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HOUSING MOTIVATIONS AND INTENTIONS

**WESTERN
AUSTRALIA**

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- For more information about these and related statistics, contact Judith Griffin on Perth 08 9360 5252 or refer to the back cover of this publication.

NOTES

ABOUT THIS PUBLICATION

This publication presents the results of the Survey of Housing Motivations and Intentions, conducted in October 1998.

Information was collected from householders in 3,300 private dwellings throughout Western Australia (WA) by either face-to-face or telephone interview.

All data relate to households. Where an opinion was sought the answer was regarded as the opinion of the household.

The objectives of this survey were to determine:

- the relative importance of factors influencing the choice of type and location of current dwelling;
- the importance of factors relating to accessibility of social and physical infrastructure;
- the intentions of households regarding the location and dwelling type of their next home; and
- the extent that dwelling energy efficiency features contributed to choice of dwelling.

SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
LGA	Local Government Area
MPS	Monthly Population Survey
RSE	relative standard error
SD	Statistical Division
SE	standard error
SRS	Statistical Region Sector
WA	Western Australia
n.a.	not applicable
*	estimate is subject to a relative standard error between 25% and 50%
**	estimate is subject to a relative standard error over 50%
—	nil or rounded to zero

Figures in the tables have been rounded and discrepancies may occur between the sum of the component items and totals.

Colin Nagle
Regional Director

SUMMARY OF FINDINGS

CURRENT DWELLING

SELECTED CHARACTERISTICS

At the time of the survey, over three-quarters (79.8% or 562,700) of all households in private dwellings in Western Australia (WA) were living in a 'separate house' while 13.0% were in 'semi-detached/terrace houses'. Of the 196,500 households living in rental accommodation, just over half (55.7%) were living in a 'separate house', 25.4% in a 'semi-detached/terrace house' and 18.6% in a 'flat, unit or apartment'.

Approximately three-quarters (74.3%) of all households were located in the Perth Statistical Division (SD).

Over two-thirds (69.9%) of all dwellings were either owned outright or being purchased by a member of the resident household. Of the 562,700 households living in 'separate houses' in WA, 78.3% either owned their dwelling outright or were purchasing the dwelling, while 19.4% were paying rent. Households in rental accommodation accounted for 27.9% of all households.

Almost half the dwellings were occupied by either 'persons living alone' (23.0%) or by 'married couples only' (24.8%) while 'couples with children aged 0–14' occupied 18.6% of dwellings. This latter group constituted the highest proportion of home purchasers (30.7%) while 'persons living alone' were most frequent renters (33.1%) and 'married couples only' the highest proportion of home owners (34.8%).

Almost one-third (31.8%) of households had lived in their current dwelling for ten years or more, 28.6% for less than two years and 20.3% between two and five years.

CHOICE OF CURRENT DWELLING LOCATION

The most common reasons given for choosing the current dwelling location were 'familiar with area' (67.1%), a 'quiet location' (57.5%), and the 'attractive neighbourhood' (56.5%). Access to 'shops/shopping centres' (54.1%) and a 'central location' (51.0%) were also common reasons given.

CHOICE OF CURRENT DWELLING

The 'appearance and layout' of the dwelling was influential in the selection of the current dwelling by approximately three-quarters (74.2%) of households. Other common reasons given for choosing the current dwelling were 'better quality residence' (51.6%) and a 'separate house' (50.0%).

DWELLING ENERGY FEATURES

Three-fifths (60.0%) of households had 'roof or ceiling insulation' installed in their dwellings. The most common types of insulation installed by these households were 'fibreglass batts', (44.7%) and 'cellulose fibre' (28.5%).

Almost half (44.7%) of the households in WA had air conditioning installed in their dwelling. In these 315,200 dwellings the most commonly installed types of air conditioning were 'evaporative ducted air conditioning' (38.7%) and 'wall or window mounted' (32.6%).

SUMMARY OF FINDINGS *continued*

DWELLING ENERGY FEATURES *continued*

The main sources of room heating for WA households were 'natural gas' (38.8%), 'firewood' (26.2%) and 'electricity' (19.4%). The proportion of households with 'natural gas' as their main source of heating was higher in the Perth SD (48.1%) than in Rest of State areas (11.8%) and conversely, the proportion of households whose main source of heating was 'firewood' was higher in Rest of State areas (45.9%) than in the Perth SD (19.4%).

Over half of all households (55.9%) had a gas hot water system installed and of these, 52.2% or 203,900 were 'gas instantaneous' and the remainder, 'gas storage'. A further 17.7% of households had 'solar systems with an electric booster' while 14.3% had an 'electric storage tank'.

PREVIOUS DWELLING

Approximately two-thirds (67.0% or 456,300) of all households had lived in their current dwelling for less than 10 years. Of these, the majority (98.1%) moved to their current dwelling either from within WA or from another Australian State or Territory. Over three-quarters (77.0%) of these 447,400 households had, immediately prior to moving to their current dwelling, lived in a 'separate house', while 12.2% had lived in a 'semi-detached/terrace house'.

Of the 447,400 WA households that moved either within WA or from interstate, 50% moved from a rental property while 38% had moved from accommodation which was previously owned outright or being purchased. Almost half (45.7%) of the households that moved to a dwelling which was either being purchased or owned outright by a member of the household, had previously lived in a rental property or in some other dwelling that was neither owned nor being purchased.

Seven out of every ten households that moved over the past ten years had moved from a dwelling in the Perth SD, 25.5% from a dwelling in a Rest of State area and 4.4% from other Australian States or Territories.

Of the 427,600 households that moved *within* WA during the last ten years almost a third (30.5%) stayed in the same locality as their previous dwelling and of these, 67,400 (51.6%) were Perth SD residents. Overall, 68.5% of households moving within WA previously lived in the Perth SD. Over four-fifths (81.1%) of Rest of State households that moved within WA in the last ten years moved to other Rest of State areas, with 64.8% of these moving within the same Local Government Area (LGA).

Approximately 14.9% (17,900) of households that moved to a Rest of State location in the last ten years previously lived in the Perth SD, while 5.2% (17,400) of households that had moved to a dwelling in the Perth SD had moved there from a Rest of State location.

SUMMARY OF FINDINGS *continued*

PREVIOUS DWELLING *continued*

Three-fifths (60.0%) of households that moved within the Perth SD previously lived in the same Ministry for Planning sector location (see map on page 29) as their current dwelling. The inner sector had the highest proportion of households moving within the same sector (65.7%) while the eastern sector (49.3%) had the lowest proportion of intra-sector movement.

FUTURE DWELLING

Approximately one-fifth (22.2%) of all households intend moving from their current dwelling within the next three years, with over half of these (56.7%) intending to move within 12 months.

Of the households intending to move within the next three years, the preferred location for 48.9% is the Perth SD while 16.9% prefer to live in a Rest of State location. Approximately one-quarter (24.0%) of households either do not have or don't know their preferred location while 10.2% intend moving either interstate or overseas.

Three-quarters (75.5%) of the 156,600 households that intend moving within the next three years currently live in the Perth SD. Of these, 20.6% intend moving to the same suburb or locality as their current dwelling while 39.8% intend moving to other locations within the Perth SD.

Of the 38,400 Rest of State households intending to move within the next three years, over half (57.9%) plan to move to other Rest of State locations, while 14% intend moving to the Perth SD.

In the Perth SD, approximately two-thirds (66.8%) of households intending to move will move to another location within the planning sector in which they are currently living. This is particularly evident in the south-west, eastern, north-west and inner sectors where the proportions of households planning to stay in the same sector are 80.8%, 77.3%, 77.0% and 74.0% respectively.

Approximately one-fifth of households in both Perth SD and Rest of State areas (10.8% and 8.2% respectively) intend moving interstate or overseas, while 25.3% of Perth SD and 19.9% of Rest of State households do not know to what location they will move.

Over half (56.6%) of the households intending to move within the next three years plan to purchase their next dwelling, while 28.9% intend renting their next accommodation. A further 11.6% do not know what will be the nature of tenancy at their next location.

Of the 156,600 households intending to move, 81.6% would prefer to live in a 'separate house' while 8.6% would prefer a 'semi-detached or terrace house' and 6.8% a 'flat, unit or apartment'.

SUMMARY OF FINDINGS *continued*

DWELLING LOCATION PREFERENCES

The most common reasons given for the preferred location of future dwellings were 'familiar with area' (76.6%), 'attractive neighbourhood' (64.8%), 'wanting a better lifestyle' (60.9%), 'quiet location' (58.3%) and proximity to 'attractive geographical features' (57.2%).

DWELLING PREFERENCES

When selecting their next dwelling, 'appearance and layout' will influence 73.8% of households. Other common preferences are 'separate house' (60.9%), 'better quality residence' (57.1%) and 'larger dwelling' (44.1%), while 'home safety features' will be valued in future dwellings by 42.5% of households.

Energy efficiency and home safety would appear to be much more important considerations in choosing the next home than they were in choosing the current home. Of households intending to move to a new dwelling, 51.1% claimed that energy efficiency features will be factors affecting the choice of their next dwelling. This is in contrast with the choice of current dwellings where energy efficiency features were sought by only 14.3% of households. The most common energy efficiency features sought in future dwellings are 'natural gas access' (27.4%), 'solar hot water system' (26.0%), 'insulation' (23.7%), and a 'northern aspect' (15.8%).

In choosing the current dwelling, these energy efficiency features were less important, with 'natural gas access' sought by only 5.3% of households, 'solar hot water system' by 3.2%, 'insulation' by 5.3%, and a 'northern aspect' by 4.4% of households.

USE OF LOCAL FACILITIES

During a three-week period immediately prior to the survey, local facilities accessed by household members included 'shops/shopping centres' (97.8%), 'sporting, park and recreational facilities' (51.2%), 'restaurants, cafes, hotels' (47.9%), and 'medical, health, welfare services' (45.6%).

Over half (54.1%) of households using local facilities indicated that some of the facilities used were within walking distance and were usually walked to by a member of the household. Of these, 'shops/shopping centres' were usually walked to by 72.3% of households, 'sporting, park, recreational facilities' by 45.3%, and 'public transport' by 26.8% of households.

Of the 51.2% of households that had a member who had used local sporting, park or recreational facilities during the three-week period, 30.2% used 'passive open space and parks', 14.6% 'active open space' and 11.9% used 'indoor recreation centres'.

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HOUSEHOLDS, Selected Characteristics Of Current Dwelling—Tenure Type

NATURE OF CURRENT OCCUPANCY.....

<i>Owned outright</i>		<i>Being purchased</i>		<i>Rented.....</i>		<i>Other.....</i>		<i>Total.....</i>	
'000	%	'000	%	'000	%	'000	%	'000	%

DWELLING TYPE

Separate house	228.5	89.5	212.2	89.2	109.4	55.7	12.6	82.2	562.7	79.8
Semi-detached/terrace house	20.4	8.0	20.3	8.5	50.0	25.4	*1.4	*8.8	92.0	13.0
Flat, unit or apartment	5.8	2.2	*3.8	*1.6	36.5	18.6	**0.9	**6	46.9	6.7
Other	**0.5	**0.2	*1.5	*0.6	**0.7	**0.4	**0.4	**2.9	*3.2	*0.4
Total	255.2	100.0	237.8	100.0	196.5	100.0	15.3	100.0	704.9	100.0

LOCATION OF DWELLING

Perth Statistical Division	191.3	75.0	185.9	78.2	138.7	70.6	8.1	52.7	524.0	74.3
Rest of State	63.9	25.0	51.9	21.8	57.8	29.4	7.2	47.3	180.9	25.7
Total	255.2	100.0	237.8	100.0	196.5	100.0	15.3	100.0	704.9	100.0

HOUSEHOLD TYPE

Person living alone	62.3	24.4	29.6	12.4	65.1	33.1	5.4	35.3	162.3	23.0
Couple only	88.8	34.8	53.7	22.6	29.1	14.8	*3.2	*20.8	174.7	24.8
Couple with children aged 0–14	28.2	11.0	73.1	30.7	27.7	14.1	*2.5	*16.5	131.5	18.6
Couple with unmarried children aged 15 years and over	32.5	12.7	21.5	9.0	8.3	4.2	**0.7	**4.6	63.0	8.9
Couple with children aged 0–14 and 15 years and over	13.7	5.4	25.3	10.6	4.8	2.4	—	—	43.7	6.2
Lone parent with children aged 0–14	*2.1	*0.8	7.0	3.0	17.2	8.8	**0.6	**3.7	26.9	3.8
Lone parent with unmarried children aged 15 years and over	9.6	3.8	7.3	3.1	6.8	3.4	—	—	23.7	3.4
Lone parent with children aged 0–14 and 15 years and over	*1.5	*0.6	*3.5	*1.5	*3.5	*1.8	—	—	8.5	1.2
All other households	16.6	6.5	16.7	7.0	34.1	17.4	*2.9	*19.2	70.4	10.0
Total	255.2	100.0	237.8	100.0	196.5	100.0	15.3	100.0	704.9	100.0

DWELLING TYPE—RESIDENTS AGED 60 YEARS OR OVER

Retirement village-group housing	5.4	2.1	**0.5	*0.2	6.9	3.5	**0.5	3.1	13.3	1.9
Non-retirement complex	249.8	97.9	237.4	99.8	189.6	96.5	14.8	96.9	691.6	98.1
Total	255.2	100.0	237.8	100.0	196.5	100.0	15.3	100.0	704.9	100.0

LOCATION.....

Dwelling features	Perth SD.....		Rest of State.....		Total.....	
	'000	%	'000	%	'000	%

ROOF OR CEILING INSULATION

Cellulose fibre	105.6	20.2	15.0	8.3	120.6	17.1
Fibreglass (batts)	138.3	26.4	50.9	28.1	189.2	26.8
Sisalation/reflective foil	20.0	3.8	17.0	9.4	37.0	5.2
Wool	10.5	2.0	*4.3	*2.4	14.8	2.1
Don't know what type	53.5	10.2	14.8	8.2	68.3	9.7
Other	*3.7	*0.7	*1.1	*0.6	4.8	0.7
None or not known if any	200.0	38.2	82.0	45.4	282.0	40.0
Total(a)	524.0	100.0	180.9	100.0	704.9	100.0

AIR CONDITIONING

Evaporative ducted	92.6	17.7	29.4	16.2	122.0	17.3
Refrigerated ducted	18.7	3.6	12.7	7.0	31.4	4.5
Reverse cycle	46.2	8.8	8.1	4.5	54.3	7.7
Split system	11.8	2.2	4.4	2.4	16.2	2.3
Wall/window	79.5	15.2	23.4	12.9	102.9	14.6
Other	*1.3	*0.3	**0.2	**0.1	*1.6	*0.2
None	285.8	54.5	103.8	57.4	389.6	55.3
Total(b)	524.0	100.0	180.9	100.0	704.9	100.0

MAIN SOURCE OF HEATING

Natural gas	252.1	48.1	21.4	11.8	273.5	38.8
LP gas	6.2	1.2	17.5	9.8	23.7	3.4
Electricity	111.6	21.3	24.8	13.7	136.5	19.4
Firewood	101.5	19.4	83.1	45.9	184.6	26.2
Kerosene/oil	14.3	2.7	8.2	4.5	22.5	3.2
Other	**0.9	**0.2	—	—	**0.9	**0.1
None	37.3	7.1	25.9	14.3	63.2	9.0
Total	524.0	100.0	180.9	100.0	704.9	100.0

HOT WATER SYSTEM

Gas, instantaneous	160.5	30.6	43.4	24.0	203.9	28.9
Gas, storage tank	154.7	29.5	35.8	19.8	190.6	27.0
Electric, instantaneous	42.8	8.2	9.0	5.0	51.9	7.4
Electric, storage tank	59.8	11.4	40.7	22.5	100.5	14.3
Solar	*3.3	*0.6	6.2	3.4	9.5	1.4
Solar with electric booster	92.8	17.7	32.1	17.7	124.8	17.7
Solar with gas booster	5.8	1.1	**0.3	**0.2	6.1	0.9
Solid fuel	*1.4	*0.3	10.5	5.8	11.9	1.7
Other	*2.9	*0.6	*2.9	*1.6	5.8	0.8
Total	524.0	100.0	180.9	100.0	704.9	100.0

(a) If a household reported more than one type of insulation, that household was counted only once in the total.

(b) If a household reported more than one type of air conditioning, that household was counted only once in the total.

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PERIOD OF RESIDENCE IN CURRENT DWELLING

Period of residence	Households.....	
	'000	%
Less than two years	201.6	28.6
Two years to less than five years	142.9	20.3
Five years to less than ten years	111.8	15.9
Ten years or more	224.1	31.8
Don't know	24.5	3.5
Total	704.9	100.0

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PREVIOUS DWELLING, Selected Characteristics—Tenure Type

NATURE OF PREVIOUS OCCUPANCY.....

	Owned outright		Being purchased		Rented.....		Other.....		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%

PREVIOUS DWELLING TYPE

Separate house	78.0	87.6	71.4	88.4	146.6	65.6	48.2	89.2	344.3	77.0
Semi-detached/terrace house	5.6	6.3	6.1	7.6	40.8	18.2	*2.2	*4.1	54.7	12.2
Flat, unit or apartment	*2.3	*2.6	*2.9	*3.6	32.6	14.6	**0.7	**1.3	38.5	8.6
Other	*3.2	*3.6	**0.4	**0.5	*3.4	*1.5	*2.9	*5.4	10.0	2.2
Total(a)(b)	89.0	100.0	80.9	100.0	223.5	100.0	54.0	100.0	447.4	100.0

PREVIOUS LOCATION

Perth Statistical Division	64.3	72.3	62.4	77.2	148.1	66.3	38.6	71.5	313.4	70.1
Rest of State	21.3	23.9	14.9	18.4	64.8	29.0	13.2	24.5	114.2	25.5
Other Australian States or Territories	*3.4	*3.8	*3.6	*4.4	10.6	4.8	*2.2	*4.0	19.8	4.4
Total(a)(b)	89.0	100.0	80.9	100.0	223.5	100.0	54.0	100.0	447.4	100.0

(a) Excludes households that have been living in their current dwelling for ten years or more.

(b) Excludes households that immediately prior to living in their current dwelling, had lived overseas.

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MOVE FROM PREVIOUS TO CURRENT DWELLING, Perth Statistical Division

Current Perth SD location	MOVED FROM.....									
	Same suburb or locality.....		Other Perth SD....		Rest of State...		Interstate/overseas		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%
South-eastern sector	8.7	25.8	21.2	62.6	*2.0	*5.8	2.0	5.8	33.9	100.0
Middle sector	21.5	19.6	77.6	70.8	5.0	4.5	5.6	5.1	109.6	100.0
Inner sector	15.6	24.4	37.1	58.0	*2.6	*4.1	8.7	13.6	63.9	100.0
South-west sector	6.8	15.4	30.7	69.4	*2.8	*6.3	*4.0	*8.9	44.3	100.0
Eastern sector	6.9	23.1	20.2	67.3	*2.4	*8.0	**0.5	**1.5	30.0	100.0
North-west sector	7.9	14.5	40.6	74.8	*2.7	*4.9	*3.1	*5.7	54.3	100.0
Total	67.4	20.1	227.4	67.7	17.4	5.2	23.8	7.1	336.0	100.0

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MOVE FROM PREVIOUS TO CURRENT DWELLING, Rest of State

Current SRS location	MOVED FROM.....									
	Same LGA.....		Perth SD.....		Rest of State....		Interstate/overseas		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%
Lower Western WA	37.5	59.0	12.4	19.5	12.1	19.0	*1.6	*2.5	63.5	100.0
Remainder-Balance WA	37.3	65.7	5.6	9.8	10.7	18.9	*3.2	*5.6	56.7	100.0
Total	74.7	62.2	17.9	14.9	22.8	18.9	4.8	4.0	120.2	100.0

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HOUSEHOLDS INTENDING TO MOVE WITHIN THREE YEARS, Period of Residence(a)

Period of residence	Households.....	
	'000	%
Less than two years	78.9	52.8
Two years to less than five years	32.2	21.5
Five years to less than ten years	20.0	13.4
Ten years or more	18.3	12.2
Total	149.4	100.0

(a) Excludes households where period of residence was unknown.

NATURE OF CURRENT OCCUPANCY.....

	Owned outright		Being purchased		Rented.....		Other.....		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%

EXPECTED TIME BEFORE MOVING

Within 12 months	11.3	4.4	18.4	7.7	58.2	29.6	**	**	88.9	12.6
12 months to less than 2 years	4.9	1.9	6.9	2.9	15.1	7.7	**	**	27.2	3.9
2 years to less than 3 years	*2.7	*1.0	4.8	2.0	5.1	2.6	**	**	12.8	1.8
Don't know when moving	5.1	2.0	6.6	2.8	14.9	7.6	*1.1	*7.4	27.8	3.9
Don't expect to move	208.4	81.7	173.1	72.8	63.1	32.1	8.7	56.8	453.2	64.3
Don't know if moving	22.8	8.9	27.9	11.7	40.1	20.4	*4.1	*27.0	95.0	13.5
Total	255.2	100.0	237.8	100.0	196.5	100.0	11.2	100.0	704.9	100.0

PREFERRED LOCATION

Perth Statistical Division	12.1	50.3	19.8	53.8	43.9	47.1	**	**	76.7	49.0
Rest of State	5.8	24.2	6.6	18.0	13.5	14.5	**	**	26.4	16.9
Other Australian States	**0.9	**3.6	*1.5	*4.2	8.0	8.6	**	**	10.6	6.8
Overseas	—	—	**	**	4.4	4.8	—	—	5.3	3.4
Don't know	5.3	21.9	8.0	21.7	23.4	25.1	**	**	37.6	24.0
Total(a)	24.0	100.0	36.8	100.0	93.3	100.0	*2.5	*100.0	156.6	100.0

FUTURE TENURE

Purchase	20.0	83.1	31.0	84.1	36.4	39.0	*1.3	*52.6	88.6	56.6
Rent	*1.8	*7.4	*2.8	*7.7	40.5	43.4	**	**	45.3	28.9
Other	**	**	**	**	*2.6	*2.8	**	**	4.5	2.8
Don't know	*1.6	*6.5	*2.1	*5.8	13.8	14.8	**	**	18.2	11.6
Total(a)	24.0	100.0	36.8	100.0	93.3	100.0	*2.5	*100.0	156.6	100.0

PREFERRED DWELLING TYPE

Separate house	17.4	75.1	29.1	84.7	66.1	81.7	*2.2	*100	114.9	81.6
Semi-detached/terrace house	*2.6	*11.4	*3.1	*9.1	6.3	7.8	—	—	12.0	8.6
Flat, unit or apartment	*1.8	*7.8	*1.2	*3.4	6.6	8.2	—	—	9.5	6.8
Other	*1.3	*5.7	**	**	*1.9	*2.4	—	—	*4.3	*3.0
Total(a)(b)	23.2	100.0	34.4	100.0	80.9	100.0	*2.2	*100.0	140.7	100.0

(a) Excludes households that do not plan to move within the next three years, or do not know if they are moving in that period.

(b) Excludes 15,900 households that intend moving interstate or overseas.

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MOVE FROM CURRENT TO FUTURE DWELLING, Perth Statistical Division

MOVING TO

Current Perth SD location	Same suburb or locality.....		Other Perth SD		Rest of State...		Interstate or overseas.....		Don't know....		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%	'000	%
South-eastern sector	**1.3	**10.8	6.9	55.6	**0.2	**1.9	**0.6	**5.2	*3.3	*26.5	12.4	100.0
Middle sector	9.1	20.8	17.6	40.4	*1.1	*2.5	*3.9	*9	11.9	27.3	43.7	100.0
Inner sector	5.7	20.9	9.7	35.4	**0.4	**1.6	5.3	19.4	6.2	22.7	27.3	100.0
South-west sector	*4.2	*34.7	*2.6	*21.7	*1.1	*9.0	*1.8	*14.6	*2.4	*19.9	12.2	100.0
Eastern sector	*2.2	*26.2	*2.6	*31.6	**0.4	**5.1	**0.4	**5.2	*2.7	*32.0	8.3	100.0
North-west sector	*1.8	*12.4	7.6	52.5	**0.9	**6.1	**0.7	**4.8	*3.5	*24.2	14.4	100.0
Total	24.3	20.6	47.0	39.8	4.2	3.5	12.8	10.8	29.9	25.3	118.2	100.0

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MOVE FROM CURRENT TO FUTURE DWELLING, Rest of State

MOVING TO

Current SRS location	Same LGA....		Perth SD.....		Rest of State		Interstate or overseas.....		Don't know....		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%	'000	%
Lower Western WA	9.5	50.6	*1.1	*6.1	*3.2	*17.2	**0.4	**2.3	4.5	23.8	18.7	100.0
Remainder-Balance WA	6.3	32.2	4.2	21.5	3.2	16.3	*2.7	*13.8	*3.2	*16.1	19.7	100.0
Total	15.8	41.2	5.4	14.0	6.4	16.7	3.2	8.2	7.6	19.9	38.4	100.0

	Current(a).....		Future(b).....	
	'000	%	'000	%
General characteristics				
Familiar with area	279.0	67.1	79.0	76.6
Attractive neighbourhood	234.9	56.5	66.9	64.8
Central location	211.7	51.0	50.7	49.2
Attractive geographical features	193.9	46.7	59.0	57.2
Better lifestyle	189.7	45.6	62.8	60.9
Close to family and friends	166.9	40.2	46.5	45.0
Close to place of work	160.4	38.6	39.9	38.7
Close knit community	122.5	29.5	33.1	32.1
Homogeneous community	114.7	27.6	39.0	37.8
More up-market area	104.2	25.1	39.8	38.6
New progressive area	98.3	23.7	31.1	30.1
Underground power	57.0	13.7	17.6	17.0
Available land for building	54.2	13.0	—	—
Larger blocks	7.7	1.8	—	—
Available rental	*1.8	*0.4	—	—
Older established area	*1.5	*0.4	—	—
Financial reasons				
Good price	91.2	22.0	*4.1	*4.0
Capital gain opportunity	47.9	11.5	9.3	9.0
Cheaper travel to work costs	44.6	10.7	—	—
Cheaper rent	43.8	10.6	—	—
Cheaper housing costs	24.8	6.0	*3.7	*3.4
Home business opportunity	19.7	4.7	*1.4	*1.3
Reduce mortgage	17.8	4.3	—	—
Affordable housing	—	—	13.9	13.5
Neighbourhood safety				
Quiet location	238.8	57.5	60.1	58.3
Safer neighbourhood	173.8	41.8	43.3	42.0
Safer streets	154.1	37.1	43.3	42.0
Low vandalism	141.6	34.0	41.1	40.0
Low crime rate	139.6	33.6	40.4	39.2
Access to facilities and services				
Shops/shopping centres	224.9	54.1	42.6	41.3
Sporting/park/recreational	167.1	40.2	29.2	28.3
Major urban centres	140.9	33.9	15.2	14.7
Educational facilities	136.2	32.8	20.6	20.0
Public transport	133.6	32.2	23.3	22.6
Freeways and arterial roads	98.8	23.8	*1.6	*1.5
Social facilities	91.8	22.1	34.8	33.7
Health or welfare services	55.8	13.4	12.0	11.7
Natural gas	51.4	12.4	*3.6	*3.5
Child care facilities	29.6	7.1	*3.4	*3.3
Libraries	—	—	*1.3	*1.3
Total(c)	415.6	100.0	103.1	100.0

(a) Includes only those households who were able to choose the location of their current dwelling.

(b) Includes only those households intending to move in the next three years and excludes 53,500 households either planning to move interstate or overseas or who do not know the location of the next dwelling.

(c) If a household reported more than one reason for choice of location, that household was counted only once in the total.

	Current(a).....		Future(b).....	
	'000	%	'000	%
General characteristics				
Appearance and layout	290.6	74.2	103.8	73.8
Better quality residence	202.1	51.6	80.3	57.1
Separate house	195.6	50.0	85.7	60.9
Larger residence	150.3	38.4	62.0	44.1
Larger block	136.4	34.8	50.3	35.7
Home safety features	93.2	23.8	59.8	42.5
Smaller block	55.4	14.2	22.9	16.3
Smaller residence	48.4	12.4	15.5	11.0
Liked house	18.9	4.8	—	—
Low maintenance	4.4	1.1	—	—
Financial reasons				
Less maintenance costs	62.7	16.0	24.2	17.2
Capital gain opportunity	54.0	13.8	25.9	18.4
Price	33.2	8.5	—	—
Home based business opportunity	14.9	3.8	11.9	8.5
Energy efficiency features				
Natural gas access	20.9	5.3	38.5	27.4
Insulation	20.6	5.3	33.3	23.7
Northern aspect	17.4	4.4	22.3	15.8
Solar hot water system	12.7	3.2	36.6	26.0
Cross ventilation	6.9	1.8	9.2	6.5
High ceilings	5.9	1.5	9.2	6.5
East and west verandahs	6.0	1.5	8.7	6.2
Eaves/roof overhangs	5.4	1.4	9.2	6.5
Patios/pergolas	5.3	1.3	11.4	8.1
Small east and west windows	5.1	1.3	7.0	5.0
Floor coverings	*2.2	*0.6	5.8	4.1
Other energy efficiency features	11.2	2.8	10.6	7.5
Total(c)	56.0	14.3	72.0	51.1
Disability features				
Access ramps	5.7	1.4	*2.4	*1.7
Hand safety rails	*3.3	*0.8	*1.1	*0.8
Proximity to medical care	*1.7	*0.4	*1.3	*1.0
Other disability features	*3.0	*0.8	*1.3	*1.0
Total(c)	9.0	2.3	*3.8	*2.7
Total(c)	391.4	100.0	140.7	100.0

(a) Includes only those households with a choice in the selection of their current dwelling.

(b) Includes only those households intending to move in the next three years and excludes 53,500 households either planning to move interstate or overseas or who do not know the location of their next dwelling.

(c) If a household reported more than one reason for choice of dwelling, that household was counted only once in the total.

CURRENT DWELLING—PLANNING SECTOR LOCATION.....

	Inner.....		Middle.....		North-west.....		Eastern.....		South-eastern...		South-west		Total.....	
	'000	%	'000	%	'000	%	'000	%	'000	%	'000	%	'000	%

PREVIOUS DWELLING

Previous location														
Same sector	36.3	69.0	63.0	63.6	30.6	63.2	14.6	53.7	19.1	63.7	24.8	66.1	188.4	63.9
Other sector	16.3	31.0	36.0	36.4	17.9	36.8	12.6	46.3	10.9	36.3	12.7	33.9	106.4	36.1
Total	52.7	100.0	99.0	100.0	48.5	100.0	27.1	100.0	30.0	100.0	37.5	100.0	294.8	100.0

FUTURE DWELLING

Future location														
Same sector	11.4	74.0	15.2	56.3	7.2	77.0	*3.7	*77.3	4.8	58.1	5.5	80.8	47.8	66.8
Other sector	*4.0	*26.0	11.8	43.7	*2.2	*23.0	*1.1	*22.7	*3.4	*41.9	*1.3	*19.2	23.8	33.2
Total	15.4	100.0	26.9	100.0	9.4	100.0	4.8	100.0	8.2	100.0	6.9	100.0	71.6	100.0

(a) Includes only those households that moved, or plan to move, within the Perth Statistical Division.

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LOCAL FACILITIES USED BY HOUSEHOLD MEMBERS

Facilities	Used within previous 3 weeks.....		Within walking distance and usually walked to by a household member.....	
	'000	%	'000	%
Shops/shopping centres	689.4	97.8	275.7	72.3
Sporting/park/recreational facilities	361.1	51.2	172.7	45.3
Restaurants/cafes/hotels	337.6	47.9	66.5	17.4
Medical/health/welfare services	321.6	45.6	57.0	15.0
Libraries	223.8	31.7	53.2	13.9
Social facilities	199.9	28.4	29.6	7.8
Public transport	199.5	28.3	102.4	26.8
Schools/kindergarten	196.5	27.9	77.8	20.4
Other	9.5	1.4	*3.1	*0.8
None	7.2	1.0	n.a.	n.a.
Total(a)	704.9	100.0	381.3	100.0

(a) If a household reported that more than one facility had been used, the household was counted only once in the total.

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SPORTING, PARK OR RECREATIONAL FACILITIES USED BY HOUSEHOLD MEMBERS

	Used within previous 3 weeks	
	'000	%
Passive open space/parks	212.5	58.9
Active open space	103.0	28.5
Indoor recreation centres	84.0	23.3
Aquatic centres	34.0	9.4
Lawn bowls/tennis clubs	19.0	5.3
Golf courses	15.7	4.3
Major sporting facilities	*2.8	*0.8
Jetty/boat ramp/yacht club	*1.9	*0.5
Other	8.8	2.4
Total (a)	361.1	100.0

(a) If a household reported that more than one facility had been used, the household was counted only once in the total.

<i>Local Government Areas</i>	<i>Households</i> '000	<i>Proportion</i> %
.....		
EASTERN SECTOR		
Kalamunda	16.7	30.4
Mundaring	12.0	21.9
Swan	26.2	47.7
<i>Total</i>	55.0	100.0
.....		
INNER SECTOR		
Claremont	*2.4	*2.5
East Fremantle	*1.1	*1.1
Mosman Park	5.6	5.8
Peppermint Grove	—	—
Cottesloe	*2.4	*2.5
Fremantle	13.5	14.0
Nedlands	9.3	9.6
Subiaco	10.1	10.5
Perth	*1.4	*1.4
Cambridge	8.8	9.1
South Perth	15.6	16.1
Victoria Park	14.6	15.2
Vincent	11.8	12.2
<i>Total</i>	96.6	100.0
.....		
MIDDLE SECTOR		
Bassendean	8.2	4.5
Bayswater	13.9	7.6
Belmont	12.3	6.8
Canning	27.6	15.2
Melville	38.0	20.9
Stirling	81.6	45.0
<i>Total</i>	181.5	100.0
.....		
NORTH-WEST SECTOR		
Wanneroo-Joondalup	76.8	100.0
<i>Total</i>	76.8	100.0
.....		
SOUTH-EAST SECTOR		
Armadale	20.6	37.3
Gosnells	28.7	51.9
Serpentine-Jarrahdale	6.0	10.8
<i>Total</i>	55.3	100.0
.....		
SOUTH-WEST SECTOR		
Cockburn	27.6	47.0
Kwinana	5.4	9.2
Rockingham	25.8	43.8
<i>Total</i>	58.8	100.0
.....		
ALL SECTORS		
Total	524.0	100.0

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains results from the Housing Motivations and Intentions Survey that was conducted throughout Western Australia (WA) in October 1998 as a supplement to the Australian Bureau of Statistics (ABS) Monthly Population Survey (MPS). The survey was conducted at the request of the Ministry of Planning. Also involved in the development of the survey were the Office of Energy, Office of Seniors Interests and the Ministry of Sport and Recreation.

2 Information was collected from private households to ascertain what motivates people when selecting a dwelling and dwelling location. Information was also sought about the level of interest in energy efficiency features when selecting their dwelling and to ascertain energy efficient practices.

SCOPE AND COVERAGE

3 Information was sought from usual residents in approximately 3,870 private dwellings throughout WA. From these dwellings, 3,300 people were contacted, with 3,150 or 95.4% fully responding.

4 The survey was conducted using all the private dwellings included in the MPS, except private dwellings containing only visitors and those dwellings about to be replaced in the MPS sample. Excluded from the survey were special dwellings (see *Glossary*) and households in sparsely settled areas.

5 The survey was conducted during the two weeks commencing Monday 5 October 1998. One questionnaire was completed per household for selected dwellings. Information was obtained by face-to-face or telephone interview with any responsible adult who was a usual resident of the selected household, with the exception of:

- members of the permanent defence forces;
- certain diplomatic personnel of overseas governments, customarily excluded from censuses and surveys;
- overseas residents in Australia; and
- members of non-Australian defence forces (and their dependants) stationed in Australia.

6 Residents of non-private dwellings that provide a communal type of accommodation such as nursing homes and accommodation for the retired or aged (cared) were not covered by the survey.

GENERAL ACKNOWLEDGMENT

7 ABS publications draw extensively on information provided freely by individuals, businesses, governments and other organisations. Their continued cooperation is very much appreciated; without it, the wide range of statistics published by the ABS would not be available. Information received by the ABS is treated in strict confidence as required by the *Census and Statistics Act, 1905*.

EXPLANATORY NOTES *continued*

RELATED PUBLICATIONS

8 The ABS produces a wide range of publications containing social and demographic statistics. A related ABS publication is *Australian Housing Survey—Housing Characteristics, Costs and Conditions, Australia, 1994* (Cat. no. 4182.0).

9 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from ABS offices.

UNPUBLISHED STATISTICS

10 As well as the statistics included in this and related publications, the ABS may have other relevant unpublished data available. Inquiries should be made to Judith Griffin, Perth 08 9360 5252 or to any ABS office.

TECHNICAL NOTES

ESTIMATION PROCEDURE

1 The Housing Motivations and Intentions Survey was run as a supplement to the October 1998 Monthly Population Survey (MPS) in Western Australia (WA). From the 3,870 private dwellings enumerated in the MPS, 3,300 respondents were surveyed and from these, 3,150 were fully responding, representing a response rate of 95.4%.

2 Weights for this survey were calculated as number-raised weights using Demography benchmarks. The survey was post-stratified by part of State (metropolitan/non-metropolitan) and household composition (number of adults in the household by number of children in the household). Number-raised weights for the 3,150 households were calculated by dividing the total number of households in the population by the total number of households in the sample for each post-strata. This method had the effect of implicitly imputing data for non-responding households by virtue of having higher weights for the responding households.

3 Estimates in this publication show the weighted number of households falling into the relevant categories.

RELIABILITY OF ESTIMATES

4 Estimates in this publication are subject to non-sampling and sampling errors.

NON-SAMPLING ERRORS

5 Non-sampling errors may arise as a result of errors in the reporting, recording or processing of the data and can occur even if there is a complete enumeration of the population. Non-sampling errors can be introduced through inadequacies in the questionnaire, non-response, inaccurate reporting by respondents, errors in the application of survey procedures, incorrect recording of answers, and errors in data entry and processing.

6 It is difficult to measure the size of the non-sampling errors, and the extent of these errors could vary considerably in significance from survey to survey and from question to question. However, every effort is made in the design of the survey and development of survey procedures to minimise the effect of these errors.

SAMPLING ERRORS

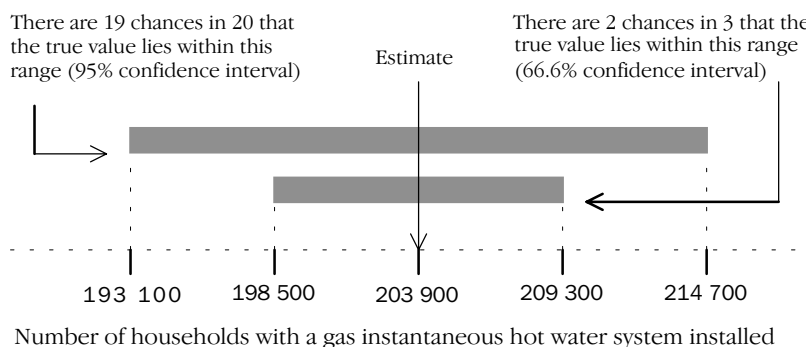
7 As estimates from this survey are based on information obtained from the occupants of a sample of dwellings, they are subject to sampling variability. That is, they may differ from the figures that would have been produced if all in-scope dwellings had been included in the collection. This variability, which is known as *sampling error*, can be estimated from the sample data. One measure of the sampling error is given by the standard error (SE), which indicates the degree to which an estimate may vary from the 'true' population figure. There are about two chances in three that a sample estimate differs from the true population value by less than one SE, and about 19 chances in 20 that the difference will be less than two SEs.

SAMPLING ERRORS *continued*

8 Table T1 shows SEs for estimates of the total number of households falling into any of the categories in the tables in this publication. These SEs have been estimated from a SE model. First of all, SEs were explicitly calculated for selected key variables using the method of random groups (see chapter 2 of K.L. Wolter, *Introduction to Variance Estimation*, Springer Series in Statistics, Springer-Verlag, New York, 1985). To improve the stability of these SE estimates, a model was fitted linking the size of the estimates with the size of the SE. The model fitted was a quadratic regression of relative SE against estimate size, on a logarithmic scale.

USE OF THE STANDARD ERROR

9 The SEs shown in table T1 can be used to produce confidence intervals for the estimates shown in this publication. Linear interpolation and rounding should be used to calculate the SE of estimates falling between the sizes of estimates listed in the table. For example, the estimated number of households with a ‘gas instantaneous’ hot water system installed in their dwelling was 203,900 (from table 2). From table T1, a SE of 5,400 is obtained (after applying linear interpolation and rounding). There are about two chances in three that the figure that would have been produced from a full enumeration lies between 198,500 and 209,300 (i.e. 203,900 – 5,400 and 203,900 + 5,400). There are about 19 chances in 20 that the true value is in the range 193,100 and 214,700 (i.e. 203,900 – (2 x 5,400) and 203,900 + (2 x 5,400)).



RELATIVE STANDARD ERROR

10 The SE can also be expressed as a percentage of the estimate and this is known as the relative standard error (RSE). The RSE is calculated by dividing the SE of an estimate by the estimate and expressing it as a percentage. That is:

$$RSE(x) = \frac{SE(x)}{x} \times 100$$

(where x is the estimate and SE(x) is the SE of the estimate). For example, the RSE for the number of dwellings with a ‘gas instantaneous’ hot water system is: (5,400/203,900) x 100 = 2.6%

RELATIVE STANDARD ERROR *continued*

11 The RSE is a useful measure in that it provides an immediate indication of the percentage errors likely to have occurred due to sampling.

12 Proportions and percentages formed from the ratio of two estimates are also subject to sampling error. The size of the error depends on the accuracy of both the numerator and the denominator. The approximate formula for the RSE of a proportion or percentage is:

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

Note: This formula only applies in those situations where *x* is a subset of *y*, as is the case for all percentages in this publication.

13 For example, the percentage of households with an ‘instantaneous gas’ hot water system installed in their dwelling was 28.9% (from table 2). Interpolating from table T1, the numerator (203,900) has an SE of 5,400 (see previous example, paragraph 9). Similarly, the denominator (704,900) has an SE of 10,400. Therefore, the RSE for the percentage would be:

$$\begin{aligned} RSE(28.9\%) &= \sqrt{[5,400/203,900 \times 100]^2 - [10,400/704,900 \times 100]^2} \\ &= \sqrt{7.0 - 2.2} \\ &= 2.2\% \end{aligned}$$

14 In general, for the estimates in this publication, the RSE of estimates of percentages are either equal to or slightly less than the RSE for the corresponding numerator estimates.

15 For all tables in this publication, only estimates with a RSE of 25% or less, and percentages based on such estimates, are considered sufficiently reliable for most purposes. However, estimates and percentages with a RSE between 25% and 50% have been included, preceded by the symbol * to indicate that they are subject to high SEs and should be used with caution. Some estimates and percentages with a RSE of more than 50% have also been included in this publication and are preceded by the symbol **. These estimates have a much higher SE and should be used with extreme caution.

16 Additional detailed data may be provided on request. However, this data may be subject to very high SE and data users will need to take necessary precautions.

TECHNICAL NOTES *continued*

T1 STANDARD ERRORS OF ESTIMATES OF HOUSEHOLDS

<i>Size of estimate no. of households</i>	<i>Standard error no. of households</i>	<i>Relative standard error %</i>	<i>95% confidence interval no. of households</i>
300	260	86.5	0-820
400	310	76.5	0-1 020
500	350	69.5	0-1 200
600	380	64.1	0-1 360
700	420	59.8	0-1 540
800	450	56.3	0-1 700
900	480	53.4	0-1 860
1 000	510	50.9	0-2 020
1 100	540	48.7	20-2 180
1 200	560	46.7	80-2 320
1 300	590	45.0	120-2 480
1 400	610	43.4	180-2 620
1 500	630	42.0	240-2 760
1 600	650	40.8	300-2 900
1 700	670	39.6	360-3 040
1 800	690	38.5	420-3 180
1 900	710	37.5	480-3 320
2 000	730	36.6	540-3 460
2 100	750	35.7	600-3 600
2 200	770	34.9	660-3 740
2 300	790	34.2	720-3 880
2 400	800	33.5	800-4 000
2 500	820	32.8	860-4 140
3 000	900	30.0	1 200-4 800
3 500	970	27.7	1 560-5 440
4 000	1 040	25.9	1 920-6 080
4 500	1 100	24.4	2 300-6 700
5 000	1 160	23.1	2 680-7 320
6 000	1 260	21.0	3 480-8 520
8 000	1 450	18.0	5 100-10 900
10 000	1 600	16.0	6 800-13 200
20 000	2 180	10.9	15 640-24 360
30 000	2 600	8.6	24 800-35 200
40 000	2 920	7.3	34 160-45 840
50 000	3 200	6.4	43 600-56 400
60 000	3 440	5.7	53 120-66 880
70 000	3 660	5.2	62 680-77 320
80 000	3 850	4.8	72 300-87 700
90 000	4 030	4.4	81 940-98 060
100 000	4 190	4.1	91 620-108 380
125 000	4 560	3.6	115 880-134 120
150 000	4 870	3.2	140 260-159 740
175 000	5 150	2.9	164 700-185 300
200 000	5 400	2.7	189 200-210 800
300 000	6 220	2.0	287 560-312 440
400 000	6 840	1.7	386 320-413 680
500 000	7 360	1.4	485 280-514 720

GLOSSARY

Active open space	Open space designated for sporting activities. Includes football, soccer, hockey, and cricket ovals.
Apartment	See <i>Flat, unit or apartment</i> .
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>Information Paper: Dwelling Structure Classification</i> (DSC), 1992 (Cat. no. 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).
Educational facilities	Includes kindergartens, preschools, primary school, high schools, TAFE colleges, universities.
Energy efficiency features	Features of the dwelling structure which are designed to reduce costs of household energy usage. For example, the use of roof insulation reduces the amount of electricity or gas needed for heating or cooling in the dwelling. Similarly, the position of the dwelling in relation to the sun can also reduce the energy costs of the dwelling (see <i>Northern aspect</i>).
Flat, unit or apartment	Includes all self-contained dwellings in block 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.
Group housing	See <i>Retirement villages-group housing</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).

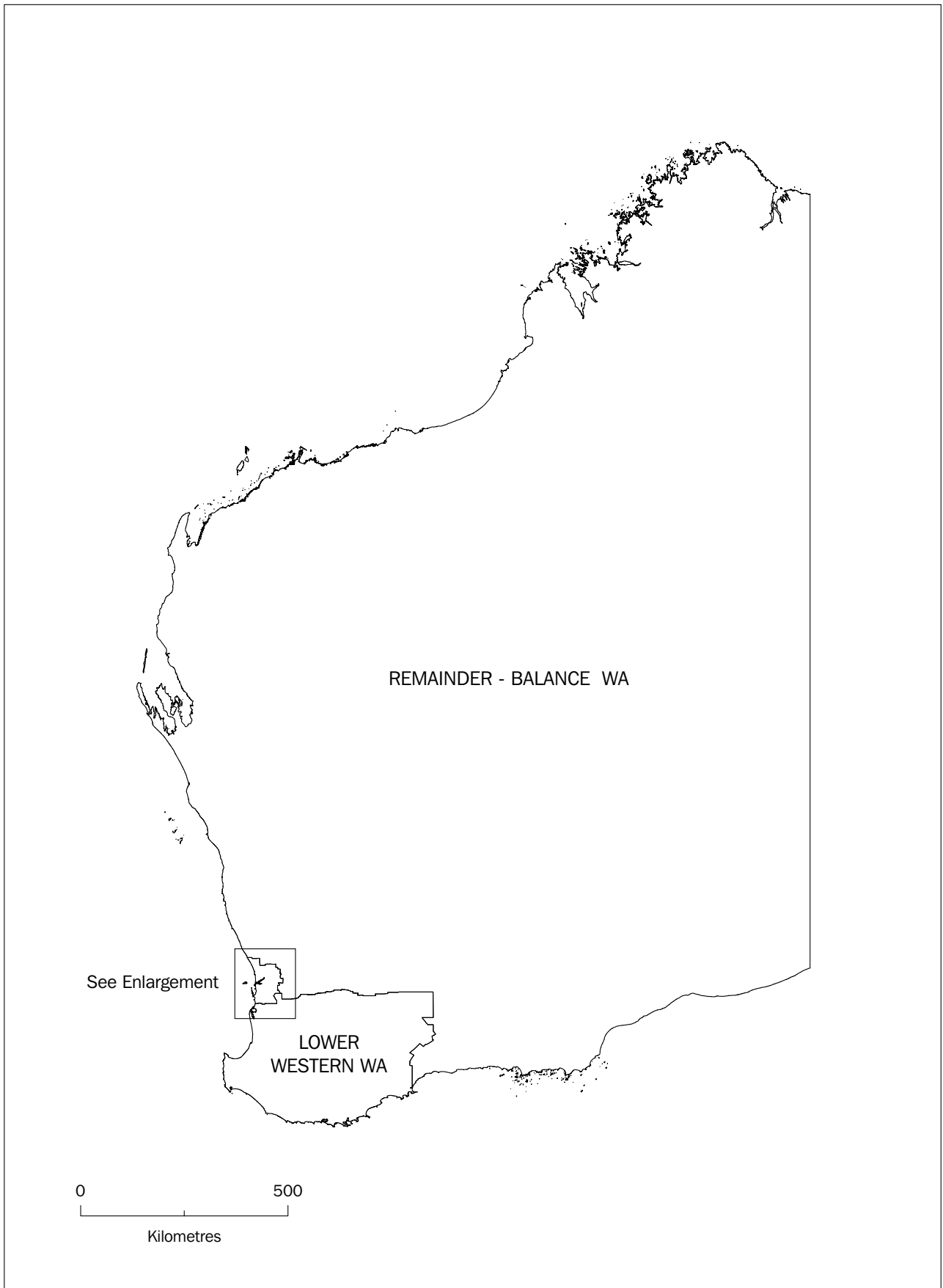
GLOSSARY *continued*

Local facilities	Generally referring to those facilities within close proximity to dwelling. Information gathered in the survey is based on the respondent's own interpretation of the meaning of the word local.
Local Government Areas (LGA)	The Local Government Area (LGA) is a spatial unit which represents the whole, undivided geographical area of responsibility of either an incorporated Local Government Council, or an incorporated CGC in the Northern Territory of sufficient size and statistical significance. The LGA boundaries applied at the time of the survey are based on those that existed at the time of the 1991 Census.
Lower Western WA	Region of State comprising the SDs of South West, Upper Great Southern and Lower Great Southern. (See map on page 28.)
Major sporting facilities	Facilities developed for sporting or recreational activities but excluding aquatic centres. Includes State Equestrian Centre, Barbagalo Raceway, State Shooting Complex and WACA ground.
Metropolitan planning sectors	See <i>Planning sectors</i> .
Northern aspect	The positioning of a dwelling to make the most effective use of the sun. Having the larger windows of the dwelling facing north ensures the heating benefits of the sun in the winter while in the summer the windows are protected from the sun. This has the dual effect of reducing the costs of heating in winter and cooling in summer.
Other dwellings	See <i>Dwelling structure</i> .
Other households	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.
Passive open space	Open space set aside for recreational purposes which has not been developed for organised sporting activities. Includes natural bushland, landscaped parkland, beaches.
Perth Statistical Division (SD)	The Perth Statistical Division (SD) as outlined in the map on page 29.
Planning sectors	The Ministry of Planning groupings of Local Government Areas in the Perth SD. Local Government grouping sectors is shown in Table 14 (see also map on page 29).
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 a member of the household is in the process of paying off a loan or mortgage for the dwelling. See <i>Tenure type</i> .
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.
Remainder-Balance WA	All areas of the State excluding Lower Western WA, and the Perth SD (see map on page 28). Also excluded are sparsely settled areas.

GLOSSARY *continued*

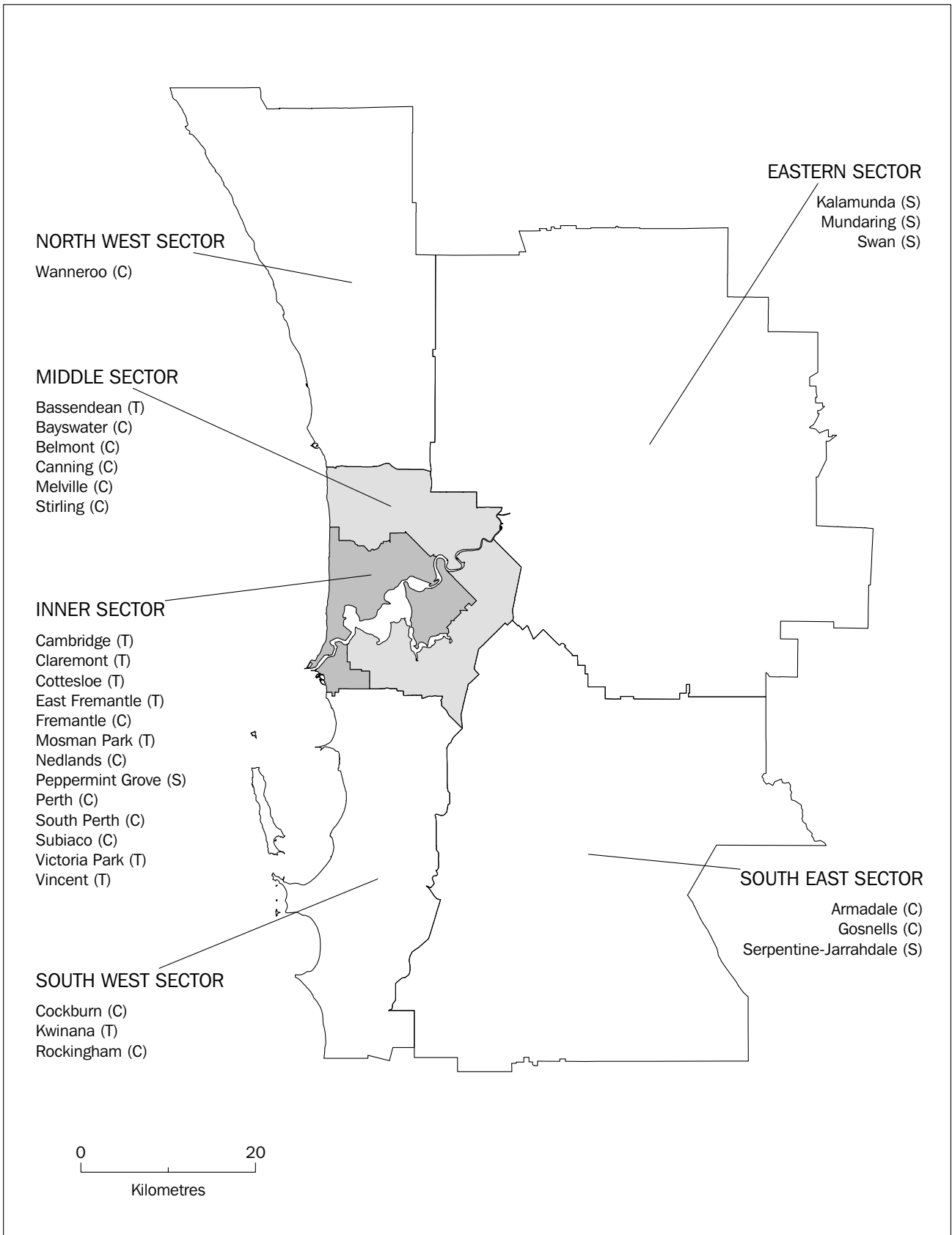
Rent-free	Households in a dwelling which is neither owned or being purchased by any member of the household, and who do not pay rent or board to live in the dwelling. See <i>Tenure type</i> .
Rest of State	Areas of WA outside the Perth SD excluding sparsely settled areas.
Retirement villages-group housing complexes	Private dwellings specifically designated for seniors but not included in the confines of nursing homes or aged care facilities. Complexes such as retirement villages which have a combination of self contained units, hostel and/or nursing home accommodation are not included.
Sectors	See <i>Planning sectors</i> .
Self-contained dwellings	Dwellings that are a suite of rooms with cooking and bathing facilities as building fixtures.
Semi-detached/terrace house	A dwelling with its own private grounds and no dwelling above or below. A 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, duplexes, triplexes, row or terrace houses, townhouses and villa units. Multi-storey units or townhouses are separately identified from those which are single storeys.
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, unit or apartment' category.
Social facilities	Includes entertainment venues, social clubs, churches and senior citizen centres.
Special Dwellings	Excluded from the survey, special dwellings include, for example, hospitals, hostels, hotels, nursing homes, nurses quarters, retirement homes, caravan parks, boarding schools, refuges, temporary shelters .
Tenure type	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 the five occupancy categories. These are: <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).
Terrace house	See <i>Semi-detached/terrace house</i> .
Type of dwelling	See <i>Dwelling structure</i> .
Unit	See <i>Flat, unit or apartment</i> .

WESTERN AUSTRALIA — STATISTICAL REGION SECTORS



Based on ASGC Edition 1996

PERTH SD — PLANNING SECTORS AND COMPONENT LGAS



Based on Planning Sectors, Ministry for Planning 1998 and ASGC Edition 1996

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