

Key Housing and Tenancy Statistics



1. DEMOGRAPHICS

Population

Total population in 2011¹:
 AUS: 21 507 717
 VIC: 5 354 042

Estimated population in 2013²:
 AUS: 23 130 900
 VIC: 5 737 600

Households, 2011

Total number of households³:
 AUS: 7 760 319
 VIC: 1 944 687

Number of rented households⁴:
 AUS: 2 297 458
 VIC: 515 585

Proportion of rented households⁵:
 AUS: 30.3%
 VIC: 27.5%

Private rented households, 2011

Total private rented households⁶:
 AUS: 1 768 763
 VIC: 424 316

Private rental households as a proportion of all households⁷:
 AUS: 26.1%
 VIC: 24.3%

Private rental households as a proportion of all rented households:
 AUS: 77.0%
 VIC: 82.3%

Public housing households, 2012

Total State Housing Authority (SHA) tenant households⁸:
 AUS: 323 423
 VIC: 62 779

SHA tenant households as a proportion of all households:
 AUS: 4.2%
 VIC: 3.2%

SHA tenant households as a proportion of all rented households:
 AUS: 14.1%
 VIC: 12.2%

Rooming houses

Number of registered rooming houses, 2013⁹:
 VIC: 1 096

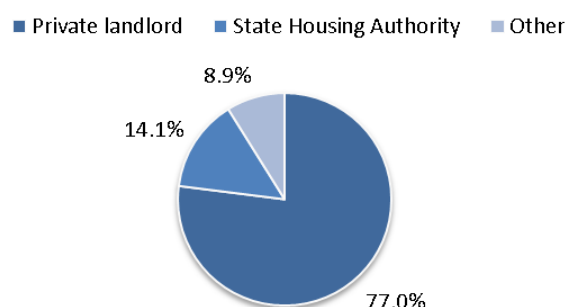
Number of rooming house residents, 2011¹⁰:
 VIC: 8 500

Caravan parks, 2011

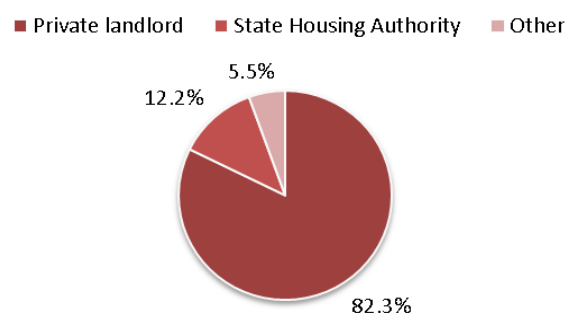
Usual residents of a caravan, cabin or houseboat (families)¹¹:
 AUS: 95 061
 VIC: 9 805
 MELB: 3 781

Number of people *marginally housed* in caravan parks on Census night¹²:
 AUS: 12 963
 VIC: 2 381

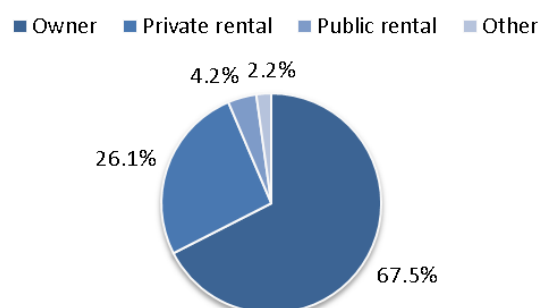
Landlord type as a proportion of all rented households, Australia, 2011



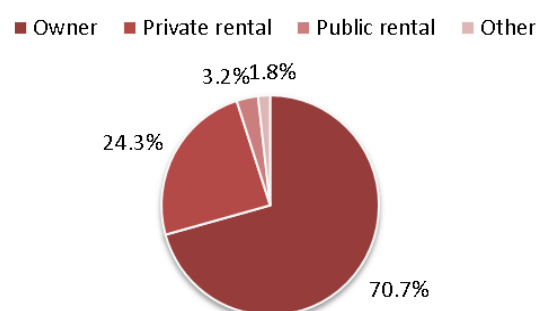
Landlord type as a proportion of all rented households, Victoria, 2011



Tenure type as a proportion of all households, Australia, 2011



Tenure type as a proportion of all households, Victoria, 2011



2. AFFORDABILITY

2.1. Rents

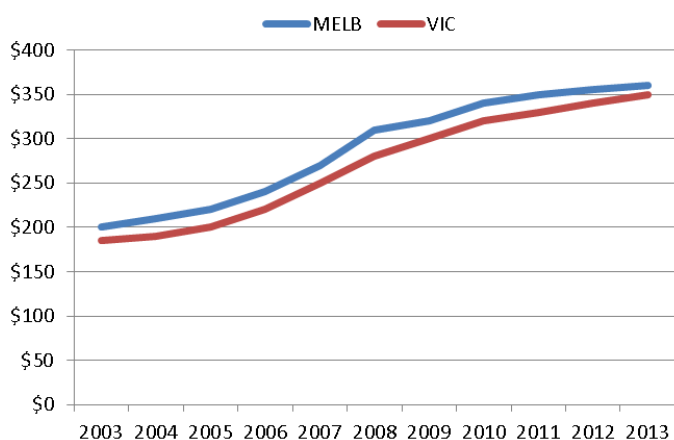
Median *weekly* rent in Victoria, private housing market, September quarter, 2013¹³:

2 bedroom flat/unit:		3 bedroom house:	
Victoria	\$350	Victoria	\$320
Melbourne	\$360	Melbourne	\$345

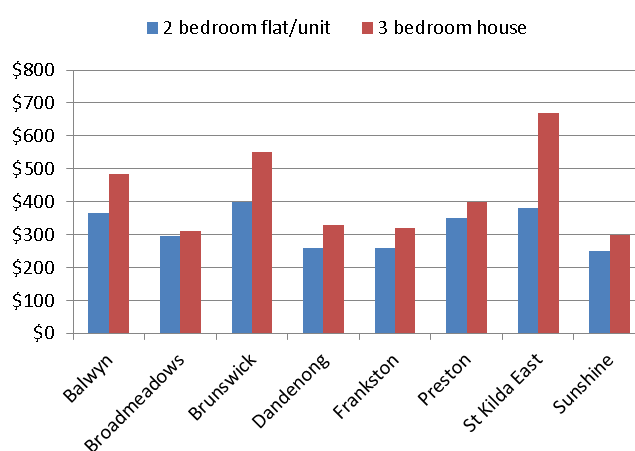
Proportion of median weekly family income required to meet rent payments, Victoria, Sept. 2013¹⁴: 23.2%

Proportion of households with rents >30% of gross household income, Victoria, 2011¹⁵ [Estimated 177,000 households] 9.1%

Change in median weekly rent, September quarter, Melbourne & Victoria, 2003-2013



Moving annual median rent by suburb, September quarter, 2013



2.2. Commonwealth Rent Assistance (CRA)

Number of CRA recipients, 2012¹⁶: AUS: 1 188 467
VIC: 265 876

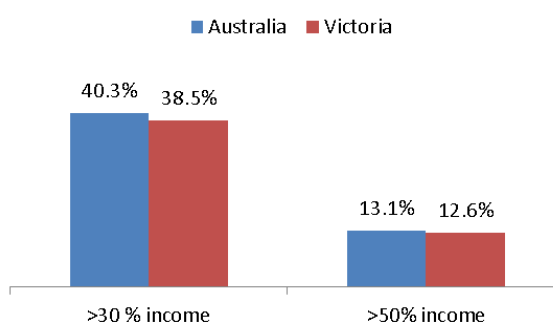
Proportion of CRA recipients who received the max. amount of CRA¹⁷: AUS: 75.0%
VIC: 73.0%

Median *fortnightly* rent of CRA recipients¹⁸: AUS: \$380
VIC: \$330
MELB: \$381

Proportion of CRA recipients paying >30% of their income in rent¹⁹: AUS: 40.3%
VIC: 38.5%

Proportion of CRA recipients paying >50% of their income in rent²⁰: AUS: 13.1%
VIC: 12.6%

Proportion of CRA recipients paying more than 30% and 50% of their income on rent



3. AVAILABILITY

3.1. All housing

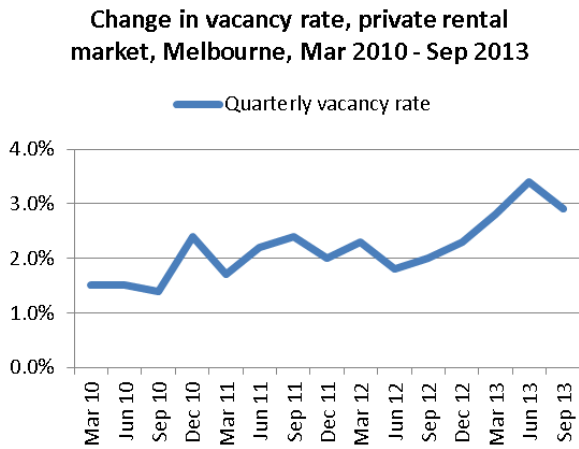
The National Housing Supply Council (NHSC) estimates that, across Australia, the gap between total underlying demand for housing and total housing supply increased by 28 000 dwellings in the year to 2011, bringing the cumulative housing shortfall to 228 000 dwellings²¹.

The net housing shortfall in Victoria decreased by 6 000 dwellings in the year to 2011²², however, the cumulative net dwelling supply gap remained at 10,000 dwellings²³.

3.2. Rental Housing

3.2.1. Vacancy rate, private market²⁴

Quarterly vacancy rate, Melbourne, Sept. 2013: 2.9%



3.2.2. Public Housing²⁵

June 2012

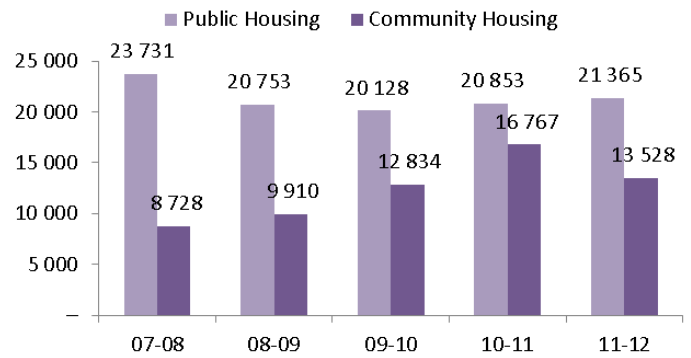
Number of public housing dwellings:	AUS: 330 906 VIC: 64 768
Number of tenantable public housing dwellings:	AUS: 327 604 VIC: 64 391
Number of new allocations ²⁶ in the previous year:	AUS: 21 365 VIC: 4 013
Number of applicants on waiting list (including applicants for transfer):	AUS: 189 671 VIC: 44 204
Occupancy rate ²⁷ :	AUS: 97.7% VIC: 96.9%

3.2.3. Community Housing²⁸

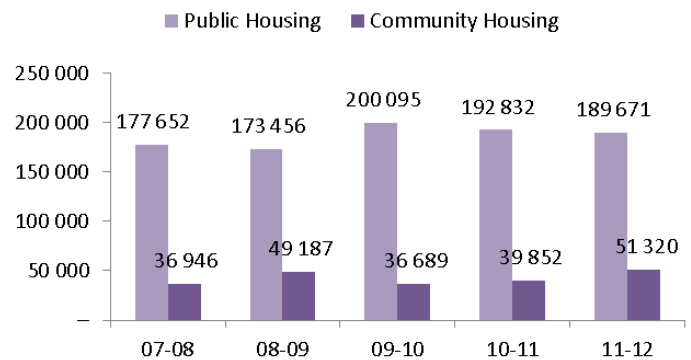
June 2012

Number of community housing tenancy units:	AUS: 63 797 VIC: 12 357
Number of tenantable tenancy units:	AUS: 62 833 VIC: 12 014
Number of new allocations in the previous year:	AUS: 13 528 VIC: 3 709
Number of applicants on waiting list (including applicants for transfer):	AUS: 51 320 VIC: 22 090
Occupancy rate ²⁹ :	AUS: 96.2% VIC: 94.4%
Number of community housing providers:	AUS: 752 VIC: 106

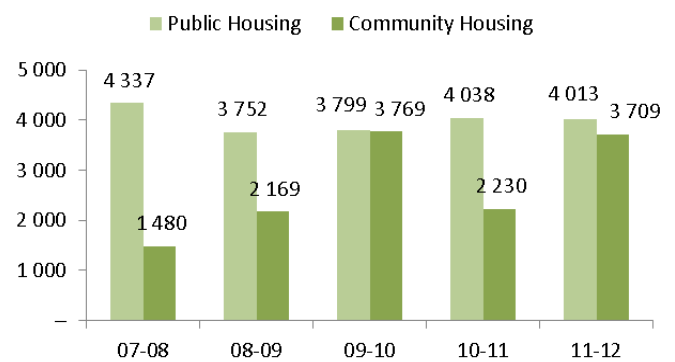
Public and Community Housing - Australia
No. of new allocations p/a, 2007-2012



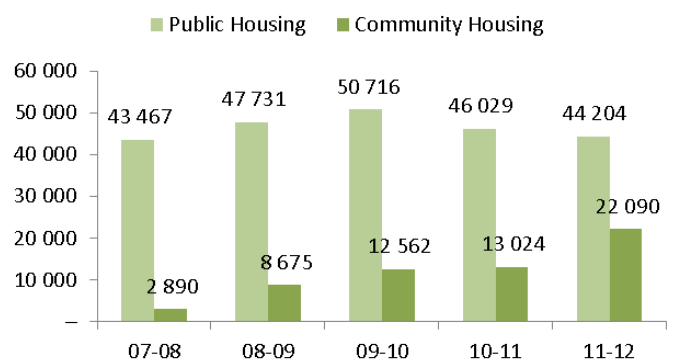
Public and Community Housing - Australia
No. of households on waiting list, 2007-2012



Public and Community Housing - Victoria
No. of new allocations p/a, 2007-2012



Public and Community Housing - Victoria
No. of households on waiting list, 2007-2012



4. APPROPRIATENESS

4.1. Tenure security

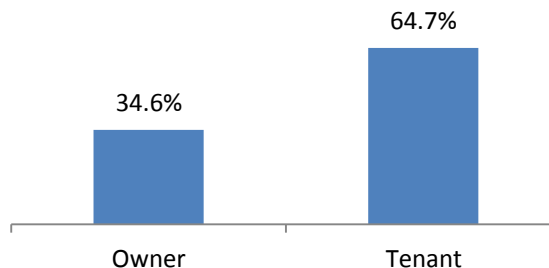
Proportion of private tenants in Victoria who moved in the three years to 2008³⁰: 64.7%

Length of private rental tenancy, Victoria, March 2013³¹:

Melbourne	Median*	16 months
	Mean*	25 months
Regional Victoria	Median*	14 months
	Mean*	22 months

*The difference between mean and median data is not explained by the source, but is presumably due to outlier data: either few particularly long tenancies or many somewhat longer tenancies.

Proportion of people who moved in the three years to 2008, by previous tenure type, Victoria



4.2. Housing Condition

4.2.1. Social housing, 2012³²

Public housing - proportion of households with at least four working facilities and not more than two major structural problems: AUS: 74.7%
VIC: 73.7%

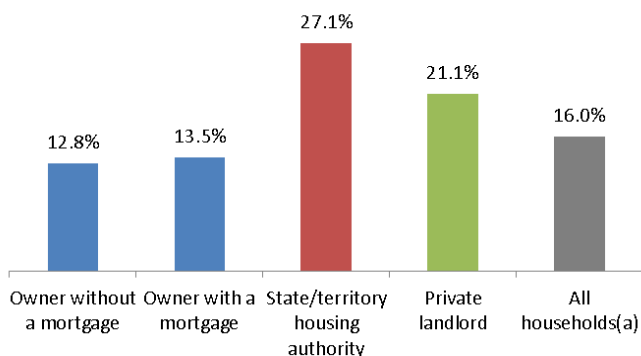
Community housing - proportion of households with at least four working facilities and not more than two major structural problems: AUS: 85.2%
VIC: 87.1%

4.2.2. All housing, 2008³³

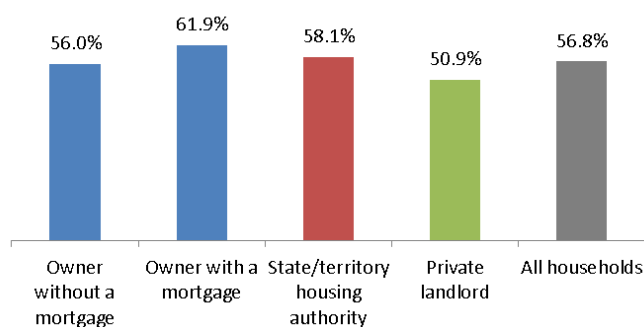
Households with major structural problems: AUS: 16.0%
VIC: 20.5%
Includes major cracks in walls/floors, sinking/moving foundations, walls/windows out of plumb, major plumbing problems and/or another major structural problem

Households that had repairs/maintenance in the previous 12 months: AUS: 56.8%
VIC: 54.5%
Includes painting, roof repair/ maintenance, tile repair, electrical work and/or plumbing

Proportion of all households with major structural problems, by tenure type, Australia, 2008



Proportion of all households with recent repairs/maintenance, by tenure type, Australia, 2008



4.3 Overcrowding³⁴

Public housing - proportion of overcrowded households: AUS:4.3%
VIC:4.2%

Community Housing - proportion of overcrowded households: AUS:2.8%
VIC: 2.9%

4.4 Homelessness and Marginal Tenures

Homeless persons at 2011 Census date ³⁵ :	AUS: 105 237
This includes ³⁶ :	VIC: 22 789
○ Persons in impoverished dwellings, tents or sleeping out:	AUS: 6 813 VIC: 1 092
○ Persons in supported accommodation for homeless:	AUS: 21 258 VIC: 7 845
○ Persons staying temporarily with other households:	AUS: 17 369 VIC: 3 324
○ Persons staying in boarding houses:	AUS: 17 721 VIC: 4 397
○ Persons in other temporary lodging:	AUS: 686 VIC: 90
○ Persons in severely crowded dwellings:	AUS: 41 390 VIC: 6 041
Persons living in other crowded dwellings:	AUS: 60 875 VIC: 13 585
Persons in other impoverished dwellings:	AUS: 4 504 VIC: 653
Persons who are <i>marginally</i> housed in caravan parks:	AUS: 12 963 VIC: 2 381

Other data on caravan parks available at 1. Demographics

References

- 1 Australian Bureau of Statistics (ABS) 2012a, Census of Population and Housing, Basic Community Profile, Victoria (2), cat. no. 2001.0, Table B01
- 2 ABS 2013a, Australian Demographic Statistics, June Quarter 2013, cat. no. 3101.0, p.1 - Estimated Residential Population for Jun 2013
- 3 ABS 2012a, Table B30
- 4 *ibid*, Table B32
- 5 ABS 2013b, Housing Occupancy and Costs 2011-12, State and Territory data, 1994-1995 to 2011-2012, cat. no. 4130.0, Table 25 – All data on tenure type includes, for Australia: owner (with and without mortgage) (67.5%), renter (30.3%) other tenure type (~2%); for Victoria: owner (with and without mortgage) (70.7%), renter (27.5%) other tenure type (~2%)
- 6 ABS 2012a, Table B32 - 'Private tenant' includes 'real estate agent' and 'person not in same household' landlord types
- 7 Figures are estimates calculated as the proportion of all rented households (ABS 2013b, Table 25) minus proportion of SHA rented households (SCRGSP data deemed most reliable). Figures do not account for "other" landlord type.
- 8 Steering Committee for the Review of Government Service Provision (SCRGSP) 2013, Report on Government Services 2013, Vol. 2, Productivity Commission, Table 16A.4
- 9 Consumer Affairs Victoria (CAV), Department of Justice, Figure is for 'live residences' in June 2013
- 10 Department of Human Services (DHS) 2011, *Proposed Residential Tenancies (Rooming House Standards) Regulations, Regulatory Impact Statement*, State Government of Victoria, p.52, figure is an estimation.
- 11 ABS 2012b, Census of Population and Housing, cat. no. 2001.0, Table variables: Families, Place of Usual Residence, Dwelling Structure – data is available for families only, not persons.
- 12 ABS 2012c, Estimating Homelessness 2011, cat. no. 2049.0, p.15 - Operationalised as those people in caravan/cabin/houseboat in a caravan/residential park or camping ground; at home on Census night; where no usual resident was working full-time; the dwelling was being rented for <\$400 p/wk; the landlord was not an employer; the dwelling had <3 bedrooms & the combined income of usual residents was less than \$2,000 p/wk.
- 13 DHS 2013, Rental Report, March Quarter 2013, State Government of Victoria, figures are for Metropolitan Melbourne
- 14 Real Estate Institute of Australia (REIA) 2013a, Adelaide Bank Housing Affordability Report, September Quarter, 2013, REIA, p.8
- 15 National Housing Supply Council (NHSC) 2013, Housing Supply and Affordability Issues 2012-13, Australian Government, p.11
- 16 SCRGP 2013, Table GA.15 - All figures are for Victoria, unless stated otherwise, year ending 30 June 2012
- 17 *ibid*, Table GA.23
- 18 *ibid*, Table GA.22
- 19 *ibid*, Table GA.25
- 20 *ibid*, Table GA.34
- 21 Australian Institute of Health and Welfare 2013, Housing Assistance in Australia 2013, p.4
- 22 NHSC 2011, Housing Supply and Affordability – Key Indicators, 2012, Australian Government, pp.24-25 – calculated as estimated underlying demand for 39 000 dwellings minus estimated net supply growth of 44 000 dwellings (figures do not represent market demand and supply)
- 23 *ibid* – Cumulative figure since 2001, however, assumes market was 'in balance' in 2001
- 24 REIA 2013b, Real Estate Market Facts, September Quarter, 2013, REIA, p.22

- 25 SCRGSP 2013, Table 16A.5.- All data are for Victoria, unless stated otherwise, year ending 30 June 2012
- 26 New allocations are households that commence receiving assistance during the reporting period.
- 27 ibid, Table 16A.24
- 28 ibid, Table 16A.7 – However, total of 14,000 units reported in *Pathways to a Fair and Sustainable Social Housing System, Public Consultation and Discussion Paper*, April 2012, p.7 (source data cannot be obtained)
- 29 ibid, Table 16A.26
- 30 ABS 2009a, Residential and Workplace Mobility and Implications for Travel: NSW and Vic., Oct 2008., cat. no. 3240.0, Table 6a – Data on tenure is difficult to obtain; figure sourced from a single-issue report with no comparable updates
- 31 DHS 2013, Table 7, p.10
- 32 ibid, Table 16A.15 and 16A.17
- 33 ABS 2009b, Housing Mobility and Condition 2007/08, cat. No. 4130.0.55.002, Table 14 and Table 15 – this is the most recent report of its kind or similar
- 34 SCRGSP 2013, Table 16A.47 and 16A.49 - Overcrowding is defined as the mismatch between dwelling size and household composition. All data are for year ending 30 June 2012 – raw figures not available (various sources canvassed by ABS)
- 35 ABS 2012c, p.12
- 36 ibid, pp.32-33, “severely crowded dwellings” includes usual residents in dwellings needing 4 or more extra bedrooms under the Canadian National Occupancy Standard; “other crowded dwellings” includes usual residents in dwellings needing 3 extra bedrooms