard errors of the original estimates and on the relationship (correlation) between the two original estimates. An approximate standard error of the difference between two estimates ($x - y$) may be calculated by the formula:

$$\text{SE}(x - y) = \sqrt{[\text{SE}(x)]^2 + [\text{SE}(y)]^2}$$

While this formula will only be exact for differences between separate and uncorrelated (unrelated) characteristics or sub-populations, it is expected to provide a good approximation for all differences likely to be of interest.

For example:

From Table 1.8, there were 334,200 households who were recent first home buyers, and 560,300 households who were recent changeover buyers. Using the interpolation method outlined on page 57, the standard errors for these two estimates are 8,945 and 11,443 respectively. The difference between the two estimates is 226,100 which, using the formula above, will have a standard error of

$$= \sqrt{(8,945)^2 + (11,443)^2}$$

$$= 14,500 \text{ (to the nearest 100).}$$

Thus there are about two chances in three that the difference between recent first home buyers and recent changeover buyers would have been in the range 211,600 to 240,600 and 19 chances in 20 that this difference is between 197,100 and 255,100.

A STANDARD ERRORS OF ESTIMATES

Size of estimate	Australia									Relative standard error (per cent)
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT		
400	..	..	..	430	400	270	330	250	320	80.5
600	..	..	560	500	470	320	420	290	390	65.6
800	820	790	640	560	530	360	490	330	450	56.7
1 000	900	860	710	620	590	390	560	360	500	50.6
1 200	980	930	770	660	640	420	620	390	550	46.2
1 400	1 050	990	820	700	680	440	670	420	590	42.7
1 600	1 110	1 050	870	740	720	470	730	450	630	39.9
1 800	1 170	1 100	920	780	760	490	780	470	670	37.6
2 000	1 220	1 150	970	810	790	510	820	490	710	35.6
2 200	1 280	1 200	1 010	840	830	530	870	510	740	34.0
2 500	1 350	1 260	1 070	890	870	550	930	540	790	31.8
3 000	1 460	1 360	1 160	950	950	590	1 030	580	870	29.0
3 500	1 560	1 450	1 240	1 010	1 010	630	1 130	620	940	26.8
4 000	1 660	1 530	1 320	1 070	1 070	660	1 210	660	1 000	25.1
4 500	1 750	1 610	1 390	1 120	1 130	690	1 300	690	1 060	23.6
5 000	1 830	1 680	1 450	1 170	1 180	720	1 370	720	1 120	22.4
6 000	1 980	1 810	1 580	1 260	1 270	770	1 520	780	1 220	20.4
7 000	2 120	1 930	1 690	1 340	1 360	820	1 660	840	1 320	18.9
8 000	2 250	2 050	1 800	1 400	1 450	850	1 800	900	1 400	17.6
10 000	2 500	2 200	2 000	1 500	1 600	900	2 000	1 000	1 600	15.8
20 000	3 400	3 000	2 700	2 000	2 100	1 200	3 000	1 300	2 200	11.1
30 000	4 000	3 500	3 200	2 400	2 600	1 400	3 700	1 600	2 700	9.0
40 000	4 600	4 000	3 700	2 700	2 900	1 600	4 400	1 800	3 100	7.8
50 000	5 000	4 400	4 100	2 900	3 200	1 700	5 000	1 900	3 500	7.0
100 000	6 800	5 800	5 500	3 800	4 300	2 200	7 300	2 600	4 900	4.9
200 000	9 200	7 700	7 500	5 100	5 800	2 900	10 700	3 500	6 900	3.4
300 000	11 000	9 100	9 000	5 900	6 900	3 400	..	4 100	8 500	2.8
400 000	12 500	10 300	10 200	6 700	7 800	3 800	..	..	9 800	2.4
500 000	13 700	11 300	11 300	7 300	8 500	4 100	..	..	10 900	2.1
1 000 000	18 600	15 000	15 400	9 600	11 500	..	..	..	15 400	1.5
5 000 000	37 800	29 100	31 400	..	..	..	..	..	34 100	0.6
7 000 000	..	..	..	..	..	..	..	..	40 200	0.5

GLOSSARY

Apartment	See <i>Flat, unit or apartment</i> .
Changeover buyer	A household who purchased a home and either the reference person or spouse had owned or had been purchasing a home previously.
Couple	A household where two people live together as partners in a registered or de facto marriage. This household may also contain dependants and/or non-dependants.
Dependent children	Children aged under 15, or full-time students aged 15 to 24 years who have a parent/guardian in the household and who are neither a spouse nor parent of anyone in the household.
Dry areas	Rooms other than the bathrooms, laundries and toilets (includes kitchens).
Dwelling	A dwelling is 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.
Dwelling structure	<p>The survey used the full classification set out in the <i>Dwelling Structure Classification</i> (DSC) (1296.0). The dwelling structure types that are used in this publication are as follows:</p> <ul style="list-style-type: none">▪ separate house;▪ semi-detached, row or terrace house or townhouse;▪ flat, unit or apartment; and▪ other dwelling (i.e. caravan or cabin in a caravan park, houseboat in a marina, caravan not in a caravan park, houseboat not in a marina and house or flat attached to shop).
Employed	<p>Persons aged 15 and over who:</p> <ul style="list-style-type: none">▪ usually worked, or who during the reference week worked, for one hour or more for pay, profit, commission or payment in kind in a job or business, or on a farm (comprising employees, employers and self-employed persons);▪ usually worked, or during the reference week worked, for one hour or more without pay in a family business or on a farm (i.e. unpaid family helpers);▪ were employees who had a job but were not at work and were: on paid leave; on leave without pay for less than four weeks up to the end of the reference week; stood down without pay because of bad weather or plant breakdown at their place of employment for less than four weeks up to the end of the reference week; on strike or locked out; on worker's compensation and expected to be returning to their job; or receiving wages or salary while undertaking full time study;▪ were employers, self-employed persons or unpaid family helpers who had a job, business or farm, but were not at work.
First home buyer	A household who purchased a home and neither the reference person nor spouse had owned or had been purchasing a home previously.

Flat, unit or apartment	Includes all self-contained dwellings in blocks of flats, units or apartments. 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. A house with a granny flat attached is regarded as a separate house.
Gross income	Income is defined as regular and recurring receipts from all sources before tax or any other deductions were made. Business and investment income was collected in respect of the financial year 1993-94. Information about income from wages or salary, government pensions and benefits and other regular payments such as superannuation, maintenance, etc. were collected according to the frequency of payment e.g. fortnightly wage or salary. In this publication, all income has been converted to weekly income.
Gross income quintiles	<p>Quintiles are formed by ranking the population by ascending income and then dividing the ranked population into 5 equally sized groups.</p> <p>The values which correspond to weekly income quintiles in this publication are as follows:</p> <ul style="list-style-type: none"> ▪ Lowest corresponds to less than \$269; ▪ 2nd corresponds to \$269 to \$492; ▪ 3rd corresponds to \$493 to \$779; ▪ 4th corresponds to \$780 to \$1,172; and ▪ Highest corresponds to \$1,173 or more.
House	See <i>Separate house</i> .
Household	<p>A group of people who live together (in a single dwelling) as a single unit in the sense that they share common housekeeping arrangements. That is, the individuals residing in the same household share common facilities for the provision of food and other essentials.</p> <p>A person, or persons, living in the same dwelling but having separate catering arrangements constitutes a separate household. It is therefore possible for a physical dwelling to contain more than one household as defined.</p> <p>The four household categories used are:</p> <ul style="list-style-type: none"> ▪ couple (including de facto relationships) and children (if any); ▪ one parent and children; ▪ lone person household; and ▪ other household (including group, family with unrelated persons and multi-family households).
Household reference person	See <i>Reference person</i> .
Housing costs	Comprise rates (general and water) payments, rent, mortgage repayments, body corporate fees, repayments on loans for alterations and additions, and repairs and maintenance expenses.
Income	See <i>Gross income</i> .

Labour force status	A classification of the civilian population aged 15 or over into employed, unemployed or not in the labour force, as defined. See also <i>employed</i> , <i>unemployed</i> , or <i>not in the labour force</i> .
Landlord	A landlord is one who owns and leases land, buildings, etc. to another. See also <i>Private renters</i> , <i>Public renters</i> , <i>Renters</i> and <i>Tenure type</i> .
Lone person	A person who lives alone in a self-contained dwelling.
Mean weekly income	The average gross income received per week.
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.
Nature of occupancy	See <i>Tenure type</i> .
Non-dependent children	Persons aged 15 to 24 who are not full-time students, or full-time students aged over 24 who have a parent/guardian in the household and who are neither a spouse nor parent of anyone in the household.
Not in the labour force	Persons who are not in the categories, employed or unemployed, as defined. They include persons who were keeping house (unpaid), retired, voluntarily inactive, permanently unable to work, persons in institutions (hospitals, gaols, sanatoriums, etc.), trainee teachers, members of contemplative religious orders, and persons whose only activity during the reference week was jury service or unpaid voluntary work for a charitable organisation.
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. See also <i>Type of room</i> .
One parent	A household where the reference person is a usual resident and 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.
One person	See <i>Lone person</i> .
Other dwellings	Dwellings other than separate houses, semi-detached, row or terrace houses or townhouses and flats, units or apartments. Includes caravans, houseboats, or houses or flats attached to a shop.
Other household	Includes group households (usually a group household comprises unrelated people), households with extended families (e.g. grandparents, parents and children) and households with multiple families.
Owners	Households where the reference person owns the dwelling outright, i.e. they do not owe anything for loans used to purchase the dwelling. See also <i>Tenure type</i> .

Pests	Includes spiders, possums, starlings, mice, rats, cockroaches and white ants.
Private renters	Households where the reference person rents from a landlord who is a real estate agent or person not in the same household. See also <i>Landlord and Tenure type</i> .
Problems with dwelling	<p>The survey collected information on the physical condition of the dwelling. These questions allowed the identification of up to 25 problems with the dwelling. In this publication, 5 selected problem areas are shown, along with the specific problems which contribute to them. These problems are listed below:</p> <ul style="list-style-type: none"> ▪ <i>Holes or cracks in walls</i> comprises water penetration, draughts and entry of pests (see <i>Pests</i>); ▪ <i>Windows</i> comprises water penetration, draughts, entry of pests, security risks, broken or missing windows, windows that do not open and close properly, and loose or poorly sealed windows; ▪ <i>Holes or cracks in wet area floors</i> comprises water penetration, leaking shower recess, draughts and entry of pests; ▪ <i>Leaking roof/ceiling</i> comprises mould or mildew, water penetration, draughts and entry of pests; ▪ <i>Structural</i> comprises rising damp, major cracks in walls/floors, sinking/moving foundations, sagging roof/floors, walls/windows out of plumb, wood rot and other.
Public renters	Households where the reference person rents from a landlord who is a State or Territory housing authority/trust. See also <i>Landlord and Tenure type</i> .
Public transport	This refers to buses, trains, trams and ferries that are accessible to the general public for the purpose of transportation.
Purchasers	Households where the reference person is in the process of paying off a loan or mortgage for the dwelling. See also <i>Tenure type</i> .
Recent home buyer	A household who purchased a home in the years 1992, 1993 and the period in 1994 prior to the enumeration of the survey.
Reference person	A reference person is the person in a household who is the point of reference for family structures in that household i.e. the husband or wife in a couple household, the parent in a one parent household, or the person in a lone person household. Characteristics of the reference person are used to ascribe demographic and other person information to household level data.
Renters	Households where the reference person pays rent for the dwelling and has first right of occupation of the dwelling via an arrangement with the owner or purchaser of the dwelling who is not a usual resident. See also <i>Tenure type</i> .
Rent-free	Households where the reference person is neither an owner nor a purchaser and does not pay rent or board to live in the dwelling. See also <i>Tenure type</i> .
Repairs and maintenance	All work done on the upkeep of the dwelling. This does not include pool cleaning, landscaping etc.

Semi-detached, row or terrace house, or townhouse	A dwelling with its own private grounds and no dwelling above or below. A key feature of this dwelling is that it is either attached in some structural way to one or more dwellings or is 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.
Self-contained dwellings	Dwellings that are a suite of rooms with cooking and bathing facilities as building fixtures.
Separate house	A dwelling which is 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). 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.
Shared areas	The areas in a dwelling complex which all residents have access to and share, such as car parks, paths, entrance foyers, stairwells, etc.
Tenure type	<p>Tenure is the source of the legal right of a household to occupy a dwelling. For the purpose of this survey, households belong to one of five occupancy categories. These are:</p> <ul style="list-style-type: none"> ▪ owners; ▪ purchasers; ▪ renters (comprises public, private and other renters); ▪ rent-free; and ▪ other (occupants that do not consider themselves as owners, purchasers, renters or rent-free). <p><i>Public</i> renters are those who rented from a State or Territory housing authority or trust.</p> <p><i>Private</i> renters are those who rented from a real estate agent, a parent/other relative not in the same household or another person not in the same household.</p> <p><i>Other</i> renters are those who rented from an owner/manager of caravan park, a government authority employer, another employer, a housing co-operative/community/church group or another type of landlord.</p>
Terrace house	See <i>Semi-detached, row or terrace house, or townhouse</i> .
Townhouse	See <i>Semi-detached, row or terrace house, or townhouse</i> .
Type of dwelling	See <i>Dwelling structure</i> .
Type of room	<p>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 appropriate approving authorities e.g. local government authorities.</p> <p>Multi-purpose rooms are counted as single rooms and classified to their main or essential purpose. For example, a kitchen/family room will be counted as a kitchen.</p>

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

- Unemployed Persons aged 15 and over who were:
- not employed during the reference week, and:
 - had actively looked for full-time or part-time work at any time in the 4 weeks up to the end of the reference week; and
 - were available for work in the reference week, or would have been available except for temporary illness (i.e. lasting for less than 4 weeks to the end of the reference week); or
 - were waiting to start a new job within 4 weeks from the end of the reference week and would have started in the reference week if the job had been available then; or
 - were waiting to be called back to a full-time job from which they had been stood down without pay for less than 4 weeks up to the end of the reference week (including the whole of the reference week) for reasons other than bad weather or plant breakdown.
- Unit See *Flat*.
- Usual resident A person who has been, or intends to be, a member of a household for at least a continuous 6 month period, part of which coincides with the time of the interview of the household.
- Wet areas Includes bathrooms, laundries and toilets (excludes kitchens).



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