

HOUSING & TENANCY STATISTICS FOR VICTORIA May 2010

DEMOGRAPHICS

Total population: 5 473 300¹

Total households: 1 928 617² (at 2006 Census date)

Projected number of households in Victoria in 2010: 2 088 114³

Total tenant households: 541,800⁴

Proportion of tenant households: 27.3%⁵

Total private tenant households: 447,200⁶

Proportion of households in private rental: 22.5%⁷

Total state housing authority households: 71,100⁸

Proportion of households in Office of Housing dwellings: 3.6%⁹

Top 10 Electorates with highest proportion of tenants:

ELECTORATE	MEMBER	PARTY	RENTAL DWELLINGS	%
Melbourne	Bronwyn Pike	ALP	20,032	63.8
Albert Park	Martin Foley	ALP	15,835	52.9
Prahran	Tony Lupton	ALP	14,482	55.6
Richmond	Richard Wynne	ALP	12,222	53
Brunswick	Carlo Carli	ALP	9,467	40
Footscray	Marsha Thomson	ALP	8,838	38.6
Northcote	Fiona Richardson	ALP	8,023	36.9
Oakleigh	Ann Barker	ALP	7,484	35.1
Hawthorn	Ted Baillieu	LP	7,482	35.3

AFFORDABILITY

Rents:

Median weekly rent for Melbourne June quarter 2009: 3 bedroom house: \$300
2 bedroom flat/unit: \$320

¹ ABS, 2006 Census cited in Australian Demographic Statistics, September Quarter 2009

² ABS, Australian Demographic Statistics, September Quarter 2009, p.38

³ ABS, Australian Demographic Statistics, September Quarter 2009, p.39

⁴ ABS, Survey of Income and Housing (SIH)2007-2008, p.62

⁵ ABS, SIH 2007-2008, p.65

⁶ ABS, SIH 2007-2008, p.62

⁷ ABS, SIH 2007-2008, p.65

⁸ ABS, SIH 2007-2008, p.62

⁹ ABS, SIH 2007-2008, p.65

Total new households assisted:	2007/08: 4 337 2008/09: 3 752 ¹⁶
Total applicants on waiting list:	2008: 43 467 2009: 47 731 ¹⁷
Occupancy rate for public housing:	96.6% ¹⁸

The number of households in public housing has decreased between 2007 and 2009 partly due to policy decision to shift social housing growth to community housing sector.

Community Housing: all figures are for year ending 30 June¹⁹

Total community housing tenancy units: 2009 : 7,930

Proportion living in community housing:

Total new households assisted:	2007/08: 1480 2008/09: 2169
Total applicants on waiting list:	2008: 2 890 2009: 8 675
Total number of rental units:	2008: 5 250 2009: 7 930
Total rental units in Melbourne:	2008: 5 100 2009: 6 207
Total rental units in regional areas:	2008: 1598 2009: 2147
Total community housing providers:	2008: 182 2009: 108

¹⁶ ibid

¹⁷ ibid

¹⁸ Australian Government, Canberra, Report on Government Services 2010, Table 16A.6

¹⁹ ROGS 2010, Table 16A.25

Occupancy rates: 2009: 95%

Proportion of income remaining after rent paid: 2009: 69.1%

Vacancy rates:

Vacancy rate, private housing market, June quarter 2009 for Melbourne 1.3%²⁰

Vacancy rate for regional Victoria, June quarter 2009: 1.4%²¹

ADEQUACY

Tenure security:

67% of private tenants moved (in 3 years to 1999)

444,200 private tenants moved in 3 years to 1999

Overcrowding: (ie. mismatch between dwelling size and household composition)

Proportion of public tenants overcrowded: 2009: 2.1%

Proportion of public tenants moderately overcrowded: 2009: 8.0%²²

MARGINAL TENURES:

2,072 people living as residents in caravan parks in 2006²³

HOMELESSNESS:

1,331 homeless people sleeping rough²⁴

5,932 homeless people staying with friends or relatives²⁵

²⁰ REIA, Real Estate Market Facts, June Quarter, 2009

²¹ REIA, Real Estate Market Facts, June Quarter, 2009

²² Australian Government, Canberra, Government Services Report 2010, Table 16A.12

²³ Australian Government, Housing Supply Council Report, 2010, p. 217. The council used figures from the 2006 census.

²⁴ 2006 census cited in National Housing Supply Council Report, 2010

²⁵ ibid