



Households by Tenure

Key Points:

- ↻ The number of houses owned without a Mortgage fell from 41 of the housing stock to 29 per cent between 1996 and 2016.
- ↻ The number of houses owned with a mortgage increased from 25 to 33 per cent between 1996 and 2016.
- ↻ The number of rented houses as a share of the total housing stock increased from 27 to 29 per cent between 1996 and 2016.

Housing satisfies the essential needs of people for shelter, security and privacy. Shelter is recognised throughout the world as a basic human right. The adequacy or otherwise of housing is an important component of individual wellbeing. Housing also has great significance in the national economy, through its relationships with investment levels, interest rates, building activity and employment.

In the 1920s, the Australian Government started providing financial assistance for home ownership to moderate and low income earners. Governments have continued to actively promote home ownership as part of an overall policy directed at achieving people's self-reliance in housing and a quality of housing adequate for their needs. Australia has one of the highest rates of home ownership in the world. Governments also provide assistance to low income households to rent suitable and affordable housing.

The predominance of separate, free-standing houses situated on 'quarter-acre blocks' has historically been a feature of Australian urban development. More recently, governments have moved to promote higher housing density in order to provide greater choice of housing types and to make better use of existing infrastructure.

Of the 8.7 million households living in private dwellings in 2016, 73% were living in separate houses, 13% in flats, units or apartments, and 13% in semi-detached, row or terrace houses or townhouses.

For Australia's five most populous cities (Sydney, Melbourne, Brisbane, Perth and Adelaide) the proportion of households living in separate houses ranged from 53% in Sydney to 70% in Brisbane. The average across all eight capital cities was 62%. Outside of capital cities, the proportion of households living in separate houses was higher – more than 70% in all states and territories except Northern Territory. Higher density housing was most common in capital cities, particularly in Sydney, where 26% of households were living in flats, units or apartments in 2016.

Typically, separate houses have three or four bedrooms; semi-detached houses have two or three bedrooms; and flats, units or apartments have one or two bedrooms. The three-bedroom house is by far the most common type of dwelling in Australia. In 2016, 46% of all households were living in separate houses with three bedrooms, while a further 34% were living in houses with four or more bedrooms. In total, 41% of households were living in dwellings (mainly houses) with three or more bedrooms, 19% were living in two-bedroom dwellings and 5% were living in one-bedroom dwellings (mainly flats, units or apartments).



Census

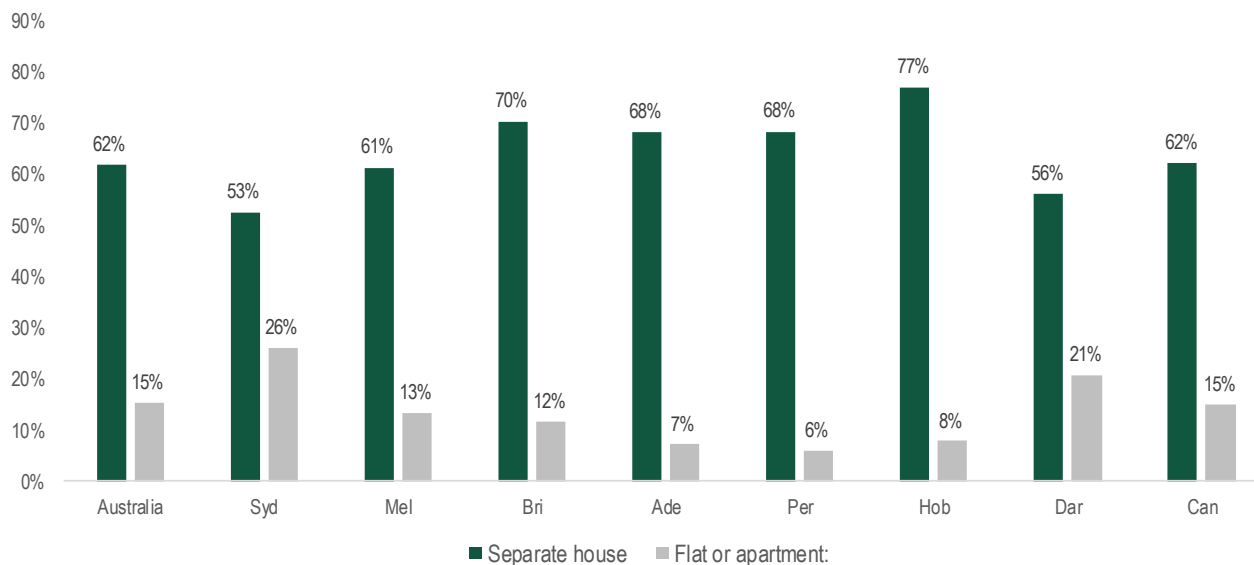
Number of bedrooms	None (includes bed-sitters)	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms	Six bedrooms or more	Not stated	Total
Separate house	9,626	64,676	533,369	2,767,505	2,068,848	393,982	81,912	121,867	6,041,788
Semi-detached, row or terrace house, townhouse etc. with:									
One storey	2,753	51,952	268,920	223,549	30,390	3,182	1,048	20,664	602,465
Two or more storeys	1,325	22,162	118,315	235,421	56,113	7,199	1,548	10,463	452,551
Total	4,079	74,116	387,226	458,968	86,505	10,384	2,601	31,129	1,055,015
Flat or apartment:									
In a one or two storey block	5,898	85,303	209,428	60,142	6,084	970	831	15,487	384,137
In a three storey block	4,096	54,491	185,903	35,375	1,712	261	275	7,886	289,992
In a four or more storey block	8,967	106,502	219,970	60,592	2,908	362	379	10,052	409,729
Attached to a house	93	1,213	1,171	571	194	56	42	233	3,576
Total	19,051	247,505	616,473	156,678	10,895	1,655	1,533	33,655	1,087,445
Other dwelling	6,225	20,300	17,421	9,992	3,912	814	513	5,237	64,422
Dwelling structure not stated	782	4,652	8,262	10,040	5,153	1,215	848	6,459	37,410
Total	39,769	411,252	1,562,759	3,403,190	2,175,316	408,050	87,397	198,351	8,286,077

Source: ABS Census 2016

(a) Excludes 'Visitors only' and 'Other non-classifiable' households.

Please note that there are small random adjustments made to all cell values to protect the confidentiality of data. These adjustments may cause the sum of rows or columns to differ by small amounts from table totals.

Dwelling Structure - Capital Cities



Households by Tenure, 1996 to 2016

(Occupied Dwellings)

	1996 Census		2001 Census		2006 Census		2011 Census		2016 Census	
	Households (millions)	Per Cent	Households (millions)	Per Cent	Households (millions)	Per Cent	Households (millions)	Per Cent	Households (millions)	Per Cent
Fully owned	2.658	41%	2.811	40%	2.430	33%	2.488	30%	2.566	29%
Being purchased	1.656	25%	1.872	26%	2.436	33%	2.709	33%	2.852	33%
Rented	1.773	27%	1.858	26%	2.010	27%	2.297	28%	2.561	29%
Other	0.408	6%	0.531	8%	0.601	8%	0.701	9%	0.790	9%
Total	6.495	100%	7.071	100%	7.477	100%	8.196	100%	8.769	100%

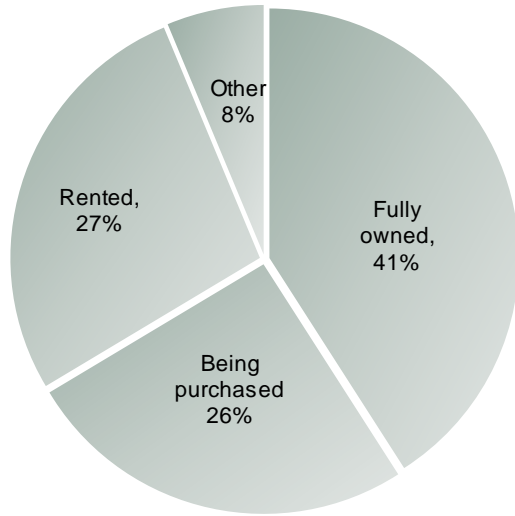
Source: ABS Census 1996, 2001, 2006, 2011, 2016

For any other data on Australia's Housing and Renovation Industries, please contact HIA Economics at economics@hia.com.au

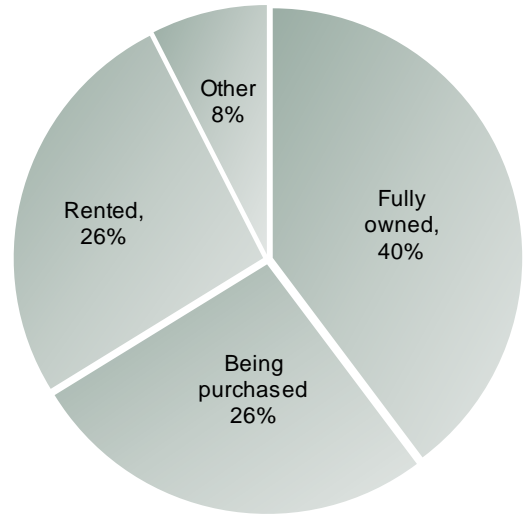


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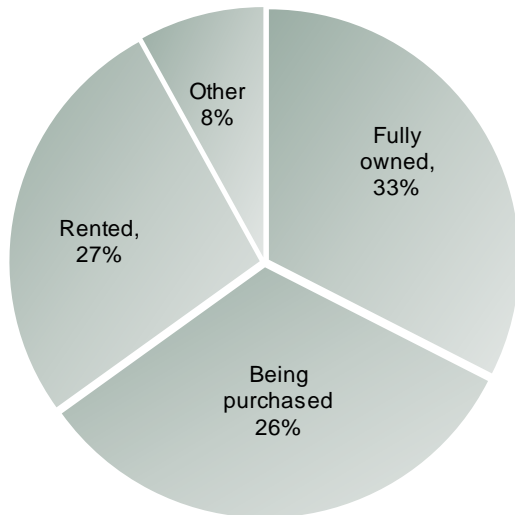
Household Tenure - 1996 Census



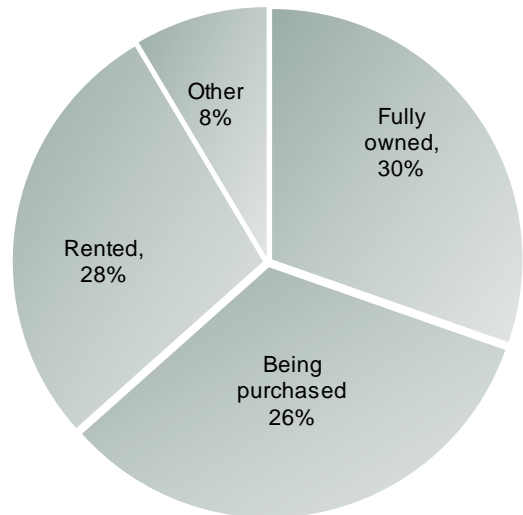
Household Tenure - 2001 Census



Household Tenure - 2006 Census



Household Tenure - 2011 Census



Household Tenure - 2016 Census

