

Construction and Housing

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This chapter covers two main subjects. First, there is an account of the industry activity involved in construction, ranging from house building to large-scale construction projects such as roads, power plants and other public facilities. Second, it focuses on housing and associated characteristics. The chapter concludes with an outline of main government activities in the field of housing.

CONSTRUCTION

The construction sector engages in three broad areas of activity — residential building (houses, flats, etc.), non-residential building (offices, shops, hotels, etc.), and engineering construction (roads, bridges, water and sewerage, etc.). In this section an overview of the structure, operations and trends is presented of the construction industry as a whole, based on statistical collections undertaken about every five years, 1988–89 being the latest period for which this overall data is available. This is followed by more recent and detailed statistics on residential building, non-residential building and engineering construction activities obtained from other ongoing statistical collections. Because of the different sources and methods used for the various collections, the resulting statistics are not always comparable with each other.

The construction industry is an important sector of the Australian economy. Not only is it significant in its own right, but it has an influential effect on other sectors of the economy.

In 1992–93 the construction industry contributed \$28,177 million (7%) to the gross product of all industries. It employed 536,000 people which was seven per cent of employment of all industries.

The structure of the construction industry

Construction activity is undertaken by both the private and public sector in Australia. Private sector activity is concentrated in the residential and non-residential (offices, hotels, etc.) building sectors, while the public sector plays a key role in initiating and undertaking engineering construction activity.

The ABS conducts construction industry surveys about every five years. For the most recent survey period, 1988–89, two collections were undertaken: the Construction Industry Survey of private sector construction establishments and a survey of construction activities undertaken by public sector enterprises. Selected statistics for the two sectors are presented below. Because of the different concepts used in the collection of these data, the public sector results cannot be validly aggregated with those for the private sector. More detailed statistics for 1988–89 are contained in *Year Book Australia 1994*.

Private sector construction. Australia wide, there were 98,100 private sector construction establishments operating at some time during 1988–89 (table 20.1). These establishments employed 395,000 persons, total turnover was \$46,755.9 million and value added, \$15,690.7 million.

The special trade construction industries, while comprising 76 per cent of the number of establishments, contributed 66 per cent to employment and 54 per cent to value added. Non-residential construction (that is, the sum of non-residential building construction and non-building construction) on the other hand, while comprising only 8 per cent of the number of establishments, contributed 21 per cent to employment and 31 per cent to value added.

20.1 PRIVATE SECTOR CONSTRUCTION ESTABLISHMENTS: SELECTED STATISTICS BY INDUSTRY CLASS, 1988-89

ASIC code	Description	Establish- ments operating during the year ('000)	Total employment ('000)	Total turnover (a) (\$m)	Value added (\$m)
4111	House construction	13.9	43.4	8,488.7	1,844.6
4112	Residential building construction n.e.c.	1.8	7.8	1,851.0	409.8
4113	Non-residential building construction	3.9	47.3	13,749.2	2,971.9
411	<i>Total building construction</i>	19.6	98.4	24,088.9	5,226.2
4121	Road and bridge construction	0.8	12.0	2,214.7	756.3
4122	Non-building construction n.e.c.	3.1	25.0	3,076.0	1,193.8
412	<i>Total non-building construction</i>	3.9	37.0	5,290.7	1,950.1
41	<i>Total general construction</i>	23.5	135.4	29,379.6	7,176.3
4231	Concreting	4.1	16.4	1,452.6	624.4
4232	Bricklaying	7.7	20.8	763.6	533.4
4233	Roof tiling	1.5	5.1	343.2	125.5
4234	Floor and wall tiling	2.9	5.9	240.6	138.6
4241	Structural steel erection	1.2	8.2	506.8	326.6
4242	Plumbing	10.6	36.2	2,451.3	1,168.2
4243	Electrical work	8.5	38.7	2,753.9	1,297.8
4244	Heating and air conditioning	1.3	13.5	1,595.9	607.8
4245	Plastering and plaster fixing	4.5	15.9	1,040.2	459.4
4246	Carpentry	12.7	30.4	1,288.6	753.5
4247	Painting	8.9	24.4	1,085.4	658.1
4248	Earthmoving and dredging	4.5	17.2	1,662.8	807.3
4249	Special trades n.e.c.	6.3	27.0	2,191.3	1,013.7
42	<i>Total special trade construction</i>	74.5	259.6	17,376.3	8,514.4
41,42	<i>Total construction</i>	98.1	395.0	46,755.9	15,690.7

(a) Includes contract construction revenue; sales of speculative construction projects; capital work done for own use, rental or lease; and other operating revenue.

Source: Construction Industry, Australia: Summary of Private Sector Operations, 1988-89 (8771.0).

Public sector construction. The Public Sector Construction Activity Survey provided details on the construction and/or repair and maintenance activities of all public sector enterprises which had expenditure of \$250,000 or more. This includes hospitals and universities administered by relevant public authorities.

Australia wide, \$20,567.3 million was spent by the public sector on construction and repair and maintenance activity in 1988-89 (table 20.2). Of

this, \$8,087.7 million (39%) represented payments to private sector contractors. State Government was responsible for the bulk of the expenditure with \$12,335.1 million (60%). The Commonwealth Government outlayed \$5,214.9 million (25%) and local government \$3,017.3 million (15%).

Table 20.3 shows the types and scale of construction work undertaken by all levels of government in 1988-89.

20.2 PUBLIC SECTOR ENTERPRISES UNDERTAKING CONSTRUCTION: SELECTED STATISTICS, BY LEVEL OF GOVERNMENT, 1988-89

<i>Level of government</i>	<i>Number of enterprises</i>	<i>Employment ('000)</i>	<i>Work done by own employees (\$m)</i>	<i>Work done by private sector contractors (\$m)</i>	<i>Total expenditure (\$m)</i>
Commonwealth	176	48.5	3,483.1	1,731.8	5,214.9
State	498	104.1	6,654.5	5,680.6	12,335.1
Local	828	51.0	2,341.9	675.4	3,017.3
Total	1,502	203.6	12,479.6	8,087.8	20,567.3

Source: Public Sector Construction Activity, Australia, 1988-89 (8775.0).

**20.3 PUBLIC SECTOR ENTERPRISES UNDERTAKING CONSTRUCTION
TOTAL EXPENDITURE BY TYPE OF WORK, 1988-89**

	<i>Commonwealth Government</i>		<i>State Government</i>		<i>Local Government</i>		<i>Total</i>	
	<i>\$m</i>	<i>%</i>	<i>\$m</i>	<i>%</i>	<i>\$m</i>	<i>%</i>	<i>\$m</i>	<i>%</i>
New work, alterations, additions, improvements & renovations								
Building								
Residential	73.7	1.4	768.5	6.2	11.0	0.4	853.1	4.1
Non-residential	1,319.7	25.3	2,843.6	23.1	232.8	7.7	4,396.1	21.4
Total building	1,393.4	26.7	3,612.1	29.3	243.8	8.1	5,249.2	25.5
Engineering								
Roads, highways & subdivisions	95.5	1.8	1,298.6	10.5	834.3	27.7	2,228.4	10.8
Electricity generation, transmission & distribution	40.4	0.8	1,314.2	10.7	228.5	7.6	1,583.0	7.7
Telecommunications	1,899.7	36.4	25.5	0.2	0.2	—	1,925.4	9.4
Other engineering	130.5	2.5	1,741.1	14.1	443.8	14.7	2,315.5	11.3
Total engineering	2,166.1	41.5	4,379.4	35.5	1,506.8	49.9	8,052.3	39.2
Total new work, alterations, additions, improvements & renovations	3,559.4	68.3	7,991.4	64.8	1,750.6	58.0	13,301.5	64.7
Repair & maintenance								
Building	552.3	10.6	1,089.5	8.8	114.8	3.8	1,756.6	8.5
Roads, highways & subdivisions	33.5	0.7	621.9	5.0	780.0	25.9	1,435.4	7.0
Other repair & maintenance	1,069.5	20.5	2,627.8	21.3	371.4	12.3	4,068.7	19.8
Total repair & maintenance	1,655.4	31.7	4,339.2	35.2	1,266.2	42.0	7,260.7	35.3
Total demolition	0.1	—	4.4	—	0.6	—	5.1	—
Total construction, repair, maintenance & demolition	5,214.9	100.0	12,335.1	100.0	3,017.3	100.0	20,567.3	100.0

Source: Public Sector Construction Activity, Australia, 1988-89 (8775.0).

Trends in the construction industry

Trends over more recent years in the level of activity of the construction industry as a whole are shown below.

In the 1992-93 financial year, estimated construction activity at average 1989-90 prices (original terms) was \$35,088 million. This was four per cent above the 1991-92 estimate of \$33,623 million. The rise in activity was mainly

attributable to residential building, which recorded a 17 per cent rise from \$12,909 million in 1991-92 to \$15,151 million in 1992-93. Engineering construction rose by three per cent (from \$10,328 million to \$10,651 million), while non-residential building fell by 11 per cent from \$10,386 million in 1991-92 to \$9,285 million in 1992-93.

20.4 CONSTRUCTION ACTIVITY AT AVERAGE 1989-90 PRICES (\$ million)

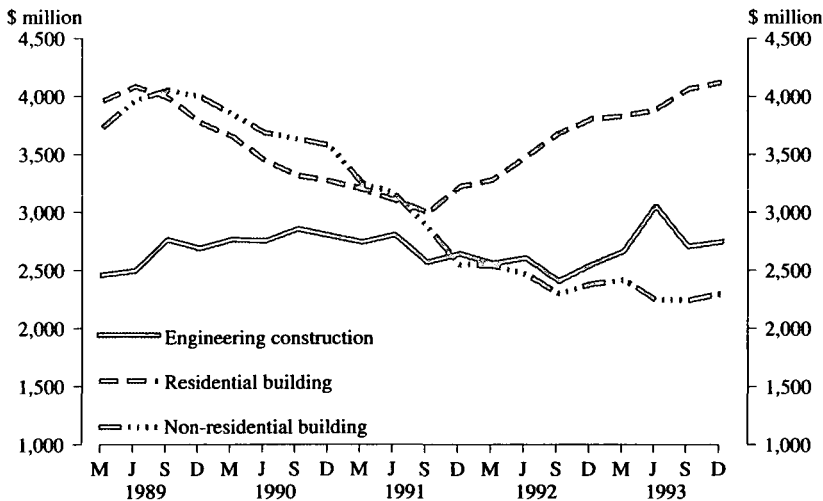
Year	Residential building	Non-residential building	Engineering construction	Total construction
1988-89	15,511	14,590	9,798	39,899
1989-90	14,802	15,548	10,928	41,279
1990-91	12,835	13,588	11,136	37,559
1991-92	12,909	10,386	10,328	33,623
1992-93	15,151	9,285	10,651	35,088

Source: *Construction Activity at Constant Prices, Australia* (8782.0).

The area of construction with the largest contribution to total activity in 1992-93 was residential building with 43 per cent of the total, while engineering construction and non-residential building accounted for 30 per cent and 26 per cent, respectively. By

contrast, in 1991-92 residential building accounted for 38 per cent of total construction with non-residential building and engineering construction each accounting for 31 per cent of total construction.

20.5 CONSTRUCTION ACTIVITY AT AVERAGE 1989-90 PRICES, SEASONALLY ADJUSTED



Source: *Construction Activity at Constant Prices, Australia* (8782.0).

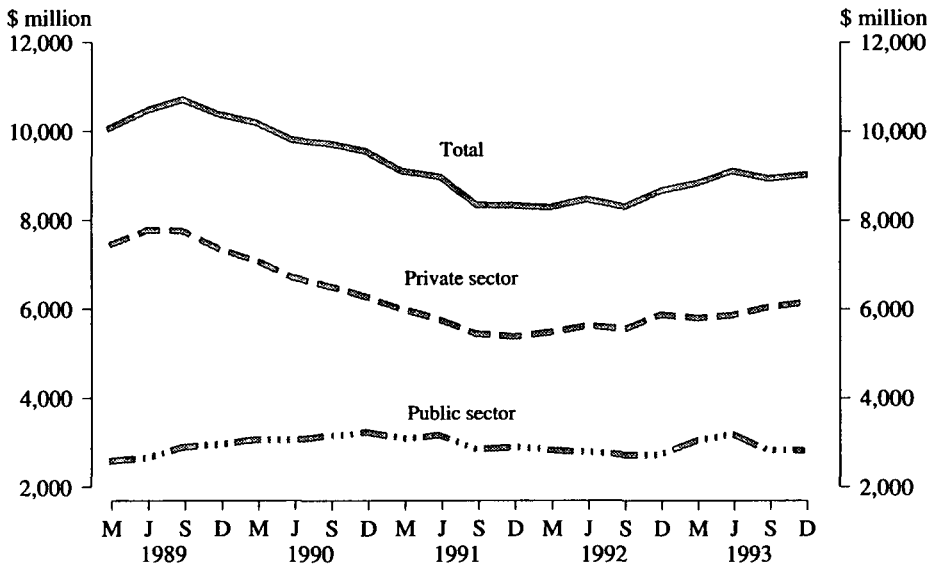
Of the \$35,088 million of construction expenditure in 1992-93, \$23,236 million (66%) was work done for the private sector. Of this, \$14,326 million (62%) was on residential building, \$6,159 million (27%) on non-residential building and the remaining \$2,751 million (12%) on engineering construction.

Public sector construction expenditure displayed a different pattern, with \$7,900 million (67%) out of a total expenditure of \$11,851 million being spent on engineering construction.

Non-residential building (\$3,126 million) accounted for 26 per cent of total expenditure, with the remaining \$825 million (7%) being spent on residential building.

Construction activity for the public sector has remained relatively constant (graph 20.6) at around \$3,000 million each quarter over the last seven years. The volatility evident in the total construction series is dominated by the trends in the private sector construction activity series.

**20.6 PRIVATE AND PUBLIC CONSTRUCTION ACTIVITY AT AVERAGE 1989-90 PRICES
SEASONALLY ADJUSTED**



Source: *Construction Activity at Constant Prices, Australia (8782.0)*.

Up to this point, this chapter has provided an overview of the construction industry as a whole. The industry has three broad areas of activity — residential building, non-residential building and engineering construction. These sectors are examined in more detail below.

Residential building

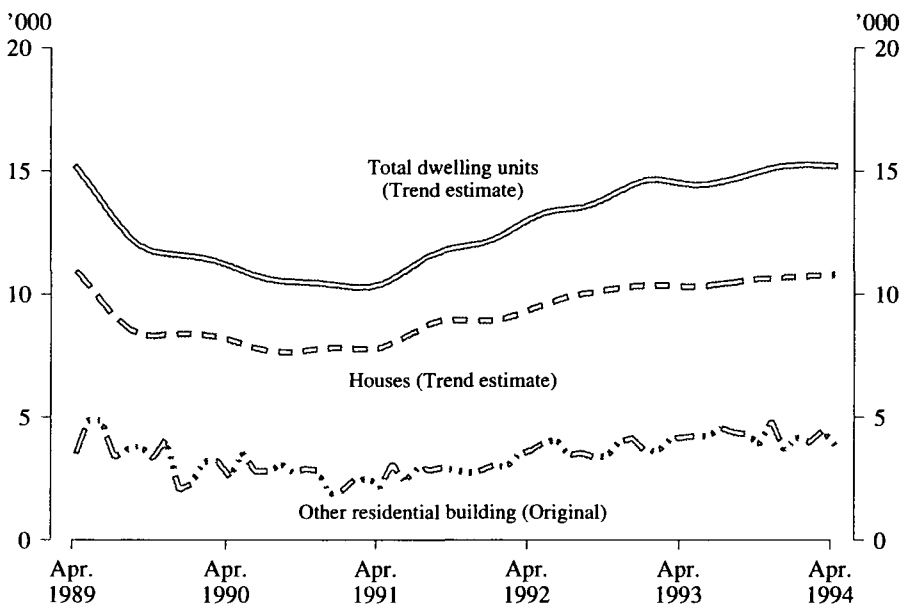
Residential building involves the construction of dwelling units, which are separated into new houses and other residential building

(flats, apartments, villa units, townhouses and duplexes).

As can be seen from graph 20.7, after a period of decline throughout 1989 and 1990, total dwelling unit approvals grew steadily during 1991 and 1992. Apart from a three month period of decline from February to May 1993, total dwelling unit approvals again grew steadily during 1993. The level of dwelling unit approvals in early 1994 was only 4.3 per cent below that of the last peak

in the trend series in late 1988. Approvals for separate houses, which accounts for nearly 70 per cent of all dwelling units approved, followed a similar pattern.

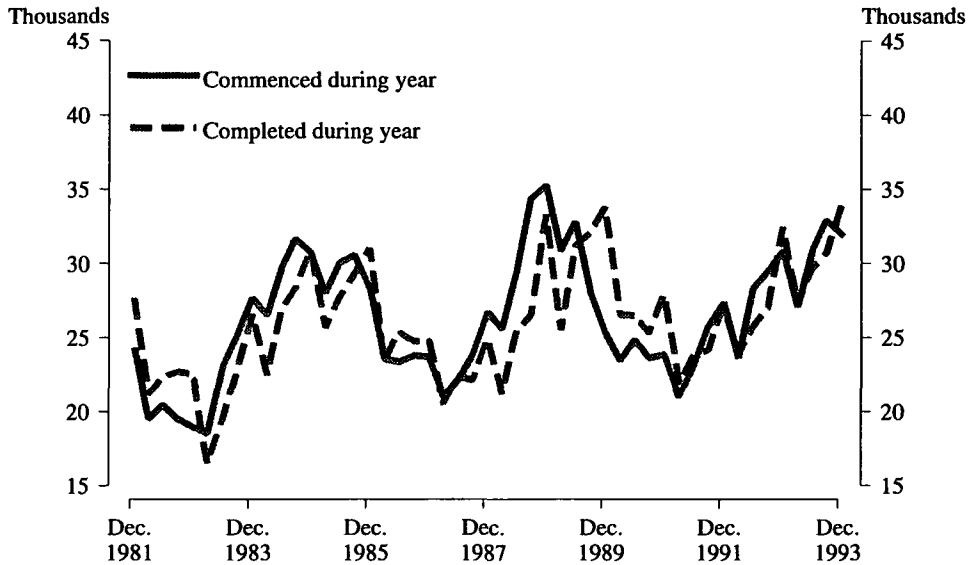
20.7 NUMBER OF DWELLING UNITS APPROVED



Source: *Building Approvals, Australia* (8731.0).

New houses. Graph 20.8 illustrates the approximately four year cyclical pattern of new house commencements. Lows were recorded in 1982-83, 1986-87 and 1990-91, with peaks in 1984-85 and 1988-89. In 1992-93, new house construction was in a growth phase, with a moderate increase in the number of commencements. House completions generally follow a similar pattern to commencements.

20.8 NEW HOUSE BUILDING ACTIVITY: NUMBER OF HOUSES



Source: *Building Activity, Australia* (8752.0).

Table 20.9 shows that the number of new houses approved in 1992-93 was 123,600, an increase of 11 per cent over the 1991-92 figure of 110,900. Private sector approvals dominated, contributing 97 per cent to the total number of new houses approved.

The estimated number of new houses commenced in 1992-93 was 117,200, an increase of more than 13 per cent over the 1991-92 estimate (104,100).

New house completions (115,300) increased by more than 15 per cent over the 1991-92 estimate of 99,900.

Other residential building. The level of activity of other residential building construction is highly variable and does not follow the regular pattern experienced in house construction. This is because of the generally larger size of other residential building construction jobs and the extent of speculative building of private flats, home units and similar other residential building projects.

Table 20.9 shows that in 1992-93, 47,000 new other residential dwelling units were approved, an increase of nearly 20 per cent

over the 1991-92 figure of 39,300. Of the 47,000 new other residential dwelling units approved, 40,300 (86%) were owned by the private sector, compared with 79 per cent in the previous year. In 1992-93, public sector owned other residential building approvals (6,700) were 20 per cent lower than in 1991-92 (8,300). Of the 47,000 new other residential dwelling units approved in 1992-93, 59 per cent were semi-detached, row or terrace houses, townhouses, etc., while 41 per cent were flats, units or apartments, etc.

Nevertheless, it is apparent that there has been an increase in other residential building activity in recent years, in both real terms and as a percentage of total housing activity. The number of other residential dwelling unit approvals, expressed as a proportion of total dwelling unit approvals, has risen from 25 per cent in 1990-91, to 26 per cent in 1991-92 and 28 per cent in 1992-93.

The number of new other residential dwelling units commenced in Australia during 1992-93 was 44,400, 23 per cent higher than the 1991-92 figure of 36,200. The number of commencements increased in New South

Wales, Queensland, Western Australia, Tasmania and the Australian Capital Territory, but decreased in Victoria, South Australia and the Northern Territory.

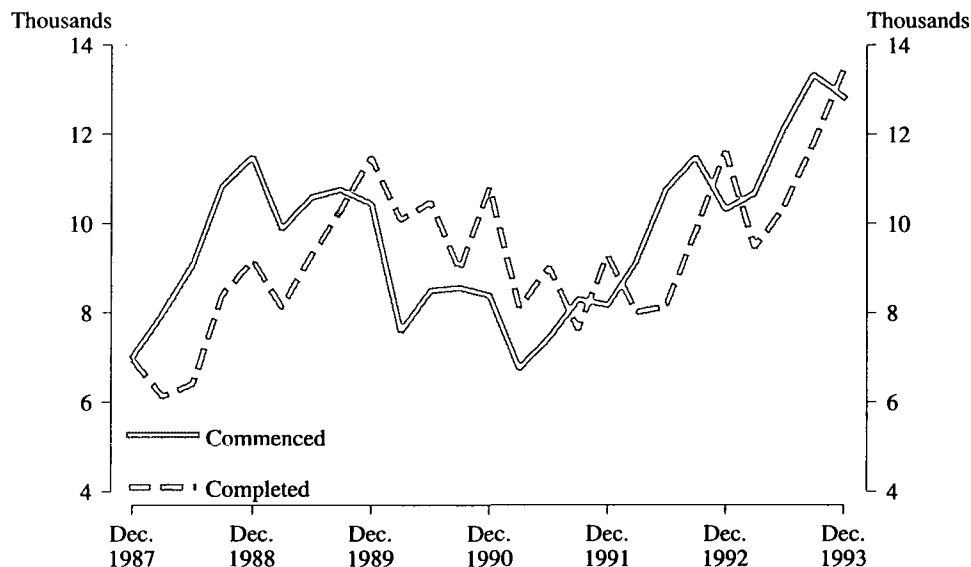
New other residential dwelling unit completions in 1992-93 totalled 41,000, a rise of 25 per cent over the 1991-92 figure of 32,800.

20.9 RESIDENTIAL BUILDING, 1992-93 ('000)

	New house	New other residential building
Private sector		
Approved	119.8	40.3
Commenced	113.7	37.4
Completed	112.3	32.9
Public sector		
Approved	3.7	6.7
Commenced	3.5	7.0
Completed	3.0	8.1
Total		
Approved	123.6	47.0
Commenced	117.2	44.4
Completed	115.3	41.0

Source: *Building Approvals, Australia* (8731.0) and *Building Activity, Australia* (8752.0).

20.10 OTHER RESIDENTIAL BUILDING ACTIVITY: NUMBER OF DWELLING UNITS



Source: *Building Activity, Australia* (8752.0).

Value of residential building. Approvals for total new residential building were valued at \$14,121.4 million in 1992-93, 18 per cent above the 1991-92 figure of \$12,005.9 million. New house approvals were valued at

\$10,605.7 million, 13 per cent above the 1991-92 figure of \$9,388.5 million. New house approvals in 1992-93 represented 75 per cent of total new residential building approvals, compared with 78 per cent in

1991-92. Approvals for alterations and additions to residential building totalled \$2,088.6 million in 1992-93, a six per cent rise over the 1991-92 figure (\$1,973.9 million).

The value of work done on new residential buildings in 1992-93 was \$13,489.1 million, making up 55 per cent of the total value of building work done. The value of work done on alterations and additions to residential building was \$2,179.1 million.

20.11 VALUE OF RESIDENTIAL BUILDING, 1992-93 (\$ million)

<i>Class of building</i>	<i>Approved</i>	<i>Work done(a)</i>
New residential buildings		
New houses	10,605.7	10,369.5
New other residential buildings	3,515.6	3,119.6
Total new residential building	14,121.4	13,489.1
Alterations and additions to residential buildings(b)	2,088.6	2,179.1

(a) During period. (b) Valued at \$10,000 or more.

Source: *Building Approvals, Australia* (8731.0) and *Building Activity, Australia* (8752.0).

Non-residential building

The value of non-residential building approved in Australia in 1992-93 was \$7,676.5 million, a six per cent increase over the 1991-92 figure of \$7,208.7 million. Rises were recorded in all categories except Hotels, which fell by \$172.3 million (42%), and Offices which fell by \$258.4 million (15%). In

absolute terms, the largest rise was in the approval of Health buildings, which increased from \$497.5 million to \$853.8 million, a rise of 72 per cent. Other significant rises were in Shops, up \$259.9 million to \$1,145.1 million (29%), Entertainment and recreational up \$107.3 million to \$783.9 million (16%) and Educational which rose by \$97.8 million to \$1,028.1 million (11%).

20.12 VALUE OF NON-RESIDENTIAL BUILDING (\$ million)

<i>Class of building</i>	<i>1991-92</i>		<i>1992-93</i>	
	<i>Approved</i>	<i>Work done(a)</i>	<i>Approved</i>	<i>Work done(a)</i>
Hotels, etc.	406.3	664.7	234.0	271.6
Shops	885.2	1,093.5	1,145.1	1,089.1
Factories	704.9	1,011.7	734.5	911.2
Offices	1,745.7	3,223.1	1,487.3	2,302.9
Other business premises	774.7	922.8	826.9	911.3
Educational	930.3	1,039.4	1,028.1	1,100.9
Religious	79.4	81.5	88.0	106.2
Health	497.5	624.6	853.8	823.3
Entertainment and recreational	676.6	602.9	783.9	568.4
Miscellaneous	508.0	657.7	494.9	622.6
Total non-residential building(b)	7,208.7	9,922.1	7,676.5	8,708.0

(a) During period. (b) Valued at \$50,000 or more.

Source: *Building Approvals, Australia* (8731.0) and *Building Activity, Australia* (8752.0).

The total value of work done on non-residential building in 1992-93 was

\$8,708 million, a decrease of 12 per cent from the 1991-92 figure of \$9,922.1 million.

This follows a 28 per cent fall from 1990-91 to 1991-92. All categories of non-residential building recorded decreases in the value of work done in 1992-93, except Educational, which rose six per cent, Religious (30%) and Health (32%). Significant falls were recorded in the categories Hotels, etc. (59%), Offices (29%) and Factories (10%).

Building activity at constant prices

Estimates of the value of building (residential and non-residential) work done at average 1989-90 prices are presented in table 20.13 below. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

20.13 VALUE OF BUILDING WORK DONE AT AVERAGE 1989-90 PRICES
(\$ million)

Year	New residential building			Alterations and additions to residential buildings	Non-residential building	Total building
	Houses	Other residential buildings	Total			
1987-88	8,543.9	1,791.1	10,335.0	1,736.1	13,905.8	25,976.9
1988-89	10,799.3	2,716.3	13,515.6	1,995.2	14,590.0	30,100.8
1989-90	9,661.1	3,020.2	12,681.3	2,120.7	15,548.1	30,350.1
1990-91	8,212.7	2,582.1	10,794.8	2,040.0	13,587.9	26,422.7
1991-92	8,523.6	2,445.2	10,968.8	1,940.1	10,385.6	23,294.5
1992-93	9,816.7	3,273.2	13,089.9	2,060.4	9,285.1	24,435.4

Source: *Building Activity, Australia* (8752.0).

Engineering construction

This section contains estimates of engineering construction activity in Australia by both public and private sector organisations. These estimates, together with the preceding data on residential and non-residential building, complete the picture of construction activity in Australia.

The total value of engineering construction work done during 1992-93 was \$11,525 million, a \$434 million (4%) rise on the 1991-92 estimate of \$11,091 million (table 20.14). This rise was entirely in work done for the public sector, which increased by \$606 million (8%) to \$8,528 million. Engineering construction work done for the private sector fell by \$176 million to \$2,997 million.

At average 1989-90 prices, the value of total building work done rose moderately in 1992-93. Following a fall of 12 per cent in 1991-92, the value of building work done increased by \$1,140.9 million (5%) to \$24,435.4 million in 1992-93.

The bulk of this rise occurred in new residential building, which increased from \$10,968.8 million in 1991-92 to \$13,089.9 million in 1992-93, a rise of 19 per cent. The value of work done on alteration and additions to residential buildings also rose, by six per cent, while work done on non-residential building declined by 11 per cent.

Overall, significant expenditure occurred in the categories of Roads, highways and subdivisions (34% of the total value), Telecommunications (16%), Electricity generation, transmission and distribution (13%) and Heavy industry (12%).

For the public sector, engineering construction activity centred around the categories of Roads, highways and subdivisions, which accounted for 34 per cent of total activity (up from 28% in 1991-92), Telecommunications which was 21 per cent (down from 23% in 1991-92) and Electricity generation, transmission and distribution which was 17 per cent (down from 19% in 1991-92).

For the private sector, major construction activity was undertaken in the categories of Heavy industry (41% of total expenditure, down from 48% in 1991-92) and Roads, highways and subdivisions (33%, the same as in 1991-92).

20.14 VALUE OF ENGINEERING CONSTRUCTION WORK DONE
(\$ million)

	1991-92			1992-93		
	<i>For the private sector</i>	<i>For the public sector</i>	<i>Total</i>	<i>For the private sector</i>	<i>For the public sector</i>	<i>Total</i>
Roads, highways and subdivisions	1,038.2	2,252.6	3,290.8	982.9	2,906.3	3,889.2
Bridges	12.0	245.1	257.0	3.0	221.4	224.4
Railways	33.3	443.3	476.6	12.6	517.1	529.7
Harbours	30.1	56.6	86.7	32.9	114.0	147.7
Water storage and supply	59.8	695.4	755.2	82.4	621.7	704.1
Sewerage and drainage	56.6	541.6	598.3	74.7	579.3	654.0
Electricity generation						
transmission and distribution	99.9	1,497.2	1,597.0	79.5	1,442.5	1,522.0
Pipelines	99.3	52.7	152.0	188.5	55.2	243.7
Recreation	183.4	155.5	338.9	220.7	147.5	368.2
Telecommunications	6.9	1,801.6	1,808.5	69.2	1,794.3	1,863.5
Heavy industry	1,517.5	156.7	1,674.2	1,232.4	104.9	1,337.3
Other	31.4	24.4	55.8	17.3	23.5	40.8
Total	3,168.2	7,922.7	11,091.0	2,996.5	8,528.3	11,524.8

Source: *Engineering Construction Activity, Australia (8762.0)*.

Price indexes of materials used in building

Two price indexes measure the changes in prices of selected materials used in the construction of buildings — one for materials used in house building, the other for materials used in building other than house building.

Price Index of Materials Used in House Building. Table 20.15 shows the changes in prices of selected materials used in the construction of houses in each capital city statistical division.

The All groups index (weighted average of the six State capital cities) increased 2.0 per cent (2.8 index points) from 1991-92 to 1992-93. This follows a 0.2 per cent (0.3 index points) increase in the previous financial year.

Melbourne (up 2.8%), Brisbane (up 2.1%) and Canberra (up 2.1%) recorded the largest increases. All capital cities recorded increases with the smallest occurring in Perth (up 0.8%).

Price Index of Materials Used in Building Other than House Building. The All groups index (weighted average of six State capital cities) increased by 0.3 per cent (or 0.3 index points) from 1991-92 to 1992-93. This follows a 0.6 per cent (0.6 index points) increase between 1990-91 and 1991-92 (table 20.16).

The large increases in the index occurred in Brisbane (up 1.4%), Hobart (up 1.1%), and Melbourne (1.0%). Sydney (down 0.6%) and Adelaide (down 0.3%) were the only capital cities to record falls.

20.15 PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING
(Reference base year 1985-86 = 100.0)

	1990-91	1991-92	1992-93
Sydney	145.7	146.1	148.5
Melbourne	138.1	137.3	141.1
Brisbane	141.9	144.7	147.8
Adelaide	136.2	135.5	137.8
Perth	148.7	149.3	150.5
Hobart	134.2	138.3	140.7
Canberra(a)	136.4	140.3	143.2
Weighted average of six State capital cities	142.1	142.4	145.2

(a) Reference base year 1986-87 = 100.0.

Source: Price Index of Materials Used in House Buildings, Six State Capital Cities and Canberra (6408.0).

20.16 PRICE INDEX OF MATERIALS USED IN BUILDING OTHER THAN HOUSE BUILDING
ALL GROUPS
(Reference base year 1989-90 = 100.0)

	1990-91	1991-92	1992-93
Sydney	105.6	107.1	106.5
Melbourne	104.5	103.4	104.4
Brisbane	104.8	107.4	108.9
Adelaide	105.3	105.4	105.1
Perth	105.5	105.2	105.7
Hobart	103.9	107.1	108.3
Darwin	105.4	108.6	109.5
Canberra	106.2	108.7	108.9
Weighted average of six State capital cities	105.1	105.7	106.0

Source: Price Index of Materials Used in Building Other Than House Buildings, Eight Capital Cities (6407.0).

Labour costs

Average labour costs per employee in the construction industry increased by 3.9 per cent in 1991-92 to \$34,546. Labour costs per employee continued to be higher than the all industries average, primarily due to higher gross wages and salaries, termination payments, superannuation and workers' compensation costs (table 20.17)

However, on a costs per hour worked basis, labour costs were actually lower in the construction industry, \$17.75 per hour worked compared to \$18.59 for all industries. This

was mainly due to lower gross wages and salaries of \$16.83, 5.1 per cent lower than for all industries. Despite lower total labour costs per hour worked, the superannuation and workers' compensation components were higher than for all industries at \$1.30 and 63 cents per hour, respectively (table 20.18).

The percentage distribution of labour costs remained fairly constant with gross wages and salaries accounting for 82.5 per cent of total labour costs. Superannuation accounted for 6.4 per cent, payroll tax 2.9 per cent and workers' compensation 3.1 per cent.

20.17 AVERAGE LABOUR COSTS PER EMPLOYEE, CONSTRUCTION INDUSTRY
(\\$)

	1990-91		1991-92	
	Construction	All industries	Construction	All industries
Earnings	29,258	26,646	30,066	27,581
Gross wages and salaries	28,203	25,520	28,508	26,305
Termination payments	569	698	1,122	798
Fringe benefits	486	428	437	478
Other labour costs	3,983	3,226	4,480	3,413
Superannuation	1,666	1,377	2,201	1,516
Payroll tax	1,076	1,029	1,010	1,086
Workers' compensation	1,012	618	1,063	586
Fringe benefits tax	229	201	206	225
Total labour costs	33,241	29,872	34,546	30,995

Source: *Labour Costs, Australia* (6348.0).

20.18 LABOUR COSTS PER HOUR WORKED AND COSTS AS A PERCENTAGE OF TOTAL LABOUR COSTS, CONSTRUCTION INDUSTRY, 1991-92

	Cost per hour worked (\$)		Percentage of total labour costs (%)	
	Construction	All industries	Construction	All industries
Earnings	17.75	18.59	87.0	89.0
Gross wages and salaries	16.83	17.73	82.5	84.9
Termination payments	0.66	0.54	3.2	2.6
Fringe benefits	0.26	0.32	1.3	1.5
Other labour costs	2.65	2.30	13.0	11.0
Superannuation	1.30	1.02	6.4	4.9
Payroll tax	0.60	0.73	2.9	3.5
Workers' compensation	0.63	0.40	3.1	1.9
Fringe benefits tax	0.12	0.15	0.6	0.7
Total labour costs	20.40	20.89	100.0	100.0

Source: *Labour Costs, Australia* (6348.0).

Industrial disputes

Of the 610 industrial disputes during 1993, 27 or four per cent affected the construction industry as was noted earlier, employment in the construction industry makes up seven per

cent of all employment. These 27 disputes involved (either directly or indirectly) 14,200 construction industry employees and resulted in the loss of 13,100 working days.

**20.19 CONSTRUCTION INDUSTRY
INDUSTRIAL DISPUTES WHICH OCCURRED
DURING 1993**

	Construction	All industries
Total industrial disputes which occurred (no.)	27	610
Employees involved (directly and indirectly) ('000)	14.2	489.6
Working days lost ('000)	13.1	635.8

Source: *Industrial Disputes, Australia* (6322.0).

Table 20.20 shows that, Australia wide, the construction industry recorded an average of 51 working days lost per thousand employees, 53 per cent lower than the Australian all industries average of 108 working days lost per thousand employees. Victoria was the most strike affected State with 95 working days lost per thousand construction industry employees. This figure is 86 per cent higher than the Australian average for the construction industry of 51 working days lost per thousand employees, but 44 per cent lower than the Victorian all industries average of 170 working days lost per thousand employees.

**20.20 CONSTRUCTION INDUSTRY
INDUSTRIAL DISPUTES WHICH OCCURRED
DURING 1993
(working days lost per thousand employees)**

State/Territory	Construction	All industries
New South Wales	55	89
Victoria	95	170
Queensland	10	132
South Australia	—	53
Western Australia	74	51
Tasmania	—	29
Northern Territory	—	38
Australian Capital Territory	—	76
Australia	51	108

Source: *Industrial Disputes, Australia* (6322.0).

Trade union membership

The proportion of construction industry employees who are trade union members has been falling steadily since 1986.

In 1986, 48 per cent of construction industry employees were trade union members. This figure fell to 47 per cent in 1988, 45 per cent in 1990 and 42 per cent in 1992.

This fall in trade union membership participation was not restricted to the construction industry. In all industries the estimated average trade union membership has also been falling steadily from 46 per cent in 1986 to 42 per cent (1988), 41 per cent (1990) and 40 per cent (1992).

As might be expected, in the construction industry, permanently employed males were most likely to belong to trade unions with 55 per cent of this category belonging to a union. Females employed in the construction industry were less likely to belong to trade unions with only 10 per cent of permanently employed and no casually employed females being trade union members (table 20.22).

**20.21 CONSTRUCTION INDUSTRY
EMPLOYEES WHO WERE TRADE UNION
MEMBERS**

	Construction	All industries
August 1986(a)		
No. of members ('000)	145.3	2,593.9
Proportion of employees who are in trade unions (%)	48.0	45.6
August 1988(a)		
No. of members ('000)	157.5	2,535.9
Proportion of employees who are in trade unions (%)	47.1	41.6
August 1990		
No. of members ('000)	170.7	2,659.6
Proportion of employees who are in trade unions (%)	45.4	40.5
August 1992		
No. of members ('000)	123.9	2,508.8
Proportion of employees who are in trade unions (%)	42.4	39.6
Total number of employees ('000)	292.6	6,334.8

(a) Estimates from 1986 to 1988 have been revised to exclude persons aged 70 years and over.

Source: *Trade Union Members, Australia* (6325.0).

**20.22 CONSTRUCTION INDUSTRY
EMPLOYEES WHO WERE TRADE UNION
MEMBERS, AUGUST 1992
(per cent)**

	Construction	All industries
Males		
Permanent	55.1	48.1
Casual	23.4	18.4
Total	47.2	43.4
Females		
Permanent	9.7	42.9
Casual	—	16.5
Total	5.9	34.8
Persons		
Permanent	50.7	46.0
Casual	19.4	17.2
Total	42.4	39.6

Source: Trade Union Members, Australia (6325.0).

Training expenditure

During July to September 1993 employers in the construction industry spent the equivalent of 1.8 per cent of gross wages and salaries on formally training employees. This was a decrease from the same period in 1990 when the corresponding figure was 1.9 per cent. The percentage of gross wages and salaries spent

on training by employers in the construction industry in 1993 was lower than the average expenditure of all industries (2.9%). The non-building construction industry recorded a rise in expenditure, from 1.8 per cent of gross wages and salaries in 1990 to 1.9 per cent in 1993.

The two sectors, non-building and other construction, spent a similar percentage of gross wages and salaries on training, however, the amount spent per employee and the number of hours training per employee varied between the two groups. Non-building construction spent the largest amount per employee on training (\$153) in the September quarter 1993. This was an increase of 9 per cent from the same period in 1990 when \$140 per employee was spent. Other construction recorded a decline of 7 per cent in expenditure from the September quarter 1990 to 1993 (\$140 per employee to \$130 per employee).

The amount of time employees in the construction industry spent receiving training decreased by 34 per cent between 1990 and 1993 (from 9.0 hours to 5.9 hours). Other construction recorded the highest average hours of training per employee (6.5 hours). This was higher than the all industry average of 5.6 hours.

**20.23 TRAINING EXPENDITURE IN THE CONSTRUCTION INDUSTRY
JULY TO SEPTEMBER 1993**

Industry	Percentage of gross wages and salaries	Dollars per employee	Hours per employee
Non-building construction	1.9	153	4.1
Other construction(a)	1.8	130	6.5
Total construction	1.8	135	5.9
Total all industries	2.9	192	5.6

(a) Comprises building and special trades construction.

Source: Employer Training Expenditure, Australia (6353.0).

HOUSING

Housing satisfies the essential human needs for shelter, security and privacy. Internationally, shelter is recognised as a basic human right. The adequacy or otherwise of housing is therefore an important component of individual well-being. Housing also has an enormous

significance in the national economy, with its influence on investment levels, interest rates, building activity and employment.

This part of the chapter provides a profile of the various aspects of housing in Australia, based on information from the five-yearly Census of Population and Housing and from periodic surveys. Care should be taken when

comparing statistics from different sources because of differences in the timing and conceptual bases of individual statistical collections on respective topics.

Number and type of dwellings

Number of dwellings. The number of occupied dwellings is distributed broadly according to the population of each State and Territory. However, the growth in the number of occupied dwellings in each State/Territory between 1986 and 1991 was variable. Queensland and Western Australia had the highest growth (18%), followed by the Australian Capital Territory (17%), then the Northern Territory (15%). The remainder, New

South Wales, Victoria, South Australia and Tasmania grew by less than 9 per cent. The average growth for Australia over the five-year period was 11 per cent.

The number of caravans, etc. in caravan parks and occupied boats in marinas has increased in all States/Territories except Victoria where the number decreased 2.4 per cent. The Northern Territory had the highest growth rate (37%), with the growth rate in New South Wales (19%), South Australia (17%) and Queensland (16%) above the Australian average. The remainder were all below eight per cent. The average growth for Australia was 13 per cent.

20.24 NUMBER OF DWELLINGS BY STATE/TERRITORY

State/Territory	30 June 1986			6 August 1991		
	Occupied	Caravans, etc.(a)	Unoccupied	Occupied	Caravans, etc.(a)	Unoccupied
New South Wales	1,817,392	21,916	174,467	1,961,229	26,036	192,140
Victoria	1,351,118	9,475	143,264	1,466,150	9,243	164,754
Queensland	838,122	27,310	94,714	986,013	31,788	99,014
South Australia	474,456	3,162	48,546	511,995	3,710	53,534
Western Australia	458,762	10,749	53,851	539,024	10,907	57,643
Tasmania	149,484	658	19,470	162,320	680	21,764
Northern Territory	39,779	3,456	3,639	45,805	4,737	3,075
Australian Capital Territory	79,363	368	5,588	92,485	395	5,658
Australia(b)	5,208,476	77,094	543,539	5,765,021	87,496	597,582

(a) Occupied caravans, etc. in caravan parks were counted as occupied private dwellings in the 1976 and 1981 Censuses. (b) Excludes offshore, migratory and non-private dwellings.

Source: 1991 Census of Population and Housing, State Comparison Series (2731.0).

Type of dwellings. The separate house is the most popular type of dwelling in Australia today making up 77 per cent of all dwellings. Tasmania has the highest proportion of separate houses (85%) and the Northern Territory the lowest (61%). All other States and the Australian Capital Territory are in the range of 70 to 80 per cent.

Flats or apartments are the next most common type of dwellings. Twelve per cent of dwellings in Australia are of this design. Western Australia (7%), Tasmania (7%) and South Australia (8%) have relatively low percentages of flats or apartments. New South Wales with 17 per cent has the highest proportion of flats or apartments.

The Australian Capital Territory, South Australia and Western Australia have more semi-detached type housing than flats or apartments. Western Australia has almost twice the number of semi-detached dwellings (12%) as it has flats or apartments (7%).

A high proportion of caravans etc. in caravan parks exist in the Northern Territory. This represents nine per cent of dwellings in the Territory. The Northern Territory also has a high percentage of 'other' dwelling structures (8%) including caravans not in caravan parks, improvised homes, campers out and houses or flats attached to shops and offices.

20.25 TYPE OF DWELLINGS BY STATE/TERRITORY, 1991

Type of dwelling	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.(a)
					— per cent —				
Separate house	72.7	79.8	78.4	77.0	77.8	84.8	60.8	79.1	76.7
Semi-detached(b)									
1 storey	4.0	6.8	2.8	11.9	10.4	5.1	5.7	7.0	5.9
2 or more storeys	3.1	1.2	1.5	1.3	1.9	1.0	2.1	3.7	2.0
Flat or apartment(c)									
1 or 2 storey	6.4	6.6	7.2	6.4	2.9	4.8	11.0	3.6	6.2
3 storeys	5.5	2.2	2.6	0.7	2.0	0.7	2.4	3.8	3.2
4 or more storeys	4.5	1.0	2.1	0.2	1.4	0.3	1.0	0.9	2.3
Attached to a house	0.6	0.4	0.3	0.3	0.2	0.7	0.3	0.8	0.4
Caravan etc. in a caravan park	1.2	0.6	2.9	0.7	1.8	0.4	8.8	0.4	1.4
Other(d)	2.0	1.6	2.2	1.6	1.7	2.2	7.8	0.7	1.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
					— '000 —				
Number of dwellings	2,179.4	1,640.1	1,116.8	569.2	607.6	184.8	53.6	98.5	6,450.1

(a) Excludes non-private dwellings, and offshore and migratory dwellings. (b) Includes row/terrace houses, townhouses, of one or more storeys. (c) Includes blocks of one or more storeys; and flats attached to houses. (d) Includes caravans, etc. not in caravan parks, improvised homes, campers out, houses or flats attached to shop, office, etc., and not stated.

Source: 1991 Census of Population and Housing, State Comparison Series (2731.0).

Standard of housing and facilities

The following information on certain physical features and facilities of dwellings provides some indication of the standard of housing in Australia.

Material of outer walls. Availability, cost, durability, appearance and climatic conditions can affect the use of certain materials for outer walls.

Brick veneer remains the most commonly used material for outer walls. Sixty-seven per cent of dwellings approved in Australia in 1992-93 were to be constructed using brick veneer. Brick veneer is the most popular material used in all States and Territories except the

Northern Territory and Western Australia where double brick is more prevalent. In the Australian Capital Territory, 97 per cent of approvals were for brick veneer houses. This is 30 per cent above the national average.

The Northern Territory has a high percentage of dwellings assembled using steel, aluminium and other materials as their external wall (30%), compared with only 2.6 per cent for Australia as a whole.

In Tasmania, 16 per cent of dwellings used timber and 6 per cent used stone and concrete for their exterior. This compares to 7 per cent and 0.7 per cent, respectively, for Australia.

**20.26 NEW HOUSES APPROVED, BY MATERIAL OF OUTER WALLS
AS A PROPORTION OF TOTAL STATE/TERRITORY, 1992-93**

<i>Material of outer wall</i>	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>SA</i>	<i>WA</i>	<i>Tas.</i>	<i>NT</i>	<i>ACT</i>	<i>Aust.</i>
	— per cent —								
Double brick	12.5	2.0	5.2	3.7	87.2	3.6	62.9	0.5	18.8
Brick veneer	73.6	82.6	78.6	88.9	4.3	67.6	2.2	97.4	67.2
Timber	6.9	7.6	9.8	1.8	2.9	16.1	2.2	0.1	7.0
Fibre cement	4.1	1.8	4.5	4.7	3.2	4.0	0.8	—	3.6
Stone and concrete	0.5	0.7	0.5	0.7	0.5	6.4	1.5	0.1	0.7
Steel, aluminum and other	2.4	5.3	1.5	0.2	1.8	2.3	30.4	1.8	2.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— number —								
Number of approvals	29,522	27,158	33,881	10,086	16,485	2,956	1,055	2,443	123,586

Source: Building Approvals Microfiche Service, Australia (8734.0).

Number of rooms. The most readily available indicator of dwelling size is the number of bedrooms.

Nearly half of all dwellings in Australia have three bedrooms (49%). Fifty-eight per cent of separate houses have three bedrooms. Two bedroom dwellings are more common in semi-detached homes and flats and apartments.

Most caravans in caravan parks (57%) and 'other' dwellings (35%) have either no bedrooms or one.

Information on the incidence of other types of rooms such as bathrooms, toilets, laundries and lounge/dining/family rooms was provided in the 1994 issue of *Year Book Australia*.

**20.27 PROPORTION OF DWELLINGS BY DWELLING STRUCTURE AND NUMBER OF
BEDROOMS, 1991
(per cent)**

Number of bedrooms	Separate house	Semi-detached(a)		Flat/apartment				Caravan etc. in a caravan park	Other (b)	Not stated	All households
		1 storey	2 or more storeys	1-2 storeys	3 storeys	4 or more storeys	Attached to a house				
Zero – one	1.4	12.9	5.9	29.4	22.0	23.0	54.1	56.7	34.8	7.3	6.4
Two	15.2	53.9	40.8	56.3	63.7	57.0	26.2	21.8	24.9	22.7	23.1
Three	57.8	27.6	40.6	7.5	7.6	12.3	8.9	6.8	20.5	39.6	48.7
Four	19.9	1.9	6.5	0.7	0.3	0.4	3.1	1.0	5.3	12.8	15.9
Five or more	3.5	0.3	1.7	0.6	0.2	0.2	2.1	0.3	4.1	3.0	2.9
Not stated	2.2	3.3	4.4	5.4	6.2	7.1	5.6	13.3	10.5	14.7	3.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Includes row/terrace houses, townhouses, of one or more storeys. (b) Includes caravans not in caravan parks, houseboats etc., improvised homes, campers out, house of flat attached to a shop, office etc.

Source: Unpublished data from the 1991 Census of Population and Housing.

Provision for motor vehicles. Most dwellings (85%) had at least one motor vehicle on-site on Census night 1991. Over 75 per cent of separate houses had one or two motor vehicles at the dwelling while

10 per cent of separate houses had three motor vehicles. Most semi-detached homes, flats and apartments had either no motor vehicle or one which was also the case for caravans etc. in caravan parks.

20.28 PROPORTION OF DWELLINGS BY DWELLING STRUCTURE AND NUMBER OF MOTOR VEHICLES GARAGED, 1991
(per cent)

Number of motor vehicles	Semi-detached(a)			Flat/apartment			Caravan etc. in a caravan park		Other(b)	Not stated	All households
	Separate house	1 storey	2 or more storeys	1-2 storeys	3 storeys	4 or more storeys	Attached to a house				
None	8.1	25.6	19.9	33.4	32.7	33.0	27.9	19.5	17.9	13.1	12.6
One	38.7	50.9	48.7	47.3	48.1	46.7	47.2	60.5	45.6	36.8	41.0
Two	36.9	16.9	22.2	11.5	11.2	11.2	14.4	9.2	21.5	26.4	31.9
Three	10.1	2.4	3.7	1.4	1.1	1.1	3.2	1.0	5.4	6.7	8.3
Four or more	4.0	0.5	0.9	0.5	0.5	0.5	1.3	0.4	2.6	2.7	3.3
Not stated	2.1	3.7	4.6	5.9	6.5	7.4	6.0	9.5	7.0	14.3	3.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Includes row/terrace houses, townhouses, of one or more storeys. (b) Includes caravans not in caravan parks, houseboats etc., improvised homes, campers out, house of flat attached to a shop, office etc.

Source: Unpublished data from the 1991 Census of Population and Housing, 6 August.

Year Book Australia 1994 contained information on time spent travelling to work.

Household energy use and conservation.

Eighty-six per cent of households have some type of room heating. The most common type of fuel used is electricity with 43 per cent of households using this source for warmth. Mains gas (28%) closely followed by wood, coal and oil (25%) were the next most common.

Nearly all (99%) of households have some form of hot water service. Separate houses and

semi-detached dwellings almost always had hot water services (99% and 100%, respectively). Flats/units had hot water services in 98 per cent of cases and 'other' dwellings only 91 per cent of the time.

Electricity is still the most popular type of fuel for all purposes (95%). Mains gas (38%) and wood, coal and oil (28%) are the next most prevalent types of fuel. Six per cent of households use solar energy in the dwelling. This is mainly for hot water services in separate houses.

20.29 PROPORTION OF HOUSEHOLDS BY TYPE OF DWELLING BY TYPE OF FUEL USED IN DWELLING BY PURPOSE OF FUEL, OCTOBER–DECEMBER 1990
(per cent)

Type of dwelling(a)	Type of fuel used in household					All households
	Electricity	Mains gas	Solar	Wood, coal, oil	Other fuel(b)	
ROOM HEATING						
Separate house	40.2	29.3	0.1	30.2	7.9	87.5
Semi-detached(c)						
1 storey	52.6	30.5	—	9.0	3.4	85.9
2 or more storeys	55.9	20.0	—	7.6	* 3.6	79.7
Total	53.4	27.8	—	8.6	3.4	84.3
Flat/unit						
1-3 storeys	59.2	15.7	—	1.6	3.1	76.1
4 or more storeys	67.2	* 6.6	—	* 1.1	—	73.8
Total	59.8	15.0	—	1.6	2.9	75.9
Other	35.7	12.9	—	21.4	12.1	73.4
Total	43.3	27.5	0.1	25.3	7.1	85.9

For footnotes see end of table.

20.29 PROPORTION OF HOUSEHOLDS BY TYPE OF DWELLING BY TYPE OF FUEL USED IN DWELLING BY PURPOSE OF FUEL, OCTOBER–DECEMBER 1990 — *continued*
(per cent)

	Type of fuel used in household					
Type of dwelling(a)	Electricity	Mains gas	Solar	Wood, coal, oil	Other fuel(b)	All households
HOT WATER SERVICE						
Separate house	64.0	27.7	6.7	3.3	3.2	98.7
Semi-detached(c)						
1 storey	59.6	37.5	2.2	* 0.5	2.1	99.7
2 or more storeys	65.0	33.8	* 1.2	—	—	98.7
Total	61.0	36.5	1.9	* 0.3	1.6	99.5
Flat/unit						
1–3 storeys	68.5	27.7	1.2	—	1.4	97.6
4 or more storeys	75.5	21.3	* 1.3	—	* 0.6	97.7
Total	69.0	27.2	1.2	—	1.3	97.7
Other	60.7	19.6	* 2.0	* 4.0	* 8.0	91.1
Total	64.3	28.2	5.7	2.8	2.9	98.5
SAME FUEL USED FOR ROOM HEATING AND HOT WATER SERVICE						
Separate house	31.7	20.7	—	2.2	0.7	54.9
Semi-detached(c)						
1 storey	36.9	22.8	—	* 0.2	* 0.2	59.9
2 or more storeys	40.1	15.0	—	—	—	55.1
Total	37.7	20.8	—	* 0.1	* 0.2	58.6
Flat/unit						
1–3 storeys	47.3	13.3	—	—	* 0.2	60.7
4 or more storeys	54.3	4.0	—	—	—	58.3
Total	47.8	12.6	—	—	* 0.1	60.5
Other	23.7	10.0	—	* 4.0	* 1.1	38.8
Total	33.9	19.7	—	1.8	0.6	55.7
ALL PURPOSES						
Separate house	94.8	38.4	6.8	32.8	13.8	100.0
Semi-detached(c)						
1 storey	95.8	48.0	2.2	10.0	5.7	100.0
2 or more storeys	92.8	41.3	* 1.2	9.2	* 4.1	100.0
Total	95.0	46.3	1.9	9.7	5.3	100.0
Flat/unit						
1–3 storeys	94.5	33.2	1.2	1.9	4.7	100.0
4 or more storeys	94.7	24.5	* 1.3	* 1.1	* 0.6	100.0
Total	94.5	32.5	1.2	1.8	4.4	100.0
Other	83.9	24.6	* 3.1	24.3	30.8	100.0
Total	94.7	38.2	5.8	27.5	12.2	100.0

(a) Rows will not add across as a household may use more than one type of fuel for each purpose. (b) Includes kerosene, bottled, L.P. or other gas, other fuels n.e.i. (c) Includes row/terrace houses and townhouses.

* Relative standard error of 30 per cent or more.

Source: Unpublished data from the ABS 1990 Survey of Income, and Housing Costs and Amenities.

Thirty-six per cent of dwellings in Australia have insulation in their roof only. Just under 41 per cent of separate houses and 32 per cent of one storey semi-detached dwellings have only roof insulation. A very small proportion of dwellings (2.4%) have insulation in the wall only, mainly occurring

in separate houses. Only 13 per cent of all dwellings have insulation both in the wall and roof. Thirty per cent of households have no insulation in either the wall or roof. Flats and apartments are more likely to have no insulation than semi-detached or separate houses.

**20.30 PROPORTION OF DWELLINGS BY TYPE AND LOCATION OF INSULATION
OCTOBER–DECEMBER 1990
(per cent)**

<i>Type of dwelling</i>	<i>Type of insulation</i>					<i>All households</i>
	<i>Wall</i>	<i>Roof</i>	<i>Wall and roof</i>	<i>None</i>	<i>Unknown</i>	
Separate house	2.8	40.5	15.2	29.3	7.9	100.0
Semi-detached(a)						
1 storey	*0.8	31.9	3.6	31.1	23.0	100.0
2 or more storeys	*2.0	18.0	*1.4	25.3	39.2	100.0
Flat/unit						
1–3 storeys	*0.5	12.8	2.0	30.7	41.1	100.0
4 or more storeys	—	*0.4	—	41.9	42.9	100.0
Other	—	21.4	10.9	38.8	19.0	100.0
Total	2.4	36.2	12.8	29.6	13.2	100.0

(a) Includes row/terrace houses, townhouses, of one or more storeys.

* Relative standard error of 30 per cent or more.

Source: Unpublished data from the ABS 1990 Survey of Income, and Housing Costs and Amenities.

INVESTORS IN RENTAL DWELLINGS

There were approximately 752,100 people who were current investors in residential rental property in Australia in July 1993. This is about six per cent of the adult population.

The Australian Capital Territory had the most rental investors per capita with 8.8 per cent of

its population investing in residential rental property. This is closely followed by the Northern Territory (8.7%), Queensland (7.2%) and Western Australia (7.1%). Tasmania, New South Wales, South Australia and Victoria were all below the Australian average with 4.4, 5.1, 5.5 and 5.8 per cent, respectively of their populations investing.

20.31 RENTAL INVESTORS BY STATE/TERRITORY OF USUAL RESIDENCE, 1993

<i>State/Territory</i>	<i>Number of investors ('000)</i>	<i>Proportion of all investors (%)</i>	<i>Proportion of all persons in State/Territory (%)</i>
New South Wales	220.5	29.3	5.1
Victoria	187.8	25.0	5.8
Queensland	158.3	21.0	7.2
South Australia	59.4	7.9	5.5
Western Australia	85.0	11.3	7.1
Tasmania	14.6	1.9	4.4
Northern Territory	7.6	1.0	8.7
Australian Capital Territory	18.7	2.5	8.8
Australia	752.1	100.0	6.0

Source: Investors in Rental Dwellings, Australia, July 1993 (8711.0).

The main reason people became a landlord was to have a secure long-term investment. Most rental investors bought their rental property with a loan or mortgage.

Approximately 432,800 investors took out a loan or mortgage to acquire their property, while 86,200 bought the property outright.

20.32 REASON FOR BECOMING A LANDLORD, BY HOW FIRST PROPERTY AS A LANDLORD WAS ACQUIRED, 1993

<i>Reason for becoming a landlord</i>	<i>Own home</i>	<i>Bought property with loan or mortgage</i>	<i>Bought property outright</i>	<i>Inherited property</i>	<i>All investors</i>	<i>Number of investors ('000)</i>
			— per cent —			
Secure long-term investment	32.7	61.9	56.5	29.9	52.1	391.7
Income from rent	22.3	10.5	23.4	23.0	15.7	118.1
Reduce taxable income by negative gearing	7.2	20.8	* 2.4	* 3.6	14.3	107.8
Plan to return to live in dwelling at later date	18.6	1.3	* 0.7	* 2.2	6.0	44.8
Possible future home	8.1	11.4	9.4	* 8.6	10.2	76.7
Potential for capital gain	9.2	10.5	7.4	* 7.9	9.7	72.8
Investing for retirement	5.7	15.4	11.0	* 7.9	11.9	89.7
Other	28.2	9.0	14.6	40.6	16.0	120.5
Total	100.0	100.0	100.0	100.0	100.0	752.1
			— '000 —			
Number of investors	205.2	432.8	86.2	27.8	752.1	..

* Relative standard error of 30 per cent or more.

Source: *Investors in Rental Dwellings, Australia, July 1993* (8711.0).

HOME OWNERSHIP AND RENTING

Sixty-seven per cent of the 5,853,000 occupied dwellings in Australia were either owned or being purchased by their occupiers, according to the 1991 Census of Population and Housing. The most prevalent type of tenancy was ownership (40%). Buying and renting were equal second with 27 per cent of dwellings in each of these situations. Only seven per cent of dwellings were rented from

the government, with 19 per cent being leased from 'other' landlords which included private landlords and employers.

Most separate houses were owned outright (45%) or were being purchased (31%) by the residents. However, semi-detached homes, flats and apartments were more often rented from landlords other than government departments or agencies. Caravans were most commonly owned by the occupants, with only a small number being purchased.

20.33 TYPE OF DWELLING BY NATURE OF OCCUPANCY, 1991
(per cent)

Type of dwelling	Nature of occupancy						Total
	Owned	Being pur- chased	Rented				
			Govern- ment	Other	Not stated	Other	
Separate house	45.4	31.4	4.9	12.0	0.6	5.7	100.0
Semi-detached(a)							
1 storey	27.8	13.0	20.0	32.7	1.3	5.1	100.0
2 or more storeys	23.0	16.3	16.9	36.1	1.1	6.5	100.0
Flat/apartment							
1-2 storeys	13.4	6.4	13.0	58.4	2.3	6.5	100.0
3 storeys	17.8	10.5	13.0	49.4	1.8	7.5	100.0
4 or more storeys	23.3	9.3	15.2	41.5	1.8	9.0	100.0
Attached to a house	18.4	5.0	3.0	56.9	2.3	14.3	100.0
Caravan etc. in caravan parks	45.4	5.9	0.7	27.5	2.6	17.8	100.0
Caravan not in caravan park, houseboat etc.	47.0	9.8	0.8	14.8	1.8	25.9	100.0
Improvised homes, campers out	31.8	11.1	1.8	13.2	1.5	40.5	100.0
House attached to a shop	16.2	12.7	2.6	53.1	2.2	13.1	100.0
Not stated	31.0	22.7	6.5	20.1	1.3	18.5	100.0
Total	40.4	26.7	6.9	18.9	0.9	6.3	100.0

(a) Includes row/terrace houses, townhouses, of one or more storeys.

Source: Unpublished data from the 1991 Census of Population and Housing.

Almost 41 per cent of families who owned their own home, were couples with no children. Another 33 per cent of owners were two-parent families with dependent children. One-parent families accounted for nine per cent of owners.

A large proportion of purchasers were two-parent families with dependent children

(62%). Only 10 per cent of two-parent families who were purchasing did not have dependent children.

Seventy-eight per cent of two-parent families owned or were buying their dwelling with only 18 per cent renting. This compared to 52 per cent and 44 per cent for one-parent families.

20.34 HOME OWNERSHIP AND RENTALS, BY TYPE OF FAMILY(a), 1991
(^{'000})

Type of families	Nature of occupancy						All families
	Owners	Pur- chasers	Govern- ment	Renters			
				Other	Not stated	Other(b)	
One-parent families							
With dependent offspring	73.3	89.9	85.2	107.4	3.8	15.2	374.8
With no dependent offspring	94.1	29.5	19.9	21.7	1.4	7.6	174.3
Total	167.5	119.4	105.1	129.1	5.2	22.8	549.0
Couples without offspring	724.7	303.7	51.6	199.8	8.9	54.7	1,343.5
Two-parent families							
With dependent offspring	589.6	849.9	109.2	264.0	8.8	73.7	1,895.2
With no dependent offspring	258.0	93.3	14.7	23.3	1.6	14.8	405.8
Total	847.6	943.2	123.9	287.3	10.4	88.6	2,300.9
Families of other related individuals	34.6	11.6	4.7	22.8	0.9	5.0	79.6
Total	1,774.3	1,377.9	285.2	639.0	25.5	171.0	4,273.0

(a) Excludes families living in caravans etc. in caravan parks. (b) Comprises 'other/inadequately described' and 'not stated'.

Source: 1991 Census of Population and Housing, Basic Community Profile (2722.0).

The pattern of different types of tenure varies across States and Territories (table 20.35).

Victoria had the highest level of home ownership with 71 per cent of dwellings either being purchased or owned outright. The lowest level of home ownership of 36 per cent was recorded in the Northern Territory. Only 15 per cent of homes are owned outright in the Northern Territory.

There was a high percentage of purchasers in the Australian Capital Territory (38%) compared

to the Australian average (27%). All other States had proportions between 20 and 30 per cent.

In the Northern Territory, nearly 50 per cent of dwellings were rented. Twenty-three per cent were leased from the Government. This is three times the figure for Australia and over four times the Victorian equivalent. The Australian Capital Territory also had a high percentage of renters at 33 per cent, with 13 per cent of dwellings in the Australian Capital Territory being rented from the Government.

20.35 PROPORTION OF DWELLINGS BY TYPE OF TENURE, 1991
(per cent)

Nature of occupancy	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	All house-holds
Owners	41.6	41.5	40.7	39.9	37.0	41.8	14.6	24.9	40.4
Purchasers	24.7	29.3	23.9	27.6	29.5	27.6	21.8	38.2	26.7
Renters									
Government	6.8	4.8	5.0	12.4	7.6	9.2	23.1	13.0	6.9
Other	19.3	17.5	22.5	14.6	19.4	15.3	25.0	19.4	19.0
Not stated	0.9	0.9	1.0	0.7	0.7	0.8	1.2	0.5	0.9
Total renters	27.1	23.1	28.5	27.7	27.8	25.3	49.2	32.9	26.7
Other(a)	6.7	6.1	6.9	4.8	5.7	5.3	14.3	4.0	6.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Includes 'other/inadequately described' and 'not stated'.

Source: 1991 Census of Population and Housing, State Comparison Series (2731.0).

ACCESSIBILITY AND AFFORDABILITY OF HOUSING

The ability of people to acquire housing depends on two considerations — their ability to buy or rent housing in the first instance (housing accessibility) and their ability to subsequently maintain their housing financial commitments (housing affordability). The cost of acquiring and/or maintaining housing is a major component in the cost of living. Some measures of the cost and financing of housing are shown in the following statistics.

The unit used in the statistics on housing accessibility and affordability varies between 'household' and 'income unit', depending on the subject. For statistical purposes a household is a social unit, a group of people who live together in a single dwelling with common housekeeping arrangements. An income unit, in simple terms, is more in the nature of an economic unit, which may comprise only some members of one or more households, for example, a married couple owning, buying or maintaining the cost of a dwelling, but excluding dependent or

non-dependent children living with them. However, as it is estimated that there were 5.6 million households and 6.2 million income units in 1990, these figures are close enough to allow general compatibility between the various statistics whether based on the household or income unit.

Rental tenants

In 1991, nearly half of rental dwellings in Australia were rented at below \$108 per week, with 30 per cent rented under \$78 per week.

Table 20.36 shows the clear relationship between annual household income and how much rent is paid per week. Sixty-six per cent of households with incomes below \$8,001 paid less than \$78 a week in rent for a dwelling, while 58 per cent of households with income over \$100,000 paid more than \$197 a week in rent. However, households in the income range of \$20,001 to \$30,000 were spread quite evenly over the first four rent ranges, with only a small proportion paying over \$197 a week for rent.

20.36 ANNUAL HOUSEHOLD INCOME, BY WEEKLY RENT(a), 1991
(per cent)

Annual household income	Weekly rent						Total
	\$0- \$77	\$78- \$107	\$108- \$137	\$138- \$197	Over \$197	Not stated	
\$0 - \$8,000	66.4	12.7	7.5	6.2	2.4	4.9	100.0
\$8,001 - \$12,000	59.5	18.4	10.6	6.6	1.4	3.6	100.0
\$12,001 - \$20,000	40.1	20.9	18.4	14.7	3.1	2.9	100.0
\$20,001 - \$30,000	22.2	23.9	23.5	23.0	5.3	2.1	100.0
\$30,001 - \$40,000	17.0	18.0	23.7	30.5	8.9	1.8	100.0
\$40,001 - \$60,000	14.3	13.2	20.4	36.1	14.5	1.5	100.0
\$60,001 - \$80,000	13.1	8.6	12.9	36.4	27.6	1.4	100.0
\$80,001 - \$100,000	10.5	6.1	8.5	33.0	40.5	1.4	100.0
Over \$100,000	10.5	4.2	6.1	19.2	58.1	1.8	100.0
Partial income stated	24.9	15.8	18.4	25.5	12.2	3.3	100.0
No income stated(a)	27.5	13.8	14.3	17.2	8.7	18.4	100.0
Total	30.2	17.2	17.9	22.4	9.4	3.0	100.0

(a) Only includes rented occupied dwellings (excludes caravans etc. in caravan parks and not classifiable households).

Source: 1991 Census of Population and Housing, Basic Community Profile (2722.0).

Home buyers

Table 20.37 shows the distribution of mortgage repayments for different types of dwelling being purchased.

In 1991, the highest mortgage repayments were made on semi-detached homes with two or more storeys. Sixteen per cent of these purchasers were paying over \$1,400 per month, compared with five per cent for separate houses in the same range.

The median monthly mortgage payment for those purchasing a dwelling was in the range \$551 to \$625, with a similar median recorded for purchasers of separate houses. Purchasers

were paying a median amount of between \$776 to \$850 per month in mortgage repayments on 2 or more storey semi-detached dwellings.

20.37 HOUSING LOAN REPAYMENTS, BY TYPE OF DWELLING, 1991

Monthly mortgage repayments	Separate house	Semi-detached		Flat/apartment			Attached to a house	Total
		1 storey	2 or more storeys	1 or 2 storeys	3 storeys	4 or more storeys		
				— per cent —				
Less than \$201	11.5	8.3	5.1	8.3	6.2	6.6	10.3	11.2
\$201 – \$300	8.4	7.5	4.7	6.9	5.5	5.5	7.3	8.3
\$301 – \$400	11.2	9.2	7.5	9.5	7.7	7.0	7.6	11.0
\$401 – \$475	8.1	7.3	5.8	8.1	7.1	6.3	6.5	8.0
\$476 – \$550	8.7	8.2	7.2	9.8	8.6	7.9	8.0	8.7
\$551 – \$625	8.5	8.5	7.2	9.8	9.2	8.5	8.6	8.5
\$626 – \$700	6.7	6.8	6.4	7.5	7.8	7.1	5.6	6.7
\$701 – \$775	4.5	5.2	4.4	5.4	5.4	4.9	4.9	4.6
\$776 – \$850	6.2	6.8	6.6	6.7	7.4	6.1	5.4	6.2
\$851 – \$925	3.8	4.3	4.4	4.2	5.0	3.8	2.9	3.8
\$926 – \$1,000	4.3	4.9	5.5	4.4	5.3	5.3	4.6	4.3
\$1,001 – \$1,200	6.1	7.5	9.0	6.3	8.7	8.8	6.4	6.2
\$1,201 – \$1,400	3.6	4.7	6.4	3.8	5.7	7.0	3.7	3.7
More than \$1,400	5.0	7.3	16.2	5.9	7.5	11.6	8.7	5.4
Not stated	3.3	3.5	3.6	3.5	2.9	3.4	9.6	3.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
				— '000 —				
Number of dwellings	1,422.9	44.2	18.5	22.3	19.1	11.9	1.1	1,561.3
	<i>Caravan etc. in a caravan park</i>	<i>Caravan not in a caravan park, houseboat etc.</i>	<i>Improvised home, campers out</i>	<i>House or flat attached to a shop, office, etc.</i>		<i>Not stated</i>		<i>Total</i>
				— per cent —				
Less than \$201	24.2	14.4	8.8	4.0	9.9	11.2		
\$201 – \$300	20.6	15.9	10.2	3.8	7.4	8.3		
\$301 – \$400	17.4	17.6	15.2	5.0	10.3	11.0		
\$401 – \$475	9.3	8.3	10.8	3.4	7.4	8.0		
\$476 – \$550	7.6	7.8	9.5	4.2	7.9	8.7		
\$551 – \$625	5.2	6.6	8.3	4.1	8.3	8.5		
\$626 – \$700	3.5	4.7	7.6	3.8	6.5	6.7		
\$701 – \$775	1.9	2.9	3.6	2.5	4.9	4.6		
\$776 – \$850	2.1	3.7	4.3	4.1	6.0	6.2		
\$851 – \$925	0.8	1.7	3.2	2.8	3.9	3.8		
\$926 – \$1,000	1.1	2.5	3.4	3.9	4.5	4.3		
\$1,001 – \$1,200	1.0	2.3	4.2	8.3	6.5	6.2		
\$1,201 – \$1,400	0.6	1.6	2.2	6.0	4.2	3.7		
More than \$1,400	1.3	3.7	2.8	35.5	6.5	5.4		
Not stated	3.4	6.4	5.8	8.6	5.8	3.3		
Total	100.0	100.0	100.0	100.0	100.0	100.0		100.0
				— '000 —				
Number of dwellings	5.2	1.6	1.0	3.9	9.7	1,561.3		

Source: Unpublished data from the 1991 Census of Population and Housing.

There were approximately 941,700 people who bought a home in Australia during the three years from 1988 to 1990. First home buyers accounted for 31 per cent of these. The remainder were changeover buyers, people who have previously owned or part-owned a home. First home buyers during 1988 to 1990 accounted for nearly seven per cent of all owners and buyers in Australia.

The typical first home buyer household was a married couple. They were usually aged between 25 and 34 years, were well-qualified and were born in Australia. Generally they bought three bedroom separate houses with some form of undercover parking. The prices paid for the houses ranged fairly evenly across the market.

Some comparisons can be drawn on certain characteristics of first home buyers and changeover buyers during the period 1988 to 1990, and of the Australian population as a whole (table 20.38).

There was a slightly higher proportion of married couples among first home buyers (69%) than in the general population (63%) and an even higher proportion among changeover buyers (73%).

On the whole, first home buyers were younger than home buyers generally. Well over half of first home buyers were aged between 25 and 34 years (54%), compared with only 20 per cent for all households in Australia. Around 23 per cent of changeover buyers were aged from 25 to 34 years with the majority (31%) aged from 35 to 44 years.

First home buyers (87%) and changeover buyers (86%) were more likely to have a separate house than Australian households as a whole (81%). However, 91 per cent of all owners and buyers in Australia lived in separate houses.

First home buyers were more likely to buy a three bedroom house (62%) than changeover buyers (52%). A greater proportion of changeover buyers bought houses with more than three bedrooms (28% of changeover buyers compared to 13% of first home buyers).

Over half of first home buyers had post-secondary qualifications (55%), close to the national figure of 49 per cent. However, only 29 per cent of first home buyers did not complete secondary schooling compared to 41 per cent for households generally.

For first home buyers, 72 per cent were born in Australia which was close to the 71 per cent figure for all households. There was a greater proportion of first home buyer households born in Asia (8%) than for the general population (3%). People born in Europe including the USSR comprised 13 per cent of first home buyers, 21 per cent of all households and 23 per cent of all owners and buyers and changeover buyers.

First home buyers were more likely to buy lower value houses than changeover buyers (11% of first home buyers estimated the value of their house as less than \$62,500, compared with 5% of changeover buyers). For households in general, 34 per cent valued their dwellings at less than \$62,500. At the higher end of the market (houses estimated at more than \$120,000) the proportion of first home buyers was around 41 per cent (compared with 42% for all households) and 63 per cent for changeover buyers.

First home buyers had higher incomes than all households, and had a higher mean weekly income (\$820) than all owners and buyers (\$780) and the general population (\$720). Changeover buyers were estimated to have an even higher mean weekly income of \$850.

20.38 SELECTED CHARACTERISTICS OF HOME BUYERS (HOUSEHOLDS), 1988 TO 1990

<i>Selected characteristics</i>	<i>Recent(a) first home buyers</i>	<i>Recent(a) changeover buyers</i>	<i>Total recent(a) buyers</i>	<i>All owners and buyers</i>	<i>All households</i>
Household type			— per cent —		
Married	68.9	73.1	71.8	70.7	62.8
Lone parent	4.8	5.8	5.5	5.8	7.6
Single person	12.1	15.1	14.1	17.1	19.8
Other	14.2	6.0	8.5	6.3	9.8
Age of reference person (years)					
15-24	14.9	* 0.5	4.9	1.3	5.7
25-34	54.3	23.3	32.9	15.8	20.4
35-44	19.8	30.6	27.3	24.3	23.0
45-54	7.6	17.4	14.4	19.3	17.1
55-64	* 2.0	13.8	10.2	16.4	14.0
>64	* 1.2	14.4	10.3	22.8	19.7
Separate houses	86.9	85.9	86.2	91.2	80.7
Number of bedrooms					
Three	62.0	52.0	55.1	55.5	51.2
More than three	12.5	27.6	23.0	22.6	18.5
Less than three	25.4	20.4	21.9	21.9	30.2
Undercover car parking	73.9	84.9	81.5	85.2	78.9
Qualifications of reference person					
Did not complete secondary	28.9	33.2	31.9	39.2	40.5
Completed secondary	15.7	9.1	11.2	9.0	10.1
Trade/other certificate or diploma	39.3	42.6	44.2	39.9	37.9
Bachelor degree or higher	15.5	14.0	11.9	11.3	10.9
Other	* 0.5	1.0	0.8	0.6	0.6
Birthplace of reference person					
Australia	72.1	68.5	69.6	70.4	70.8
Other Oceania	2.6	3.1	2.9	1.4	2.2
Europe and the USSR	12.6	22.7	19.6	22.6	20.8
Middle East and North Africa	* 1.8	1.0	1.3	1.5	1.4
South East Asia	4.3	1.1	2.1	1.4	1.7
North-east Asia	* 1.1	1.0	1.1	0.6	0.8
Southern Asia	2.8	1.2	1.7	0.8	0.8
Northern America	* 0.8	* 0.3	* 0.5	0.4	0.5
South and Central America and the Caribbean	* 1.0	* 0.1	* 0.3	0.3	0.4
Africa excluding North Africa	* 1.2	* 0.9	1.0	0.6	0.7
Dwelling purchase price					
Less than \$62,500	26.5	11.8	16.3	70.1	78.6
\$62,500 to \$84,999	23.3	16.5	18.6	8.8	6.3
\$85,000 to \$119,999	26.4	28.9	28.1	9.7	7.0
\$120,000 or more	23.8	42.8	37.0	11.4	8.2
Estimated value of house					
Less than \$62,500	10.6	5.1	6.8	8.0	34.1
\$62,500 to \$84,999	17.9	7.9	11.0	10.2	7.3
\$85,000 to \$119,999	30.8	24.4	26.4	23.1	16.5
\$120,000 or more	40.6	62.6	55.8	58.7	42.1

For footnotes see end of table.

20.38 SELECTED CHARACTERISTICS OF HOME BUYERS (HOUSEHOLDS), 1988 TO 1990 —
continued

<i>Selected characteristics</i>	<i>Recent(a) first home buyers</i>	<i>Recent(a) changeover buyers</i>	<i>Recent(a) home buyers</i>	<i>All owners and buyers</i>	<i>All households</i>
Gross household income, 1989-90			— per cent —		
Less than \$27,500	25.8	33.4	31.1	38.1	43.0
\$27,500 to \$42,499	25.9	22.6	23.6	22.0	22.1
\$42,500 to \$54,999	23.2	16.1	18.3	14.7	13.7
\$55,000 or more	25.1	27.8	27.0	25.2	21.1
Mean weekly income	820	850	— dollars — 840	780	720
Number of households	290.2	651.5	— '000 — 941.7	4,402.5	6,148.2

(a) Persons who purchased a home between 1988 and 1990.

* Relative standard error of 30 per cent or more.

Source: *First Home Buyers in Australia, 1988 to 1990 (4137.0)*.

House Price Index

The price indexes of established houses and project homes over recent years are shown in tables 20.39 and 20.40.

During 1992-93, established house prices rose steeply in Darwin, increasing by 16 per cent from 1991-92, following rises of six per cent and nine per cent in 1991-92 and 1990-91, respectively. Brisbane and Canberra also showed rises in house prices, however, these were lower than the previous year.

Melbourne has been experiencing decreases in established house prices for the last few years,

with falls of 4.8 per cent in 1990-91, 0.4 per cent in 1991-92 and 1.8 per cent in 1992-93. After falls of 5.2 per cent and 0.7 per cent, Perth recorded a rise of 4.6 per cent.

All capital cities with the exception of Melbourne and Adelaide, had increases in project home prices during 1992-93. In Melbourne, a 1.4 per cent decrease was recorded, which was the same as the previous year. No change occurred in Adelaide.

The price index of materials used in house building is contained in the chapter, Prices.

20.39 ESTABLISHED HOUSE PRICE INDEX NUMBERS
 (Reference base year 1989-90 = 100.0)

<i>Period</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Brisbane</i>	<i>Adelaide</i>	<i>Perth</i>	<i>Hobart</i>	<i>Darwin</i>	<i>Canberra</i>
1989-90	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1990-91	100.5	95.2	114.3	106.2	94.8	106.3	109.3	107.3
1991-92	104.9	94.8	128.2	106.5	94.1	112.0	115.6	124.4
1992-93	105.3	93.1	134.9	110.1	98.4	116.6	133.6	134.2
PERCENTAGE CHANGE FROM PREVIOUS YEAR								
1990-91	0.5	-4.8	14.3	6.2	-5.2	6.3	9.3	7.3
1991-92	4.4	-0.4	12.2	0.3	-0.7	5.4	5.8	15.9
1992-93	0.4	-1.8	5.1	3.4	4.6	4.1	15.6	7.9

Source: *House Price Indexes: Eight Capital Cities (6416.0)*.

20.40 PROJECT HOME PRICE INDEX NUMBERS
(Reference base year 1989-90 = 100.0)

<i>Period</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Brisbane</i>	<i>Adelaide</i>	<i>Perth</i>	<i>Hobart</i>	<i>Darwin</i>	<i>Canberra</i>
1989-90	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1990-91	102.9	103.2	104.3	104.5	91.9	106.4	105.3	110.6
1991-92	103.1	101.8	105.2	105.4	90.6	110.1	107.8	123.7
1992-93	103.6	100.4	108.8	105.4	92.8	114.1	111.4	131.8
PERCENTAGE CHANGE FROM PREVIOUS YEAR								
1990-91	2.9	3.3	4.3	4.5	- 8.1	6.4	5.3	10.6
1991-92	0.2	- 1.4	0.9	0.9	- 1.4	3.5	2.4	11.8
1992-93	0.5	- 1.4	3.4	—	2.4	3.6	3.3	6.5

Source: House Price Indexes: Eight Capital Cities (6416.0).

Housing finance

Table 20.41 presents statistics of secured housing finance commitments made by significant lenders to individuals for the construction or purchase of dwellings for owner occupation.

In 1992-93, a total of \$36,778 million was committed for the purchase of 453,138 dwellings. This represents strong growth on the 1991-92 figures, an increase of 29 per cent in dollars and 19 per cent in the number of loans. Of this, 78 per cent of the money was used to purchase established dwellings, 18 per cent to finance construction of new dwellings and the remainder (4.8%) was used to purchase newly erected dwellings.

Banks continued to be the predominant lenders and in 1992-93 provided \$32,986.4 million (90% of all loans) to 402,799 individuals (89% of all borrowers) in finance commitments. This represents a 48 per cent increase in lending, and a 35 per cent increase in the number of loans by banks during 1992-93.

The permanent building societies showed a marked decrease (38%) both in the number and dollar amount of loans. In 1992-93, they represented 6.4 per cent of dollars committed and 6.5 per cent of the total number of loans.

In 1992-93, the average size loan from banks was \$81,900, from permanent building societies \$79,100, and from all types of lenders, \$81,200.

20.41 HOUSING FINANCE FOR OWNER OCCUPATION: NUMBER OF DWELLING UNITS AND VALUE OF COMMITMENTS TO INDIVIDUALS, BY TYPE OF LENDER

	<i>Banks</i>	<i>Permanent building societies</i>	<i>Other lenders(a)</i>	<i>Total</i>
CONSTRUCTION OF DWELLINGS				
— number —				
1989-90	52,091	3,576	6,916	62,583
1990-91	52,256	4,979	5,890	63,125
1991-92	60,229	7,372	6,941	74,542
1992-93	80,015	4,848	5,454	90,317
— \$ million —				
1989-90	2,862.0	245.2	428.5	3,535.7
1990-91	3,043.9	372.9	404.4	3,821.2
1991-92	3,749.5	564.4	514.3	4,828.2
1992-93	5,637.8	402.9	409.4	6,450.1

For footnotes see end of table.

20.41 HOUSING FINANCE FOR OWNER OCCUPATION: NUMBER OF DWELLING UNITS AND VALUE OF COMMITMENTS TO INDIVIDUALS, BY TYPE OF LENDER — *continued*

	<i>Banks</i>	<i>Permanent building societies</i>	<i>Other lenders(a)</i>	<i>Total</i>
PURCHASE OF NEWLY ERECTED DWELLINGS				
— number —				
1989-90	8,148	1,309	4,861	14,318
1990-91	10,117	2,260	4,034	16,411
1991-92	11,925	3,481	4,360	19,766
1992-93	16,310	1,394	2,876	20,580
— \$ million —				
1989-90	589.8	108.0	387.5	1,085.3
1990-91	773.2	201.5	345.5	1,320.2
1991-92	949.8	310.3	376.1	1,636.2
1992-93	1,420.4	127.5	202.4	1,750.3
PURCHASE OF ESTABLISHED DWELLINGS				
— number —				
1989-90	150,276	21,179	31,720	203,175
1990-91	155,369	29,853	28,963	214,185
1991-92	225,969	36,859	22,170	284,998
1992-93	306,474	23,347	12,420	342,241
— \$ million —				
1989-90	10,607.2	1,525.7	2,205.9	14,338.8
1990-91	11,320.0	2,283.4	2,030.8	15,634.3
1991-92	17,563.0	2,922.6	1,588.4	22,073.9
1992-93	25,928.1	1,810.8	838.6	28,577.5
TOTAL				
— number —				
1989-90	210,515	26,064	43,497	280,076
1990-91	217,742	37,092	38,887	293,721
1991-92	298,123	47,712	33,471	379,306
1992-93	402,799	29,589	20,750	453,138
— \$ million —				
1989-90	14,059.1	1,878.9	3,021.9	18,959.9
1990-91	15,137.2	2,857.9	2,780.7	20,775.7
1991-92	22,262.3	3,797.3	2,478.8	28,538.4
1992-93	32,986.4	2,341.3	1,450.4	36,778.0

(a) Includes cooperative housing societies.

Source: *Unpublished ABS housing finance statistics.*

Ongoing cost of housing

In addition to the initial cost of acquiring housing, there are the ongoing costs such as water and general rates, mortgage repayments and rent or board payments.

Table 20.42 shows mean weekly housing costs by nature of occupancy and number of bedrooms in 1990. Housing costs for owners were very low (\$20 per week) since they only paid rates and repayments of any loans they might have had for alterations and additions.

Purchasers paid the highest in housing costs, at \$184 per week. This mainly went towards paying off the mortgage or loan on the dwelling.

Mean weekly housing costs for all renters were \$108. However, private renters (\$133) usually paid over twice the amount than government renters paid (\$58).

Generally, as the number of bedrooms increased housing costs also increased.

20.42 MEAN WEEKLY HOUSING COSTS, BY NUMBER OF BEDROOMS BY NATURE OF OCCUPANCY, OCTOBER–DECEMBER 1990

Nature of occupancy	Number of bedrooms							All house- holds
	None	One	Two	Three	Four	Five	Six or more	
— dollars per week —								
Equity holders								
Owners	16	11	15	20	26	28	36	20
Purchasers	168	189	188	174	197	259	262	184
<i>Total equity holders</i>	64	73	69	86	104	117	106	87
Renters								
Government	28	31	54	68	79	84	161	58
Private	87	97	132	141	161	195	76	133
Resident relative	—	—	—	—	—	—	—	—
Other	70	37	69	58	84	70	37	61
<i>Total renters</i>	54	73	119	107	131	173	70	108
Rent-free	—	—	—	—	—	—	—	—
Total	57	69	87	89	105	119	91	90
— '000 —								
Number of households	31.9	321.7	1,505.1	3,149.2	976.3	133.6	30.3	6,148.2

Source: Unpublished data from the ABS 1990 Survey of Income and Housing Costs and Amenities.

Table 20.43 shows mean weekly housing costs for different types of dwellings in 1990.

The highest housing costs were for two or more storey semi-detached homes (\$138 per week). Residents of separate houses had housing costs of \$88 per week, the lowest cost of all types of dwelling.

One storey semi-detached homes with five bedrooms cost the occupants \$250 per week compared to 'other' dwellings with no bedrooms, which cost \$14 per week.

The standard three bedroom separate house cost around \$88 per week for the average household. Overall, Australians paid \$90 per week on costs for their dwelling.

20.43 MEAN WEEKLY HOUSING COSTS BY STRUCTURE OF DWELLING BY NUMBER OF BEDROOMS, OCTOBER–DECEMBER 1990

Structure of dwelling	Number of bedrooms							All house- holds
	None	One	Two	Three	Four	Five	Six or more	
	— dollars per week —							
Separate house	86	66	68	88	104	118	95	88
Semi-detached(a)								
1 storey	28	79	108	86	70	250	—	97
2 or more storeys	108	101	134	143	225	79	—	138
Total	48	84	113	103	161	159	—	108
Flat/unit								
1–3 storeys	37	66	105	95	81	—	39	92
4 or more storeys	50	75	102	78	—	—	—	87
Total	39	67	105	93	81	—	39	92
Other	14	57	120	171	158	176	—	109
Total	57	69	87	89	105	119	91	90
— '000 —								
Number of households	31.9	321.7	1,505.1	3,149.2	976.3	133.6	30.3	6,148.2

(a) Includes row/terrace houses, townhouses, of one or more storeys.

Source: Unpublished data from the ABS 1990 Survey of Income, and Housing Costs and Amenities.

GOVERNMENT INITIATIVES

The Commonwealth Government has developed an integrated set of policies for housing and urban development which are aimed at expanding the range and supply of secure, affordable and appropriate housing choices accessible to all Australians. Some of these are outlined below.

The Australian Urban Export Strategy

The Commonwealth is promoting micro-economic reform in the housing industry through such activities as the Australian Urban Export Strategy, which will help the housing and urban development industries to export knowledge and technology to neighbouring countries where the demand for housing is high.

Urban and regional development review

The urban future of Australia is also under consideration following the 1993–94 Budget announcement that funds would be provided for a comprehensive review of Australian urban and regional development. To ensure that a set of integrated policy recommendations result, the

review will span six Commonwealth Government portfolios — Departments of Human Services and Health; Environment, Sport and Territories; Transport; Primary Industries and Energy; Industry, Science and Technology; and Administrative Services.

National Youth Housing Strategy

The 1993–94 Budget included the announcement of the development of a National Youth Housing Strategy to set objectives for the improvement of housing options for young people on low incomes to reduce the over-reliance on crisis accommodation.

Australian Institute of Health and Welfare

Under amendments to legislation in 1992, housing assistance was added to the Institute's responsibilities of health and welfare. Its role is to gather, enhance and disseminate national data on health and welfare services, including housing assistance, in order to support both government and community organisations in their discussions and policy making.

Commonwealth-State Housing Agreement

While most Australians are able to house themselves without government assistance, housing assistance remains important for various population groups, especially low income earners. The *Housing Assistance Act 1989* is the legislative basis for the Commonwealth's provision of financial assistance to the States and Territories for housing and

related purposes. The Commonwealth-State Housing Agreement (CSHA) is incorporated in the Act and sets out the terms for the provision of housing assistance for rental housing, home purchases and other specific housing programs. The details of the assistance provided under the CSHA are set out in table 20.44. Micro-economic reforms in the housing and urban development industries aim to improve the availability of affordable and appropriate housing choices.

20.44 COMMONWEALTH PAYMENTS MADE TO THE STATES AND TERRITORIES UNDER THE CSHA DURING 1992-93 (\$'000)

	<i>NSW</i>	<i>Vic.</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas.</i>	<i>ACT</i>	<i>NT</i>	<i>Total</i>
Untied grants	(a)266,281	(a)216,675	134,514	(a)81,093	(a)79,443	24,598	15,681	11,242	829,527
Pensioner Rental Housing Program	17,654	10,882	9,644	4,153	3,762	1,179	523	432	48,229
Aboriginal Rental Housing Program	6,989	3,638	21,022	15,862	8,342	626	—	17,958	74,437
Mortgage and Rent Assistance Program	10,550	7,883	4,994	1,081	2,582	682	508	275	28,555
Crisis Accommodation Program	—	5,352	—	—	—	—	—	—	5,352
Local Government and Community Housing Program	—	3,906	—	1,013	233	—	211	91	5,454
Community Housing Program	—	—	602	2,229	—	—	189	—	3,020
Total	301,474	248,336	170,776	105,431	94,362	27,085	17,112	29,998	994,574

(a) These figures include funds brought forward from later year under arrangements announced in the 1992-93 Budget.

Source: Department of Human Services and Health.

Commonwealth housing assistance provided under the CSHA is complemented by financial assistance for housing through a number of other programs which include:

- Rent assistance — a tax free allowance paid by the Departments of Social Security and Veterans' Affairs to pensioners, beneficiaries and recipients of additional family payment who pay rent (other than to a public housing authority), lodging, board and lodging, or site rent or fees.
- Supported Accommodation Assistance Program — funds a range of supported accommodation and related support services to assist people who are either permanently or temporarily homeless as a result of crisis.
- Residential care for older people — provides funding to a range of organisations that

provide suitable accommodation for older people. Capital grants are provided to build, buy, extend or upgrade nursing homes and hostels.

- Disabilities Services Program — provides funds to non-profit community-based organisations and State and local government authorities to provide a range of services including accommodation.
- Housing assistance programs for Aboriginal and Torres Strait Islander peoples — a range of programs administered by the Aboriginal and Torres Strait Islander Commission.
- Defence Service housing programs — which are provided by the Department of Defence.

A housing authority exists in each State and Territory which is responsible for home

construction, home loans, and the provision of homes on a rental basis, as follows:

- New South Wales — Department of Housing;
- Victoria — Department of Planning and Development;
- Queensland — Department of Housing, Local Government and Planning;
- South Australia — South Australian Housing Trust;
- Western Australia — Homeswest;
- Tasmania — Department of Community and Health Services;
- Northern Territory — Department of Lands and Housing; and
- Australian Capital Territory — The ACT Housing Trust.

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The annual reports of the Commonwealth and State and Territory Government Housing Authorities show further details of government activities in the field of housing.

FOR MORE INFORMATION

The ABS has a far wider range of information on Australia than that contained in the *Year Book*. Information is available in the form of regular publications, electronic data services, special tables and from investigations of published and unpublished data.

For further information contact ABS Information Services at one of the addresses listed on the page facing the Introduction to the *Year Book*.