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HOUSING



CHARACTERISTICS & DECISIONS

A COMPARATIVE STUDY OF SYDNEY, MELBOURNE, ADELAIDE AND CANBERRA

ABS Catalogue No 8710.0



THE NATIONAL HOUSING STRATEGY



Commonwealth Department of
Health, Housing and Community Services

The National Housing Strategy (NHS) was established by the Commonwealth Government in June 1990 to develop a program of housing policy reform. The aims are to maximise affordable and quality housing options for all Australians.

The strategy focuses on the housing needs of people both at one point in time and over their lifetime, and has identified two related objectives for future housing policy:

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HOUSING CHARACTERISTICS AND DECISIONS

**A Comparative Study of
Sydney,
Melbourne,
Adelaide and
Canberra**

1991

MEREDITH EDWARDS
Director
National Housing Strategy

RICHARD MADDEN
Acting Australian Statistician

Joint publication of
the National Housing Strategy and
the Australian Bureau of Statistics

ABS Catalogue No. 8710.0

SYMBOLS AND OTHER USAGES

The following symbols, used throughout the publication, mean:

- nil or rounded to zero
- .. not applicable
- * use estimate with caution, relative standard error equal to or greater than 30 per cent

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

INQUIRIES

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For information about other ABS statistics and services — please refer to the inside back cover of this publication.

For information about the National Housing Strategy — please refer to the inside front cover of this publication.

Data tapes for the *Sydney* and *Melbourne* surveys are held by the Social Sciences Data Archive at the Research School of Social Sciences in the Australian National University. These can be obtained for a small handling charge and the details can be obtained from the ANU. Additional tables showing more detail and data items not included in this publication will then have to be produced from these data tapes using independent facilities.

For further information on data from the *Adelaide* and *Canberra* surveys, please phone Gary Niedorfer in the Adelaide Office of the Australian Bureau of Statistics on (08) 237 7379. Additional tables showing more detail and data items not included in this publication may be available on request.



FOREWORD

The National Housing Strategy (NHS) is pleased to issue this publication jointly with the Australian Bureau of Statistics. It is the culmination of a long period of cooperation between the two agencies.

The publication is based on major surveys of some of the housing characteristics and decisions of people in Sydney, Melbourne, Adelaide and Canberra. The surveys have produced results already being used in policy development to ensure more affordable and appropriate housing for Australians in urban areas. This particular publication is unique in enabling consistent comparisons to be made across the four cities.

Differences were found between cities, but less so than may have been expected. Some of the differences can be explained largely by the demographic make-up of each city. For example, Canberra showed differences reflecting its smaller, more mobile population with a lower proportion of older people. Recent price pressures in the Sydney housing market were reflected in Sydney householders' concern about affordability issues in choosing an appropriate location or dwelling. While travel times were different depending on the size of the city, a very small proportion of workers took longer than 60 minutes to get to work even in the largest city.

I wish to record my thanks to Carolyn Watt, Rod Burgess and Dugald Monro of the Housing and Urban Development Division of the Department of Health, Housing and Community Services who were the key contributors to this publication from the National Housing Strategy side. I also wish to express my appreciation of the work of the staff of the Australian Bureau of Statistics who ensured the smooth compilation of the publication and maintained a spirit of enthusiasm and helpfulness at all stages of the publication.

MEREDITH EDWARDS
Director
National Housing Strategy

Woden ACT 2606
December 1992



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PREFACE

This publication contains results from four separate surveys of housing and locational preferences which were conducted throughout the Sydney, Melbourne and Adelaide Statistical Divisions, and the Australian Capital Territory.

The Sydney and Melbourne surveys were conducted from February to April 1991 by AGB:McNair for the National Housing Strategy, with financial support from the Social Justice Secretariat of the Department of the Prime Minister and Cabinet. The Adelaide survey was conducted by the Australian Bureau of Statistics from March to May 1991 at the request of, and partially funded by, the South Australian Department of Premier and Cabinet, the South Australian Urban Land Trust, the South Australian Office of Housing, and the South Australian Housing Trust. The Canberra survey was conducted by the Australian Bureau of Statistics from April to June 1991 at the request of, and partially funded by, the Australian Capital Territory Housing Trust.

The surveys aimed to find out why people choose to live where they do, what influences their choice and what compromises they make.

Information was collected about various demographic and socio-economic characteristics from individuals. Information relating to previous, current and future housing arrangements was collected from the reference person of the household. Details included type, adequacy and location of dwelling, tenure, housing costs, and reasons for moving. Attitudes of the reference person to housing and tenure types, perceptions of access to services, their region's character and possible changes to this region were also covered (details are available on request).

In order to produce *Housing Characteristics and Decisions: A Comparative Study of Sydney, Melbourne, Adelaide and Canberra* it was essential to ensure that the questionnaire design, collection procedures, data definitions and survey processing were consistent and reliable across all four collections. This was achieved through consultation among all parties concerned.

Particular mention should go to Theo Neumann in the Adelaide office of the ABS who, with Rod Burgess and Carolyn Watt in the Housing and Urban Development Division of the Department of Health, Housing and Community Services, extracted the data for Guy de Cüre of the Housing Statistics Unit of the ABS, who compiled the publication.

IAN CASTLES
Australian Statistician

Australian Bureau of Statistics
Belconnen ACT 2616
December 1992

CHAPTER 1: BROAD HOUSEHOLD AND HOUSING CHARACTERISTICS

Introduction

This chapter looks at and compares the broad characteristics of households and dwellings in Sydney, Melbourne, Adelaide and Canberra. The propensity of people to own or rent their dwellings and the particular characteristics of owners and renters are examined. The chapter also compares the characteristics of dwellings (age, type, size and reported problems) in each of the four cities. Finally, issues dealing with access to employment, services and recreation facilities, and in particular the difficulty with and importance of access, are considered.

Housing tenure

2. This publication examines housing characteristics and decisions of different types of households. A major influence on characteristics and decisions is housing tenure. In this report, housing tenure is classified into four main groups:

- *First home owners and buyers* are households who own or are purchasing their home and who have never previously owned or purchased a home;
- *Changeover owners and buyers* are households who own or are purchasing their home and who have previously owned or purchased a home;
- *Private renters* rent their home from a private landlord or through a real estate agent; and
- *Public renters* rent their home from a State government housing authority.

3. *First home owners and buyers* make up between 38 and 40 per cent of all households in Sydney, Melbourne and Adelaide, and are more prevalent than *changeover owners and buyers* (33% to 37%) in those cities (calculation based on data in Tables 1.1 and 1.2). In Canberra, 35 per cent of households are *changeover owners and buyers*, while only 31 per cent are *first home owners and buyers*, probably reflecting a more mobile population.

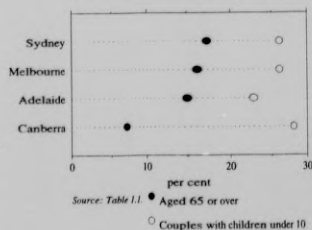
4. Canberra has a much higher proportion of households *renting* (34%) than the other cities where the proportion ranges from 24 per cent in Melbourne to 28 per cent in Adelaide. Melbourne and Sydney have a relatively low proportion of public renters at four and six per cent respectively, compared with 13 and 15 per cent in Adelaide and Canberra.

5. Because of the definition used, *first home owners and buyers* are not restricted to young couples or sole parents with or without young children, who are often popularly represented as first home buyers. In this publication, first home owners and buyers also include older persons and families who have only ever purchased one home. The median date of purchase for first home buyers living in a separate house was 1976-77 in Sydney, Melbourne and Adelaide, about six years earlier than that for changeover buyers. In Canberra, while the median dates for purchase were a little later (1980 and 1985 respectively), first home buyers had still purchased well before changeover buyers in general.

6. *Changeover owners and buyers* are more likely to be in later life cycle stages than first home owners and buyers in all cities. More than 40 per cent of all changeover owners and buyers in Sydney, Melbourne and Adelaide were single persons or couples aged 35 years or more, while an additional 20 per cent were couples with children aged 10 years or more (Table 1.1).

7. A considerable proportion of *first home owner* households (15% to 17%) have reference persons aged over 65 years in Sydney, Melbourne and Adelaide, as shown in Figure 1.1. These people have probably lived in the first home they purchased for some time, although they could have purchased their first home at a late stage in their lives. Canberra's different demographic structure means that only 7 per cent of its first home owners are over 65.

FIGURE 1.1 FIRST HOME OWNERS

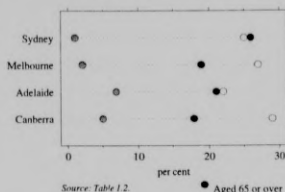


8. The proportion of *first home owners* represented by singles and couples under 35 (without children) varies considerably between cities, from 5 per cent in Sydney to 14 per cent in Canberra. This reflects a combination of differences in demography and affordability in the different cities.

9. *Young renters* (i.e. those singles and couples under 35, without children) are a small proportion of those in public housing. This is particularly so in Sydney and Melbourne, where two per cent or less of households in public housing are at this life cycle stage (Table 1.2).

10. In contrast as shown in Figure 1.2, a large proportion of those who live in *public housing* are sole parents and older people. In Sydney, especially, there is a high representation of older people in public housing compared with the other cities. Over one quarter of all public rental households in Sydney are single persons or couples aged 65 or over.

FIGURE 1.2 PUBLIC RENTERS



Source: Table 1.2.

Age of dwellings

11. *Owners and purchasers* in their first home are also not necessarily living in a recently constructed home (Table 1.4). The median age of the dwelling owned by *first home owners* is higher than that for *changeover owners*. Except for Melbourne this is also true for *renters*. The relatively high proportion of older households still living in the first home they purchased, and the higher propensity for *changeover owners* to purchase new houses influence this finding. Canberra's more recent development is apparent as the median dwelling age there is much lower than for the other cities, for both first home and *changeover owners* and buyers.

12. Among rental dwellings, Melbourne has the highest median dwelling age at 30 years for both public and private tenants (Table 1.5). Again, Canberra has a significantly lower median dwelling age than the other cities. There is relatively little difference in the median ages of public and private rental dwellings apart from in Adelaide, where the median age of public rental dwellings (19 years) is lower than private rental dwellings (25 years).

Type of dwellings

13. The overwhelming majority of home owners purchase separate dwellings (Table 1.6). However, in Sydney, first home owners are less likely to purchase separate dwellings than in the other cities (84 per cent in Sydney compared with over 90 per cent in Melbourne, Adelaide and Canberra).

14. The main difference between cities is that a higher proportion of Sydney home owners purchase flats and units, than home owners in the other cities. This may be a response to the generally higher home prices and the availability of housing in preferred areas in Sydney.

15. In contrast to *home owners*, less than half of *renters* in Sydney and Melbourne occupy separate dwellings (Table 1.7). In Adelaide, just on half of all private renters live in separate houses, although medium density dwelling types predominate in the public rental sector. More than 50 per cent of all public rental dwellings were single storey semi-detached, row or terrace house, townhouse style dwellings. In Canberra, occupancy of separate houses for both public and private renters reaches almost 60 per cent (Table 1.7).

16. In all cities, *renters* are more likely than *owners* to live in flats or units, particularly multi-storey units, rather than separate houses. In general, *renters* in Sydney and Melbourne are more likely to live in flats or units, particularly multistorey units, than in Adelaide or Canberra (Table 1.7).

Size of dwellings

17. Three bedroom dwellings are the most common dwelling type purchased by owner-occupiers (Table 1.8), particularly in Adelaide where 68 per cent of first home owners and 55 per cent of *changeover owners* purchase dwellings of this size. The highest proportion of dwellings with four or more bedrooms is in Canberra, where 47 per cent of *changeover owners* and 27 per cent of first home owners live in dwellings of this size. The higher proportion of *changeover owners* in dwellings with four or more bedrooms reflects a common desire among the younger life cycle members of this group to increase the size of their dwelling when moving (see also Table 3.1).

18. On the whole, rental dwellings are smaller than owner-occupied dwellings (Table 1.9). In Sydney and Melbourne, and in the private rental sector in Adelaide, over half consist of two or fewer bedrooms. Rental dwellings of four or more bedrooms are relatively uncommon in all cities, especially Adelaide.

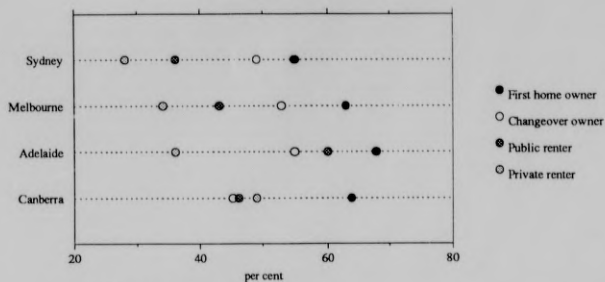
19. In addition, there is a much higher proportion of very small dwellings (bedsitter and one bedroom) among public rental dwellings compared with private rental dwellings in all cities (Table 1.9).

Problems with housing

20. A relatively high proportion of households report one or more problems with their dwelling (Table 1.10). More than half of the respondents living in dwellings more than ten years old, and over 40 per cent of those in newer dwellings, report at least one problem.

21. Among *owner-occupied* dwellings, 39 to 49 per cent report at least one problem where the dwelling is under ten years old. The proportion of households in newer dwellings in Canberra reporting problems (49%) is higher than Adelaide and Melbourne and the same as Sydney. The single most common problem reported by households in newer dwellings, particularly in Sydney, is infestation by pests other than white ants. However, in Adelaide, plumbing problems are most often reported.

FIGURE 1.3 PROPORTION OF HOUSEHOLDS LIVING IN THREE BEDROOM DWELLINGS

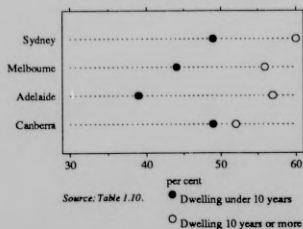


Source: Tables 1.8 and 1.9.

22. The highest incidence of problems with owner-occupied dwellings over ten years old is in Sydney (60%), pest infestations are common, affecting almost one third of these dwellings. Leaky roofs are more common in the older dwellings in Sydney and Melbourne, than in the other cities. Plumbing problems are most common among older dwellings in Melbourne, Adelaide and Canberra.

23. Renters report more problems with their dwellings than owner-occupiers. Among rental dwellings less than 10 years old, only in Adelaide do less than half report problems, while in Sydney and Canberra nearly two thirds report problems. Pest infestations again are the most commonly reported problem in both newer and older houses in Sydney. In spite of the lower average age of dwellings in Canberra, the proportion of renting respondents who note problems is similar to Sydney and higher than in Adelaide and Melbourne. Three quarters of renters in older dwellings in Sydney and Canberra report problems, while in Melbourne and Adelaide, the proportion is 67 per cent.

FIGURE 1.4 PROPORTION OF OWNER-OCCUPIED DWELLINGS WITH REPORTED PROBLEMS



Source: Table 1.10.

Travel to work

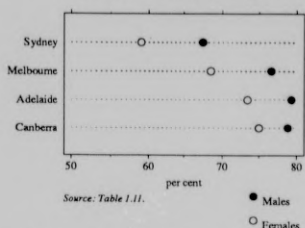
24. Driving a car is the most common means used to get to work in all cities (Table 1.11). Driving of cars is more common among men than women, but the difference between genders is less in Adelaide and Canberra than in Sydney and Melbourne.

25. People are more likely to drive themselves to work in the smaller cities. The proportion of men driving ranged from 68 per cent in Sydney to 79 per cent in Adelaide and Canberra, while for women the range was from 59 per cent in Sydney to 75 per cent in Canberra (Table 1.11). Canberra's employed people are also more likely to be car passengers, with 8 per cent of women and 6 per cent of men travelling this way, reflecting a higher incidence of households where both partners travel to work. This compares with 6 per cent of women and three per cent of men in Sydney and Melbourne travelling to work this way.

26. Conversely, use of public transport is higher in the larger cities. Also, women are more likely than men to use public transport in all cities. Over a quarter (29.2%) of women in Sydney who travel to work, travel on public transport, compared with 9 per cent of women in Canberra (Table 1.11). For men, the relevant figures are 22 per cent for Sydney and 8 per cent for Canberra.

27. The data collected on travel time to work was the number of minutes *usually* taken. Given this concept, a high proportion of respondents reported travel time rounded to the nearest five minutes, which is reflected in the median data presented. However, the rounding procedure may also tend to minimise the differences between cities in median travel time.

FIGURE 1.5 PROPORTION OF ALL PERSONS WHO DRIVE TO WORK BY CAR OR MOTORCYCLE



Source: Table 1.11.

28. As expected, the median travel time to work was highest in the largest cities and declined as city size declined. In all cities, males took longer to travel to work than females, perhaps indicating that a higher proportion of males than females work in central city areas. The median travel time to work for males in Sydney was 30 minutes, in Melbourne it was 25 minutes, in Adelaide it was 20 minutes, while in Canberra it was 17 minutes. For females, a similar pattern emerged although the range of times taken was narrower. Working females in Sydney and Melbourne usually took a median time of 20 minutes to get to work, compared with 15 minutes in Adelaide and Canberra.

29. Travel times are affected significantly, however, by the means of transport used to reach work. People travelling by car tend to have the quickest work journeys. In Sydney, median travel times for both men and women driving cars is 20 minutes, compared with 40 minutes for those who use public transport. This pattern is also evident in Melbourne, Adelaide and Canberra, with median travel times for public transport about twice those for drivers.

30. These data on travel time to work seem to reflect that many people live relatively close to where they work. Only around five per cent of all Sydney travellers reported taking more than 60 minutes to get to work. In Melbourne, this proportion was less than two per cent, while in the other two cities, the proportion was negligible.

Access to services and recreational locations

31. The patterns of transport usage to local services and locations, such as shops, doctors, and visit houses of friends and relatives, are similar to those for transport to work (Table 1.12).

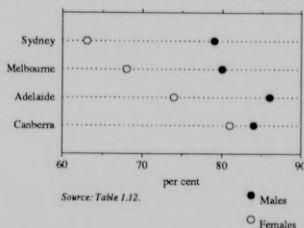
32. The main conclusions are that:

- driving a car is the most common means of reaching localities, particularly for men in Adelaide and Canberra;
- men are more likely to drive than women in all cities, but less so in Canberra;

- public transport usage is more significant in Sydney than in the other cities; and
- more women than men use local services such as shops and doctors, and visit friends.

33. In all cities, driving cars to services was more common among people who lived in households with young children present. The proportion of men and women in these households who drive themselves is similar in Canberra at just over 80 per cent, but in the other cities significantly higher proportions of men drive than women. People in households without children under 15 make greater use of public transport. Women are more likely than men to travel as passengers in vehicles in Sydney, Melbourne and Adelaide.

FIGURE 1.6 DRIVE CAR TO VISIT SHOPS, SERVICES, FRIENDS, ETC. IN HOUSEHOLDS WITH CHILDREN UNDER 15



Source: Table 1.12.

Difficulties in accessing amenities

34. The types of services and locations that respondents found most difficult to access were similar in all cities except Canberra. In Sydney, Melbourne and Adelaide, access to beaches (not asked in Canberra) and open countryside was considered difficult by the highest proportions of respondents. The proportion of people reporting difficult access declines with city size. While 45 per cent of Sydney households with children reported difficulty in accessing beaches, only 24 per cent of the same group in Adelaide did (Table 1.13).

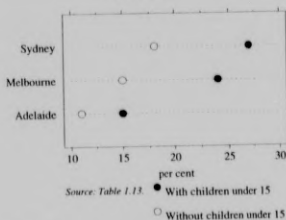
35. In Canberra, more than one in five households with children under 15 reported difficulty in reaching tertiary education centres (not asked in other cities) and hospitals, and 18 per cent reported difficult access to entertainment facilities. The proportion of households without children under 15 reporting difficult access is lower, with most difficulties reported for hospitals, tertiary education campuses and the houses of friends and relatives.

36. Access to city centres is also more difficult in larger cities. In Sydney and Melbourne, access to the city centre is difficult for between one in three and one in five households. Difficult access to public transport is also more common in these cities. Difficult access to public transport, where it is considered by people to be important, is also much more common in the larger cities, especially for households with children under 15.

37. Obviously, difficult access is most significant where the respondent also considers that access to the service or location is important. When difficult access is matched with the importance attached to access, slightly different patterns emerge.

38. In Sydney and Melbourne, the places where the highest proportion of respondents report difficult and important access are still beaches and open countryside. However, in these cities hospitals and the houses of friends and relatives also are difficult for 15 to 20 per cent of the respondents who believe access is important (Table 1.13).

FIGURE 1.7 DIFFICULT ACCESS TO BEACHES
WHERE ACCESS IS IMPORTANT
(households)

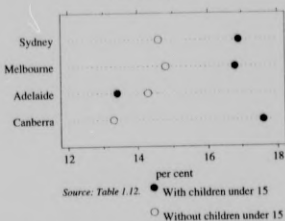


39. In Adelaide, the same places are most commonly reported as difficult and important. In addition, one in seven Adelaide respondents in households with younger children reported difficult and important access to entertainment facilities. In Canberra, households with younger children have most difficulty with access to hospitals and tertiary education campuses. The only amenities in Canberra for which more than 10 per cent of respondents without younger children report difficult and important access are hospitals and the houses of friends and relatives.

40. The community service to which the largest proportion of people found access to be both important and difficult in all cities was hospitals. Around 15 per cent of households in all cities (slightly higher with dependent children in most cities) found access to hospitals both important and difficult. Access to houses of friends and relatives was also found to be both important and difficult by more than 10 per cent of all groups (except for Canberra households with dependent children). Households in Sydney generally had the most difficulty in accessing houses of friends and relatives, reflecting the city's size.

41. The reported difficulties could be the result either of the means of access, particularly use of a car or motor cycle, or of the need for the service. This would be particularly the case for households with children under 15 and households with persons aged 65 or over, as these people are believed to make heavier use of services (e.g. hospitals, doctors), and to visit homes of friends and relatives more often.

FIGURE 1.8 DIFFICULT ACCESS TO HOSPITALS
WHERE ACCESS IS IMPORTANT
(households)



The unusual demographic structure of Canberra

42. The smaller proportion of people aged 65 years or more in Canberra reflects several historical developments. Canberra remained relatively small until the late 1950s, after which its rapid expansion was encouraged by the Commonwealth Government. This expansion continued throughout the sixties and seventies, with the Central Offices of many Commonwealth departments moving to Canberra and associated development of infrastructure and services. As a result, Canberra's population has tended to be younger and more mobile than in the other three cities placing different demands on housing.

Summary

43. While *first home owners* are generally in earlier life cycle stages than *changeover owners*, half of these households in all four cities contain children. Among *renters*, children are found in half of the *public* rental households, but only a quarter to a third of *private* rental households.

44. In all four cities, *first home owners'* homes are substantially older than those of *changeover owners*. Separate houses, mainly with three bedrooms, provide the bulk of owners' homes. The rental stock is more diverse both in the type of dwelling and in the number of bedrooms. Problems are found more frequently in dwellings over ten years of age, and more *renters* than *owners* report problems. Journeys to work in all four cities by public transport take on average twice as long as driving by car (or motorcycle) but still take less than 60 minutes. Important amenities, to which households had difficulties achieving access, included beaches, other areas for recreation, hospitals, the homes of friends and relatives, and the city centre in Sydney and Melbourne.

TABLE 1.1 OWNERS AND BUYERS BY TYPE OF HOUSEHOLD BY OWNERSHIP STATUS, 1991

Household type	Sydney		Melbourne		Adelaide		Canberra	
	First home owners	Changeover owners	First home owners	Changeover owners	First home owners	Changeover owners	First home owners	Changeover owners
	— per cent —							
Single persons and couples aged under 35	5.4	1.7	8.1	1.6	11.5	3.3	13.9	4.2
Single persons and couples aged from 35 to 64	15.7	17.4	14.3	21.5	17.8	22.8	17.9	21.9
Single persons and couples aged 65 and over	17.0	24.7	16.2	21.7	15.3	22.0	7.4	11.4
Couples with children aged under 10 years	26.4	21.7	25.9	20.3	23.2	18.6	28.2	23.1
Couples with children aged 10 years and over	22.1	21.2	22.0	23.5	18.8	22.3	19.5	24.5
Sole parents	4.9	5.2	4.8	5.4	6.0	7.0	5.6	7.5
Group households	1.6	2.1	1.8	1.1	3.0	* 1.0	* 3.0	* 2.1
Other households	6.9	6.0	6.9	4.8	4.3	3.1	4.4	5.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Per cent of all households	52.7	47.3	51.6	48.4	54.9	45.1	47.5	52.5
	— households —							
Number of households	466,000	418,000	415,000	388,000	151,000	124,000	29,000	32,000

TABLE 1.2 PUBLIC AND PRIVATE RENTERS BY TYPE OF HOUSEHOLD, 1991

Household type	Sydney		Melbourne		Adelaide		Canberra	
	Public renter	Private renter	Public renter	Private renter	Public renter	Private renter	Public renter	Private renter
	— per cent —							
Single persons and couples aged under 35	* 1.2	17.9	2.2	20.6	6.8	27.2	* 4.8	31.9
Single persons and couples aged from 35 to 64	16.6	12.8	16.2	12.9	21.6	16.7	16.2	11.2
Single persons and couples aged 65 and over	26.1	3.2	19.2	4.3	20.6	6.4	18.0	* 0.6
Couples with children aged under 10 years	12.8	22.5	15.3	17.4	15.7	12.7	18.9	17.9
Couples with children aged 10 years and over	9.4	5.9	6.8	4.4	8.1	5.0	* 5.6	* 5.1
Sole parents	24.5	7.1	27.3	6.9	22.2	10.8	28.7	9.7
Group households	* 2.0	18.6	* 3.4	22.0	* 1.0	14.1	* 3.1	18.8
Other households	7.3	12.0	9.6	11.4	4.0	7.2	* 4.7	* 5.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Per cent of all households	22.2	77.8	18.0	82.0	45.3	54.7	43.5	56.5
	— households —							
Number of households	73,000	257,000	46,000	210,000	47,000	57,000	14,000	18,000

TABLE 1.3 OWNERS AND BUYERS BY YEAR OF PURCHASE, DWELLING STRUCTURE AND OWNERSHIP STATUS, 1991

Year of purchase	Sydney		Melbourne		Adelaide		Canberra	
	Separate house	Other (a)	Separate house	Other (a)	Separate house	Other (a)	Separate house	Other (a)
FIRST HOME OWNERS AND BUYERS								
	— per cent —							
Prior to 1950	5.4	* 0.9	5.3	* 4.0	4.1	—	—	—
1950-59	12.7	3.8	10.8	9.9	11.8	* 1.2	* 2.9	—
1960-69	18.2	11.7	16.0	8.7	18.7	* 2.5	11.7	—
1970-79	23.7	21.1	24.5	18.8	20.8	* 14.2	32.2	* 34.2
1980-89	34.7	53.0	38.8	51.8	35.5	54.7	43.3	* 25.9
1980-84	13.3	13.1	15.2	14.7	16.8	14.6	17.7	* 5.3
1985-89	21.4	40.0	23.6	37.1	18.8	40.1	25.6	* 20.7
1990-91	5.3	9.5	4.4	* 6.9	6.4	26.2	8.5	* 39.9
Don't know or not stated	—	—	* 0.2	—	* 1.0	—	* 0.4	—
Gift / bequest	—	—	—	—	1.7	* 1.1	* 1.0	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— year —							
Median date of purchase	1976	1985	1977	1983	1976	1988	1980	1987
	— households —							
Number of households	391,000	75,000	378,000	37,000	141,000	10,000	27,000	2,000
CHANGEOVER OWNERS AND BUYERS								
	— per cent —							
Prior to 1950	* 0.8	* 0.4	* 0.7	—	—	—	—	—
1950-59	3.8	* 0.9	4.2	—	2.1	—	* 1.1	—
1960-69	11.8	5.6	9.8	6.4	8.5	* 2.0	* 2.4	—
1970-79	24.2	25.2	23.3	23.1	22.5	17.6	19.6	* 9.5
1980-89	50.3	59.0	53.8	57.5	53.8	63.1	65.9	73.0
1980-84	18.9	19.4	20.3	21.8	20.9	20.1	19.2	31.5
1985-89	31.4	39.5	33.6	35.7	32.9	43.0	46.7	41.6
1990-91	7.6	7.3	6.5	10.8	12.3	17.2	11.0	* 17.4
Don't know or not stated	* 0.6	* 1.1	* 0.4	—	* 0.1	—	—	—
Gift / bequest	0.9	* 0.5	1.4	* 2.2	* 0.6	—	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— year —							
Median date of purchase	1982	1984	1983	1984	1983	1986	1985	1987
	— households —							
Number of households	352,000	66,000	340,000	49,000	105,000	19,000	28,000	4,000

(a) Other includes semi-detached, row or terrace house, town house, and flat, unit or apartment.

TABLE 1.4 OWNERS AND BUYERS BY AGE OF DWELLING AND OWNERSHIP STATUS, 1991

Age of dwelling	Sydney		Melbourne		Adelaide		Canberra	
	First home owners	Changeover owners	First home owners	Changeover owners	First home owners	Changeover owners	First home owners	Changeover owners
				— per cent —				
Up to 2 years	2.3	3.8	2.2	4.9	3.0	7.4	4.7	5.0
3 to 5 years	3.5	6.4	3.8	6.5	2.2	8.0	8.1	16.8
6 to 10 years	8.4	11.3	7.3	11.8	6.5	9.8	7.6	17.9
11 to 20 years	18.1	25.2	20.2	26.6	22.0	27.3	48.2	36.8
21 to 50 years	47.8	34.4	43.7	31.2	49.9	32.4	29.4	21.8
51 years and over	17.9	17.4	21.6	18.5	15.8	13.6	* 1.5	* 1.7
Not stated	2.0	1.4	1.2	* 0.5	* 0.6	1.4	* 0.5	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
				— years —				
Median age of dwelling	30.5	22.2	30.9	20.0	29.6	18.8	16.1	12.8
				— households —				
Number of households	466,000	418,000	415,000	388,000	151,000	124,000	29,000	32,000

TABLE 1.5 PUBLIC AND PRIVATE RENTERS BY AGE OF DWELLING, 1991

Age of dwelling	Sydney		Melbourne		Adelaide		Canberra	
	Public renter	Private renter	Public renter	Private renter	Public renter	Private renter	Public renter	Private renter
				— per cent —				
Up to 2 years	5.4	2.5	* 3.5	2.6	3.4	4.4	7.6	* 4.7
3 to 5 years	11.3	3.3	* 5.0	3.2	10.0	4.9	19.7	16.6
6 to 10 years	5.6	8.7	6.7	7.6	15.5	8.7	12.3	14.9
11 to 20 years	16.7	25.5	13.0	20.2	16.3	15.4	13.7	28.4
21 to 50 years	47.5	32.4	55.7	34.4	39.3	28.8	35.1	18.2
51 years and over	8.6	16.4	* 5.8	22.9	3.8	14.2	* 4.3	* 2.6
Not stated	4.9	11.2	10.4	9.1	11.7	23.6	* 7.2	14.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
				— years —				
Median age of dwelling	25.4	24.1	30.2	30.4	19.3	25.0	14.9	12.3
				— households —				
Number of households	73,000	257,000	46,000	210,000	47,000	57,000	14,000	18,000

TABLE 1.6 OWNERS AND BUYERS BY TYPE OF DWELLING AND OWNERSHIP STATUS, 1991

<i>Dwelling structure</i>	<i>Sydney</i>		<i>Melbourne</i>		<i>Adelaide</i>		<i>Canberra</i>	
	<i>First home owners</i>	<i>Change-over owners</i>	<i>First home owners</i>	<i>Change-over owners</i>	<i>First home owners</i>	<i>Change-over owners</i>	<i>First home owners</i>	<i>Change-over owners</i>
	— per cent —							
Separate house	83.9	84.2	91.0	87.4	93.1	84.6	93.0	88.6
<i>Semi-detached, row or terrace house, town house</i>								
with one storey	3.1	3.1	2.9	4.4	3.0	5.7	4.3	6.4
with two or more storeys	2.9	3.3	0.8	1.7	* 0.7	* 0.6	—	* 2.3
Flat attached to house	—	—	—	* 0.1	—	—	—	* 0.8
<i>Flat, unit or apartment</i>								
with one or two storeys	2.8	2.4	2.5	4.3	3.0	8.6	* 1.3	* 1.2
with three storeys	4.7	3.9	* 0.7	1.0	* 0.2	—	* 1.5	* 0.7
with four or more storeys	0.9	1.1	* 0.4	* 0.2	—	* 0.2	—	—
Other and not stated	1.6	1.9	0.9	0.9	—	0.2	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	466,000	418,000	415,000	388,000	151,000	124,000	29,000	32,000

TABLE 1.7 PUBLIC AND PRIVATE RENTERS BY TYPE OF DWELLING, 1991

<i>Dwelling structure</i>	<i>Sydney</i>		<i>Melbourne</i>		<i>Adelaide</i>		<i>Canberra</i>	
	<i>Public renter</i>	<i>Private renter</i>	<i>Public renter</i>	<i>Private renter</i>	<i>Public renter</i>	<i>Private renter</i>	<i>Public renter</i>	<i>Private renter</i>
	— per cent —							
Separate house	45.3	38.6	33.4	47.8	25.5	50.4	57.5	58.7
<i>Semi-detached, row or terrace house, town house</i>								
with one storey	12.5	6.1	* 4.9	9.2	52.1	9.0	9.5	18.6
with two or more storeys	16.6	7.6	* 2.8	4.2	* 2.8	5.6	* 3.2	7.2
Flat attached to house	—	* 0.3	—	* 0.3	—	* 1.3	—	—
<i>Flat, unit or apartment</i>								
with one or two storeys	12.9	19.8	18.6	24.1	17.7	32.1	14.3	10.8
with three storeys	11.1	20.2	20.9	11.1	* 1.9	* 0.2	12.0	* 4.6
with four or more storeys	—	5.2	18.3	* 1.2	—	* 0.9	* 3.5	—
Other and not stated	* 1.6	2.1	* 1.1	2.2	—	* 0.5	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	73,000	257,000	46,000	210,000	47,000	57,000	14,000	18,000

TABLE 1.8 OWNERS AND BUYERS BY NUMBER OF BEDROOMS AND OWNERSHIP STATUS, 1991

Number of bedrooms	Sydney		Melbourne		Adelaide		Canberra	
	First home owners	Changeover owners	First home owners	Changeover owners	First home owners	Changeover owners	First home owners	Changeover owners
	— per cent —							
Bedsitter flat	* 0.3	* 0.3	* 0.1	* 0.1	* 0.3	* 0.1	—	—
One bedroom	1.5	1.7	1.5	1.4	1.7	1.8	* 1.9	* 1.5
Two bedrooms	23.7	17.7	18.7	18.0	19.7	20.5	6.9	6.4
Three bedrooms	54.5	48.6	62.7	52.7	68.2	54.6	64.2	45.4
Four bedrooms	16.6	24.7	15.3	23.2	9.0	19.4	21.7	41.2
Five or more bedrooms	3.3	7.0	1.8	4.7	1.2	3.7	5.3	5.5
Not stated	* 0.1	—	—	—	—	—	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	466,000	418,000	415,000	388,000	151,000	124,000	29,000	52,000

TABLE 1.9 PUBLIC AND PRIVATE RENTERS BY NUMBER OF BEDROOMS, 1991

Number of bedrooms	Sydney		Melbourne		Adelaide		Canberra	
	Public renter	Private renter	Public renter	Private renter	Public renter	Private renter	Public renter	Private renter
	— per cent —							
Bedsitter flat	5.9	1.3	9.5	2.1	3.3	3.2	* 3.0	—
One bedroom	17.8	8.5	10.1	13.3	14.7	8.0	15.1	* 3.2
Two bedrooms	27.6	53.3	36.3	42.5	20.1	48.5	30.0	34.7
Three bedrooms	36.3	28.2	43.0	33.6	60.1	36.1	45.6	48.8
Four bedrooms	12.0	7.9	* 1.1	6.8	* 1.7	3.9	* 6.3	12.6
Five or more bedrooms	* 0.4	* 0.8	—	1.7	—	* 0.2	—	* 0.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	73,000	257,000	46,000	210,000	47,000	57,000	14,000	18,000

TABLE 1.10 HOUSEHOLDS WITH A PROBLEM WITH THEIR DWELLING BY AGE OF DWELLING (a) AND TENURE, 1991

Problem with	Sydney		Melbourne		Adelaide		Canberra	
	Dwelling aged under 10 years	Dwelling aged 10 years or more	Dwelling aged under 10 years	Dwelling aged 10 years or more	Dwelling aged under 10 years	Dwelling aged 10 years or more	Dwelling aged under 10 years	Dwelling aged 10 years or more
OWNERS AND BUYERS								
	— per cent —							
Leaky roof	12.9	18.0	8.7	18.7	5.8	10.6	12.2	11.3
Holes in floor	* 0.9	3.0	* 0.9	3.2	* 0.6	1.1	* 0.5	* 0.6
Holes or cracks in walls or ceiling	13.6	13.2	11.9	17.9	6.9	21.3	11.5	11.9
Peeling paint or plaster	4.5	16.7	3.4	12.0	* 2.7	11.5	8.4	8.5
Plumbing	14.0	18.0	13.1	19.6	15.8	28.3	12.2	24.0
Electrical	3.3	6.8	* 1.6	7.0	* 1.7	5.9	* 4.2	6.3
Heating or cooling	3.2	2.9	6.7	5.9	5.5	5.5	6.4	9.5
Salt damp	* 1.7	4.7	* 1.5	4.0	* 0.3	6.1	—	* 1.9
White ants	* 1.7	2.8	* 1.8	2.8	* 1.7	4.5	—	* 0.9
Infestations by other pests	26.8	30.4	19.0	15.9	14.7	9.0	21.8	12.7
Other problems	4.0	4.0	5.1	4.5	* 2.1	1.1	* 2.7	2.7
Total households with dwelling problems	49.1	60.3	44.4	55.5	38.7	57.0	48.8	51.9
Households with no dwelling problems	50.9	39.7	55.6	44.5	61.3	43.0	51.2	48.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	156,000	728,000	146,000	667,000	49,000	223,000	19,000	42,000
RENTERS								
	— per cent —							
Leaky roof	8.7	16.7	11.0	21.8	6.5	11.3	13.5	11.5
Holes in floor	* 4.1	7.1	* 0.7	8.6	* 0.7	5.3	—	* 1.6
Holes or cracks in walls or ceiling	20.5	25.1	20.2	28.9	12.7	26.1	15.8	16.5
Peeling paint or plaster	10.9	25.6	* 6.9	24.7	* 3.5	22.0	* 1.0	22.9
Plumbing	26.0	33.8	22.9	30.4	21.8	43.9	26.9	42.9
Electrical	9.6	18.1	8.2	15.8	6.9	14.0	17.7	27.5
Heating or cooling	* 4.2	5.9	9.8	15.4	8.4	12.5	15.0	28.4
Salt damp	* 5.1	9.8	* 1.4	9.3	* 2.9	10.4	* 1.0	* 5.4
White ants	* 1.0	4.9	* 1.4	4.4	* 0.7	3.0	—	—
Infestations by other pests	47.1	51.1	21.9	22.6	15.6	14.4	27.6	14.7
Other problems	9.7	10.9	9.0	10.7	* 1.8	* 1.4	* 4.8	6.6
Total households with dwelling problems	63.6	75.3	53.2	66.5	46.5	67.2	65.6	75.6
Households with no dwelling problems	36.4	24.7	46.8	33.5	53.5	32.8	34.4	24.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	56,000	254,000	37,000	204,000	24,000	62,000	12,000	16,000

(a) Excludes households who did not know the age of their dwelling.

TABLE 1.11 PERSONS WHO TRAVEL TO WORK BY MODE OF TRANSPORT AND TIME SPENT TRAVELLING, 1991

Travel time and mode	Sydney		Melbourne		Adelaide		Canberra	
	Males	Females	Males	Females	Males	Females	Males	Females
CAR AS DRIVER (INCLUDING MOTORCYCLE)								
				— per cent —				
Less than 16 minutes	29.0	45.5	30.2	47.4	39.7	53.6	47.9	60.2
16 to 30 minutes	29.5	31.7	36.2	33.4	35.5	30.2	39.3	33.5
31 to 45 minutes	13.6	10.0	14.1	9.5	9.7	9.4	2.3	* 1.5
46 to 60 minutes	7.6	3.6	4.9	3.2	2.2	1.9	2.0	—
More than 60 minutes	2.9	1.8	1.0	* 0.6	* 0.1	* 0.1	* 0.3	—
Variable workplace	17.3	7.4	13.7	6.0	12.9	4.8	8.3	4.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Per cent of all travellers	67.5	59.0	76.6	68.5	79.3	73.5	78.8	75.0
Median travel time (a)	20	20	20	— minutes — 15	20	15	15	15
Number of persons	620,000	336,000	583,000	— persons — 364,000	197,000	137,000	63,000	47,000
CAR AS PASSENGER								
				— per cent —				
Less than 16 minutes	37.1	51.9	33.3	54.5	61.2	61.3	33.3	67.0
16 to 30 minutes	34.3	32.3	35.9	29.8	27.8	29.2	56.0	33.0
31 to 45 minutes	* 7.6	9.3	10.9	13.3	* 9.8	* 6.3	—	—
46 to 60 minutes	* 5.8	* 4.7	5.0	* 2.4	—	* 0.8	* 7.3	—
More than 60 minutes	* 2.9	* 0.9	1.2	—	—	—	—	—
Variable workplace	12.3	* 0.9	13.8	—	* 1.2	* 2.4	* 3.3	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Per cent of all travellers	3.4	5.6	2.8	5.5	3.7	7.4	6.0	7.8
Median travel time (a)	20	15	20	— minutes — 15	15	15	20	15
Number of persons	31,000	32,000	21,000	— persons — 29,000	9,000	14,000	5,000	5,000
CAR AND PUBLIC TRANSPORT (b)								
				— per cent —				
Less than 16 minutes	* 4.9	15.7	* 12.8	* 12.8	..	..	..	..
16 to 30 minutes	15.5	27.8	19.4	28.7	..	..	..	..
31 to 45 minutes	25.4	20.1	24.5	23.4	..	..	..	..
46 to 60 minutes	23.1	18.1	33.9	22.9	..	..	..	..
More than 60 minutes	16.4	15.9	* 6.4	* 11.0	..	..	..	..
Variable workplace	14.7	* 2.5	* 3.0	* 1.1	..	..	..	..
Total	100.0	100.0	100.0	100.0	..	..	..	..
Per cent of all travellers	3.4	4.3	2.1	3.8	..	..	..	..
Median travel time (a)	45	40	45	— minutes — 40	..	..	..	..
Number of persons	31,000	25,000	16,000	— persons — 20,000	..	..	..	..

Note: The data collected on travel time to work was the number of minutes usually taken. Given this concept, a high proportion of respondents reported travel time rounded to the nearest five minutes, which is reflected in the median data presented. However the rounding procedure may also tend to minimise the differences in median travel time between cities.

(a) Persons with a variable workplace are excluded from the calculation of the median. (b) In Sydney and Melbourne, multiple answers were recorded, while in Adelaide and Canberra, only the main answer was recorded (see Explanatory Notes at the end of the publication).

TABLE 1.11 PERSONS WHO TRAVEL TO WORK BY MODE OF TRANSPORT AND TIME SPENT TRAVELLING, 1991 — *continued*

Travel time and mode	Sydney		Melbourne		Adelaide		Canberra	
	Males	Females	Males	Females	Males	Females	Males	Females
PUBLIC TRANSPORT ONLY (b)								
	— per cent —							
Less than 16 minutes	7.3	12.0	13.2	17.1	12.5	19.2	* 16.8	20.7
16 to 30 minutes	31.4	32.5	36.3	34.6	35.2	41.7	50.9	47.3
31 to 45 minutes	23.1	23.4	21.8	26.4	27.5	23.9	25.7	19.3
46 to 60 minutes	18.5	21.1	17.5	16.4	22.5	12.1	* 4.5	* 12.6
More than 60 minutes	15.9	9.4	10.5	4.3	* 1.8	* 3.1	* 2.0	—
Variable workplace	3.9	* 1.5	* 0.7	* 1.0	* 0.6	—	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Per cent of all travellers	16.6	23.5	10.5	14.1	8.4	14.2	7.5	9.0
	— minutes —							
Median travel time (a)	40	40	35	30	35	30	30	30
	— persons —							
Number of persons	152,000	134,000	80,000	75,000	21,000	26,000	6,000	6,000
OTHER MODE AND PUBLIC TRANSPORT (b)								
	— per cent —							
Less than 16 minutes	* 9.5	* 15.7	* 6.4	* 11.9	..	..	..	..
16 to 30 minutes	24.8	* 26.7	* 23.2	37.6	..	..	..	..
31 to 45 minutes	* 16.7	* 3.8	27.5	* 18.6	..	..	..	..
46 to 60 minutes	22.7	* 19.2	32.0	* 25.5	..	..	..	..
More than 60 minutes	* 15.1	* 19.8	* 8.7	* 3.2	..	..	..	..
Variable workplace	* 9.4	* 14.8	* 2.2	* 3.3	..	..	..	..
Total	100.0	100.0	100.0	100.0	..	..	..	..
Per cent of all travellers	1.7	1.4	1.6	1.5	..	..	..	..
	— minutes —							
Median travel time (a)	45	35	45	30	..	..	..	..
	— persons —							
Number of persons	15,000	8,000	12,000	8,000	..	..	..	..
OTHER MODES								
	— per cent —							
Less than 16 minutes	61.1	70.4	57.3	73.7	60.3	76.1	51.1	61.5
16 to 30 minutes	19.7	25.5	25.8	19.1	22.6	17.8	30.7	26.1
31 to 45 minutes	5.1	* 2.5	8.8	* 4.2	9.2	* 1.4	* 8.7	* 7.9
46 to 60 minutes	* 3.1	* 0.8	* 3.3	* 2.3	* 2.4	* 3.0	* 2.6	* 2.3
More than 60 minutes	* 1.8	* 0.8	—	* 0.8	* 0.6	* 1.7	* 2.6	—
Variable workplace	9.1	—	* 4.9	—	* 4.9	—	* 4.4	* 2.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Per cent of all travellers	7.5	6.1	6.3	6.5	8.6	4.9	7.8	8.1
	— minutes —							
Median travel time	15	10	10	10	12	10	15	15
	— persons —							
Number of persons	69,000	35,000	48,000	35,000	21,000	9,000	6,000	5,000

Note: The data collected on travel time to work was the number of minutes usually taken. Given this concept, a high proportion of respondents reported travel time rounded to the nearest five minutes, which is reflected in the median data presented. However the rounding procedure may also tend to minimise the differences in median travel time between cities.

(a) Persons with a variable workplace are excluded from the calculation of the median. (b) In Sydney and Melbourne, multiple answers were recorded, while in Adelaide and Canberra, only the main answer was recorded (see Explanatory Notes at the end of the publication).

TABLE 1.11 PERSONS WHO TRAVEL TO WORK BY MODE OF TRANSPORT AND TIME SPENT TRAVELLING, 1991 — *continued*

Travel time and mode	Sydney		Melbourne		Adelaide		Canberra	
	Males	Females	Males	Females	Males	Females	Males	Females
TOTAL								
	— per cent —							
Less than 16 minutes	27.0	37.8	29.4	43.4	40.0	50.4	45.0	57.3
16 to 30 minutes	28.7	31.3	34.9	32.3	34.1	31.1	40.5	34.1
31 to 45 minutes	14.8	13.0	14.9	12.4	11.1	10.9	4.4	3.5
46 to 60 minutes	9.8	8.4	7.2	6.0	3.8	3.3	2.5	* 1.3
More than 60 minutes	5.7	4.4	2.2	1.5	* 0.3	0.6	* 0.5	—
Variable workplace	14.1	5.1	11.3	4.3	10.7	3.7	7.1	3.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— minutes —							
Median travel time	30	20	25	20	20	15	17	15
	— persons —							
Number of persons	920,000	569,000	761,000	531,000	248,000	187,000	79,000	62,000

Note: The data collected on travel time to work was the number of minutes usually taken. Given this concept, a high proportion of respondents reported travel time rounded to the nearest five minutes, which is reflected in the median data presented. However the rounding procedure may also tend to minimise the differences in median travel time between cities.

(a) Persons with a variable workplace are excluded from the calculation of the median. (b) In Sydney and Melbourne, multiple answers were recorded, while in Adelaide and Canberra, only the main answer was recorded (see Explanatory Notes at the end of the publication).

TABLE 1.12 PERSONS (a) WHO TRAVEL TO SHOPS, SERVICES, VISIT FRIENDS, ETC. BY MODE OF TRANSPORT AND HOUSEHOLD TYPE, 1991

Travel mode	Sydney		Melbourne		Adelaide		Canberra	
	Males	Females	Males	Females	Males	Females	Males	Females
HOUSEHOLDS WITH CHILDREN UNDER 15 YEARS								
— per cent —								
Car as driver (including motorcycles)	78.7	62.8	80.2	67.6	85.9	74.0	83.5	80.9
Car as passenger	5.8	11.9	3.9	10.1	1.9	8.5	4.2	4.0
Car and public transport	* 0.5	1.6	* 0.7	1.2	..	..	..	..
Public transport only	7.4	13.9	5.6	9.6	6.4	9.8	5.6	11.9
Public transport and other mode	* 0.5	1.2	* 0.5	1.4	..	..	..	..
Other modes	7.1	8.7	9.1	10.1	5.7	7.6	6.7	3.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
— persons —								
Number of persons	497,000	531,000	392,000	423,000	128,000	137,000	40,000	42,000
HOUSEHOLDS WITHOUT CHILDREN UNDER 15 YEARS								
— per cent —								
Car as driver (including motorcycles)	68.8	49.2	71.7	54.2	80.2	59.8	80.5	72.7
Car as passenger	5.4	17.4	5.1	14.7	2.8	15.9	4.7	9.8
Car and public transport	1.1	2.2	1.1	1.9	..	..	..	..
Public transport only	12.7	18.3	9.5	14.5	8.1	15.4	8.0	11.7
Other mode and public transport	1.0	1.4	1.1	1.6	..	..	..	..
Other modes	11.0	11.5	11.6	13.2	8.9	9.0	6.8	5.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
— persons —								
Number of persons	929,000	938,000	819,000	854,000	270,000	276,000	65,000	63,000
ALL HOUSEHOLDS								
— per cent —								
Car as driver (including motorcycles)	72.3	54.1	74.4	58.6	82.1	64.5	81.7	76.0
Car as passenger	5.6	15.4	4.7	13.2	2.5	13.4	4.5	7.5
Car and public transport	0.9	2.0	1.0	1.7	..	..	..	..
Public transport only	10.8	16.7	8.2	12.8	7.6	13.5	7.1	11.8
Other mode and public transport	0.8	1.3	0.9	1.5	..	..	..	..
Other modes	9.7	10.4	10.8	12.2	7.9	8.5	6.8	4.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
— persons —								
Number of persons	1,425,000	1,469,000	1,211,000	1,277,000	398,000	413,000	105,000	105,000

(a) Persons include all usual residents of private dwellings aged 15 years and over except members of the Australian permanent defence forces, members of non-Australian defence forces (and their dependants) stationed in Australia, and certain diplomatic personnel of foreign governments customarily excluded from census counts and population estimates.

TABLE 1.13 DIFFICULTIES IN, AND IMPORTANCE OF, ACCESSING AMENITIES, 1991

Place	Sydney		Melbourne		Adelaide		Canberra	
	Households with children under 15 years	Households without children under 15 years	Households with children under 15 years	Households without children under 15 years	Households with children under 15 years	Households without children under 15 years	Households with children under 15 years	Households without children under 15 years
HOUSEHOLDS WITH DIFFICULT ACCESS TO PLACES								
	— per cent —							
Shops	5.2	5.6	4.0	4.3	4.0	6.1	4.8	2.3
City centre	33.8	25.0	24.8	20.5	13.8	10.9	..	..
Employment	..	..	..	..	..	..	7.2	5.3
Primary schools	4.2	4.6	3.7	3.1	4.6	1.0	6.3	* 0.9
Secondary schools/colleges	9.8	7.4	11.1	5.6	10.4	2.0	12.2	2.5
Public transport	14.7	12.6	15.7	11.1	8.5	8.6	4.8	4.0
Hospitals	17.4	15.7	18.2	16.6	14.0	15.0	20.7	14.1
Doctors, dentists or other health facilities	6.5	7.7	7.9	6.5	6.0	8.0	9.9	6.7
Clubs or societies	9.6	9.3	12.4	11.2	6.9	9.8	6.2	5.6
Hotels	9.7	8.8	8.5	9.0	4.2	3.4	10.7	9.9
Entertainment, cinemas, restaurants, theatres	18.1	15.7	14.9	13.3	20.2	13.2	17.7	11.2
Parks, lakes, public open space	8.0	7.8	8.1	8.2	8.2	9.3	8.5	6.2
Children's play areas	10.6	6.6	9.2	6.0	12.2	2.8	4.3	1.7
Child care	12.4	6.3	8.2	5.6	10.0	1.8	5.5	2.9
Sports	15.4	10.9	12.3	10.2	11.4	8.1	12.5	6.6
Houses of friends or relatives	18.5	19.7	15.4	16.1	11.6	14.9	14.1	12.3
Tertiary education	..	..	..	..	..	..	22.6	12.6
Beaches	44.8	35.9	40.9	33.3	24.2	19.1	..	..
Open country or scenic area	36.5	34.9	29.5	32.4	22.9	22.3	12.8	8.8
	— households —							
Number of households	424,000	828,000	349,000	752,000	122,000	271,000	37,000	60,000

TABLE 1.13 DIFFICULTIES IN, AND IMPORTANCE OF, ACCESSING AMENITIES, 1991 — *continued*

Place	Sydney		Melbourne		Adelaide		Canberra	
	Households with children under 15 years	Households without children under 15 years	Households with children under 15 years	Households without children under 15 years	Households with children under 15 years	Households without children under 15 years	Households with children under 15 years	Households without children under 15 years
HOUSEHOLDS WHO BELIEVE IT IS IMPORTANT TO HAVE ACCESS REPORTING DIFFICULT ACCESS TO PLACES								
	— per cent —							
Shops	5.2	5.1	4.0	4.0	4.0	5.5	4.0	2.3
City centre	16.8	11.2	11.1	8.0	6.0	5.2	..	..
Employment	..	..	..	..	..	..	6.5	5.3
Primary schools	3.5	1.3	3.2	0.8	4.0	* 0.3	6.3	* 0.2
Secondary schools/colleges	7.7	2.1	9.1	1.5	7.8	0.8	8.9	* 1.1
Public transport	11.3	9.1	12.8	7.3	6.5	5.5	3.1	2.9
Hospitals	16.9	14.6	16.8	14.8	13.4	14.3	17.6	13.3
Doctors, dentists or other health facilities	6.4	7.2	7.3	6.1	5.8	7.5	9.2	6.1
Clubs or societies	5.4	5.9	7.2	6.8	4.2	4.2	2.9	4.1
Hotels	3.2	2.8	2.6	3.1	* 1.0	1.2	* 2.5	1.8
Entertainment, cinemas, restaurants, theatres	12.9	10.1	10.5	8.4	14.4	9.3	10.9	8.1
Parks, lakes, public open space	7.2	5.5	7.0	5.6	7.6	6.7	8.1	5.1
Children's play areas	9.7	2.9	8.6	2.1	11.1	1.6	4.3	* 0.9
Child care	10.2	2.0	6.4	1.2	8.7	0.6	5.1	* 1.2
Sports	13.2	5.9	10.0	5.3	9.1	5.4	10.0	4.5
Houses of friends or relatives	16.8	17.5	13.2	14.1	10.3	12.8	9.6	10.8
Tertiary education	..	..	..	..	..	..	15.0	6.8
Beaches	27.4	17.9	23.5	14.8	14.6	10.7	..	..
Open country or scenic area	27.8	24.8	22.7	21.3	16.7	16.8	9.8	7.5
	— households —							
Number of households	424,000	828,000	349,000	752,000	122,000	271,000	37,000	60,000



CHAPTER 2: HOUSING CHOICE

Introduction

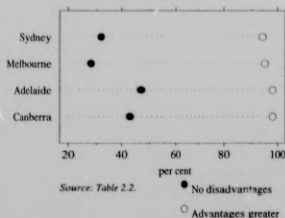
This chapter addresses the reported advantages and disadvantages of owning and renting (either privately or publicly) a dwelling and assesses whether or not these are consistent across the four cities covered.

Owners and buyers

2. Nearly half of all respondents in all four cities listed 'security of ownership' as the most important reason for home ownership (Table 2.1). A higher proportion of households in Sydney and Melbourne (about 14%) agreed that 'freedom to do your own thing in your own space' was the most important reason for home ownership than did households in Adelaide and Canberra (about 7%). There was little difference in the most important reason given for purchasing a home by those living in a separate house from those living in higher density housing.

3. More than 94 per cent of all home owners and buyers in each city believe the advantages of home ownership outweigh the disadvantages (Table 2.2). Owners in Sydney and Melbourne were more likely than those in Adelaide and Canberra to report any disadvantages in home ownership, and in all cities, recent buyers (from 1986 onwards) were more likely to report disadvantages than households who purchased their dwelling before 1986 (Table 2.2). Among recent home buyers, the main disadvantage reported was that the mortgage was too high (Melbourne, Sydney and Canberra) and this no doubt flowed onto other disadvantages such as reduced access to funds generally. Recent buyers in Adelaide stated that the high cost of upkeep was the main disadvantage. For persons who had purchased their home before 1986, the main disadvantage of home ownership given was that rates were too high (Sydney and Melbourne) and the high cost of upkeep (Adelaide and Canberra).

FIGURE 2.1 ADVANTAGES AND DISADVANTAGES OF HOME OWNERSHIP
Owners who purchased since 1986

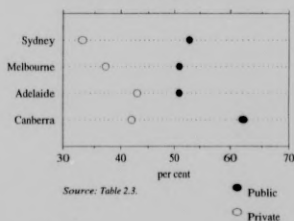


Renters

4. Generally, renters in all cities had not bought a home because they could not afford the repayments (Table 2.3). This was particularly true for public renters where more than half gave this as their main reason for not having bought a home. Private renters in Sydney are more likely to have not bought a home because they never had a deposit than private renters in the other three cities.

5. Only about seven per cent of all private renters and about ten per cent of public renters stated that they had not bought a home because they had never wanted to. Public renters in Adelaide and Canberra were the most likely of all groups to say that they had not bought a home because they had never wanted to. Private renters in Canberra were the most likely to say they had not bought a home because they 'moved around too much' (12%), reflecting the mobility of the Canberra workforce.

FIGURE 2.2 RENTERS WHOSE MAIN REASON FOR NOT HAVING BOUGHT A HOME WAS THAT THEY COULD NOT AFFORD IT



Private renters

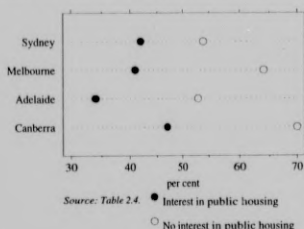
6. Private renters in Sydney and Melbourne were much more likely to cite 'choice of location' as the main advantage in renting privately than private renters in Adelaide and Canberra (Table 2.4). Conversely, households in Canberra and Adelaide were more likely than those in Sydney or Melbourne to say that there were no advantages of renting privately and were also more likely to say that there were no disadvantages.

7. In all cities, financial concerns are given as the main disadvantage of private renting, with comments such as 'paying rent is dead money' or the 'rent is too high', although these views were more strongly held in Sydney and Melbourne than in the smaller cities. The lack of tenure security is also listed as the main disadvantage of private renting by a substantial proportion of households in all cities (around 10%) and is especially high in Canberra.

8. Generally, a large proportion of *private renters* in all cities are interested in renting publicly. Over half of private rental households in Sydney and Adelaide and just under half of those in Melbourne and Canberra express interest in renting from a public housing authority (Table 2.4).

9. The level of satisfaction with private renting was generally lowest in Adelaide, where only 34 per cent of private renters who were interested in public rental housing believed that the advantages of private rental housing were greater than the disadvantages. Satisfaction was highest in Canberra where 70 per cent of private renters who were not interested in public rental housing said that the advantages of their tenure outweighed the disadvantages. In general and consistently across all cities, those private renters who were interested in public rental housing were less satisfied with private rental housing than those who were not interested. As will be found below, the reverse occurs with public renters.

FIGURE 2.3 PRIVATE RENTERS SATISFIED WITH THEIR TENURE



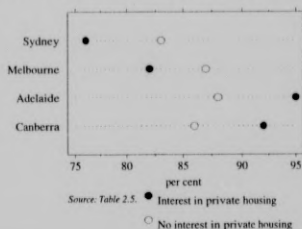
Public renters

10. A high proportion of *public renters* in all cities said that cost was the main advantage of renting public housing (Table 2.5). Nearly two thirds of all public renters in Sydney and Melbourne saw cost as the main advantage in public renting, a much higher proportion than in the other cities. Security of tenure was cited as the main advantage by the second highest proportion of public renters in all cities, and was especially high in Adelaide and Canberra. The overwhelming majority of *public renters* in all cities are not interested in private rental housing.

11. Sydney and Melbourne renters found more disadvantages with public renting than those in Adelaide or Canberra. In the latter two cities, 49 per cent and 57 per cent respectively could see no disadvantage with renting publicly. The main disadvantage for Sydney and Melbourne renters was a limited choice of location. A relatively large proportion of public renters in Sydney and Melbourne (especially Sydney) listed that the main disadvantage of renting publicly was poor maintenance. Public renters interested in renting privately, were more likely to report that the stigma of public housing was a disadvantage of public renting.

12. *Public renters* in all cities appear to be overwhelmingly satisfied with their tenure, with the large majority believing that the advantages of public renting are greater than the disadvantages. Only in Sydney do more than 10 per cent of public renters believe that the disadvantages of their tenure outweigh the advantages.

FIGURE 2.4 PUBLIC RENTERS SATISFIED WITH THEIR TENURE



Summary

13. An overview of the data in this chapter reinforces the view that most people seek to own their own home. Renters say that they are renting because they cannot afford to buy. Public renters in Sydney and Melbourne look to the lower cost and security of public tenure as the reason for being in the public sector. Private renters look to the choice of location as the reason for being in the private sector.

14. Owners and buyers cite the 'security of ownership' and 'freedom to do their own thing', but lament the 'cost of the mortgage' (particularly in the first five years after the purchase), the 'costs of keeping up the home', rates, and generally the fact that they have little money for anything else. These laments have to be viewed against the background of the high 90 per cent of owners who judge that the advantages of ownership outweigh the disadvantages.

TABLE 2.1 REASONS FOR PURCHASING A HOME BY DWELLING STRUCTURE, 1991

Most important reason	Sydney		Melbourne		Adelaide		Canberra	
	Separate house	Other (a)	Separate house	Other (a)	Separate house	Other (a)	Separate house	Other (a)
	— per cent —							
Security of ownership	46.5	45.5	46.8	46.9	52.1	47.7	52.9	47.1
Feeling physically safe	2.4	5.1	3.2	5.3	* 0.6	* 4.0	* 0.7	—
Having your privacy	6.1	7.4	8.4	6.8	5.9	8.0	5.5	—
Having no intrusion by landlord or agent	1.0	* 1.2	0.8	* 0.3	0.8	* 2.5	* 0.9	—
Expecting investment returns	2.9	4.3	2.1	3.5	2.2	* 4.1	2.3	* 8.7
Having a hedge against inflation	1.0	* 1.2	0.9	* 0.6	0.8	* 0.4	2.8	* 2.2
Having an asset in old age	4.9	3.3	4.4	* 3.4	4.7	6.8	4.9	* 10.8
Having an investment for your children	3.4	2.2	2.4	* 1.5	5.2	* 4.1	4.5	* 2.2
Cheaper than renting in the long run	4.6	6.6	3.5	7.7	7.8	6.7	9.0	* 7.0
Freedom to do your own thing	14.4	10.5	14.3	13.1	5.7	8.8	7.1	* 6.7
Pride in your achievement of home ownership	7.2	6.8	7.7	4.7	8.6	* 2.8	5.1	* 11.0
Other	* 0.3	—	0.3	* 1.3	1.4	* 1.8	* 1.3	—
Not stated	5.2	5.9	5.1	4.9	4.0	* 2.3	3.2	* 4.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	757,000	143,000	733,000	89,000	245,000	30,000	56,000	6,000

(a) Other includes semi-detached, row or terrace house, town house, and flat, unit or apartment.

TABLE 2.2 DISADVANTAGES IN BUYING A HOME BY PERIOD OF PURCHASE (a), 1991

Disadvantage	Sydney		Melbourne		Adelaide		Canberra	
	All disadvantages	Main disadvantage	All disadvantages	Main disadvantage	All disadvantages	Main disadvantage	All disadvantages	Main disadvantage
BOUGHT PRIOR TO 1986								
	— per cent —							
High cost of upkeep	24.2	14.4	22.9	12.1	27.2	22.6	23.5	19.7
Lose money when moving	2.9	0.7	4.2	1.5	1.1	* 0.5	* 1.7	* 0.8
Tied to one location	3.7	1.3	4.3	1.9	2.0	1.1	* 2.6	* 1.5
Feeling of being trapped	1.6	* 0.2	2.6	0.8	0.9	* 0.4	3.3	* 2.2
Limits money available	12.0	5.5	10.4	4.0	5.9	3.0	5.3	3.0
Mortgage too high	16.5	12.6	15.7	11.4	3.9	2.8	4.2	3.8
Rates too high	34.0	19.3	33.1	19.3	16.8	10.0	13.9	7.7
Delays having children	2.4	0.8	2.9	0.7	* 0.3	* 0.2	* 0.8	* 0.4
Other	1.4	0.9	1.6	1.2	2.0	1.3	3.3	* 1.5
No disadvantages	..	44.1	..	46.9	..	57.1	..	57.8
Not stated	..	—	..	* 0.3	* 0.1	0.9	..	* 1.6
Advantages outweigh disadvantages	..	95.6	..	97.1	..	96.9	..	96.8
Total	..	100.0	..	100.0	..	100.0	..	100.0
— households —								
Number of households	..	615,000	..	564,000	..	180,000	..	35,000
BOUGHT FROM 1986 TO 1991								
	— per cent —							
High cost of upkeep	17.9	6.5	18.1	7.5	25.8	19.4	16.2	10.9
Lose money when moving	7.7	2.6	9.1	2.2	* 1.1	* 0.5	* 2.8	* 1.4
Tied to one location	5.1	1.5	3.6	* 1.2	3.6	2.4	6.1	4.2
Feeling of being trapped	4.2	* 0.7	3.5	* 1.0	* 1.0	* 0.4	5.4	* 2.9
Limits money available	25.7	9.1	24.7	7.8	11.5	7.6	11.3	7.1
Mortgage too high	37.9	31.0	43.7	36.2	15.0	10.7	22.9	19.9
Rates too high	32.1	12.1	35.6	14.5	16.4	8.9	13.3	5.3
Delays having children	7.4	2.8	7.2	1.8	1.9	* 0.3	* 1.0	* 0.6
Other	1.6	1.3	* 0.5	* 0.1	2.6	2.2	* 3.5	* 3.5
No disadvantages	..	32.1	..	27.5	..	46.7	..	43.1
Not stated	..	* 0.2	..	* 0.1	..	* 0.9	..	* 1.1
Advantages outweigh disadvantages	..	93.8	..	95.2	..	97.8	..	97.8
Total	..	100.0	..	100.0	..	100.0	..	100.0
— households —								
Number of households	..	263,000	..	232,000	..	90,000	..	25,000

(a) Excludes owners and buyers who did not know the year they purchased their dwelling.

TABLE 2.3 PUBLIC AND PRIVATE RENTERS (a) BY MAIN REASON FOR NOT HAVING BOUGHT A HOME, 1991

Main reason	Sydney		Melbourne		Adelaide		Canberra	
	Private renters	Public renters	Private renters	Public renters	Private renters	Public renters	Private renters	Public renters
	— per cent —							
Never wanted to	6.6	8.3	7.6	* 3.7	5.5	14.0	* 7.2	12.2
Never had the deposit	37.7	31.5	25.7	36.6	26.3	29.0	21.4	20.1
Could not afford	33.2	53.0	37.3	51.4	42.9	50.7	41.8	61.6
A house goes with job	* 1.0	* 1.3	* 1.4	* 2.6	5.4	* 2.6	* 2.3	* 2.1
Moved around too much	4.5	* 1.0	6.1	* 1.9	7.4	* 1.8	12.4	* 3.1
Not ready	13.6	* 1.8	18.2	* 2.5	12.2	* 2.0	14.8	* 1.0
Would have to travel too far to work	—	—	—	—	* 0.4	—	—	—
Other	3.1	* 1.8	3.0	* 0.7	—	—	—	—
Don't know / not stated	* 0.2	* 1.3	* 0.7	* 0.6	—	—	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	201,000	66,000	159,000	40,000	37,000	37,000	11,000	11,000

(a) Excludes renters who have owned a home in the past.

TABLE 2.4 ADVANTAGES AND DISADVANTAGES IN RENTING PRIVATE HOUSING BY WHETHER OR NOT PRIVATE RENTERS ARE INTERESTED IN PUBLIC HOUSING, 1991

	Sydney		Melbourne		Adelaide		Canberra	
	Interested in public rental housing	Not interested in public rental housing (a)	Interested in public rental housing	Not interested in public rental housing (a)	Interested in public rental housing	Not interested in public rental housing (a)	Interested in public rental housing	Not interested in public rental housing (a)
MAIN ADVANTAGE IN RENTING PRIVATE HOUSING								
				— per cent —				
Choice of location	48.2	45.1	41.2	36.2	19.9	20.8	13.8	14.6
Choice of size	* 1.8	3.0	3.1	3.4	—	* 0.7	—	—
Choice of dwelling type	8.0	8.7	8.4	12.4	* 4.0	* 3.4	—	* 9.6
Quality of dwelling	5.2	8.5	8.2	10.4	* 3.6	* 2.3	—	* 10.4
Choice of landlord	3.0	3.4	3.8	6.5	5.8	10.3	* 0.8	12.9
Cost	10.3	11.1	9.2	7.4	* 1.7	* 3.4	* 2.9	* 4.8
Mobility	2.6	4.2	3.4	4.5	* 3.1	* 1.8	* 6.1	* 4.6
Other	2.6	2.6	* 2.2	3.9	10.2	14.5	12.7	* 7.7
None	18.2	12.3	19.4	14.6	49.7	39.1	32.0	25.4
Don't know	—	* 1.1	* 1.2	* 0.7	* 2.1	* 3.6	* 6.0	* 10.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
MAIN DISADVANTAGE IN RENTING PRIVATE HOUSING								
				— per cent —				
No security	12.1	8.8	11.4	7.8	13.7	7.0	15.6	12.9
Large bonds	6.7	4.7	4.7	4.0	* 1.6	* 0.6	* 3.3	* 5.9
High rents	30.5	22.7	29.0	14.4	26.2	12.6	16.8	* 6.9
No rights	4.2	* 1.5	3.9	2.9	* 2.8	9.5	* 6.7	* 7.4
Poor maintenance	3.9	4.2	6.7	4.7	7.1	* 3.5	* 6.9	* 3.2
Poor standard of dwelling	* 1.9	* 0.8	* 1.9	3.2	—	* 1.9	—	—
Dead money	34.2	37.5	30.7	40.0	19.7	18.5	19.1	18.4
Other	* 0.8	* 1.0	* 1.2	* 1.0	6.4	6.6	* 7.9	* 8.3
None	5.7	18.1	10.2	21.5	22.1	39.9	20.5	32.2
Don't know	—	* 0.8	* 0.2	* 0.5	* 0.5	—	* 3.3	* 4.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
JUDGEMENT								
				— per cent —				
Advantages greater than disadvantages	41.9	54.0	41.4	63.9	34.1	53.0	46.7	70.3
Disadvantages greater than advantages	42.8	22.6	39.1	20.6	39.0	21.5	34.4	14.3
Don't know	15.3	23.4	19.5	15.5	26.9	25.5	18.9	15.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
				— households —				
Number of households	145,000	113,000	104,000	105,000	34,000	24,000	9,000	9,000

(a) Includes households who had not considered the issue or who said they did not know what they thought.

TABLE 2.5 ADVANTAGES AND DISADVANTAGES IN RENTING PUBLIC HOUSING BY WHETHER OR NOT PUBLIC RENTERS ARE INTERESTED IN PRIVATE HOUSING, 1991

	Sydney		Melbourne		Adelaide		Canberra	
	<i>Interested in private rental housing</i>	<i>Not interested in private rental housing (a)</i>	<i>Interested in private rental housing</i>	<i>Not interested in private rental housing (a)</i>	<i>Interested in private rental housing</i>	<i>Not interested in private rental housing (a)</i>	<i>Interested in private rental housing</i>	<i>Not interested in private rental housing (a)</i>
MAIN ADVANTAGE IN RENTING PUBLIC HOUSING								
	— per cent —							
Cost	72.8	63.0	* 62.4	68.1	38.9	41.4	* 9.7	45.8
Security of tenure	* 10.4	14.9	* 16.1	7.7	29.5	22.4	* 42.9	26.1
More rights	—	1.3	* 10.6	* 3.9	* 2.4	* 3.3	—	* 1.3
Rent changes with income	* 6.8	10.7	* 5.6	9.3	* 8.6	5.6	—	8.9
Maintenance done by landlord	—	6.4	* 5.3	* 3.9	* 12.7	14.9	* 11.6	* 7.1
Other	—	* 0.4	—	—	—	* 2.7	* 8.1	* 1.0
None	* 10.0	* 1.8	—	* 5.9	* 5.2	3.7	* 8.3	* 5.1
Don't know	—	* 1.4	—	* 1.3	* 2.7	6.1	* 19.5	* 4.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
MAIN DISADVANTAGE IN RENTING PUBLIC HOUSING								
	— per cent —							
Limited choice of location	* 23.5	17.1	* 22.0	17.6	—	5.5	—	* 3.1
Limited choice of dwelling	* 9.8	5.0	* 5.2	9.9	* 5.1	6.1	—	* 6.3
Limited choice of dwelling type	—	* 4.1	* 5.5	* 6.4	—	* 2.4	—	* 0.9
Poor quality of dwelling	* 3.4	* 6.4	—	* 3.8	* 2.3	* 1.3	—	* 3.1
Cost	* 3.5	* 3.5	—	* 3.0	* 2.4	* 1.9	—	* 1.8
Poor maintenance	* 10.8	17.5	* 5.7	10.6	* 5.3	* 1.0	—	—
Stigma of public housing	* 10.4	* 3.6	* 16.6	* 5.1	* 7.2	* 3.0	—	* 2.1
Poor standard of dwelling	—	* 3.7	—	* 3.8	* 20.3	6.3	—	* 6.3
Other	—	* 2.8	—	* 3.7	* 15.9	14.2	* 31.8	15.2
None	38.6	35.8	* 45.0	34.9	41.5	50.1	* 68.2	56.3
Don't know	—	* 0.5	—	* 1.2	—	8.2	—	* 4.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
JUDGEMENT								
	— per cent —							
Advantages greater than disadvantages	75.9	83.2	81.9	86.8	94.7	88.3	91.7	86.1
Disadvantages greater than advantages	* 13.8	10.5	* 11.3	* 6.2	—	4.4	* 8.3	* 5.1
Don't know	10.3	6.3	6.8	7.0	5.3	7.3	—	8.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of households	9,000	65,000	5,000	41,000	6,000	42,000	1,000	13,000

(a) Includes households who had not considered the issue or who said they did not know what they thought.



CHAPTER 3: HOUSING DECISIONS TAKEN BY RECENT MOVERS

Introduction

This chapter concentrates on households who moved during the period 1986–1991, and in particular, examines the decisions taken by these households in relation to their housing. The reasons for moving, the relative importance of the neighbourhood or dwelling, the reasons for choosing particular locations or dwellings, and adjustments and compromises made after moving are reported.

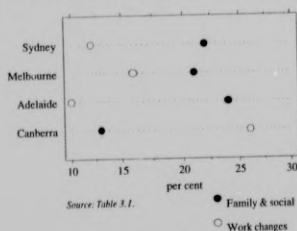
Reasons for moving

2. Across all tenure categories, the three most important reasons given for moving by households who had moved between 1986 and 1991 were to purchase a home, to increase the size or quality of their dwelling, or because of life cycle, family or social reasons (Table 3.1). This was consistent in Sydney, Melbourne and Adelaide. In Canberra however, a relatively high proportion of movers said that the move was outside their personal control, or a result of work changes.

3. The relative importance of these reasons differs with tenure status.

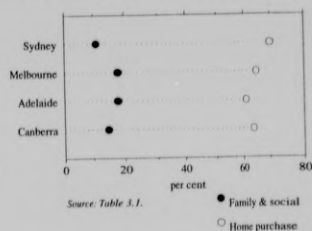
4. For *renters*, lifecycle, family and social reasons were given as the most important reasons in Sydney, Melbourne and Adelaide, while work changes (such as moving to be closer to work) were the most important in Canberra, where one in four households gave this as the most important reason for moving.

FIGURE 3.1 PRIVATE RENTERS' REASONS FOR MOVING



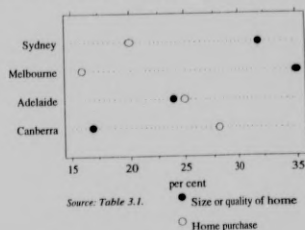
5. The desire to purchase a home was the overwhelming reason for *first home buyers* to move in all cities, especially in Sydney where 70 per cent gave this as the most important reason for moving.

FIGURE 3.2 FIRST HOME BUYERS' REASONS FOR MOVING



6. The most important reason for moving among *changeover buyers* in Sydney and Melbourne was to improve the size or quality of their home. In Canberra, the most important reason was the desire to purchase a home, while in Adelaide both reasons were equally important. It should be recalled that changeover buyers are those who have previously owned a dwelling but they may not necessarily have lived in that dwelling immediately prior to moving to their present home.

FIGURE 3.3 CHANGEOVER BUYERS' REASONS FOR MOVING



Importance of neighbourhood or dwelling

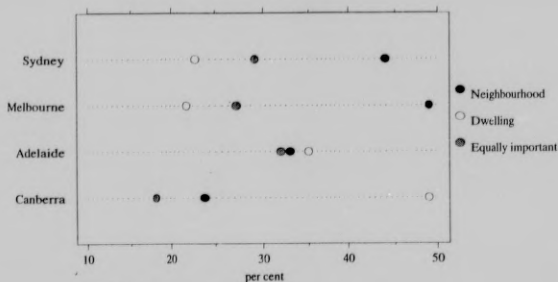
7. The relative importance placed on either the neighbourhood or the dwelling by recent home movers was markedly different between the cities (Tables 3.2 to 3.5).

8. In Sydney and Melbourne, the neighbourhood was considered most important by 40 per cent of recent home movers and a further 30 per cent considered it equally important. Private renters were more likely to report that the neighbourhood was more important than purchasers. Similarly in Sydney and Melbourne, changeover buyers were more likely than first home buyers to view the neighbourhood as the most important.

9. In Adelaide, the dwelling was considered most important by the highest percentage of movers, although in general, recent mover households in Adelaide attached about equal importance to the dwelling and the neighbourhood.

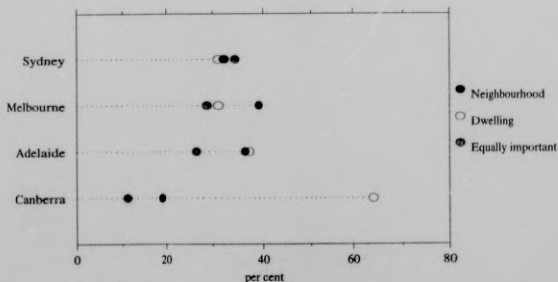
10. In Canberra, nearly 53 per cent of movers considered that the dwelling was most important. Among recent purchasers, nearly two thirds considered that the dwelling was most important.

FIGURE 3.4 PRIVATE RENTERS' DECISION TO MOVE
Importance of neighbourhood or dwelling



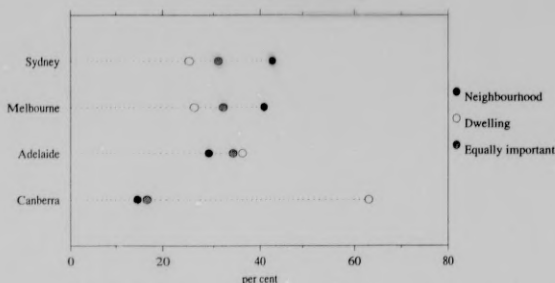
Source: Table 3.3.

FIGURE 3.5 FIRST HOME BUYERS' DECISION TO MOVE
Importance of neighbourhood or dwelling



Source: Table 3.4.

FIGURE 3.6 CHANGEOVER BUYERS' DECISION TO MOVE
Importance of neighbourhood or dwelling

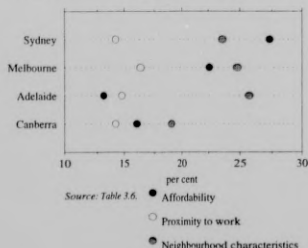


Source: Table 3.4

Reasons for selecting a particular area

11. The reasons for selecting a particular area to move to differed between cities and by type of tenure. For movers in Sydney and Melbourne, affordability and neighbourhood characteristics were the two major considerations, with affordability the more important in Sydney. For each of the other cities, the neighbourhood characteristics (in particular the scenic or environmental nature of the area or the movers' familiarity with the area) was the most important reason provided (Table 3.6). In all cities, around 15 per cent of movers reported that proximity to work was the most important reason for choosing a particular area. In Adelaide and Canberra, a relatively high proportion (12% and 13% respectively) said that they had no choice with the location.

FIGURE 3.7 MAIN REASONS FOR CHOOSING AREA



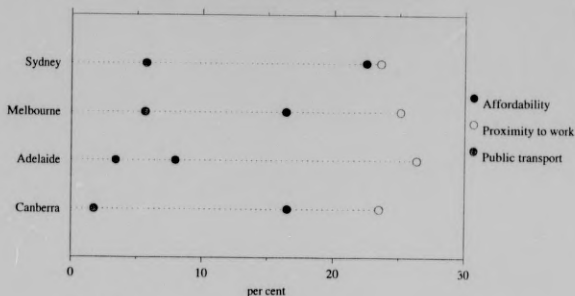
Source: Table 3.6

12. *Private renters* in all cities said that the most important reason for choosing their areas was proximity to work (Table 3.7). Affordability was virtually of equal importance in Sydney and was a major consideration in Melbourne and Canberra and less so in Adelaide. Private renters in Sydney and Melbourne are more likely to consider good access to public transport as a reason for area selection, than in the other cities.

13. Among recent *first home buyers*, affordability was the most important factor in area selection in all cities except Adelaide where it was the second highest ranked reason (Table 3.8). In Sydney and Melbourne, 54 and 44 per cent respectively of households nominated affordability as the most important reason. 'Neighbourhood characteristics' was the most important for around 20 per cent of households in all cities, except Adelaide where nearly 30 per cent of recent buyers rated it as the most important reason.

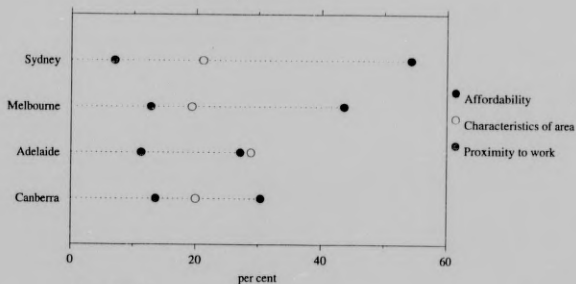
14. *Changeover buyers* in all cities were most likely to select an area because of the 'neighbourhood characteristics', particularly its environmental or scenic qualities (Table 3.9). The second most important reason given by recent changeover buyers was the affordability of the area. Changeover buyers in Canberra placed a relatively high importance on neighbourhood services, while Adelaide households placed importance on the area's proximity to their workplace.

FIGURE 3.8 PRIVATE RENTERS' MAIN REASONS FOR CHOOSING AREA



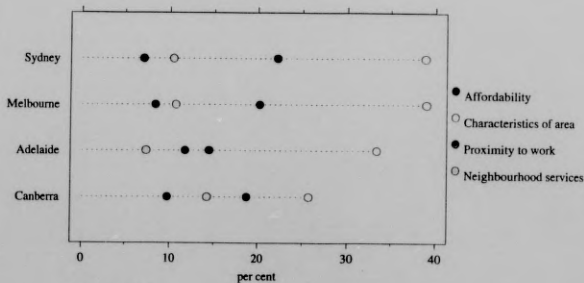
Source: Table 3.7.

FIGURE 3.9 FIRST HOME BUYERS' MAIN REASONS FOR CHOOSING AREA



Source: Table 3.8.

FIGURE 3.10 CHANGEOVER BUYERS' MAIN REASONS FOR CHOOSING AREA

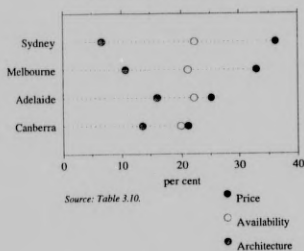


Source: Table 3.9.

Reasons for selecting a particular dwelling

15. Price and availability are the key reasons for selecting particular dwellings in all cities (Table 3.10). As with reasons for selecting an area, affordability is more important in Sydney (36%) and Melbourne (33%) than in Adelaide (25%) and Canberra (21%), probably reflecting the generally higher housing costs in the larger cities. Availability was rated as the most important reason for choosing a dwelling by around 20 per cent of movers in each city. Architectural style was rated more highly in Adelaide (16%) and Canberra (14%) than in the other cities, particularly Sydney (7%).

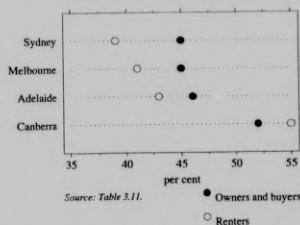
FIGURE 3.11 MAIN REASONS FOR CHOOSING DWELLING



Adjustments made after moving

16. Many households needed to make adjustments following a move. In all cities except Canberra, just under half of all recent movers reported that they had made an adjustment (Table 3.11). In Canberra, more than half had made an adjustment, which may reflect a higher proportion of interstate movers (Table 3.16). In all cities, around 20 per cent of owners increased their travel time to work. In Sydney, Melbourne and Adelaide, about half that proportion decreased travel time to work, while in Canberra, almost as many decreased travel time to work as increased it after moving. The reverse situation occurs for renters, who tended to experience a decrease in their travel time to work following a move. These data are consistent with the data discussed earlier where renters placed a much higher importance on proximity to work when choosing a location.

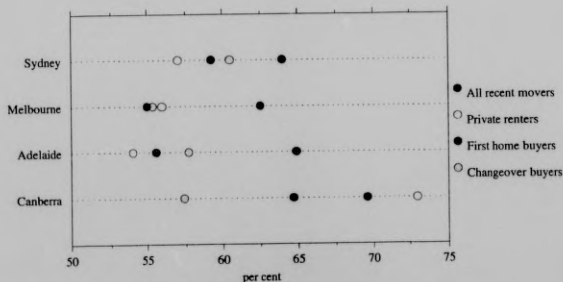
FIGURE 3.12 PROPORTION OF MOVERS WHO MADE AN ADJUSTMENT AFTER MOVING



Dwelling compromises made when moving

17. Around 60 per cent of households in Sydney, Melbourne and Adelaide and 70 per cent in Canberra compromised on their dwelling when they moved. The size of the dwelling and the style of the home were compromises considered most important in all cities, although a significantly higher proportion reported these reasons in Canberra (Table 3.12).

FIGURE 3.13 PROPORTION OF RECENT MOVERS WHO MADE COMPROMISES ON THEIR DWELLING



18. Unlike the reasons for moving and selecting areas and dwellings, tenure status does not influence the types of compromises made to a great extent. Compromises on the size of the dwelling are most common for all tenure groups, especially with first home buyers. A relatively high proportion of changeover buyers compromised on the size of land (Table 3.14). Nearly 75 per cent of private renters who had moved in Canberra, had made some compromise. The proportion in each of the other cities was just under 60 per cent (Table 3.15).

19. The majority of households had moved within the city (Table 3.16). This was overwhelmingly so in Sydney (90%), Melbourne (85%) and Adelaide (88%). In Canberra, a higher proportion (26%) of movers had moved from interstate, of whom 61 per cent had compromised on their dwelling, compared with 69 per cent of those who had moved within Canberra. There was a similar picture in Sydney where a smaller proportion of movers into the city had compromised than those who moved within it. In Melbourne the reverse occurred, while in Adelaide the proportions who compromised were almost exactly the same.

20. Households who moved into a city, were more likely to have compromised on the house size, land size or on the style of the house than those who moved within a city, and this was especially prevalent among movers to Canberra. Similarly, movers into the cities were more likely to have compromised on being close to their family than intra-city movers, although this was less obvious in Canberra.

Summary

21. In general, the reasons for moving were consistent in all cities but differed according to tenure. Private renters moved because of family or work changes, first home buyers moved to purchase a home, and changeover buyers to increase the size or quality of their home, except in Canberra where changeover buyers moved to purchase a home, perhaps reflecting current home owners transferring to Canberra. Movers in Canberra were more likely to cite work related influences than in other cities.

22. Movers in Sydney and Melbourne placed much more importance on the neighbourhood than on the dwelling. In Canberra, the reverse was reported, while Adelaide movers placed equal importance on neighbourhood and dwelling.

23. Sydney stands out, in that affordability is the most important reason for choosing the area, overwhelmingly for *first home buyers*. For *changeover buyers* in Sydney, while affordability is still important, 'neighbourhood characteristics' become more important, suggesting that many people get into housing first then look to buy a home in an area that they like or know. In the other cities, 'neighbourhood characteristics' are the most important reason for choosing an area.

24. Private renters in all cities stated that proximity to work was the most important reason in choosing the area.

25. Price was more likely to be an issue in choosing a particular dwelling in Sydney and Melbourne than Adelaide and Canberra, even though it was still the main factor reported in the latter cities.

26. A higher proportion of movers in Canberra had moved from interstate and thus had needed to make adjustments following the move. Canberra movers were also more likely to have made compromises on their dwelling as part of the move.

TABLE 3.1 REASONS GIVEN BY RECENT MOVERS (1986-1991) FOR MOVING FROM THEIR PREVIOUS DWELLING BY TENURE

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
ALL HOUSEHOLDS								
	— per cent —							
Home purchase	21.6	19.1	18.8	18.1	22.2	20.7	21.0	19.0
Investment	3.7	1.1	5.1	1.7	1.7	0.7	2.7	1.6
Size or quality of home	28.8	18.4	31.5	18.8	20.9	14.7	20.2	11.6
Reduce costs	10.0	7.0	11.7	7.3	6.9	4.5	4.5	3.2
Family changes/social contacts	25.3	16.6	28.8	19.3	23.7	19.2	20.4	13.8
Neighbourhood services	3.1	1.1	3.2	* 0.7	1.0	* 0.3	* 1.9	* 0.2
Neighbourhood characteristics	10.2	4.4	10.9	3.6	6.9	3.4	5.2	2.2
Work changes	12.9	8.4	15.6	9.6	8.8	6.6	19.6	15.3
Outside personal control	11.8	10.5	9.9	8.4	11.3	11.0	18.8	17.7
Personal reasons	5.9	2.9	4.5	2.5	5.8	4.0	5.8	4.3
Other	8.0	6.2	7.8	5.7	16.7	13.9	13.6	9.9
Don't know or no reason	—	4.3	—	4.3	—	1.0	—	* 1.3
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	497,000	..	428,000	..	168,000	..	51,000
PRIVATE RENTERS								
	— per cent —							
Home purchase	* 0.7	* 0.4	* 0.1	—	* 0.8	* 0.8	* 1.7	* 1.7
Investment	* 0.5	* 0.1	* 0.9	* 0.6	—	—	—	—
Size or quality of home	25.6	18.0	25.8	16.4	16.8	13.2	17.4	9.0
Reduce costs	13.6	9.8	15.8	11.2	9.6	7.2	6.5	5.0
Family changes/social contacts	30.2	22.3	30.1	20.8	26.4	23.6	24.6	13.4
Neighbourhood services	4.6	1.6	3.5	* 1.3	* 1.2	* 0.6	* 1.5	—
Neighbourhood characteristics	7.3	3.9	9.1	2.6	5.0	* 2.3	* 5.7	* 2.4
Work changes	16.6	11.5	23.4	15.9	12.1	10.1	29.0	25.8
Outside personal control	17.5	15.8	16.1	14.8	20.3	20.3	25.8	24.3
Personal reasons	4.4	2.0	5.2	3.2	3.1	* 2.1	* 2.4	* 1.6
Other	10.5	8.2	18.9	7.6	23.5	19.2	19.9	13.6
Don't know or no reason	—	6.3	—	5.6	—	* 0.5	—	* 3.2
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	215,000	..	176,000	..	50,000	..	17,000

TABLE 3.1 REASONS GIVEN BY RECENT MOVERS (1986-1991) FOR MOVING FROM THEIR PREVIOUS DWELLING BY TENURE — *continued*

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
FIRST HOME OWNERS AND BUYERS								
	— per cent —							
Home purchase	75.1	70.3	70.4	65.3	64.4	60.6	67.1	63.7
Investment	3.0	—	7.8	* 1.2	* 1.9	* 0.7	* 2.0	* 2.0
Size or quality of home	16.1	4.1	16.7	4.0	6.7	* 2.3	* 9.5	* 5.0
Reduce costs	3.4	* 2.2	5.7	* 0.8	* 2.7	* 0.4	* 3.2	* 1.6
Family changes/social contacts	14.9	11.0	25.9	18.0	24.8	18.4	22.1	15.1
Neighbourhood services	* 0.4	* 0.4	* 1.1	—	* 0.4	—	* 1.5	—
Neighbourhood characteristics	6.9	* 1.5	5.7	* 1.2	4.6	* 1.6	—	—
Work changes	6.4	3.7	6.5	3.4	6.2	5.4	* 8.0	* 4.8
Outside personal control	3.2	* 2.6	* 0.9	* 0.9	* 1.6	* 1.6	* 2.9	* 2.9
Personal reasons	2.1	* 0.6	* 0.6	—	* 2.2	* 1.5	* 1.6	* 1.6
Other	* 1.5	* 1.2	* 2.6	* 1.2	7.4	6.6	* 5.1	* 3.4
Don't know or no reason	—	* 2.4	—	3.7	—	* 0.9	—	—
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	96,000	..	89,000	..	36,000	..	8,000
CHANGEOVER OWNERS AND BUYERS								
	— per cent —							
Home purchase	24.2	20.2	19.6	16.1	27.1	24.8	33.3	28.2
Investment	10.7	3.6	10.8	4.6	4.0	* 1.7	8.3	* 4.4
Size or quality of home	46.7	32.1	52.2	35.3	34.6	24.2	26.4	17.2
Reduce costs	3.2	* 1.8	3.8	* 2.0	3.8	2.7	* 1.0	* 1.0
Family changes/social contacts	24.4	12.4	27.1	17.2	21.8	17.0	13.8	11.1
Neighbourhood services	3.4	* 1.2	4.1	* 0.5	* 1.1	—	* 1.7	* 0.8
Neighbourhood characteristics	19.2	8.0	18.3	7.0	9.9	5.9	7.5	* 4.0
Work changes	12.8	6.9	11.1	5.0	7.7	4.3	21.1	11.7
Outside personal control	* 2.1	* 1.9	* 2.1	* 1.9	* 1.6	* 1.3	* 6.2	* 5.4
Personal reasons	7.9	3.6	4.4	* 2.2	6.2	3.5	* 5.0	* 2.2
Other	8.9	6.6	8.4	6.3	17.1	13.5	16.8	14.0
Don't know or no reason	—	* 1.8	—	* 1.8	—	* 1.1	—	—
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	130,000	..	118,000	..	49,000	..	15,000

TABLE 3.2 IMPORTANCE OF NEIGHBOURHOOD OR DWELLING TO RECENT HOME MOVERS (1986-1991)
BY DWELLING STRUCTURE (a)

	Sydney		Melbourne		Adelaide		Canberra	
	Separate house	Other	Separate house	Other	Separate house	Other	Separate house	Other
	— per cent —							
Neighbourhood most important	40.8	39.9	41.3	45.6	32.8	27.4	16.8	26.4
Dwelling most important	25.8	24.3	26.2	21.4	33.6	37.6	58.4	38.4
Equally important	30.6	31.0	29.8	30.5	33.6	35.0	14.1	18.0
Neither important or no choice	2.8	4.8	2.7	2.6	—	—	10.7	17.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of recent movers	287,000	199,000	281,000	137,000	109,000	59,000	37,000	14,000

(a) Excludes households that did not say what the structure of their dwelling was.

TABLE 3.3 IMPORTANCE OF NEIGHBOURHOOD OR DWELLING TO RECENT HOME MOVERS (1986-1991) BY TENURE (a)

	Sydney		Melbourne		Adelaide		Canberra	
	Owners	Private renters	Owners	Private renters	Owners	Private renters	Owners	Private renters
	— per cent —							
Neighbourhood most important	38.3	43.8	39.7	48.5	31.9	32.6	16.0	23.5
Dwelling most important	27.5	23.0	27.5	22.1	36.8	35.3	63.5	49.2
Equally important	32.4	29.3	30.9	27.1	31.3	32.1	14.8	18.2
Neither important or no choice	1.8	3.9	1.9	2.4	—	—	5.7	9.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Recent movers as a percentage of all households	25.6	83.7	25.7	83.9	31.1	87.1	37.4	94.7
	— households —							
Number of recent movers	228,000	215,000	210,000	176,000	86,000	50,000	23,000	17,000

(a) Excludes public and other renters who moved in the period 1986-1991.

TABLE 3.4 IMPORTANCE OF NEIGHBOURHOOD OR DWELLING TO RECENT HOME PURCHASERS (1986-1991)
BY OWNERSHIP STATUS (a)

	Sydney		Melbourne		Adelaide		Canberra	
	First home owners	Change-over owners	First home owners	Change-over owners	First home owners	Change-over owners	First home owners	Change-over owners
	— per cent —							
Neighbourhood most important	31.6	43.1	38.7	41.1	35.6	29.2	18.6	14.6
Dwelling most important	31.4	24.5	30.5	25.7	37.1	36.4	64.1	63.1
Equally important	34.3	31.3	29.2	31.8	27.0	34.4	* 11.0	16.9
Neither important or no choice	* 2.7	* 1.1	* 1.5	* 1.3	—	—	* 6.3	* 5.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Recent movers as a percentage of all households	20.7	31.0	21.4	30.3	24.1	39.7	28.5	45.5
	— households —							
Number of recent movers	96,000	130,000	89,000	118,000	36,000	49,000	8,000	15,000

(a) Excludes households that did not say whether they were either first home owners or changeover owners.

TABLE 3.5 IMPORTANCE OF NEIGHBOURHOOD OR DWELLING TO RECENT HOME PURCHASERS (1986-1991)
BY PURCHASE OF NEW AND ESTABLISHED DWELLINGS (a)

	Sydney		Melbourne		Adelaide		Canberra	
	New dwelling	Established dwelling	New dwelling	Established dwelling	New dwelling	Established dwelling	New dwelling	Established dwelling
	— per cent —							
Neighbourhood most important	41.2	37.5	35.3	41.1	38.8	29.5	18.2	14.9
Dwelling most important	23.8	28.5	25.8	28.0	29.6	39.3	62.9	63.7
Equally important	33.3	32.1	37.8	28.7	31.6	31.1	* 12.3	16.1
Neither important or no choice	* 1.7	1.8	* 1.1	2.1	—	—	* 6.6	* 5.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	— households —							
Number of recent movers	50,000	178,000	49,000	161,000	22,000	64,000	8,000	15,000

(a) Excludes households that did not say whether they purchased either a new or an established dwelling.

TABLE 3.6 REASONS GIVEN FOR CHOOSING THEIR AREA BY RECENT MOVERS (1986-1991)

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
— per cent —								
<i>No choice</i>								
Spouse/partner, Housing Authority chose it	7.6	7.4	6.7	6.7	12.5	11.5	14.9	13.4
<i>Could afford</i>								
Housing in price range	41.1	27.3	38.5	22.6	22.9	13.1	27.7	16.1
<i>Proximity to work</i>								
Handy to work	24.3	11.1	29.7	13.4	23.0	12.5	32.0	12.3
Handy to spouse's/partner's work	10.0	3.1	11.4	3.0	8.2	2.3	9.3	* 1.9
<i>Sub-total</i>	..	14.2	..	16.4	..	14.8	..	14.2
<i>Neighbourhood services</i>								
Good access to public transport	24.6	4.0	26.8	4.0	11.3	1.9	12.6	* 1.9
Good access to health and/or medical services	9.1	0.7	10.0	* 0.5	3.8	* 0.3	4.4	—
Close to shops	21.1	1.2	22.2	1.5	13.9	1.1	23.2	2.2
Good choice of recreation/cultural facilities	9.2	1.4	11.2	1.8	6.9	1.6	8.0	* 1.6
Close to schools	12.9	3.1	13.9	3.7	11.9	4.1	16.0	4.1
Good access to child care	3.9	* 0.3	4.4	* 0.1	* 0.3	—	* 1.3	—
<i>Sub-total</i>	..	10.8	..	11.6	..	8.9	..	9.7
<i>Neighbourhood characteristics</i>								
Scenic/environmentally attractive area	29.5	11.9	28.1	11.2	26.5	12.6	23.3	8.6
Close community feel	8.7	1.0	8.9	* 0.6	3.0	* 0.4	3.6	* 0.8
Familiar with area	21.5	5.7	23.5	7.3	18.4	7.6	20.1	6.3
Area has good quality houses	12.0	2.1	14.7	2.6	8.7	2.6	12.3	2.4
Area with people of similar age/background	8.4	1.2	9.0	1.4	2.4	* 0.5	4.9	* 0.5
Safe area	15.2	1.8	12.5	1.7	5.8	1.9	6.7	* 0.5
<i>Sub-total</i>	..	23.7	..	24.8	..	25.7	..	19.0
Family/social contacts	24.9	10.5	25.7	12.4	21.6	10.7	21.6	10.9
Other	5.6	3.9	4.9	3.7	18.1	11.0	12.7	8.8
Don't know/not stated	—	2.3	—	1.9	* 0.6	4.4	* 1.0	7.9
Total	..	100.0	..	100.0	..	100.0	..	100.0
— households —								
Number of households	..	497,000	..	428,000	..	168,000	..	51,000

TABLE 3.7 REASONS GIVEN FOR CHOOSING THEIR AREA BY PRIVATE RENTERS WHO HAVE RECENTLY MOVED (1986-1991)

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
— per cent —								
<i>No choice</i>								
Spouse/partner, Housing Authority chose it	2.6	2.6	3.4	3.4	6.2	5.9	6.8	6.0
<i>Could afford</i>								
Housing in price range	37.7	22.4	32.9	16.4	14.4	7.7	29.9	16.5
<i>Proximity to work</i>								
Handy to work	34.4	18.7	41.0	21.3	34.6	22.6	45.7	21.1
Handy to spouse's/partner's work	11.2	4.8	13.2	3.8	10.4	3.8	8.3	* 2.4
<i>Sub-total</i>	..	23.5	..	25.1	..	26.4	..	23.4
<i>Neighbourhood services</i>								
Good access to public transport	30.6	5.7	31.0	5.6	11.9	3.4	11.5	* 1.7
Good access to health and/or medical services	9.6	* 0.7	9.1	* 0.2	* 2.5	* 0.3	* 2.5	—
Close to shops	24.1	1.6	25.6	* 2.4	14.6	* 0.6	20.3	* 1.6
Good choice of recreation/cultural facilities	9.9	1.5	12.6	2.5	6.8	* 1.9	9.5	* 0.7
Close to schools	12.4	4.6	11.9	5.4	12.0	6.7	14.5	* 3.9
Good access to child care	3.6	* 0.7	4.0	* 0.1	—	—	* 1.5	—
<i>Sub-total</i>	..	14.7	..	16.1	..	12.9	..	7.8
<i>Neighbourhood characteristics</i>								
Scenic/environmentally attractive area	23.6	9.1	20.6	6.2	19.0	7.6	26.2	10.8
Close community feel	7.5	* 0.7	8.3	* 0.8	* 1.1	* 0.5	* 4.5	* 1.6
Familiar with area	21.3	6.2	22.6	8.1	17.3	9.3	19.2	* 5.6
Area has good quality houses	6.8	* 0.9	9.2	* 1.1	4.4	* 0.9	8.3	—
Area with people of similar age/background	7.2	* 1.1	8.8	* 1.6	* 0.5	—	5.9	—
Safe area	14.0	1.3	12.8	2.8	5.0	* 1.4	5.9	—
<i>Sub-total</i>	..	19.3	..	20.6	..	19.7	..	17.9
Family/social contacts	27.0	10.9	23.2	11.9	19.4	9.9	23.1	11.0
Other	4.6	3.2	6.2	4.6	21.5	12.4	13.7	8.1
Don't know/not stated	—	3.3	—	1.9	* 1.2	4.9	* 2.2	9.2
Total	..	100.0	..	100.0	..	100.0	..	100.0
— households —								
Number of households	..	215,000	..	176,000	..	50,000	..	17,000

TABLE 3.8 REASONS GIVEN FOR CHOOSING THEIR AREA BY RECENT FIRST HOME OWNERS AND BUYERS (1986-1991)

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
	— per cent —							
<i>No choice</i>								
Spouse/partner chose it	4.2	4.2	4.2	4.2	6.1	4.6	* 7.9	* 6.4
<i>Could afford</i>								
Housing in price range	66.9	54.4	62.5	43.5	43.5	27.0	46.8	30.4
<i>Proximity to work</i>								
Handy to work	22.6	5.6	29.3	10.1	20.8	9.1	32.5	* 10.0
Handy to spouse's/partner's work	11.3	* 1.5	14.7	* 2.6	9.7	* 2.1	* 11.7	* 3.4
<i>Sub-total</i>	..	7.1	..	12.7	..	11.2	..	13.5
<i>Neighbourhood services</i>								
Good access to public transport	19.1	* 0.9	24.6	* 2.1	11.8	* 1.6	* 11.6	* 2.0
Good access to health and/or medical services	5.3	—	9.2	—	4.4	* 0.4	* 3.3	—
Close to shops	20.4	* 0.6	20.0	* 0.3	16.3	* 2.3	18.0	—
Good choice of recreation/cultural facilities	6.0	* 1.2	8.0	* 1.1	6.8	* 0.8	* 7.9	* 3.2
Close to schools	13.0	* 1.5	14.6	* 1.8	7.5	* 1.9	* 9.7	—
Good access to child care	3.9	—	3.6	—	* 0.3	—	* 3.0	—
<i>Sub-total</i>	..	4.2	..	5.2	..	7.1	..	* 5.2
<i>Neighbourhood characteristics</i>								
Scenic/environmentally attractive area	28.4	7.9	30.1	10.6	35.3	18.6	28.3	* 11.9
Close community feel	9.3	* 1.3	8.5	* 0.3	* 2.4	—	* 2.9	—
Familiar with area	22.8	5.6	22.7	5.6	10.4	6.6	26.1	* 4.7
Area has good quality houses	11.7	* 2.4	15.4	* 1.4	10.7	* 1.7	* 11.8	* 3.4
Area with people of similar age/background	9.2	* 1.5	9.9	* 0.6	* 2.0	* 0.4	* 1.5	—
Safe area	15.6	* 2.4	12.0	* 0.9	5.1	* 1.6	* 1.5	—
<i>Sub-total</i>	..	21.1	..	19.4	..	28.8	..	20.0
Family/social contacts	20.0	6.0	29.1	12.0	25.6	10.1	14.9	* 6.7
Other	3.9	* 2.4	* 1.7	* 1.1	15.1	8.4	18.0	13.1
Don't know/not stated	—	* 0.6	—	* 1.9	—	* 2.7	—	* 4.6
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	96,000	..	89,000	..	36,000	..	8,000

TABLE 3.9 REASONS GIVEN FOR CHOOSING THEIR AREA BY RECENT CHANGEOVER OWNERS AND BUYERS (1986-1991)

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
— per cent —								
<i>No choice</i>								
Spouse/partner chose it	2.4	2.4	3.1	3.1	* 3.0	* 2.7	* 3.4	* 2.6
<i>Could afford</i>								
Housing in price range	40.1	22.2	35.9	20.2	27.7	14.5	29.9	18.7
<i>Proximity to work</i>								
Handy to work	15.5	5.2	19.3	5.9	22.3	9.8	28.1	8.9
Handy to spouse's/partner's work	10.0	* 1.8	9.2	* 2.4	9.4	* 2.0	9.6	* 0.8
Sub-total	..	7.0	..	8.3	..	11.8	..	9.7
<i>Neighbourhood services</i>								
Good access to public transport	23.4	3.8	24.0	4.0	13.0	0.8	13.2	* 2.7
Good access to health and/or medical services	11.9	* 0.9	12.0	* 0.7	5.1	—	* 6.2	—
Close to shops	21.5	* 1.2	20.0	* 1.1	13.8	* 0.8	32.9	* 2.7
Good choice of recreation/cultural facilities	12.4	* 1.6	14.2	* 1.6	9.0	* 2.0	9.3	* 0.8
Close to schools	15.7	2.7	18.2	3.3	17.6	3.7	24.4	8.0
Good access to child care	5.7	* 0.2	5.9	—	* 0.3	—	* 0.9	—
Sub-total	..	10.4	..	10.7	..	7.3	..	14.3
<i>Neighbourhood characteristics</i>								
Scenic/environmentally attractive area	49.2	23.8	44.5	22.2	39.4	18.5	28.1	9.8
Close community feel	12.8	* 1.8	11.4	* 0.9	5.7	—	* 4.0	* 0.8
Familiar with area	26.4	5.7	27.5	7.5	20.1	6.6	20.1	8.0
Area has good quality houses	24.6	4.5	25.1	5.9	14.6	5.2	23.0	* 6.4
Area with people of similar age/background	12.2	* 1.3	9.6	* 1.9	4.7	* 1.1	* 3.2	—
Safe area	20.8	* 1.8	13.8	* 0.7	7.1	* 1.9	7.4	* 0.7
Sub-total	..	38.9	..	39.0	..	33.3	..	25.7
Family/social contacts	28.4	13.4	28.1	13.3	20.8	9.8	21.0	9.0
Other	6.6	4.1	5.0	3.6	21.9	14.4	15.6	11.2
Don't know/not stated	—	* 1.6	—	* 1.8	* 0.3	6.2	* 0.9	8.8
Total	..	100.0	..	100.0	..	100.0	..	100.0
— households —								
Number of households	..	130,000	..	118,000	..	49,000	..	15,000

TABLE 3.10 REASONS GIVEN FOR CHOOSING A PARTICULAR DWELLING BY RECENT MOVERS (1986-1991)

Reason	Sydney		Melbourne		Adelaide		Canberra	
	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason	All reasons	Most important reason
	— per cent —							
Price	57.9	36.2	56.8	32.8	41.7	25.2	47.0	21.1
Availability	47.9	22.2	47.6	21.1	34.7	22.1	37.1	19.9
Investment	12.1	4.3	15.4	5.3	9.3	3.4	11.3	2.7
General features of dwelling								
Architectural style	17.1	6.7	24.4	10.7	29.2	16.2	32.7	13.7
Dwelling is private	11.4	3.0	12.4	2.5	7.4	1.4	7.6	* 1.5
Scope for renovation	8.7	1.4	10.1	1.8	6.3	2.0	5.0	* 0.8
Separate dwelling	10.7	0.7	9.0	* 0.2	5.2	* 0.1	5.2	—
Has a garage/carport	12.9	* 0.3	9.6	* 0.6	4.2	* 0.5	12.0	* 1.6
Particular features of dwelling						*		*
High quality finish	5.9	1.2	9.3	1.6	2.9	* 0.3	9.7	* 1.4
Lots of room	22.0	6.2	23.4	6.6	19.5	7.6	25.0	7.8
Easy upkeep	10.5	1.2	15.2	1.9	9.8	2.1	11.2	* 1.8
Physically secure	10.7	1.4	10.4	1.4	3.2	* 0.5	7.3	* 1.2
Outdoor features								*
Private outdoor space	15.6	2.1	16.4	2.8	12.5	2.1	15.0	* 1.5
Private garden area	12.4	1.0	16.1	0.9	9.5	1.0	12.1	* 1.4
Compact garden with easy upkeep	7.9	* 0.1	9.1	* 0.4	6.7	* 0.6	10.5	—
No garden	1.8	* 0.1	2.6	—	* 0.4	—	* 1.4	* 0.3
Other	12.6	9.1	8.9	6.6	15.5	11.1	29.7	17.7
Don't know/not stated	—	2.6	—	2.8	* 0.3	4.1	—	5.6
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	497,000	..	428,000	..	168,000	..	51,000

TABLE 3.11 ADJUSTMENTS FOLLOWING MOVE BY RECENT MOVERS (1986-1991) (a)

Change	Sydney		Melbourne		Adelaide		Canberra	
	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters
	— per cent —							
Changed occupation	5.5	4.5	4.5	5.2	5.3	5.6	8.1	5.5
Increased working hours	7.2	4.2	9.0	3.4	6.0	4.6	7.6	8.2
Decreased working hours	2.8	2.6	2.1	3.5	2.9	* 1.5	* 3.4	* 3.1
Increased travel time to work	20.4	11.3	19.9	10.0	21.7	10.3	18.2	12.4
Decreased travel time to work	10.0	13.7	10.8	15.4	12.3	19.3	16.1	24.0
Shifted location of job	4.5	3.7	5.4	4.9	5.7	3.9	6.9	10.7
Change arrangements for adult education/training	* 0.9	1.7	* 1.1	2.6	* 1.5	3.1	* 2.3	9.0
Children changed school	10.1	8.0	9.1	4.8	8.2	7.6	11.8	9.1
Child care changed	3.3	2.7	3.3	2.6	3.9	3.1	4.5	5.7
Other	1.2	1.3	1.5	2.0	2.0	* 1.7	* 1.5	* 2.1
No changes, don't know or not stated	55.3	61.4	55.3	59.4	54.2	56.8	47.9	44.7
	— households —							
Number of households	228,000	261,000	210,000	207,000	86,000	74,000	23,000	25,000

(a) Excludes households who were 'other renters' or who did not state their type of tenure.

TABLE 3.12 COMPROMISES MADE ON DWELLING BY RECENT MOVERS (1986-1991)

Compromise	Sydney		Melbourne		Adelaide		Canberra	
	All com- promises	Most important compromise	All com- promises	Most important compromise	All com- promises	Most important compromise	All com- promises	Most important compromise
	— per cent —							
Size of house	22.0	15.4	19.0	12.3	20.2	12.6	29.7	17.4
Size of land/stock	9.8	5.5	10.0	4.9	10.9	4.4	15.4	5.7
Style of house	13.3	6.4	14.1	6.3	13.0	6.1	20.3	8.3
Access to work	9.6	4.4	11.2	6.4	9.6	5.0	13.2	6.3
Spouse/partner's access to work	3.8	1.5	4.9	2.3	3.8	1.4	5.8	* 1.5
Access to public transport	10.7	3.7	10.0	3.3	6.4	1.9	6.7	* 1.6
Access to shops	8.9	1.9	6.3	0.8	8.5	3.2	10.5	2.1
Access to child care	1.8	* 0.3	1.3	* 0.1	1.2	* 0.3	* 1.4	—
Access to schools/college	4.4	2.1	4.9	2.0	3.9	1.6	7.6	3.0
Access to parks/recreation	2.3	* 0.4	2.5	* 0.5	3.7	* 0.6	3.5	* 0.5
Access to medical/health services	3.8	0.8	2.3	* 0.4	2.8	* 0.5	4.4	* 1.3
Closeness to family	8.0	4.0	8.6	3.7	10.7	5.2	8.9	3.7
Enjoyment of social contacts	5.6	2.2	5.3	1.7	4.0	1.2	7.3	2.0
Privacy	8.1	3.0	7.7	3.4	8.1	3.6	13.4	4.1
Security	4.5	1.7	4.9	1.8	6.2	2.1	7.1	* 1.6
Familiarity with area	7.6	1.9	7.3	2.4	9.7	2.6	12.4	3.3
Other	12.4	4.1	10.8	2.7	4.0	3.4	2.7	2.0
Don't know/not stated	—	1.7	—	1.7	—	2.0	—	2.3
None	..	39.0	..	43.3	..	42.4	..	33.0
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	497,000	..	428,000	..	168,000	..	51,000

TABLE 3.13 COMPROMISES MADE ON DWELLING BY RECENT FIRST HOME OWNERS AND BUYERS (1986-1991)

Compromise	Sydney		Melbourne		Adelaide		Canberra	
	All compromises	Most important compromise	All compromises	Most important compromise	All compromises	Most important compromise	All compromises	Most important compromise
	— per cent —							
Size of house	28.0	20.2	23.5	16.1	27.2	17.3	37.8	28.2
Size of land/block	16.5	8.0	14.2	8.6	12.6	4.8	15.7	* 1.7
Style of house	15.8	8.0	14.8	6.7	16.6	10.6	30.5	* 11.4
Access to work	13.4	6.8	14.4	6.8	14.0	6.2	16.6	* 6.8
Spouse/partner's access to work	7.1	* 2.1	7.7	3.7	8.3	* 3.2	* 8.5	* 1.7
Access to public transport	10.8	* 2.7	13.6	4.6	5.7	* 1.1	* 6.6	* 1.8
Access to shops	8.4	* 0.9	7.7	* 0.6	7.1	* 2.1	* 9.4	* 1.7
Access to child care	4.0	* 0.3	* 1.4	—	* 1.3	* 0.4	* 1.7	—
Access to schools/college	5.4	* 2.4	4.2	* 0.6	4.3	—	* 9.3	* 1.6
Access to parks/recreation	* 1.2	* 0.3	* 2.5	* 0.5	5.1	* 0.8	* 5.9	* 1.5
Access to medical/health services	3.3	* 0.3	* 2.2	* 0.6	* 2.6	—	* 4.7	—
Closeness to family	9.8	4.2	12.5	4.5	12.4	5.2	* 3.4	* 1.8
Enjoyment of social contacts	5.0	* 1.5	5.2	* 1.1	4.4	* 2.4	* 9.6	* 1.9
Privacy	5.7	* 1.2	5.9	* 2.3	5.3	* 1.7	16.1	* 3.3
Security	3.0	* 0.6	4.3	* 0.6	6.2	* 3.3	* 6.1	—
Familiarity with area	8.3	* 0.9	9.7	* 3.1	12.7	* 1.7	16.1	* 3.0
Other	12.5	3.6	12.0	* 2.1	4.7	* 4.0	* 4.9	* 3.2
Don't know/not stated	—	* 1.5	—	* 1.5	—	* 2.0	—	* 3.2
None	..	34.5	..	36.0	..	33.1	..	27.2
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	96,000	..	89,000	..	36,000	..	8,000

TABLE 3.14 COMPROMISES MADE ON DWELLING BY RECENT CHANGEOVER OWNERS AND BUYERS (1986-1991)

Compromise	Sydney		Melbourne		Adelaide		Canberra	
	All com- promises	Most important compromise	All com- promises	Most important compromise	All com- promises	Most important compromise	All com- promises	Most important compromise
	— per cent —							
Size of house	18.9	13.3	16.6	10.9	18.5	12.2	28.7	16.2
Size of land/block	13.7	9.0	15.3	7.8	15.4	8.8	18.2	* 5.8
Style of house	14.6	9.7	18.3	8.1	13.6	6.4	17.3	7.8
Access to work	6.2	2.5	8.8	5.0	8.1	3.7	13.9	* 6.4
Spouse/partner's access to work	3.8	* 1.8	5.1	* 2.0	* 2.7	* 0.9	7.2	* 0.9
Access to public transport	10.1	4.0	10.0	3.3	9.1	* 3.0	* 5.3	* 1.9
Access to shops	8.1	2.7	4.8	* 0.9	9.9	4.2	* 5.3	* 1.8
Access to child care	* 1.5	* 0.4	* 0.8	* 0.2	* 0.6	* 0.3	* 1.1	—
Access to schools/college	3.1	* 1.3	5.2	2.6	4.2	* 2.7	9.0	* 4.5
Access to parks/recreation	* 2.2	* 0.2	2.5	* 0.8	3.4	* 0.8	* 2.7	—
Access to medical/health services	2.2	* 0.4	* 1.7	* 0.4	4.3	* 0.8	* 3.8	—
Closeness to family	7.1	3.1	6.6	* 2.3	8.2	3.4	* 6.5	—
Enjoyment of social contacts	5.3	2.6	4.7	* 2.3	5.4	* 1.4	8.0	* 2.6
Privacy	5.6	* 1.8	6.2	3.1	5.3	* 1.4	8.8	* 5.9
Security	2.5	* 1.1	* 1.5	* 0.5	3.3	* 0.5	* 1.8	—
Familiarity with area	5.4	* 1.4	6.5	* 1.5	10.0	3.5	8.2	* 1.7
Other	11.0	5.2	10.8	3.7	4.5	3.7	* 1.9	* 1.9
Don't know / not stated	—	—	—	* 1.1	—	* 1.8	—	* 2.0
None	..	39.5	..	43.5	..	40.5	..	40.6
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	130,000	..	118,000	..	49,000	..	15,000

TABLE 3.15 COMPROMISES MADE ON DWELLING BY PRIVATE RENTERS WHO ARE RECENT MOVERS (1986-1991)

Compromise	Sydney		Melbourne		Adelaide		Canberra	
	All com- promises	Most important compromise	All com- promises	Most important compromise	All com- promises	Most important compromise	All com- promises	Most important compromise
	— per cent —							
Size of house	21.9	15.1	20.0	13.0	16.9	10.2	29.5	15.7
Size of land/block	5.3	2.6	5.6	1.7	7.9	* 1.4	13.1	* 5.7
Style of house	12.0	5.1	11.8	5.2	8.0	* 2.7	23.9	10.6
Access to work	11.1	5.1	12.4	7.8	11.8	7.4	13.7	7.6
Spouse/partner's access to work	2.8	1.3	3.5	1.8	3.3	* 1.6	* 5.5	* 3.0
Access to public transport	11.6	4.1	7.8	2.8	5.3	* 1.7	8.1	* 1.8
Access to shops	9.4	2.0	6.7	* 1.1	8.4	3.6	11.7	* 1.7
Access to child care	1.4	* 0.3	* 1.0	—	* 1.4	—	* 0.7	—
Access to schools/college	4.6	2.1	4.4	1.9	4.0	* 2.0	6.3	* 1.6
Access to parks/recreation	2.9	* 0.7	2.6	* 0.3	* 2.9	* 0.3	* 3.5	* 0.8
Access to medical/health services	4.1	* 0.5	2.4	* 0.4	* 1.6	—	* 3.3	* 2.5
Closeness to family	7.4	4.2	8.6	4.1	13.0	7.7	10.9	* 5.6
Enjoyment of social contacts	6.3	2.3	6.3	2.0	3.1	* 0.6	6.2	* 2.2
Privacy	9.8	3.9	9.5	4.6	10.6	6.6	15.5	* 3.7
Security	5.6	2.0	7.2	3.4	7.5	* 2.2	9.0	* 2.5
Familiarity with area	8.6	2.5	6.5	2.3	9.5	* 2.8	15.0	* 5.6
Other	12.4	3.3	10.0	2.7	3.8	3.3	* 2.3	* 1.6
Don't know/not stated	—	2.3	—	1.9	—	* 2.0	—	* 2.3
None	..	40.6	..	42.9	..	44.0	..	25.4
Total	..	100.0	..	100.0	..	100.0	..	100.0
	— households —							
Number of households	..	215,000	..	176,000	..	50,000	..	17,000

TABLE 3.16 ALL COMPROMISES (a) MADE ON DWELLING BY RECENT MOVERS (1986 - 1991)
INTO AND WITHIN THE CITY (b)

Compromise	Sydney		Melbourne		Adelaide		Canberra	
	Moved within city	Moved into city	Moved within city	Moved into city	Moved within city	Moved into city	Moved within city	Moved into city
				— per cent —				
Size of house	21.9	24.9	19.1	21.9	20.0	22.1	29.1	31.3
Size of land/block	10.0	10.7	9.7	13.0	10.4	14.4	13.0	22.2
Style of house	13.3	15.4	13.7	18.2	13.1	12.5	19.1	23.6
Access to work	9.8	8.9	11.2	12.9	9.4	11.4	14.1	10.7
Spouse/partner's access to work	3.8	* 5.4	4.7	7.4	4.0	* 2.7	5.5	* 6.9
Access to public transport	10.3	14.9	10.7	7.6	6.7	* 4.7	8.2	* 2.5
Access to shops	9.0	10.2	6.6	6.0	8.7	* 6.6	12.4	* 5.2
Access to child care	2.0	—	1.5	* 0.4	1.1	* 1.5	* 1.1	* 2.2
Access to schools/college	4.4	* 4.8	4.7	5.5	4.1	* 2.2	8.2	* 5.8
Access to parks/recreation	2.4	* 1.8	2.6	* 1.7	3.7	* 4.3	3.5	* 3.5
Access to medical/health services	3.7	* 4.8	2.4	* 2.1	2.9	* 2.0	5.7	* 0.8
Closeness to family	7.5	12.9	8.2	10.9	10.0	16.0	8.9	8.9
Enjoyment of social contacts	5.4	7.6	5.0	8.9	4.2	* 2.7	8.1	* 5.1
Privacy	8.2	8.5	7.6	8.4	7.9	9.2	12.9	14.7
Security	4.7	* 3.6	5.1	* 4.2	6.6	* 3.4	8.0	* 4.7
Familiarity with area	7.4	7.9	7.8	6.3	10.0	* 7.1	12.6	11.6
Other	12.4	11.3	11.6	8.8	4.2	* 2.7	3.3	* 1.1
Don't know/not stated	* 0.3	—	* 0.3	—	—	—	—	—
None	40.5	44.4	44.3	35.3	42.3	42.7	31.0	38.7
Per cent of recent movers	89.9	10.1	85.3	14.7	88.1	11.9	73.7	26.3
				— households —				
Number of households	430,000	48,000	351,000	61,000	148,000	20,000	38,000	13,000

(a) All households in the survey were given the option of providing more than one compromise. (b) Excludes a small number of households who did not indicate where they moved from.



CHAPTER 4: THE HOUSING INTENTIONS OF INTENDING MOVERS

Introduction

The surveys identified those households intending to move within twelve months. This chapter concentrates on those people and reports on likely changes in tenure status and dwelling structure.

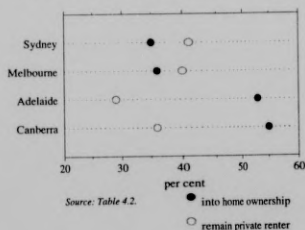
Tenure characteristics

2. *Renters* are much more likely to move in the following twelve months than owners and buyers. Over one third of all *private renters* intended to move, ranging from 31 per cent in Adelaide up to 43 per cent in Canberra. Around 10 per cent of *public renters* intended to move (Table 4.2). For *owners and buyers*, the proportions were much lower averaging about 7 per cent across all four cities. Lower proportions of households in Adelaide intend to move for all tenure categories compared with other cities, especially Canberra (Tables 4.1 and 4.2).

3. Apart from *private renters*, most households which indicated that they are likely to move within the next 12 months intend to stay in the same tenure. Almost 8 per cent of *changeover buyers* in Sydney expect to move into a private rental situation in the next 12 months. For most cities, the sample is too small to draw conclusions.

4. Over half of all *private renters* who intend to move in Adelaide and Canberra plan to purchase their next home, compared with about 35 per cent in Sydney and Melbourne. In the latter cities, 40 per cent of private renters plan to move into alternative private rental dwellings. The large majority of *public renters* in all cities intend to remain in public rental accommodation if they move within the next twelve months. 'Public renter intending mover' samples are too small to reliably indicate anything further.

FIGURE 4.1 PRIVATE RENTERS INTENDING TO MOVE



Dwelling structure

5. The majority of intending movers expect to move into a separate house. Most intending movers who currently reside in a separate house expect to continue to do so if they move in the next 12 months. This is true for all cities, but especially so for Canberra (Table 4.3). Of households currently residing in 'other' dwelling structures, about half will move into a separate house. This is highest for Adelaide, where more than two thirds of households intending to move from another type of dwelling expect to move into a separate house and lowest for Sydney, where over half of those living in other residential dwellings intend to move into similar accommodation.

6. Of those who plan to move into housing other than a separate house, the great majority intend to move into a one or two storey town house or similar dwelling, or a one or two storey flat or apartment building. In Sydney there is a relatively high number of persons intending to move into dwelling structures with two or more storeys.

Summary

7. In general, households intending to move prefer separate houses, consistent with the overall distribution of dwellings in Australia, although those in separate houses are much more likely to expect to move to another separate house than are those currently in other types of dwellings. The expectation to remain in a 'separate house' is strongest in Canberra, and weakest in Sydney. Overall, about half the households in 'other' dwellings expect to move to a separate house, except in Adelaide, where seven out of ten such households expect to change from 'other' dwellings to a 'separate house'.

8. Expectation of moving among *renters* is strongest in Melbourne and Canberra. This expectation is highest for private renters.

9. Households with equity in their home expect to maintain this status, except in Canberra, where two out of five *first home owners* and nearly one in four *changeover owners* do not expect to own or buy their next home.

TABLE 4.1 INTENDING MOVERS (a) BY CURRENT OWNERSHIP STATUS AND EXPECTED TENURE, 1991 (b)

Expected tenure	Current tenure							
	Sydney		Melbourne		Adelaide		Canberra	
	First home buyers	Change-over buyers	First home buyers	Change-over buyers	First home buyers	Change-over buyers	First home buyers	Change-over buyers
	— per cent —							
Owner	84.1	86.3	80.2	85.3	79.5	79.0	60.7	72.5
Public renter	* 1.6	—	* 2.7	—	—	—	* 5.7	—
Private renter	* 5.8	8.0	* 8.5	* 12.4	* 18.2	* 12.3	* 11.0	* 19.7
Other	—	* 1.7	* 1.1	—	* 2.3	* 6.3	* 22.6	* 7.9
Don't know yet	8.5	* 4.0	* 7.6	* 2.3	—	* 2.4	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Intending movers as a percentage of all households	7.5	8.8	6.8	5.9	4.3	5.3	8.0	9.9
	— households —							
Number of intending movers	35,000	37,000	28,000	23,000	7,000	7,000	2,000	3,000

(a) Includes all owners and buyers who intend to move in next 12 months. (b) Excludes households that did not say whether they were either first home owners or changeover owners.

TABLE 4.2 RENTERS INTENDING TO MOVE (a) BY CURRENT TENURE AND EXPECTED TENURE, 1991 (b)

Expected tenure	Current tenure							
	Sydney		Melbourne		Adelaide		Canberra	
	Public renters	Private renters	Public renters	Private renters	Public renters	Private renters	Public renters	Private renters
	— per cent —							
Owner	* 10.3	35.0	—	35.8	* 25.4	53.2	* 16.9	55.1
Public renter	72.3	9.8	75.8	7.2	59.7	* 7.6	* 63.6	* 1.6
Private renter	* 10.6	41.2	* 20.3	40.2	* 3.5	28.6	* 19.5	36.2
Other	* 3.3	* 2.5	—	4.7	—	* 2.5	—	* 7.1
Don't know yet	* 3.5	11.2	* 3.8	11.8	* 11.3	* 8.1	—	—
Not stated	—	* 0.3	—	* 0.3	—	—	—	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Intending movers as a percentage of all households	11.2	33.4	13.8	39.0	8.0	31.1	10.3	42.7
	— households —							
Number of intending movers	8,000	86,000	6,000	82,000	4,000	18,000	1,000	8,000

(a) Includes all renters who intend to move in next 12 months. (a) Excludes households who were 'other renters'.

TABLE 4.3 INTENDING MOVERS (a) BY CURRENT AND EXPECTED DWELLING STRUCTURE, 1991 (b)

Expected dwelling structure	Current dwelling structure							
	Sydney		Melbourne		Adelaide		Canberra	
	Separate house	Other	Separate house	Other	Separate house	Other	Separate house	Other
	— per cent —							
Separate house	76.4	46.0	82.2	54.2	78.3	70.8	90.9	51.8
Semi-detached, row or terrace house, town house								
with one storey	8.9	11.5	4.5	7.7	7.3	* 9.7	* 1.0	19.6
with two or more storeys	* 2.7	8.9	* 2.0	* 2.1	* 5.4	* 3.1	* 2.8	* 4.5
Flat attached to house	* 0.9	* 0.4	—	* 0.8	* 0.6	—	* 1.4	—
Flat, unit or apartment								
with one or two storeys	4.0	15.6	5.3	22.4	* 5.5	12.1	* 2.5	24.1
with three storeys	* 0.3	5.9	—	* 3.4	* 0.6	—	—	—
with four or more storeys	* 1.3	* 3.0	* 0.3	* 1.6	—	—	—	—
Other and not stated	5.4	8.7	5.8	7.8	* 2.4	* 4.3	* 1.4	—
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Intending movers as a percentage of all households	18.0	11.6	19.2	10.0	11.8	7.5	24.3	11.0
	— households —							
Number of intending movers	97,000	78,000	88,000	60,000	23,000	14,000	10,000	6,000

(a) Includes all households who intend to move in next 12 months. (b) Excludes a small number of households that did not provide their current dwelling structure.



EXPLANATORY NOTES

Introduction

This publication contains results from four separate surveys of housing and locational preferences which were conducted throughout the Sydney, Melbourne and Adelaide Statistical Divisions, and the Australian Capital Territory (see maps on pages 59 to 62). The Sydney and Melbourne surveys were conducted by AGB:McNair from February to April 1991 for the National Housing Strategy with financial support from the Social Justice Secretariat of the Department of the Prime Minister and Cabinet. The Adelaide survey was conducted by the Australian Bureau of Statistics from March to May 1991 at the request of, and partially funded by, the South Australian Department of Premier and Cabinet, the South Australian Urban Land Trust, the South Australian Office of Housing, and the South Australian Housing Trust. The ACT survey was conducted by the Australian Bureau of Statistics from April to June, 1991 at the request of, and partially funded by, the Australian Capital Territory Housing Trust.

2. Information was collected about various demographic and socio-economic characteristics from individuals. Information relating to previous, current and future housing arrangements was collected from the reference person of the household (see paragraph 5). Details included type, adequacy and location of dwelling, tenure, housing costs, and reasons for moving. Attitudes of the reference person to housing and tenure types, perceptions of access to services, their region's character and possible changes to this region were also covered (details are available on request).

Survey design

3. The Housing and Locational Preferences Surveys were based on multi-stage area samples covering about nine-tenths of one per cent of households in the respective statistical division for Adelaide and the ACT. The sample estimates for Sydney and Melbourne represent about two-fifths of one per cent of households. This represents a sample of 4,281 households for Sydney, 4,249 households for Melbourne, and about 3,300 households for Adelaide and 800 households for the ACT.

Scope

4. The survey includes all usual residents of private dwellings aged 15 years and over except:

- members of the Australian permanent defence forces;
- members of non-Australian defence forces (and their dependents) stationed in Australia; and
- certain diplomatic personnel of foreign governments customarily excluded from census counts and population estimates.

Definitions

5. The *reference person* is the person designated by the household as the point of reference for family structures in the household.

6. A *household* is a group of residents of a dwelling who share common facilities and meals or who consider themselves to be a household. It is possible for a dwelling to contain more than one household, for example where persons have separate catering arrangements or consider their households to be separate.

7. *First home owners* are home owners who have never purchased another home before their current home.

8. *First home buyers* are first home owners who are still paying off the home.

9. *Changeover owners* are home owners who have purchased another home before their current home.

10. *Changeover buyers* are changeover home owners who are still paying off the home.

11. *Owners and buyers* include first home owners and changeover owners plus a number of households who were not coded to either category.

12. *Private renters* rent their dwelling from a private landlord or through a real estate agent.

13. *Public renters* rent their dwelling from state government housing authorities, e.g. the South Australian Housing Trust.

14. *Other renters* include those households who rent from their employer (Government or other), other Government agencies and housing cooperatives, or are living rent-free in their dwelling.

15. *Tenure* refers to the legal right the household has to occupy the home. This is often developed by specialists into private tenure and public tenure to indicate of whom the right is obtained.

16. *Recently moved households* are those which have changed dwelling in the period 1986-1991.

17. *Households intending to move* are those that intend to change dwelling within the next 12 months.

18. *New dwellings* are homes that were newly constructed at the time of purchase by the current owner, or were constructed by or on behalf of the current owner.

19. *Established dwellings* are homes that were purchased from the previous occupant.

20. The *mode of transport* was the usual mode for travel to work and the most frequent mode to get to shops, services, visit friends, etc. The modes include:

- *Car as driver (including motorcycle)* covers those who drove to work in a car or on a motorcycle.
- *Car as passenger* covers those who were driven to work by their spouse, partner, relative or friend.
- *Public transport* covers those who travel to work by train, tram, bus or ferry.
- *Other modes* covers those who travel to work by taxi, bicycle or walked. This category includes those who did not specify their mode of transport or gave a mode not included in the categories listed above, including this category.
- *Car and public transport* covers those persons in Sydney and Melbourne who indicated that they travel to work by two modes, i.e. by car as driver or passenger, and by public transport.
- *Other modes and public transport* covers those persons in Sydney and Melbourne who indicated that they travel to work by two modes, i.e. by taxi, bicycle or walked, and by public transport.

21. The data collected on *travel time to work* was the number of minutes usually taken. Given this concept, a high proportion of respondents reported travel time rounded to the nearest five minutes, which is reflected in the median data presented. However, the rounding procedure may also tend to minimise the differences in median travel time between cities.

Dwelling structure classification

22. *Separate houses* are houses separated from other houses (or other buildings or structures) by space to allow access on all sides (at least 1/2 a metre). This category also includes houses which have an attached flat (e.g. a granny flat). The attached flat will be included in the "Flats" category below.

23. *Semi-detached, row or terrace house, townhouse, etc. with:*

- 1 storey; or
- 2 or more storeys.

This category covers dwellings with their own private grounds and no dwelling above or below. A key feature of these dwellings is that they are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than 1/2 a metre. Examples include semi-detached, row or terrace houses, townhouses, and villa units. Multi-storey townhouses or units are separately identified from single storey residential buildings.

24. *Flat or apartment*

- in a 1 or 2 storey block;
- in a 3 storey block;
- in a block of 4 or more storeys; or
- attached to a house.

This category covers all dwellings in blocks of flats, units or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stair well. This category includes houses converted into flats, and flats attached to houses such as granny flats.

25. *Other residential buildings* includes the two sets of categories above (i.e. Semi-detached, row or terrace house, townhouse, etc. and Flat or apartment).

26. The *Other and not stated* category includes:

- *Caravan, tent, cabin, etc. in caravan park, houseboat, etc.* includes all types of accommodation within a caravan park. It also includes all occupied water craft in marinas.
- *Caravan not in caravan park, houseboat, etc.* includes all mobile units, on water or land, occupied on a permanent or semi-permanent basis by people (e.g. caravans, campervans, mobile houses, small boats, houseboats) that are not in caravan parks or marinas.
- *Improvised home, campers out* covers all structures not elsewhere classified that are occupied by people on a permanent or semi-permanent basis. This category typically includes garages, sheds, tents, shacks, etc. These structures are only included in this category if they are not in a caravan park.
- *House or flat attached to a shop, office, etc.* includes all houses or flats that are attached to a non-residential building. Examples of these dwellings are manses attached to a church, a flat or apartment over a shop, a caretaker's house or flat attached to a school, factory or storage facility.

Housing and Location Choice (HALC) Publications

27. Other publications produced from the same HALC surveys by the Australian Bureau of Statistics, the National Housing Strategy, and the Department of Health, Housing and Community Services include:

Australian Bureau of Statistics, *Housing and Locational Preferences*, Adelaide Statistical Division, 1991 (8710.4)

Australian Bureau of Statistics, *Housing and Locational Preferences*, Australian Capital Territory, 1991 (8710.8)

National Housing Strategy, Issues Paper 5, *Housing Location and Access to Services*, May 1992

National Housing Strategy, Background Paper 11, *The Findings of the Housing and Location Choice Survey: An Overview*, October 1992

Department of Health, Housing and Community Services, *Perceptions of Home Owners and Renters: An Analysis of Tenure Issues from the Housing and Location Choice Survey*, expected to be released in December 1992

Other related Australian Bureau of Statistics publications

28. The publications which may be of interest include:

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

Housing Australia, A Statistical Overview (1320.0)

Housing Preferences, Intentions and Attitudes, Queensland, 1991 (8710.3)

Housing Preferences and Intentions: Perth Statistical Division, October 1988 (8790.5)

Journey to Work, School and Shops, Adelaide Statistical Division, October 1991 (9201.4)

1990 Survey of Income & Housing Costs and Amenities: Housing Occupancy and Costs, Australia (4130.0), expected to be released in 1993.

1990 Survey of Income & Housing Costs and Amenities: Characteristics of Dwelling, Australia (4133.0), expected to be released in 1993.

Information Paper: Output from the Survey of Income & Housing Costs and Amenities (4136.0)

First Home Buyers 1988-1990, Australia, Preliminary (4135.0)

1990 Survey of Income & Housing Costs and Amenities: First Home Buyers, Australia (4137.0), expected to be released in 1993.

1988 Housing Survey: Housing Costs and Occupancy (4130.0)

1988 Housing Survey: Housing Finance of Purchasers (4131.0)

1988 Housing Survey: Housing History and Intentions (4132.0)

1988 Housing Survey: Dwelling Characteristics of Households (4133.0)

1988 Housing Survey: State and Territory Comparisons (4134.0)

1988 Housing Survey: Housing Costs — a separate publication is available for each State and Territory (4130.1-8)

Dwelling Structure Classification (DSC) (1296.0)

Occasional Paper: Review of Social and Labour Statistics: Housing, Paper No. 5 (4165.0)

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Other National Housing Strategy publications

30. The publications which may be of interest include:

Issues Paper 1, *Australian Housing: The Demographic, Economic & Social Environment*, March 1991

Issues Paper 2, *The Affordability of Australian Housing*, April 1991

Issues Paper 3, *Financing Australian Housing*, April 1991

Issues Paper 4, *The Efficient Supply of Affordable Land and Housing*, October 1991

Issues Paper 6, *Housing Choice: Reducing the Barriers*, September 1992

Issues Paper 7, *The National Housing Strategy: An Agenda for Action*, expected to be released in December 1992

Background Paper 1, *Framework for Reform*, February 1991

Background Paper 2, *Supply Side of the Private Rental Market*, May 1991

Background Paper 3, *Housing Affordability*, May 1991

Background Paper 4, *Financing Urban Infrastructure*, August 1991

Background Paper 5, *Taxation and Housing*, September 1991

Background Paper 6, *Housing and Local Government*, October 1991

Background Paper 7, *Urban Form and Development Strategies*, June 1992

Background Paper 8, *Housing Needs of Older People*, June 1992

Background Paper 9, *Over-Investment in Housing*, September 1992

Background Paper 10, *The Role of Homeownership*, September 1992

Background Paper 12, *Housing and Services in Rural and Remote Australia*, October 1992

Background Paper 13, *Structure, Organisation and Skills Formation in the Australian Housing Industry*, expected to be released in November 1992

Background Paper 14, *Housing, Transport and Urban Form*, expected to be released in December 1992

Background Paper 15, *Information and Education*, expected to be released in December 1992

DISCUSSION PACKAGES

Housing Needs of Aboriginal and Torres Strait Islander People, August 1991

Housing Needs of Women and Children, October 1991

Housing Needs of People with Disabilities, January 1992

Unpublished data

31. Additional tables showing more detail and data items not included in this publication may be available on request. Data tapes for the Sydney and Melbourne surveys are held by the Social Sciences Data Archive at the Research School of Social Sciences in the Australian National University. These can be obtained for a small handling charge and the details can be obtained from the ANU. For further information on the Adelaide and Canberra surveys, please phone Gary Niedorfer in the Adelaide Office of the Australian Bureau of Statistics on (08) 237 7379.

Symbols and other usages

.. not applicable

— nil or rounded to zero

* use estimate with caution, relative standard error equal to or greater than 30 per cent (see paragraph 7 of Technical Notes on Data Quality)

32. Figures have been rounded, and discrepancies may occur between sums of the component items and totals shown.

33. In some tables, an individual household may fall into more than one of the listed categories. The sum of the numbers in all categories may therefore exceed the total number of households shown in the table.

TECHNICAL NOTES ON DATA QUALITY

Reliability of the estimates

The estimates provided in this publication may be subject to two types of error: sampling error and non-sampling error.

Non-sampling error

2. Inaccuracies may occur because of imperfections in reporting by respondents and interviewers, and errors made in coding and processing the data. These errors can occur whether the estimates are derived from a sample or a complete enumeration. Every effort is made to reduce non-sampling error to a minimum by careful design of questionnaires, intensive training and supervision of interviewers, and effective operating procedures.

Sampling error

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

4. A standard error expressed as a percentage of the estimate is known as the 'relative standard error'. For example, if an estimate of 5,000 households has a standard error of 600, then the estimate has a relative standard error of $600/5,000 \times 100 = 12.0$ per cent. The relative standard error is a useful measure in that it provides an immediate indication of the percentage errors likely to have occurred due to sampling.

Standard errors of estimates

5. Appendix Table 1 below gives standard errors for general application to estimates of numbers of households. These figures will not give a precise measure of the standard error of a particular estimate, but they will provide an indication of its magnitude. Because this publication contains mainly proportions based on numbers of households, Appendix Tables 2 to 6 contain relative standard errors of estimates of proportions.

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

7. Very small estimates are subject to such high standard errors (relative to the size of the estimate) as to detract seriously from their value for most reasonable uses. Only estimates with relative standard errors less than 30 per cent are considered sufficiently reliable for most purposes. Estimates with relative standard errors greater than 30 per cent have been included but are indicated with the symbol *.

Appendix Table 1. Expected Standard Errors of Estimates of Households, Four Capital Cities, 1991

Size of estimate (households)	Standard error of estimate (number)	Relative standard error (per cent)
Sydney		
10,000	1,720	17
50,000	3,490	7
100,000	4,620	5
200,000	6,120	3
Melbourne		
10,000	1,620	16
50,000	3,290	7
100,000	4,350	4
200,000	5,670	3
Adelaide		
6,000	860	14
10,000	1,100	11
50,000	2,150	4
100,000	2,750	3
200,000	3,600	2
Canberra		
6,000	650	11
10,000	800	8
50,000	1,500	3
100,000	1,900	1

8. To assist the interpretation of the proportions given in this publication the following tables are provided to indicate the reliability of a particular proportion at a given household estimate size.

9. For example, Table 1.2 (renters in each city by type of household), shows that of the 47,000 public renter households in Adelaide, 8.1 per cent are couples with children aged 10 years and over. The Appendix Table 4 indicates that for a population size of 50,000 households a proportion of 8 per cent in Adelaide has a relative standard error of about 18 per cent or 1.4 percentage points (18% of 8).

10. Therefore there are about two chances in three (66.7%) that the proportion that would have been produced if all dwellings had been included in the survey lies in the range of 6.6 per cent and 9.4 per cent. There are about 19 chances in 20 (95%) that the proportion lies between 5.2 per cent and 10.8 per cent.

Appendix Table 2. Relative Standard Errors for Proportions based on a population of 6,000 Households, Four Capital Cities

<i>Proportion</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Adelaide</i>	<i>Canberra</i>
- per cent -				
8	69	71	52	43
10	63	65	46	38
13	53	55	40	32
17	47	49	36	28
22	40	42	30	24
25	36	38	27	21
30	32	34	24	19
32	29	31	22	17
42	25	26	18	14
50	20	22	16	12
67	14	16	11	8
83	10	10	7	5

Appendix Table 3. Relative Standard Errors for Proportions based on a population of 10,000 Households, Four Capital Cities

<i>Proportion</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Adelaide</i>	<i>Canberra</i>
- per cent -				
5	70	72	53	43
6	64	66	47	39
8	54	57	41	33
10	49	51	37	29
13	42	44	31	25
15	39	40	29	23
20	32	34	24	19
25	28	30	21	16
30	25	26	18	14
40	20	21	15	11
50	17	17	12	9
60	14	13	9	7

Appendix Table 4. Relative Standard Errors for Proportions based on a population of 50,000 Households, Four Capital Cities

<i>Proportion</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Adelaide</i>	<i>Canberra</i>
- per cent -				
1	71	74	54	44
2	50	53	38	30
3	41	43	30	24
4	35	37	26	20
5	31	33	23	18
6	28	30	21	16
7	26	27	19	15
10	22	22	15	12
20	14	15	10	7
40	8	9	6	4

Appendix Table 5. Relative Standard Errors for Proportions based on a population of 100,000 Households, Four Capital Cities

<i>Proportion</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Adelaide</i>	<i>Canberra</i>
- per cent -				
1	51	53	38	..
2	36	37	26	..
3	29	30	21	..
4	24	26	18	..
5	22	23	16	..
10	15	15	11	..
20	10	10	7	..
50	5	5	3	..

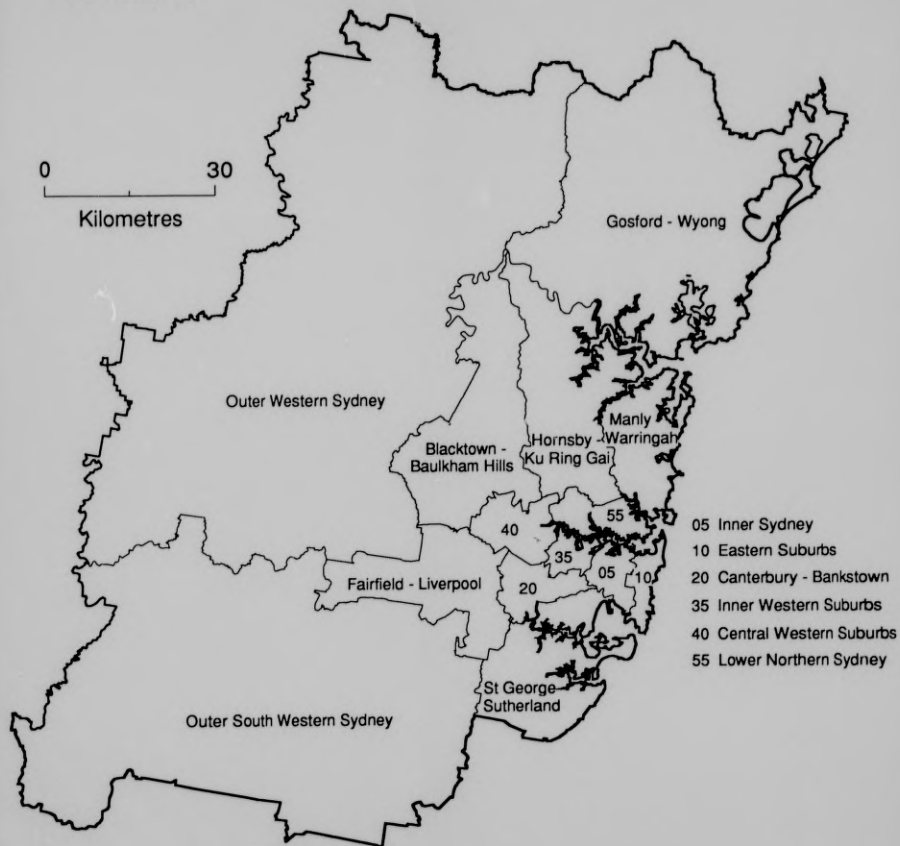
Appendix Table 6. Relative Standard Errors for Proportions based on a population of 200,000 Households, Four Capital Cities

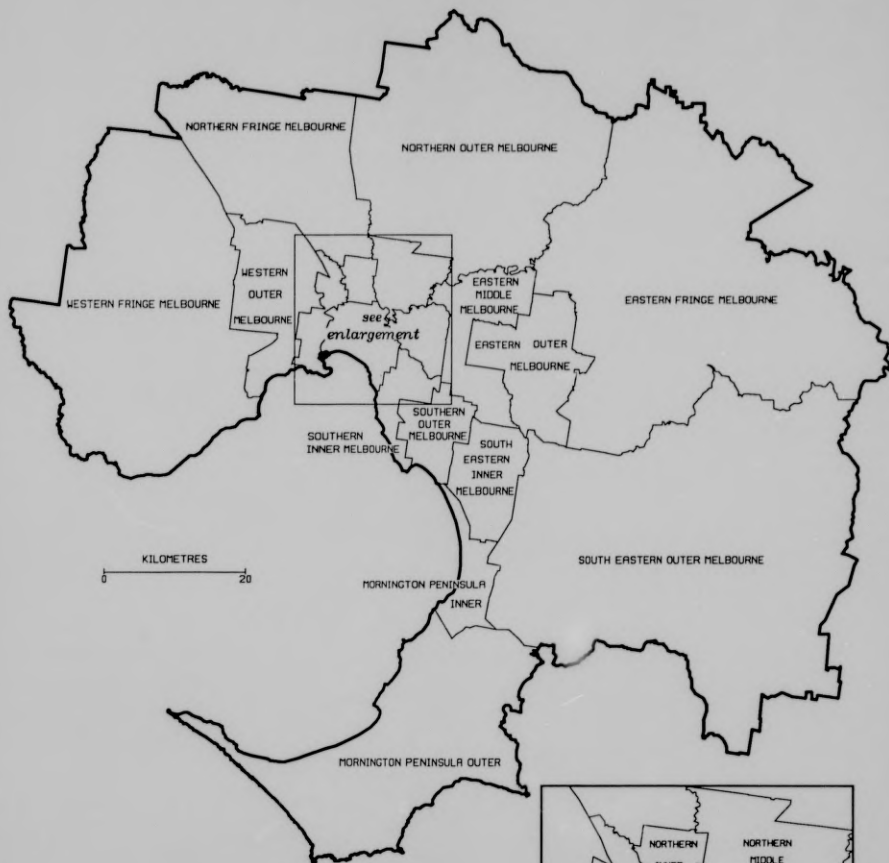
<i>Proportion</i>	<i>Sydney</i>	<i>Melbourne</i>	<i>Adelaide</i>	<i>Canberra</i>
- per cent -				
1	36	37	26	..
2	25	26	18	..
3	20	20	14	..
5	15	16	11	..
10	10	11	7	..
25	6	6	4	..
50	3	3	2	..

Sydney Statistical Division

Statistical Subdivision

As at 1 January 1991





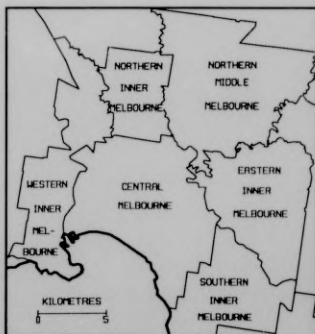
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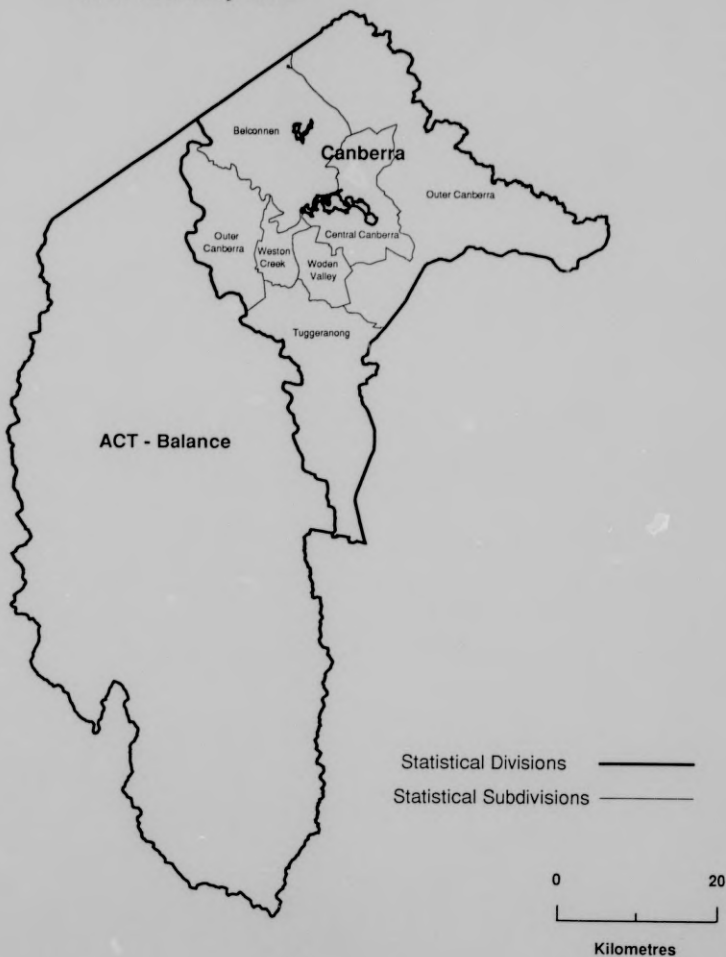


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