



# KEY STATISTICS

## Victorian Housing & Tenancy

### January 2015

[www.tuv.org.au](http://www.tuv.org.au)

#### 1. DEMOGRAPHICS

##### Population

Total population in 2011: <sup>1</sup>	AUS: 21 507 717 VIC: 5 354 042
Estimated population in 2014: <sup>2</sup>	AUS: 23 490 700 VIC: 5 841 700

##### Households, 2011

Total number of households: <sup>3</sup>	AUS: 7 760 319 VIC: 1 944 687
Number of rented households: <sup>4</sup>	AUS: 2 297 458 VIC: 515 585
Proportion of rented households: <sup>5</sup>	AUS: 30.3% VIC: 27.5%

##### Private rented households, 2011

Total private rented households: <sup>6</sup>	AUS: 1 768 763 VIC: 424 316
Private rental households as a proportion of all households: <sup>7</sup>	AUS: 26.1% VIC: 24.3%
Private rental households as a proportion of all rented households:	AUS: 77.0% VIC: 82.3%

##### Public housing households, 2012

Total State Housing Authority (SHA) tenant households: <sup>8</sup>	AUS: 323 423 VIC: 62 799
SHA tenant households as a proportion of all households:	AUS: 4.2% VIC: 3.2%
SHA tenant households as a proportion of all rented households:	AUS: 14.1% VIC: 12.2%

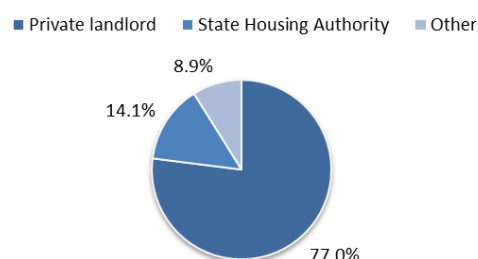
##### Rooming houses

Total registered rooming houses, 2015: <sup>9</sup>	VIC: 1 146
Total rooming house residents, 2011: <sup>10</sup>	VIC: 8 500

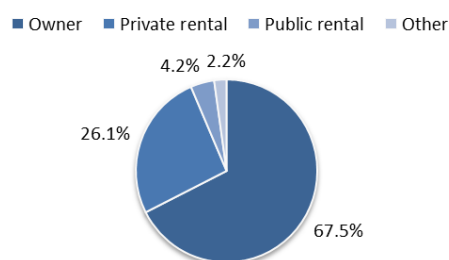
##### Caravan parks, 2011

Usual residents of a caravan, cabin or houseboat (families): <sup>11</sup>	AUS: 95 061 VIC: 9 805 MEL: 3 781
Number of people <i>marginally housed</i> in caravan parks at Census: <sup>12</sup>	AUS: 12 963 VIC: 2 381

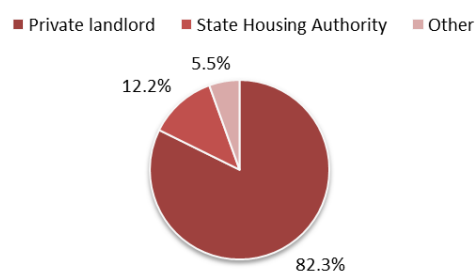
Landlord type as a proportion of all rented households, Australia, 2011



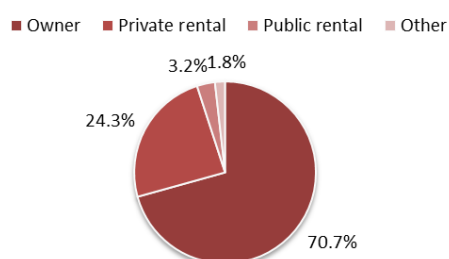
Tenure type as a proportion of all households, Australia, 2011



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



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



## 2. AFFORDABILITY

### 2.1. Rents

Median weekly rent in Victoria, private housing market, September quarter, 2014:<sup>13</sup>

2 bedroom flat/unit:		3 bedroom house:	
Victoria	\$355	Victoria	\$330
Melbourne	\$374	Melbourne	\$350

Proportion of median weekly family income needed to pay rent, Sept. 2013:<sup>14</sup>

VIC: 23.2%

Proportion of households with rents >30% of gross household income, 2011:<sup>15</sup>

VIC: 9.1%

Proportion of low income households with rents >30% of gross household income, 2012:<sup>16</sup>

AUS: 40.7%

VIC: 44.5%

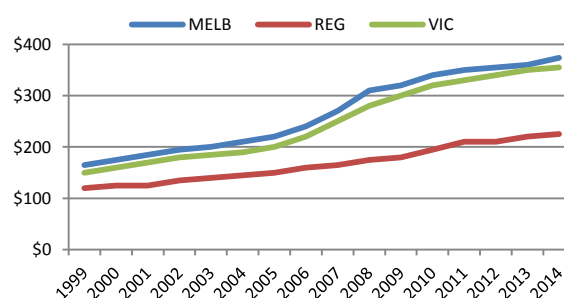
MEL: 51.9%

Estimated number of low income renter households:<sup>17</sup>

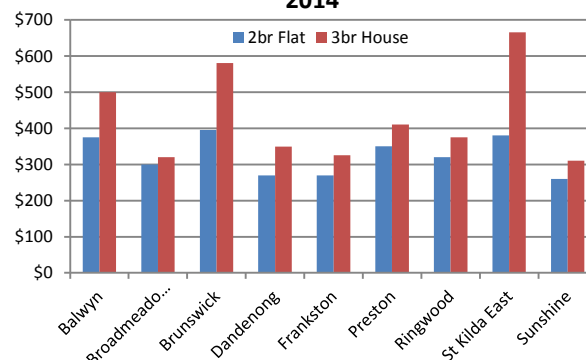
AUS: 1 232 947

VIC: 267 298

Change in median weekly rent, Sept Quarter, 1999-2014



Median Rent by Suburb, Sept Quarter, 2014



### 2.2. Commonwealth Rent Assistance – 2014

Number of CRA recipients:<sup>18</sup>

AUS: 1 315 385

VIC: 300 813

Proportion of CRA recipients receiving max. amount of CRA:<sup>19</sup>

AUS: 76.3%

VIC: 74.5%

Median fortnightly rent of CRA recipients:<sup>20</sup>

AUS: \$400

MEL: \$400

REG VIC: \$360

Proportion of CRA recipients paying >30% of their income in rent:<sup>21</sup>

AUS: 40.3%

VIC: 38.2%

Proportion of CRA recipients paying >50% of their income in rent:<sup>22</sup>

AUS: 13.2%

VIC: 12.4%

Proportion of CRA recipients spending >30% / >50% of income on rent



## 3. AVAILABILITY

### 3.1. All housing

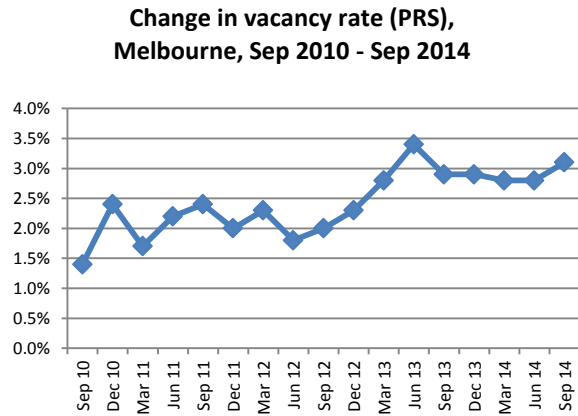
The National Housing Supply Council (NHSC) estimates that the cumulative housing shortfall in Australia – the gap between total underlying demand for housing and total housing supply – was 284 000 in 2011, when compared to 2001.<sup>23</sup>

The cumulative housing shortfall is predicted to increase to 308 000, nationwide, including a gap of 32 000 dwellings in Victoria.<sup>24</sup>

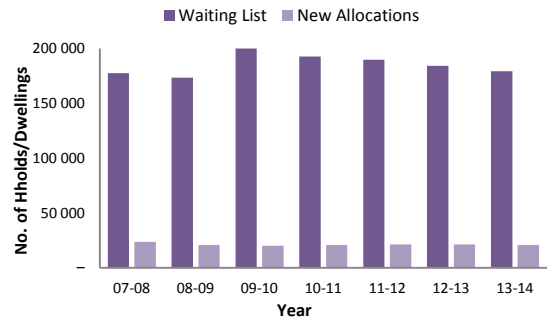
### 3.2. Rental housing

#### 3.2.1. Vacancy rate, private market

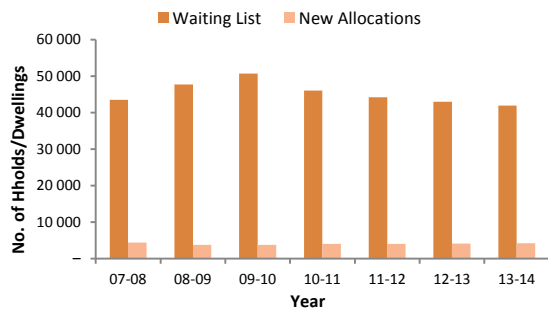
Vacancy rate, Melbourne, Sept. 2014:<sup>25</sup> 3.1%



#### Public Housing in Australia 2007-2014



#### Public Housing in Victoria 2007-2014



#### 3.2.2. Public Housing<sup>26</sup> June 2014

Number of public housing dwellings: AUS: 323 803  
VIC: 64 471

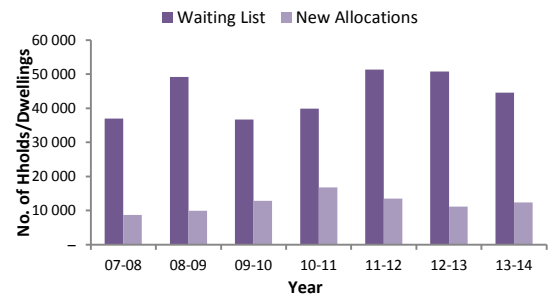
Number of tenantable public housing dwellings: AUS: 321 157  
VIC: 64 216

Number of new allocations<sup>27</sup> in the previous year: AUS: 20 611  
VIC: 4 202

Number of applicants on waiting list (including applicants for transfer): AUS: 179 220  
VIC: 41 913

Occupancy rate:<sup>28</sup> AUS: 97.9%  
VIC: 97.8%

#### Community Housing in Australia 2007-2014



#### 3.2.2. Community Housing<sup>29</sup> June 2014

Number of community housing tenancy units: AUS: 71 036  
VIC: 14 268

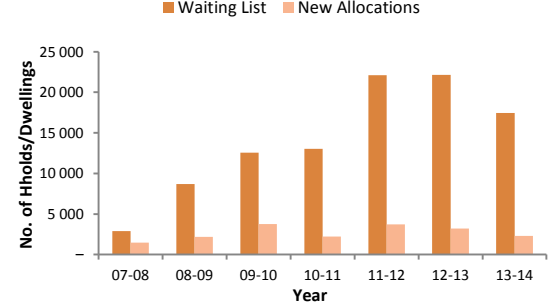
Number of tenantable tenancy units: AUS: 69 012  
VIC: 13 472

Number of new allocation in the previous year: AUS: 12 391  
VIC: 2 292

Number of applicants on waiting list (including applicants for transfer): AUS: 44 559  
VIC: 17 438

Occupancy rate:<sup>30</sup> AUS: 94.4%  
VIC: 91.8%

#### Community Housing in Victoria 2007-2014



Number of community housing providers: AUS: 715  
VIC: 102

## 4. APPROPRIATENESS

### 4.1. Tenure security

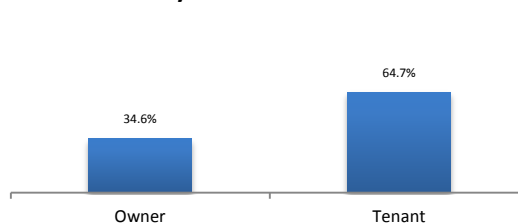
Proportion of private tenants in Victoria who moved in the three years to 2008:<sup>31</sup> 64.7%

Length of private rental tenancy, Victoria, March 2013:<sup>32</sup>

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

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

Proportion of people who moved in three years to 2008 - Victoria



### 4.2. Housing condition

#### 4.2.1. Social housing, 2012<sup>33</sup>

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

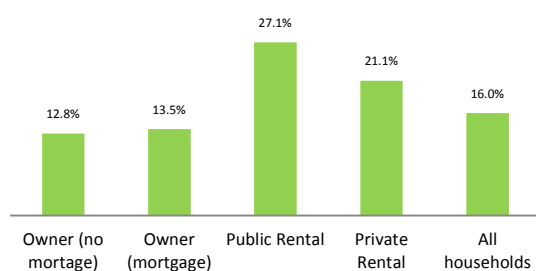
Community housing – proportion of households with at least four working facilities and not more than two major structural problems: AUS: 85.2%  
VIC: 87.1%

#### 4.2.2. All housing, 2008<sup>34</sup>

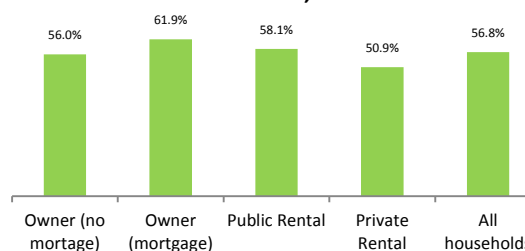
Households with major structural problems: AUS: 16.0%  
VIC: 20.5%

Households that had repairs / maintenance in the previous 12 months: AUS: 56.8%  
VIC: 54.5%

Households with Major Structural Problems, by Tenure, Australia, 2008



Households with Recent Repairs/Maintenance, by Tenure, Australia, 2008



### 4.3. Overcrowding<sup>35</sup>

Public housing – proportion of overcrowded households: AUS: 5.0%  
VIC: 7.2%

Community housing proportion of overcrowded households: AUS: 2.9%  
VIC: 3.4%

#### 4.4. Homelessness and marginal tenures

Homeless persons at 2011 Census date: <sup>36</sup>	AUS: 105 237 VIC: 22 789
Includes: <sup>37</sup>	
○ Persons in impoverished dwellings, tents or sleeping out:	AUS: 6 813 VIC: 1 092
○ Persons in supported accommodation for homeless:	AUS: 21 258 VIC: 7 845
○ Persons staying temporarily with other households:	AUS: 17 369 VIC: 3 324
○ Persons staying in boarding houses:	AUS: 17 721 VIC: 4 397
○ Persons in other temporary lodging:	AUS: 686 VIC: 90
○ Persons in severely crowded dwellings:	AUS: 41 390 VIC: 6 041
Persons living in other crowded dwellings:	AUS: 60 875 VIC: 13 585
Persons in other impoverished dwellings:	AUS: 4 504 VIC: 653
Persons who are <i>marginally</i> housed in caravan parks: <sup>38</sup>	AUS: 12 963 VIC: 2 381
<i>Other data on caravan parks available at 1. Demographics</i>	

## References

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- 1 Australian Bureau of Statistics (ABS) 2012a, Census of Population and Housing, Basic Community Profile, Victoria (2), cat. no. 2001.0, Table B01.
- 2 ABS 2014, Australian Demographic Statistics, June Quarter 2014, cat. no. 3101.0, p.1 - Estimated Residential Population for June 2014.
- 3 ABS 2012a, Table B30
- 4 *ibid*, Table B32.
- 5 ABS 2013, Housing Occupancy and Costs 2011-12, State and Territory data, 1994-1995 to 2011-2012, cat. no. 4130.0, Table 25 – All data on tenure type includes, for Australia: owner (with and without mortgage) (67.5%), renter (30.3%) other tenure type (~2%); for Victoria: owner (with and without mortgage) (70.7%), renter (27.5%) other tenure type (~2%).
- 6 ABS 2012a, Table B32 - 'Private tenant' includes 'real estate agent' and 'person not in same household' landlord types.
- 7 Figures are estimates calculated as the proportion of all rented households (ABS 2013b, Table 25) minus proportion of SHA rented households (PC data deemed most reliable). Figures do not account for "other" landlord type.
- 8 Productivity Commission 2013, Report on Government Services 2013, Vol. 2, Canberra: Steering Committee for the Review of Government Services, Table 16A.4
- 9 Consumer Affairs Victoria (CAV) public register for rooming houses can be found at <http://www.consumer.vic.gov.au/housing-and-accommodation/renting/applying-for-a-rental-property-or-room/types-of-rental-agreements/public-register-of-rooming-houses/public-register-of-rooming-houses-full-list?rs=G&sz=30&pg=9&ct=8> [accessed 20 January 2015]. Research conducted at Swinburne University of Technology in 2012 suggests that the number of rooming houses is likely to be significantly underquoted. The study put the total figure at 1 451 rooming houses in 2011 (including 175 unregistered properties) in Melbourne alone [Chamberlain, C. 2012, *Are Rooming Houses Disappearing?* Canberra: Department of Families, Housing, Community Services and Indigenous Affairs, p.17].
- 10 Department of Human Services (DHS) 2011, Proposed Residential Tenancies (Rooming House Standards) Regulations Regulatory Impact Statement, State Government of Victoria, p.52. Figure is an estimation. Chamberlain (2012, p.27) suggests that the figure was actually 12 568.
- 11 ABS 2012b, Census of Population and Housing, cat. no. 2001.0, Table variables: Families, Place of Usual Residence, Dwelling Structure – data is available for families only, not persons.
- 12 ABS 2012c, Estimating Homelessness 2011, cat. no. 2049.0, p.15 - Operationalised as those people in caravan/cabin/houseboat in a caravan/residential park or camping ground; at home on Census night; where no usual resident was working full-time; the dwelling was being rented for <\$400 p/wk; the landlord was not an employer; the dwelling had <3 bedrooms & the combined income of usual residents was less than \$2,000 p/wk.
- 13 Figures taken from the DHS 'Quarterly Median rents by LGA March 2000 – September 2014.xls', found at <http://www.dhs.vic.gov.au/about-the-department/documents-and-resources/research,-data-and-statistics/current-rental-report>.
- 14 Real Estate Institute of Australia (REIA) 2013a, Adelaide Bank Housing Affordability Report, September Quarter, 2013, REIA, p.8.
- 15 National Housing Supply Council (NHSC) 2013, Housing Supply and Affordability Issues 2012-13, Australian Government, p.11.
- 16 ABS 2013, 'Housing Occupancy and Costs 2011-12'. Data cube titled 'Proportion of low income rental households paying more than 30 percent of their gross income on housing costs, 2007-08 to 2011-12' can be found at <http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/4130.02011-12?OpenDocument> [Additional tables – low income rental households].
- 17 *Ibid*.
- 18 Productivity Commission 2015a, 'Housing and Homelessness Services Sector Overview,' Canberra: Steering Committee for the Review of Government Services, Table GA.15. Found at <http://www.pc.gov.au/research/recurring/report-on-government-services/2015/housing-and-homelessness/download-the-volume/rogs-2015-volumeg-sectorg.pdf>.
- 19 *ibid*, Table GA.23
- 20 *ibid*, Table GA.22
- 21 *ibid*, Table GA.25
- 22 *ibid*, Table GA.34

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- 23 National Housing Supply Council (NHSC) 2014, State of Supply Report: Changes in How We Live, Chapter 3, p.1. Found at <http://treasury.gov.au/PublicationsAndMedia/Publications/2014/NHSC>.
- 24 Estimated figures can be found on the Community Housing Federation of Victoria's website and are drawn from an NHSC 2010 report. <http://chfv.org.au/facts-figures/>.
- 25 Real Estate Institute of Australia (REIA 2014), Real Estate Market Facts, September Quarter, 2014, REIA, p.23.
- 26 Productivity Commission 2015b, 'Housing', Report on Government Services, Chapter 17, Canberra: Steering Committee for the Review of Government Services, Table 17A.5. Found at <http://www.pc.gov.au/research/recurring/report-on-government-services/2015/housing-and-homelessness/download-the-volume/rogs-2015-volume-g-housing-and-homelessness.pdf>.
- 27 New allocations are households that commence receiving assistance during the reporting period.
- 28 *ibid*, Table 17A.24
- 29 *ibid*, Table 17A.7 – However, total of 14,000 units reported in *Pathways to a Fair and Sustainable Social Housing System, Public Consultation and Discussion Paper*, April 2012, p.7 (source data cannot be obtained)
- 30 *ibid*, Table 17A.26
- 31 ABS 2009a, Residential and Workplace Mobility and Implications for Travel: NSW and Vic., Oct 2008., cat. no. 3240.0, Table 6a – Data on tenure is difficult to obtain; figure sourced from a single-issue report with no comparable updates.
- 32 Department of Human Services (DHS) 2013, Rental Report, March Quarter 2013, Table 7, p.10. This report is no longer published.
- 33 Productivity Commission 2015b, Table 17A.15 and 17A.17
- 34 ABS 2009b, Housing Mobility and Condition 2007/08, cat. No. 4130.0.55.002, Table 14 and Table 15 – this is the most recent report of its kind or similar
- 35 Productivity Commission (PC) 2015b, Table 17A.47 and 17A.49 - Overcrowding is defined as the mismatch between dwelling size and household composition. All data are for year ending 30 June 2013 – raw figures not available (various sources canvassed by ABS)
- 36 ABS 2012c, p.12
- 37 *ibid*, pp.32-33, "severely crowded dwellings" includes usual residents in dwellings needing 4 or more extra bedrooms under the Canadian National Occupancy Standard; "other crowded dwellings" includes usual residents in dwellings needing 3 extra bedrooms.
- 38 *ibid*.