



1994

Australian Housing Survey



SELECTED FINDINGS

ABS Catalogue No. 4181



EMBARGOED UNTIL 11:30 A.M. 6 JUNE 1995

NEW ISSUE

AUSTRALIAN HOUSING SURVEY
SELECTED FINDINGS
1994

W. McLennan
Australian Statistician

AUSTRALIAN BUREAU OF STATISTICS

CATALOGUE NO. 4181.0

© Commonwealth of Australia 1995

CONTENTS

	<i>Page</i>
PREFACE	v
<i>Diagram</i>	
1 Households in Australia	vi
SUMMARY OF FINDINGS	1
<i>Table</i>	
1 Tenure type by State/Territory	5
2 Dwelling structure by tenure type by State/Territory	6
3 Tenure type by age of dwelling by State/Territory	7
4 Dwelling structure by age of dwelling by State/Territory	8
5 Length of time in dwelling by tenure type by State/Territory	9
6 Recent home buyer households : Whether purchased new or established home by State/Territory	9
7 Recent home buyer households : Purchase price of dwelling by whether purchased new or established home by State	10
8 Dwelling structure by selected characteristics of the dwelling	11
9 Whether insulated by dwelling structure by State/Territory	12
10 Number of problems by age of dwelling by tenure type	13
11 Most common dwelling problems by age of dwelling by State/Territory	14
12 Most common dwelling problems by age of dwelling by tenure type	16
<i>Figure</i>	
1 Tenure type by State/Territory	1
2 Dwelling structure by age of dwelling	2
3 Most common dwelling problems by age of dwelling	3
4 Most common dwelling problems by State/Territory	4
APPENDIXES	
Appendix A: Explanatory notes	17
Appendix B: Technical Note on Sampling Variability	21
Appendix C: Glossary	24
INQUIRIES	<ul style="list-style-type: none"> • for further information about the Australian Housing Survey and the availability of related statistics, contact Anu Mitra on (06) 252 5734 or any ABS State office. • for information about other ABS statistics and services, please refer to the back page of this publication.



PREFACE

This publication presents a selection of findings from the 1994 Australian Housing Survey. It concentrates on the physical condition and characteristics of dwellings in Australia. More detailed information will be published in *1994 Australian Housing Survey: Housing Characteristics, Costs and Conditions* (4182.0) to be released later this year.

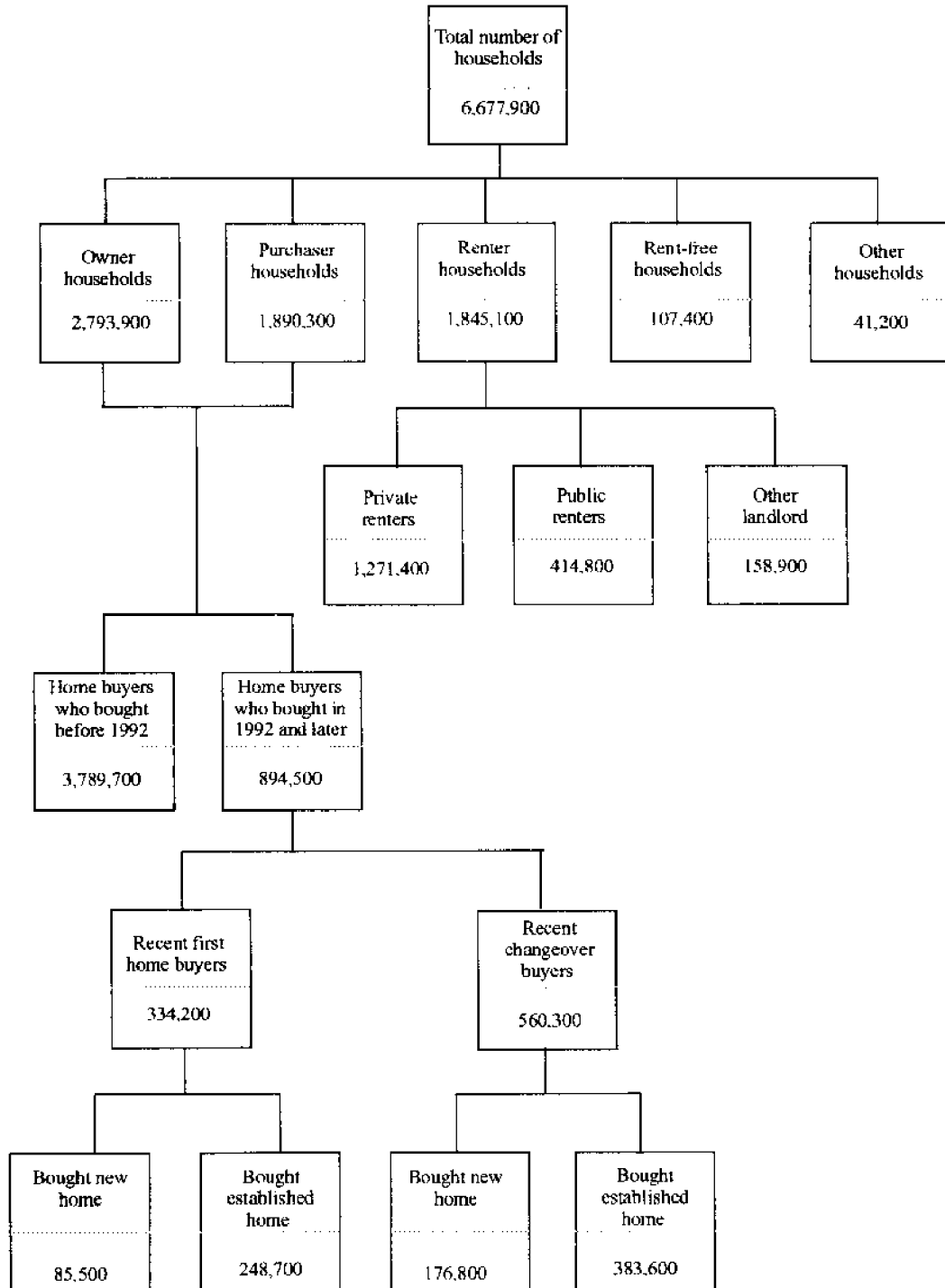
The Australian Housing Survey was conducted in response to users' demands for better information about the physical condition and quality of housing in order to provide them with an understanding of Australia's housing conditions and needs. The conduct of the survey was a key recommendation of the 1992 National Housing Strategy. It is just one of the ABS's contributions to informed decision making and government policy formulation on housing.

It is recommended that *1994 Australian Housing Survey - User Guide* (4180.0) be used as an adjunct to this publication.

W. McLennan
Australian Statistician

Australian Bureau of Statistics
Belconnen ACT 2616
June 1995

DIAGRAM 1 : HOUSEHOLDS IN AUSTRALIA, 1994



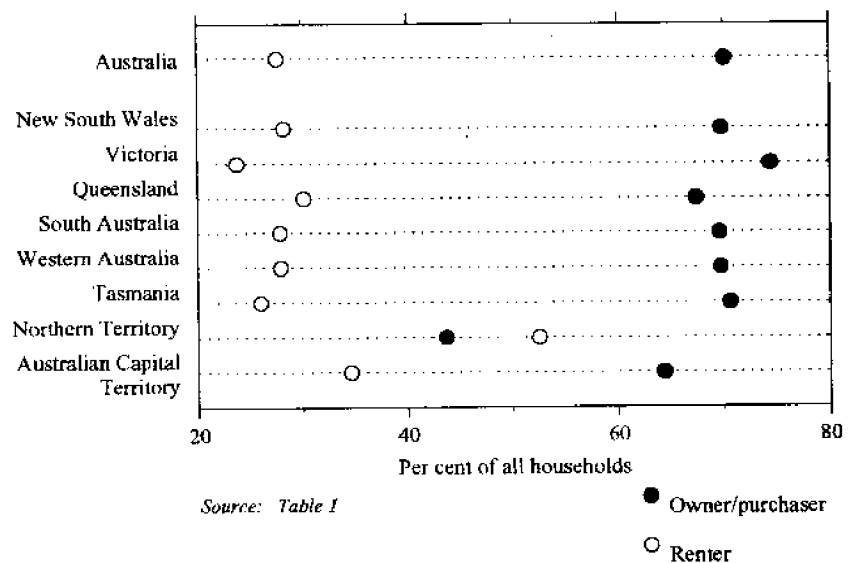
Summary of findings

Overall ...

In 1994, of the 6,677,900 households in Australia, owners accounted for 42 per cent, purchasers 28 per cent and renters 28 per cent. Rent-free and other types of households made up the remainder. Of the 1,845,100 households renting, 69 per cent rented from private landlords, while 22 per cent rented from public housing authorities.

Tasmania had the highest proportion of households who owned their home outright (45%), while the Australian Capital Territory had the highest proportion of households purchasing their home (36%). In the Northern Territory more than half the households rented their home (52%), significantly higher than the national figure of 28 per cent.

FIGURE 1 TENURE TYPE



Most households live in separate houses

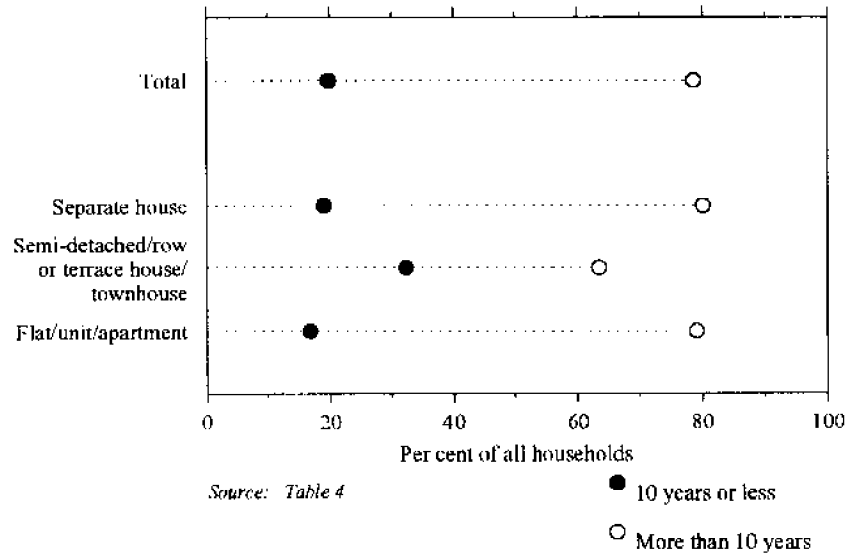
Separate houses were by far the most common type of dwelling structure (79%). This was followed by flats, units or apartments (12%) and semi-detached, row or terrace houses and townhouses (8%). Around 90 per cent of owner and purchaser households lived in separate houses, compared with only 53 per cent of renter households.

Most houses are more than 10 years old

Over three-quarters (79%) of Australia's housing stock was more than 10 years old. New South Wales (85%) had the highest proportion of dwellings exceeding 10 years of age. Conversely, the highest proportions of dwellings aged 10 years or less were found in Queensland and Western Australia (29%), the States with the largest population growth rates over the last decade.

Of the separate houses, 80 per cent were more than 10 years old. This contrasts with semi-detached, row or terrace houses and townhouses where only 63 per cent were more than 10 years old. The proportions of semi-detached, row or terrace houses and townhouses have increased significantly in the last 10 years.

FIGURE 2 DWELLING STRUCTURE BY AGE OF DWELLING



Sixty-three per cent of households that owned their home had lived in their current dwelling for more than 10 years. In comparison, 80 per cent of purchasers and 91 per cent of renters had lived in their present dwelling for 10 years or less.

Since January 1992, 894,500 households had purchased a home. Of these, 37 per cent were first home buyers, while the remaining 63 per cent were change over buyers. The majority of both first home buyers (74%) and change over buyers (68%) purchased established homes rather than new homes.

Brick-veneer with tiled roof ...

Over a quarter (28%) of all homes in Australia were of double-brick construction. However, the most common type of construction was brick-veneer (37%). Less than a quarter of separate houses (21%) were of double-brick construction, while over half (57%) of flats, units or apartments were double-brick.

The majority of dwellings (61%) had tiled roofs. The second most common roofing material was metal sheeting, 33 per cent. In the majority of homes (63%), timber was the most common type of framing material used.

Energy use

Electricity was the most common type of fuel used to heat both the dwelling (37%) and water (61%). Twenty-nine per cent of households used mains gas to heat the dwelling while 31 per cent used it to heat water. Electricity was used to heat the dwelling in 31 per cent of separate houses, although it was used more extensively in semi-detached, row or terrace houses and townhouses (53%) and flats, units or apartments (61%).

Over a quarter (29%) of all households in Australia reported having no form of insulation in their dwelling. Over a third (36%) of households in Australia reported having roof insulation only, with 15 per cent reporting insulation in both the wall and roof. Eighteen per cent of households did not know whether their dwelling had insulation or not. Nearly half of these households (49%) lived in semi-detached, row or terrace houses and townhouses and flats, units or apartments.

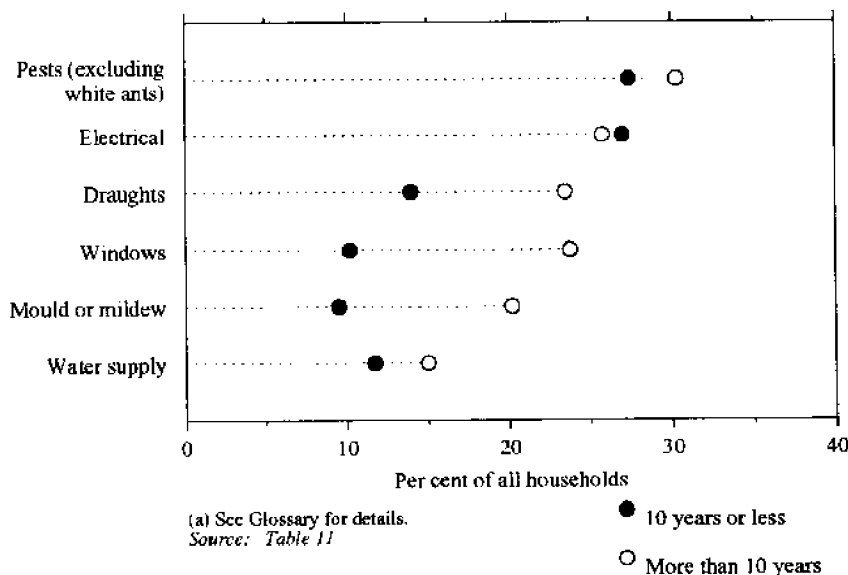
For dwellings where households knew the insulation status, 20 per cent of separate houses had insulation in both wall and roof, while only seven per cent of semi-detached, row or terrace houses, townhouses and flats, units or apartments had both. In households where insulation status was known, Queensland had the highest proportion of dwellings without any insulation (61%) and the Australian Capital Territory the lowest, with only 11 per cent. Dwellings in Victoria (30%), the Australian Capital Territory (26%) and South Australia (23%) had the highest proportions with insulation in both roof and walls.

Condition of the housing stock

In general, Australia's housing stock is in good condition, with 51 per cent of dwellings having one or no problems reported in the survey. Only 12 per cent of dwellings had five or more problems. Ninety-one per cent of these were more than 10 years old. Fifty-two per cent of dwellings with five or more problems were rented households, while 45 per cent were owner and purchaser households.

There were 1,775,100 dwellings (27%) that reported having no problems at all. A further 25 per cent reported one problem (one quarter of which reported infestation by pests other than white ants) and 18 per cent reported two problems.

**FIGURE 3 MOST COMMON DWELLING PROBLEMS(a)
BY AGE OF DWELLING**



The most common problem reported was infestation by pests (other than white ants) (30%). This was followed by electrical problems (26%) and draughts (21%). The incidence of infestation by pests (other than white ants) varied only slightly between newer (27%) and older dwellings (30%). However, the incidence in rented dwellings at 36 per cent was higher than for owners at 25 per cent and purchasers at 30 per cent.

Electrical problems included frequent power failures, blown fuses, exposed wiring, faulty light fittings and faulty power points. There was little variation in the incidence of electrical problems between new dwellings (27%) and dwellings more than 10 years (26%). The incidence for dwellings being rented or purchased at 28 per cent was higher than for owners at 23 per cent.

The incidence of draughts varied between newer and older dwellings, 14 per cent and 23 per cent, respectively. The incidence in rented dwellings was significantly higher at 30 per cent compared to owner occupied dwellings at 14 per cent and dwellings being purchased at 23 per cent.

The most commonly reported problems varied between States and Territories. The highest proportion of the incidence of infestation by pests (other than white ants) was in the Northern Territory at 61 per cent, significantly higher than all other States and Territories. This was followed by Queensland and Western Australia at 36 per cent and 35 per cent, respectively. Dwellings in Western Australia reported the highest incidence of electrical problems (56%). Nearly half of all households in Western Australia reported power failures which lasted for three hours or more. Tasmania reported proportionally more draughts at 36 per cent, followed by the Australian Capital Territory at 29 per cent and Victoria at 28 per cent.

FIGURE 4 MOST COMMON DWELLING PROBLEMS

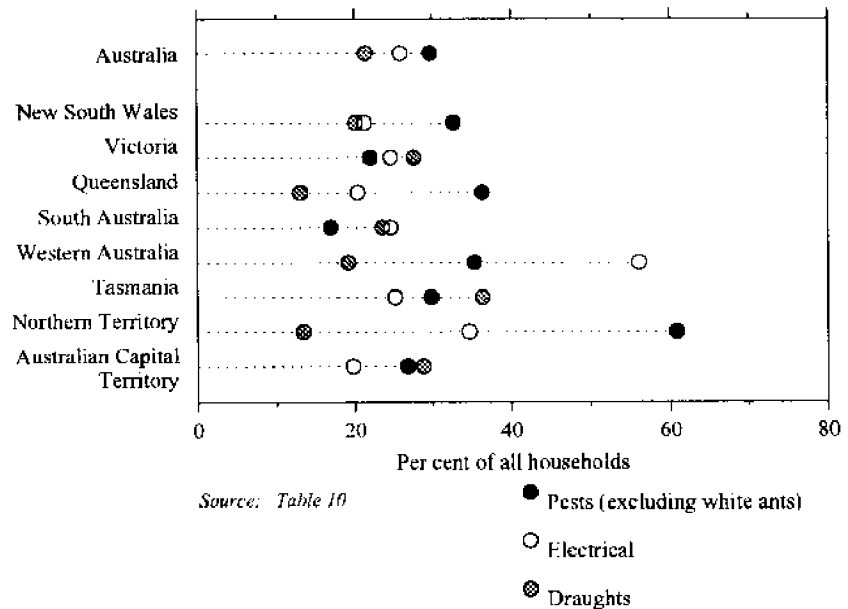


TABLE 1. HOUSEHOLDS : TENURE TYPE BY STATE/TERRITORY, 1994

Tenure type	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
	'000								
Owner	984.6	733.6	469.1	241.8	241.4	82.8	9.5	31.1	2,793.9
Purchaser	577.7	498.6	335.2	167.4	205.3	46.5	19.5	40.1	1,890.3
Renter									
Real estate agent	288.0	187.4	147.9	35.7	64.0	12.8	*5.2	13.8	754.8
Person not in same household	137.2	120.0	122.2	47.6	56.7	18.2	6.7	8.1	516.6
State/Territory housing authority	157.0	61.0	49.0	65.6	40.3	13.3	14.2	14.2	414.8
Employer (private & government)	18.4	*4.4	19.8	6.3	11.6	*1.2	6.9	**0.5	69.2
Other	20.7	16.3	15.9	6.1	*4.0	*2.0	*2.0	*0.8	67.9
All renters(a)	630.6	392.1	359.4	163.3	178.8	47.6	34.9	38.3	1,845.1
Rent-free	32.0	24.0	21.4	11.4	10.7	4.9	*2.4	*0.6	107.4
Other	12.3	9.2	8.9	*4.0	4.6	*1.4	**0.1	**0.5	41.2
Total	2,237.2	1,657.6	1,194.1	587.9	640.7	183.3	66.5	110.6	6,677.9
	-- per cent --								
Owner	35.2	26.3	16.8	8.7	8.6	3.0	0.3	1.1	100.0
Purchaser	30.6	26.4	17.7	8.9	10.9	2.5	1.0	2.1	100.0
Renter									
Real estate agent	38.2	24.8	19.6	4.7	8.5	1.7	0.7	1.8	100.0
Person not in same household	26.5	23.2	23.6	9.2	11.0	3.5	1.3	1.6	100.0
State/Territory housing authority	37.9	14.7	11.8	15.8	9.7	3.2	3.4	3.4	100.0
Employer (private & government)	26.6	6.4	28.7	9.1	16.8	*1.8	9.9	**0.7	100.0
Other	30.4	24.1	23.5	9.1	*5.9	*2.9	*2.9	**1.2	100.0
All renters(a)	34.2	21.3	19.5	8.9	9.7	2.6	1.9	2.1	100.0
Rent-free	29.8	22.4	19.9	10.6	9.9	4.6	*2.3	**0.6	100.0
Other	30.0	22.4	21.7	*9.7	11.2	*3.4	**0.3	**1.3	100.0
Total	33.5	24.8	17.9	8.8	9.6	2.7	1.0	1.7	100.0
	-- per cent --								
Owner	44.0	44.3	39.3	41.1	37.7	45.2	14.3	28.1	41.8
Purchaser	25.8	30.1	28.1	28.5	32.0	25.4	29.4	36.2	28.3
Renter									
Real estate agent	12.9	11.3	12.4	6.1	10.0	7.0	*7.8	12.5	11.3
Person not in same household	6.1	7.2	10.2	8.1	8.9	9.9	10.0	7.4	7.7
State/Territory housing authority	7.0	3.7	4.1	11.2	6.3	7.3	21.4	12.8	6.2
Employer (private & government)	0.8	*0.3	1.7	1.1	1.8	*0.7	10.3	**0.4	1.0
Other	0.9	1.0	1.3	1.0	*0.6	*1.1	*3.0	*0.7	1.0
All renters(a)	28.2	23.7	30.1	27.8	27.9	26.0	52.5	34.6	27.6
Rent-free	1.4	1.4	1.8	1.9	1.7	2.7	*3.7	*0.5	1.6
Other	0.6	0.6	0.7	*0.7	0.7	*0.8	**0.2	**0.5	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Includes a small number of 'not stated' landlord types (total 21,800).

TABLE 2. HOUSEHOLDS : DWELLING STRUCTURE BY TENURE TYPE BY STATE/TERRITORY, 1994
(*000)

State/Territory	Tenure type				Total(a)
	Owner	Purchaser	Renter	Rent-free	
SEPARATE HOUSE					
New South Wales	866.2	503.9	308.9	23.5	1,705.3
Victoria	662.2	463.0	197.8	15.0	1,344.8
Queensland	428.2	318.1	215.4	16.8	985.0
South Australia	216.5	150.7	77.5	9.9	457.0
Western Australia	213.6	186.5	109.5	8.9	521.3
Tasmania	78.8	44.9	26.1	4.1	155.3
Northern Territory	7.8	15.5	17.1	*1.5	42.0
Australian Capital Territory	28.6	37.4	23.2	**0.4	89.9
Australia	2,501.8	1,719.9	975.5	80.2	5,300.7
SEMI-DETACHED/ROW OR TERRACE HOUSE/TOWNHOUSE					
New South Wales	52.9	36.3	92.0	**0.7	183.4
Victoria	28.7	17.5	49.8	**2.3	98.8
Queensland	14.3	*5.4	33.8	**0.9	54.9
South Australia	17.8	12.9	60.2	*1.4	93.0
Western Australia	19.2	13.2	37.0	*1.8	71.1
Tasmania	2.3	*1.0	6.4	.	9.7
Northern Territory	**0.3	**1.2	*4.8	**0.2	6.4
Australian Capital Territory	2.2	*1.7	6.4	—	10.4
Australia	137.7	89.2	290.4	7.3	527.9
FLAT/UNIT/APARTMENT					
New South Wales	62.4	36.7	229.7	*7.0	343.9
Victoria	42.1	18.1	144.5	*6.1	212.7
Queensland	24.6	11.7	108.8	*3.7	150.7
South Australia	5.2	*3.5	25.6	—	35.4
Western Australia	6.6	5.3	31.5	—	45.2
Tasmania	*1.4	**0.6	15.1	**0.6	17.7
Northern Territory	**0.4	*2.9	12.7	**0.7	16.6
Australian Capital Territory	**0.3	*1.0	8.8	**0.2	10.3
Australia	143.0	79.9	576.7	18.4	832.5
TOTAL(b)					
New South Wales	984.6	577.7	630.6	32.0	2,237.2
Victoria	733.6	498.6	392.1	24.0	1,657.6
Queensland	469.1	335.2	359.4	21.4	1,194.1
South Australia	241.8	167.4	163.3	11.4	587.9
Western Australia	241.4	205.3	178.8	10.7	640.7
Tasmania	82.8	46.5	47.6	4.9	183.3
Northern Territory	9.5	19.5	34.9	*2.4	66.5
Australian Capital Territory	31.1	40.1	38.3	*0.6	110.6
Australia	2,793.9	1,890.3	1,845.1	107.4	6,677.9

(a) Includes a small number of 'other' tenure types (total 41,200). (b) Includes a small number of 'other' dwellings (total 16,800).

TABLE 3. HOUSEHOLDS : TENURE TYPE BY AGE OF DWELLING BY STATE/TERRITORY, 1994
('000)

State/Territory	Age of dwelling		Total(a)
	10 years or less	More than 10 years	
OWNER			
New South Wales	90.8	891.7	984.6
Victoria	97.3	634.2	733.6
Queensland	101.0	367.1	469.1
South Australia	27.2	214.2	241.8
Western Australia	54.8	185.2	241.4
Tasmania	12.1	70.7	82.8
Northern Territory	**1.0	8.5	9.5
Australian Capital Territory	4.2	26.9	31.1
Australia	388.4	2,398.5	2,793.9
PURCHASER			
New South Wales	125.1	451.6	577.7
Victoria	149.6	345.8	498.6
Queensland	135.9	198.6	335.2
South Australia	49.0	117.4	167.4
Western Australia	79.1	124.9	205.3
Tasmania	10.5	36.0	46.5
Northern Territory	6.5	13.0	19.5
Australian Capital Territory	11.7	28.4	40.1
Australia	567.4	1,315.8	1,890.3
RENTER			
New South Wales	82.2	515.0	630.6
Victoria	56.9	318.1	392.1
Queensland	108.4	239.4	359.4
South Australia	27.1	130.0	163.3
Western Australia	47.1	123.6	178.8
Tasmania	7.4	38.6	47.6
Northern Territory	9.5	22.4	34.9
Australian Capital Territory	12.2	25.4	38.3
Australia	350.7	1,412.5	1,845.1
RENT-FREE			
New South Wales	**2.2	29.2	32.0
Victoria	**1.9	22.2	24.0
Queensland	*2.9	18.0	21.4
South Australia	**0.3	10.7	11.4
Western Australia	*3.1	7.6	10.7
Tasmania	**0.4	4.5	4.9
Northern Territory	**1.1	*1.4	*2.4
Australian Capital Territory	**0.4	**0.2	*0.6
Australia	12.1	93.7	107.4
TOTAL(b)			
New South Wales	302.3	1,897.6	2,237.2
Victoria	307.5	1,327.7	1,657.6
Queensland	349.3	831.0	1,194.1
South Australia	103.6	476.3	587.9
Western Australia	184.5	445.6	640.7
Tasmania	30.5	151.1	183.3
Northern Territory	18.2	45.3	66.5
Australian Capital Territory	28.6	81.3	110.6
Australia	1,324.4	5,255.9	6,677.9

(a) Includes a small number of households in which dwelling age was not known (total 97,600). (b) Includes a small number of 'other' tenure types (total 41,200).

TABLE 4. HOUSEHOLDS : DWELLING STRUCTURE BY AGE OF DWELLING BY STATE/TERRITORY, 1994
(^{'000})

State/Territory	Age of dwelling		Total(a)
	10 years or less	More than 10 years	
SEPARATE HOUSE			
New South Wales	214.2	1,476.4	1,705.3
Victoria	243.3	1,088.4	1,344.8
Queensland	268.7	712.2	985.0
South Australia	80.3	373.7	457.0
Western Australia	148.8	367.3	521.3
Tasmania	23.5	131.6	155.3
Northern Territory	11.2	30.0	42.0
Australian Capital Territory	19.4	70.1	89.9
Australia	1,009.3	4,249.6	5,300.7
SEMI-DETACHED/ROW OR TERRACE HOUSE/TOWNHOUSE			
New South Wales	51.6	120.9	183.4
Victoria	29.4	68.3	98.8
Queensland	33.4	18.6	54.9
South Australia	18.5	71.5	93.0
Western Australia	26.4	42.5	71.1
Tasmania	3.6	5.6	9.7
Northern Territory	*2.6	*2.6	6.4
Australian Capital Territory	5.1	5.2	10.4
Australia	170.6	335.0	527.9
FLAT/UNIT/APARTMENT			
New South Wales	35.8	296.5	343.9
Victoria	34.9	169.7	212.7
Queensland	45.8	98.2	150.7
South Australia	4.5	28.9	35.4
Western Australia	8.0	34.0	45.2
Tasmania	3.5	13.3	17.7
Northern Territory	*3.8	11.9	16.6
Australian Capital Territory	4.1	6.0	10.3
Australia	140.3	658.6	832.5
TOTAL(b)			
New South Wales	302.3	1,897.6	2,237.2
Victoria	307.5	1,327.7	1,657.6
Queensland	349.3	831.0	1,194.1
South Australia	103.6	476.3	587.9
Western Australia	184.5	445.6	640.7
Tasmania	30.5	151.1	183.3
Northern Territory	18.2	45.3	66.5
Australian Capital Territory	28.6	81.3	110.6
Australia	1,324.4	5,255.9	6,677.9

(a) Includes a small number of households in which dwelling age was not known (total 97,600). (b) Includes a small number of 'other' dwellings (total 16,800).

TABLE 5. HOUSEHOLDS : LENGTH OF TIME IN DWELLING BY TENURE TYPE BY STATE/TERRITORY, 1994
(^{'000})

State/Territory	Owner	Purchaser	Renter	Rent-free	Total(a)
10 YEARS OR LESS					
New South Wales	324.0	442.0	556.6	24.0	1,356.0
Victoria	249.2	394.6	360.4	13.9	1,025.6
Queensland	203.8	282.3	339.4	17.6	848.4
South Australia	85.1	135.6	141.1	7.7	372.7
Western Australia	116.9	170.6	166.3	8.4	466.0
Tasmania	32.9	35.2	42.2	2.5	113.6
Northern Territory	*3.2	14.7	32.1	*1.9	52.1
Australian Capital Territory	13.6	31.3	34.1	**0.4	80.0
Australia	1,028.8	1,506.5	1,672.3	76.3	4,314.5
MORE THAN 10 YEARS					
New South Wales	660.6	135.7	74.0	*8.0	881.3
Victoria	484.4	104.0	31.7	10.1	631.9
Queensland	265.3	52.9	20.0	*3.9	345.7
South Australia	156.6	31.8	22.2	*3.7	215.2
Western Australia	124.5	34.6	12.5	*2.3	174.7
Tasmania	49.9	11.3	5.5	2.4	69.7
Northern Territory	6.3	*4.8	*2.7	**0.5	14.4
Australian Capital Territory	17.4	8.7	4.2	**0.2	30.6
Australia	1,765.1	383.9	172.8	31.1	2,363.4
TOTAL					
New South Wales	984.6	577.7	630.6	32.0	2,237.2
Victoria	733.6	498.6	392.1	24.0	1,657.6
Queensland	469.1	335.2	359.4	21.4	1,194.1
South Australia	241.8	167.4	163.3	11.4	587.9
Western Australia	241.4	205.3	178.8	10.7	640.7
Tasmania	82.8	46.5	47.6	4.9	183.3
Northern Territory	9.5	19.5	34.9	*2.4	66.5
Australian Capital Territory	31.1	40.1	38.3	*0.6	110.6
Australia	2,793.9	1,890.3	1,845.1	107.4	6,677.9

(a) Includes a small number of 'other' tenure types (total 41,200).

TABLE 6. RECENT HOME BUYER HOUSEHOLDS : WHETHER PURCHASED NEW OR ESTABLISHED HOME BY STATE/TERRITORY, 1994
(^{'000})

State/Territory	Recent first home buyer			Recent changeover buyer			Total		
	Purchased new home	Purchased established home	Total	Purchased new home	Purchased established home	Total	Purchased new home	Purchased established home	Total
New South Wales	19.9	83.2	103.1	29.5	112.7	142.3	49.4	195.9	245.4
Victoria	16.9	61.6	78.5	39.1	77.8	116.9	56.0	139.4	195.4
Queensland	24.3	39.8	64.1	56.7	78.5	135.2	81.0	118.3	199.3
South Australia	6.1	22.2	28.3	16.5	32.3	48.8	22.6	54.5	77.1
Western Australia	13.1	27.2	40.4	28.3	58.6	86.9	41.4	85.9	127.3
Tasmania	*1.8	6.7	8.4	2.9	13.5	16.4	4.7	20.2	24.9
Northern Territory	*1.3	*3.4	*4.7	*1.4	*2.9	*4.3	*2.7	6.3	9.0
Australian Capital Territory	2.1	4.6	6.6	2.4	7.2	9.6	4.4	11.8	16.2
Australia	85.5	248.7	334.2	176.8	383.6	560.3	262.3	632.2	894.5

TABLE 7. RECENT HOME BUYER HOUSEHOLDS : PURCHASE PRICE OF DWELLING BY WHETHER PURCHASED NEW OR ESTABLISHED HOME BY STATE, 1994
(^{'000})

Purchase price of dwelling	Recent first home buyer			Recent changeover buyer			Total		
	Purchased new home	Purchased established home	Total	Purchased new home	Purchased established home	Total	Purchased new home	Purchased established home	Total
NEW SOUTH WALES									
Less than \$85 000	*4.4	11.8	16.2	**2.0	*8.1	10.1	*6.4	19.9	26.3
\$85 001 to \$110 000	*3.5	21.3	24.8	**2.2	10.1	12.3	*5.7	31.4	37.1
\$110 001 to \$135 000	*7.4	*8.9	16.4	*4.5	15.6	20.1	11.9	24.5	36.4
\$135 001 to \$160 000	**2.3	12.9	15.2	*7.6	15.1	22.6	*9.9	28.0	37.9
\$160 001 to \$185 000	**1.6	10.8	12.4	*4.0	12.6	16.6	*5.6	23.4	29.0
More than \$185 000	**0.7	16.8	17.5	*9.2	47.7	57.0	9.9	64.6	74.5
Total(a)	19.9	83.2	103.1	29.5	112.7	142.3	49.4	195.9	245.4
VICTORIA									
Less than \$85 000	**1.7	18.6	20.4	*6.2	11.6	17.8	*7.9	30.3	38.2
\$85 001 to \$110 000	*6.3	20.9	27.2	8.5	13.9	22.4	14.8	34.8	49.6
\$110 001 to \$135 000	*4.9	13.2	18.1	*4.0	17.2	21.2	9.0	30.3	39.3
\$135 001 to \$160 000	**1.0	*5.5	*6.6	*5.8	8.5	14.3	*6.8	14.0	20.9
\$160 001 to \$185 000	**1.2	—	**1.2	*3.2	*8.1	11.3	*4.4	*8.1	12.5
More than \$185 000	**1.2	*3.4	*4.5	10.8	16.7	27.5	12.0	20.0	32.0
Total(a)	16.9	61.6	78.5	39.1	77.8	116.9	56.0	139.4	195.4
QUEENSLAND									
Less than \$85 000	*3.1	12.0	15.0	8.2	11.7	19.9	11.3	23.7	35.0
\$85 001 to \$110 000	12.6	10.6	23.1	14.4	18.0	32.4	26.9	28.6	55.5
\$110 001 to \$135 000	*4.3	10.2	14.5	9.1	16.8	25.9	13.4	26.9	40.4
\$135 001 to \$160 000	*3.5	*4.8	8.3	7.7	12.8	20.5	11.2	17.6	28.7
\$160 001 to \$185 000	**0.9	**1.5	*2.4	*5.3	7.8	13.1	*6.3	9.3	15.5
More than \$185 000	—	**0.8	**0.8	10.5	9.7	20.2	10.5	10.5	21.0
Total(a)	24.3	39.8	64.1	56.7	78.5	135.2	81.0	118.3	199.3
SOUTH AUSTRALIA									
Less than \$85 000	*1.7	15.0	16.7	*3.1	9.2	12.3	4.8	24.2	29.0
\$85 001 to \$110 000	**1.3	4.8	6.1	*2.3	6.5	8.8	*3.5	11.3	14.9
\$110 001 to \$135 000	*1.8	**1.0	*2.8	4.8	5.7	10.6	6.6	6.7	13.3
\$135 001 to \$160 000	**1.4	**0.4	*1.8	**1.2	*4.1	5.3	*2.6	*4.5	7.2
\$160 001 to \$185 000	—	**0.7	**0.7	*2.4	**1.2	*3.6	*2.4	*1.9	*4.3
More than \$185 000	—	**0.3	**0.3	*2.1	4.5	6.6	*2.1	4.8	6.9
Total(a)	6.1	22.2	28.3	16.5	32.3	48.8	22.6	54.5	77.1
WESTERN AUSTRALIA									
Less than \$85 000	6.7	12.7	19.4	7.2	17.8	25.0	13.8	30.6	44.4
\$85 001 to \$110 000	*4.2	5.7	9.9	4.9	10.0	14.9	9.1	15.7	24.8
\$110 001 to \$135 000	**0.4	*4.4	4.8	*4.1	8.2	12.3	*4.5	12.6	17.1
\$135 001 to \$160 000	**0.4	*2.4	*2.8	*4.3	6.3	10.6	4.8	8.7	13.5
\$160 001 to \$185 000	—	**0.7	**0.7	*3.5	5.8	9.2	*3.5	6.5	9.9
More than \$185 000	*1.4	**1.0	*2.4	*4.3	10.1	14.4	5.7	11.1	16.8
Total(a)	13.1	27.2	40.4	28.3	58.6	86.9	41.4	85.9	127.3
TASMANIA									
Less than \$85 000	*1.4	4.7	6.1	**0.5	3.9	4.4	*1.9	8.6	10.6
\$85 001 to \$110 000	**0.2	*1.0	*1.2	**0.5	3.7	4.2	*0.7	4.7	5.4
\$110 001 to \$135 000	**0.2	**0.5	*0.7	*1.1	2.4	3.5	*1.2	3.0	4.2
\$135 001 to \$160 000	—	**0.3	**0.3	**0.3	*1.5	*1.8	**0.3	*1.8	*2.1
\$160 001 to \$185 000	—	**0.1	**0.1	**0.1	**0.5	**0.7	**0.1	**0.7	*0.8
More than \$185 000	—	—	—	**0.2	*1.1	*1.3	**0.2	*1.1	*1.3
Total(a)	*1.8	6.7	8.4	2.9	13.5	16.4	4.7	20.2	24.9
AUSTRALIA(b)									
Less than \$85 000	19.2	76.8	96.0	27.2	62.8	90.0	46.4	139.6	186.0
\$85 001 to \$110 000	28.9	65.8	94.7	33.3	63.1	96.4	62.2	128.9	191.1
\$110 001 to \$135 000	19.8	40.8	60.6	28.6	67.3	95.9	48.4	108.1	156.6
\$135 001 to \$160 000	9.7	27.8	37.5	27.1	50.8	77.8	36.8	78.6	115.4
\$160 001 to \$185 000	*3.8	13.9	17.8	18.8	37.5	56.3	22.7	51.4	74.1
More than \$185 000	*3.6	22.5	26.1	38.9	92.9	131.8	42.4	115.5	157.9
Total(a)	85.5	248.7	334.2	176.8	383.6	560.3	262.3	632.2	894.5

(a) Includes a small number of 'not known' responses (total for Australia 13,400). (b) Includes NT and ACT (for which disaggregated data is not sufficiently accurate for most reasonable uses).

TABLE 8. HOUSEHOLDS : DWELLING STRUCTURE BY SELECTED CHARACTERISTICS OF THE DWELLING, 1994
(^{'000})

<i>Selected characteristics</i>	<i>Separate house</i>	<i>Semi-detached/row or terrace house/townhouse</i>	<i>Flat/unit/apartment</i>	<i>Total(a)</i>
<i>Main material of roof</i>				
Tiles	3,226.5	373.5	456.4	4,056.3
Metal sheeting	1,844.7	133.4	181.2	2,170.4
Slate	9.8	*2.5	*2.4	14.7
Fibro	97.7	*1.2	18.2	117.1
Other	97.1	*3.9	57.3	163.5
Not known	24.9	13.5	117.0	155.8
<i>Main material of outer walls</i>				
Double brick	1,092.2	282.3	475.4	1,849.9
Brick veneer	2,067.3	198.1	205.4	2,470.8
Timber	1,006.3	6.9	25.5	1,038.7
Fibro cement	521.5	9.4	13.4	544.2
Steel/Aluminium	79.1	**0.7	*3.9	98.5
Concrete	65.7	7.0	52.7	125.4
Other	455.8	20.7	45.4	524.0
Not known	12.9	*2.8	10.7	26.3
<i>Main material of frame</i>				
Timber/Wood	3,823.2	176.9	191.6	4,192.6
Steel	87.9	5.0	21.6	123.5
Other	22.3	4.6	13.8	43.3
No frame	1,215.0	295.6	517.9	2,031.7
Not known	152.3	45.8	87.5	286.8
<i>Main source of water for drinking/cooking</i>				
Mains/town water	4,514.2	501.0	812.1	5,837.2
Rainwater tanks	699.2	24.5	13.2	740.4
Dams	*3.5	—	—	*3.5
Bores	41.8	—	*1.6	45.0
Other	42.0	*2.4	5.6	51.9
<i>Main source of water for washing/bathing</i>				
Mains/town water	4,808.9	525.7	827.1	6,172.6
Rainwater tanks	328.3	*2.2	*2.5	334.8
Dams	20.0	—	—	20.0
Bores	82.0	—	*2.2	85.8
Other	61.5	—	**0.7	64.7
<i>Sources of water supply</i>				
Mains/Town water	4,850.3	527.1	827.5	6,215.7
Rainwater tanks	870.3	34.6	16.7	925.6
Dams	75.6	—	—	76.8
Bores	251.6	*3.5	5.8	263.6
Other	111.8	*2.8	9.0	127.4
<i>Type of sewerage system</i>				
Mains/town	4,255.0	502.4	794.8	5,556.9
Septic — Absorption	720.1	8.3	13.1	745.6
— Pump out	236.7	6.3	5.8	249.7
Other	45.2	**0.4	**1.0	52.2
Not known	43.7	10.4	17.8	73.5
<i>Main source of fuel used to heat dwelling</i>				
No heating	451.0	63.3	153.8	672.7
Electricity	1,659.7	281.4	507.8	2,457.8
Mains gas	1,635.7	144.1	137.3	1,917.0
Wood/coal	1,094.3	18.9	8.9	1,122.1
Oil	178.3	5.0	6.7	190.0
Bottled gas	193.2	7.3	8.7	212.2
Other	88.5	8.0	9.3	106.1
<i>Main energy source used to heat water</i>				
Electricity	3,143.5	308.5	583.8	4,044.8
Mains gas	1,612.7	205.8	236.7	2,055.9
Solar	294.9	8.1	*3.4	306.9
Other	249.6	5.5	8.6	270.3
Total	5,300.7	527.9	832.5	6,677.9

(a) Includes a small number of 'other' dwellings (total 16,800).

TABLE 9. HOUSEHOLDS : WHETHER INSULATED BY DWELLING STRUCTURE BY STATE/TERRITORY, 1994
(^{'000})

<i>Whether insulated</i>	<i>Separate house</i>	<i>Semi-detached/row or terrace house/townhouse</i>	<i>Flat/unit/apartment</i>	<i>Total(a)</i>
NEW SOUTH WALES				
Wall only	57.9	**1.9	*3.9	63.7
Roof only	694.1	48.6	23.4	766.1
Both	241.3	*8.9	**1.5	253.2
None	517.0	62.4	150.4	732.3
Unknown	195.0	61.7	164.8	422.0
Total	1,705.3	183.4	343.9	2,237.2
VICTORIA				
Wall only	22.7	**1.1	**1.9	26.3
Roof only	632.7	31.6	51.0	715.3
Both	394.5	14.7	11.5	420.7
None	173.2	19.9	53.2	246.9
Unknown	121.8	31.5	95.1	248.4
Total	1,344.8	98.8	212.7	1,657.6
QUEENSLAND				
Wall only	61.2	**1.0	*2.5	65.2
Roof only	187.0	*5.9	6.8	200.6
Both	92.7	**0.4	*3.7	97.8
None	480.6	19.0	56.2	556.8
Unknown	163.7	28.6	81.5	273.8
Total	985.0	54.9	150.7	1,194.1
SOUTH AUSTRALIA				
Wall only	10.0	**1.1	—	11.4
Roof only	232.3	40.1	6.0	278.4
Both	103.5	8.3	*2.7	115.1
None	67.1	13.8	7.1	89.3
Unknown	44.1	29.7	19.5	93.7
Total	457.0	93.0	35.4	587.9
WESTERN AUSTRALIA				
Wall only	6.4	—	—	7.2
Roof only	275.8	24.2	5.3	305.3
Both	31.9	**0.3	**1.1	34.2
None	161.2	25.3	17.1	204.2
Unknown	46.0	21.3	21.8	89.8
Total	521.3	71.1	45.2	640.7
TASMANIA				
Wall only	9.0	**0.6	**0.5	10.1
Roof only	64.6	2.5	3.8	71.1
Both	30.5	*0.7	**0.5	31.8
None	38.0	2.7	4.6	45.7
Unknown	13.1	3.2	8.2	24.5
Total	155.3	9.7	17.7	183.3
NORTHERN TERRITORY				
Wall only	**0.7	—	**0.4	**1.1
Roof only	12.1	**0.2	*2.5	15.0
Both	*4.6	**0.7	**0.3	*6.0
None	12.3	**0.2	*5.5	18.9
Unknown	12.3	*5.3	7.9	25.5
Total	42.0	6.4	16.6	66.5
AUSTRALIAN CAPITAL TERRITORY				
Wall only	*1.4	**0.4	—	*1.8
Roof only	52.3	5.0	*1.0	58.3
Both	23.3	*1.0	**0.2	24.4
None	5.7	*1.3	3.2	10.3
Unknown	7.2	2.7	5.9	15.8
Total	89.9	10.4	10.3	110.6
AUSTRALIA				
Wall only	169.3	6.0	9.2	186.7
Roof only	2,150.8	158.2	99.8	2,410.1
Both	922.3	35.0	21.6	983.2
None	1,455.2	144.6	297.3	1,904.3
Unknown	603.1	184.1	404.7	1,193.6
Total	5,300.7	527.9	832.5	6,677.9

(a) Includes a small number of 'other' dwellings (total 16,800).

TABLE 10. HOUSEHOLDS : NUMBER OF PROBLEMS(a) BY AGE OF DWELLING BY TENURE TYPE, 1994
(^{'000})

Tenure type	Number of problems						Total
	None	One	Two	Three	Four	Five or more	
10 YEARS OR LESS							
Owner	155.9	119.0	65.4	29.3	12.3	6.5	388.4
Purchaser	171.2	169.9	108.4	53.7	37.9	26.2	567.4
Renter	109.2	84.3	59.7	43.3	25.0	29.3	350.7
Rent-free	* 3.9	* 4.0	* 2.6	**0.5	**1.0	—	12.1
Total(b)	442.6	379.1	236.8	127.5	76.4	62.0	1,324.4
MORE THAN 10 YEARS							
Owner	798.3	683.7	421.3	238.9	118.4	137.9	2,398.5
Purchaser	245.3	300.9	255.8	199.3	137.0	177.5	1,315.8
Renter	230.6	242.4	231.1	196.1	145.6	366.6	1,412.5
Rent-free	16.9	22.2	14.4	12.8	8.4	19.1	93.7
Total(b)	1,299.9	1,255.7	929.6	652.1	412.7	705.8	5,255.9
TOTAL(c)							
Owner	957.9	804.4	487.0	268.7	131.5	144.3	2,793.9
Purchaser	418.8	472.6	366.1	253.6	175.6	203.6	1,890.3
Renter	365.1	346.5	306.2	250.2	175.0	402.0	1,845.1
Rent-free	22.1	26.6	17.0	13.3	9.3	19.1	107.4
Total(b)	1,775.1	1,658.6	1,184.1	791.4	494.9	773.9	6,677.9

(a) Includes selected problem areas – see Glossary for details. (b) Includes a small number of 'other' tenure types (total 41,200). (c) Includes a small number of households in which dwelling age was not known (total 97,600).

TABLE 11. HOUSEHOLDS : MOST COMMON DWELLING PROBLEMS BY AGE OF DWELLING BY STATE/TERRITORY, 1994
(^{'000})

Common problems(a)	Age of dwelling		Total(b)
	10 years or less	More than 10 years	
NEW SOUTH WALES			
Pests (excluding white ants)	72.9	644.8	731.2
Electrical	70.2	403.7	478.6
Draughts	38.4	408.5	451.6
Windows	28.7	413.2	448.0
Mould or mildew	28.7	410.7	442.9
Water supply	41.2	237.9	282.2
Surface run-off	37.6	218.9	259.8
Doors	28.8	215.8	249.5
Leaks or water penetration	20.4	186.7	208.2
Inadequate roof drainage	13.4	197.4	213.3
All households	302.3	1,897.6	2,237.2
VICTORIA			
Pests (excluding white ants)	66.3	300.3	367.1
Electrical	76.3	330.8	409.3
Draughts	66.9	385.4	457.5
Windows	38.2	360.5	402.2
Mould or mildew	20.7	227.5	249.2
Water supply	27.5	192.7	222.8
Surface run-off	36.7	178.3	216.7
Doors	34.9	189.8	228.2
Leaks or water penetration	15.2	124.8	141.4
Inadequate roof drainage	11.0	142.2	156.6
All households	307.5	1,327.7	1,657.6
QUEENSLAND			
Pests (excluding white ants)	126.4	300.6	433.7
Electrical	71.0	172.7	245.0
Draughts	27.3	127.4	156.2
Windows	27.2	168.5	197.7
Mould or mildew	35.6	182.5	220.2
Water supply	39.5	175.2	217.3
Surface run-off	53.6	122.6	178.8
Doors	27.0	100.6	130.9
Leaks or water penetration	16.1	79.1	97.1
Inadequate roof drainage	10.4	77.5	89.3
All households	349.3	831.0	1,194.1
SOUTH AUSTRALIA			
Pests (excluding white ants)	15.8	83.0	100.1
Electrical	21.8	121.1	145.1
Draughts	13.5	124.7	138.9
Windows	7.4	111.3	119.5
Mould or mildew	5.4	82.8	89.3
Water supply	14.5	82.9	98.4
Surface run-off	9.9	62.2	72.9
Doors	11.1	70.4	81.5
Leaks or water penetration	5.7	51.3	57.4
Inadequate roof drainage	* 2.7	40.1	43.9
All households	103.6	476.3	587.9
WESTERN AUSTRALIA			
Pests (excluding white ants)	54.2	168.1	226.3
Electrical	100.0	254.9	360.0
Draughts	22.9	97.8	122.8
Windows	22.7	110.6	135.1
Mould or mildew	26.8	101.1	129.3
Water supply	23.0	54.5	78.4
Surface run-off	25.8	67.5	94.6
Doors	18.7	66.7	86.0
Leaks or water penetration	12.5	83.6	97.1
Inadequate roof drainage	13.0	70.7	83.7
All households	184.5	445.6	640.7

(a) A household may have more than one problem - see Glossary for details.

(b) Includes a small number of households in which dwelling age was not known (total 97,600).

...continued

TABLE 11. HOUSEHOLDS : MOST COMMON DWELLING PROBLEMS BY AGE OF DWELLING BY STATE/TERRITORY, 1994
(^{'000}) — *continued*

Common problems(a)	Age of dwelling		Total(b)
	10 years or less	More than 10 years	
TASMANIA			
Pests (excluding white ants)	9.0	45.6	54.6
Electrical	7.6	38.4	46.2
Draughts	8.2	57.8	66.6
Windows	3.8	47.1	51.5
Mould or mildew	2.8	32.9	36.3
Water supply	3.1	28.3	31.4
Surface run-off	3.6	26.7	30.5
Doors	3.6	28.2	32.5
Leaks or water penetration	3.3	18.0	21.5
Inadequate roof drainage	* 0.9	10.1	10.9
All households	30.5	151.1	183.3
NORTHERN TERRITORY			
Pests (excluding white ants)	10.2	28.3	40.5
Electrical	* 5.9	16.1	23.0
Draughts	**0.3	8.2	9.0
Windows	* 2.0	12.1	14.1
Mould or mildew	* 3.9	10.8	15.1
Water supply	* 3.2	8.8	12.9
Surface run-off	* 3.4	10.0	13.4
Doors	* 1.6	* 6.1	7.7
Leaks or water penetration	* 2.2	8.3	10.7
Inadequate roof drainage	**0.5	* 4.0	* 4.5
All households	18.2	45.3	66.5
AUSTRALIAN CAPITAL TERRITORY			
Pests (excluding white ants)	7.7	21.7	29.6
Electrical	4.2	17.5	21.9
Draughts	7.7	24.0	31.9
Windows	4.8	26.6	31.5
Mould or mildew	2.4	15.0	17.6
Water supply	3.2	8.1	11.5
Surface run-off	4.3	13.9	18.4
Doors	4.5	15.1	19.8
Leaks or water penetration	* 1.7	8.4	10.5
Inadequate roof drainage	* 0.6	10.9	11.5
All households	28.6	81.3	110.6
AUSTRALIA			
Pests (excluding white ants)	362.4	1,592.4	1,983.2
Electrical	357.1	1,355.2	1,729.3
Draughts	185.2	1,233.7	1,434.5
Windows	134.7	1,250.1	1,399.5
Mould or mildew	126.4	1,063.2	1,199.9
Water supply	155.0	788.4	954.7
Surface run-off	175.0	699.9	884.9
Doors	130.3	692.5	836.0
Leaks or water penetration	77.2	560.2	643.9
Inadequate roof drainage	52.5	552.8	613.7
All households	1,324.4	5,255.9	6,677.9

(a) A household may have more than one problem - see Glossary for details.

(b) Includes a small number of households in which dwelling age was not known (total 97,600).

TABLE 12. HOUSEHOLDS : MOST COMMON DWELLING PROBLEMS BY AGE OF DWELLING BY TENURE TYPE, 1994
(*000)

Common problems(a)	Age of dwelling		Total(b)
	10 years or less	More than 10 years	
OWNER			
Pests (excluding white ants)	94.6	616.4	712.4
Electrical	109.0	518.6	628.8
Draughts	32.7	364.3	397.3
Windows	16.3	348.3	364.9
Mould or mildew	24.4	301.9	326.4
Water supply	40.1	278.9	319.1
Surface run-off	38.3	248.2	286.5
Doors	15.5	158.8	175.0
Leaks or water penetration	19.4	163.7	183.5
Inadequate roof drainage	10.4	148.6	160.3
All households	388.4	2,398.5	2,793.9
PURCHASER			
Pests (excluding white ants)	155.3	406.9	565.0
Electrical	161.1	368.3	530.6
Draughts	82.2	354.0	437.1
Windows	63.6	339.7	404.6
Mould or mildew	52.8	279.1	332.2
Water supply	77.7	220.7	298.8
Surface run-off	88.2	226.2	315.6
Doors	58.1	168.0	226.4
Leaks or water penetration	31.1	143.0	174.1
Inadequate roof drainage	22.2	166.9	189.2
All households	567.4	1,315.8	1,890.3
RENTER			
Pests (excluding white ants)	108.2	524.3	656.7
Electrical	81.3	425.8	521.5
Draughts	67.7	475.2	557.4
Windows	53.4	524.7	591.2
Mould or mildew	48.1	457.2	515.4
Water supply	36.7	265.1	312.8
Surface run-off	46.4	214.4	269.7
Doors	55.8	342.9	410.9
Leaks or water penetration	25.6	230.8	262.4
Inadequate roof drainage	19.0	222.1	248.1
All households	350.7	1,412.5	1,845.1
RENT-FREE			
Pests (excluding white ants)	* 2.8	32.9	35.7
Electrical	4.9	30.4	35.7
Draughts	* 1.6	29.0	30.6
Windows	**0.8	30.6	31.3
Mould or mildew	**0.9	19.3	20.2
Water supply	**0.5	17.6	18.1
Surface run-off	**0.8	10.6	11.4
Doors	**0.5	14.8	15.4
Leaks or water penetration	* 1.2	16.9	18.0
Inadequate roof drainage	**0.4	12.0	12.4
All households	12.1	93.7	107.4
TOTAL(c)			
Pests (excluding white ants)	362.4	1,592.4	1,983.2
Electrical	357.1	1,355.2	1,729.3
Draughts	185.2	1,233.7	1,434.5
Windows	134.7	1,250.1	1,399.5
Mould or mildew	126.4	1,063.2	1,199.9
Water supply	155.0	788.4	954.7
Surface run-off	175.0	699.9	884.9
Doors	130.3	692.5	836.0
Leaks or water penetration	77.2	560.2	643.9
Inadequate roof drainage	52.5	552.8	613.7
All households	1,324.4	5,255.9	6,677.9

(a) A household may have more than one problem - see Glossary for details. (b) Includes a small number of households in which dwelling age was not known (total 97,600). (c) Includes a small number of 'other' tenure types (total 41,200).

APPENDIX A

EXPLANATORY NOTES

Introduction	The Australian Housing Survey (AHS) was conducted in August to October 1994. Previous surveys on housing have concentrated on housing costs, housing finances and housing amenities. This, however, was the first major survey to focus on the physical characteristics and condition of dwellings. These data, together with extensive information on the characteristics of householders, housing costs, housing preferences, access to services and housing history, will enable analysis of housing issues such as housing needs and living conditions of Australians.
Scope of the survey	
<i>Geographical areas</i>	The survey covered both rural and urban areas in all States and Territories, with the exception of Jervis Bay Territory.
<i>Dwellings</i>	The survey covered persons aged 15 years and over in private dwellings only. Private dwellings are houses, flats, home units, converted garages and any other structures used as private places of residence at the time of the survey. Persons in caravan parks were also included in this survey. Persons in special dwellings, improvised homes such as sheds and tents were excluded.
<i>Households</i>	Households were excluded where the household reference person was one of the following: <ul style="list-style-type: none"> • diplomatic personnel of overseas governments and non-Australian members of their households; • non-Australian service personnel stationed in Australia and their dependants; • overseas visitors whose usual place of residence is outside Australia; • members of the Australian Defence Forces;
Coverage of the survey	Coverage rules are applied which aim to ensure that each person is associated with only one dwelling, and hence has only one chance of selection. The chance of a person being enumerated at two separate dwellings in the one survey is considered to be negligible.
Data collection method	The interviews were conducted over a nine week period from August 8 to October 8, 1994. Trained ABS interviewers were used to collect information from persons aged 15 years or more in the household from 'any responsible adult' in the household (that is the household reference person or their spouse/de facto).
Survey design	The survey was conducted on a multi-stage area sample of private dwellings. Of the selected dwellings, there were 16,200 in the scope of the survey, of which 89 per cent responded.

The following table shows the total number of responding households across the States and Territories.

1994 AUSTRALIAN HOUSING SURVEY: NUMBER OF RESPONDING HOUSEHOLDS			
<i>State or Territory</i>	<i>Capital city</i>	<i>Rest of State</i>	<i>Total</i>
New South Wales	1,964	1,263	3,227
Victoria	2,086	856	2,942
Queensland	1,234	1,375	2,609
South Australia	1,381	476	1,857
Western Australia	1,361	475	1,836
Tasmania	437	625	1,062
Northern Territory	156	123	279
Australian Capital Territory	644	—	644
Australia	9,263	5,193	14,456

Reliability of estimates

The estimates provided in this publication are subject to two types of error.

Sampling error

This is the difference which would be expected between the estimate and the corresponding figure that would have been obtained from a collection based on the whole population, using the same questionnaires and procedures. A measure of the sampling error for a given estimate is provided by the standard error expressed as a percentage of the estimate (relative standard error). Appendix B contains a discussion of sampling error as well as giving details for calculating the relative standard error for selected estimates in this publication.

Non-sampling error

These errors can occur whether the estimates are derived from a sample or from a complete enumeration and are usually referred to as non-sampling errors. Three major sources of non-sampling error are:

- inability to obtain comprehensive data from all people included in the sample. These errors arise because of differences which exist between the characteristics of respondents and non-respondents;
- errors in reporting on the part of both respondents and interviewers. These reporting errors may arise through inappropriate wording of questions, misunderstanding of what data are required, inability or unwillingness to provide accurate information and mistakes in answers to questions; and
- errors arising during processing of the survey data. These processing errors may arise through mistakes in coding and data recording.

Non-sampling errors are difficult to measure in any collection. However, every effort was made to minimise these errors. In particular, the effect of the reporting and processing errors described above was minimised by careful questionnaire design, intensive training and supervision of interviewers, asking respondents to refer to records whenever possible and extensive editing and quality control checking at all stages of data processing.

Survey estimation and weighting procedures

Estimates of numbers of households with particular characteristics were derived from the survey using a complex regression estimation procedure, which ensures that the survey estimates conform to both an independently estimated distribution of the population by age and sex at the State of residence and region level and an independently estimated distribution of households by household type (i.e. number of adults and number of children) at the State of usual residence level.

The method of ensuring conformity between the survey estimates and those independent estimates is called benchmarking. Benchmarking improves consistency between different surveys, and reduces non-sampling error, by incorporating external information at a broad level. In addition, the person level population benchmarks have been integrated with the household benchmarks, so that a single set of weights has been used for weighting person, income unit and household level records.

Each person and household in the sample is assigned a 'weight' which takes into account the probability of selection in the sample from that State of residence. The weights are adjusted to account for under-enumeration by age, sex and household composition.

The 'weights' are further adjusted to reduce the bias which results from higher levels of non-response in different household types, such as single person households and households without children, than for others such as households with children. Because renters are predominantly single person households and households without children, the estimate in this publication for the number of households renting is higher than the estimates from previous surveys such as the Rental Tenants Survey (July 1994).

ABS publications

Publications related to this survey include:

1994 Australian Housing Survey User Guide (4180.0)

1994 Australian Housing Survey: Housing Characteristics, Costs and Conditions (4182.0)

1994 Australian Housing Survey: Information Paper on the Unit Record File (4185.0)

Other publications produced by the ABS which may be of interest include:

Renters in Australia, April 1994 (4138.0)

Investors in Rental Dwellings, Australia, July 1993 (8711.0)

Housing Occupancy and Costs, Australia, 1990 (4130.0)

First Home Buyers, Australia, 1988-90 (4137.0)

Housing Characteristics and Decisions, A Comparative Study of Sydney, Melbourne, Adelaide and Canberra, 1991 (8710.0)

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

Housing Australia, A Statistical Overview (1320.0)

1991 Census - Census Characteristics. A separate publication is available for Australia and each State and Territory (2710.0 to 2710.8)

1991 Census - Social Atlases. A separate publication is available for each capital city (2840.1 to 2840.8)

The following compendium publications each contain a comprehensive chapter on housing:

Year Book, Australia (1301.0)
1991 Census - Australia in Profile (2821.0)
Social Indicators No. 5 (4101.0)
Australian Social Trends (4102.0)
Women in Australia (4113.0)

All 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 *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Unpublished data

There is a large volume of information available which could not be included in this publication for space reasons. Additional tables showing more detail and data items not included in this publication may be available on request. However, users should be aware that as the level of detail or disaggregation increases, the number of respondents contributing to data cells decreases, and so sample error increases. For further information please contact the Housing Statistics Unit, Australian Bureau of Statistics on (06) 252 5734.

Symbols and other usages

The following symbols, where shown in columns of figures or elsewhere in tables, mean:

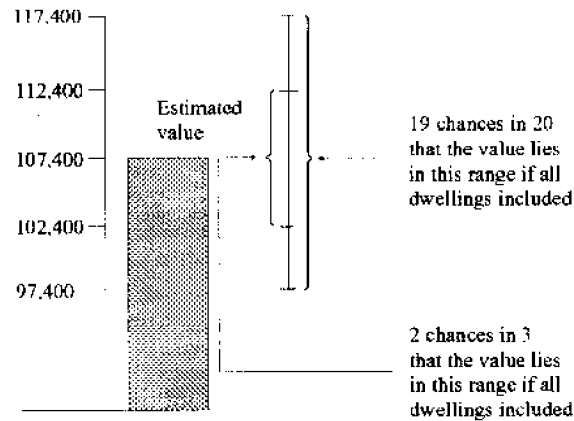
- .. not applicable
- n.a. not available
- indicates that no observations reflecting those characteristics were recorded in the survey
- * estimates preceded by an * have a relative standard error of 25 per cent or more
- ** estimates preceded by an ** have a relative standard error of 50 per cent or more

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

APPENDIX B

TECHNICAL NOTE ON SAMPLING VARIABILITY

- Estimation procedure** Estimates derived from the survey were obtained by using a complex regression estimation procedure which ensures that the survey estimates conform to an independently estimated distribution of the population by age, sex and household composition rather than to the age, sex and household composition within the sample itself.
- Reliability of the estimates** 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 19 chances in 20 that the difference will be less than two standard errors. Another measure of the likely difference is the *relative standard error*, which is obtained by expressing the standard error as a percentage of the estimate.
- Space does not allow for the separate indication of the standard errors of the estimates in this publication. Standard errors of estimates of population numbers (i.e. persons and households) can be obtained from Table A.
- Standard errors of population estimates** The size of the standard error increases with the level of the estimate, so that the larger the estimate the larger the standard error. However, it should be noted that the larger the sampling estimate the smaller the standard error in percentage terms. Thus, larger sample estimates will be relatively more reliable than smaller estimates.
- As the standard errors in Table A show, *the smaller the estimates the higher the relative standard error*. 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 25 per cent are considered sufficiently reliable for most statistical purposes. In this publication, estimates with relative standard errors of 25 per cent or more are preceded by an asterisk (*) and those with 50 per cent or more are preceded by a double asterisk (**) to indicate that caution should be exercised in their use.
- An example of the calculation and use of standard error is as follows:
- From Table 1, the estimated number of Rent-free households in Australia was 107,400. From Table A we can see that since the estimate is between 100,000 and 200,000 the standard error is between 4,900 and 6,900 because the estimate is based on all of Australia. To obtain the standard error for 107,400 we can interpolate. To do this we compare proportions between the size estimate range (in this case 100,000 to 200,000) and the corresponding standard error range (4,900 to 6,900). This means that for every 1,000 beyond the size estimate of 100,000 for Australia, the standard error increases by 20.0. This is found by taking the difference of the standard error range, i.e. 2,000, and dividing this difference by 100. We divide by 100 as the difference in the size estimate range is 100,000. Since 107,400 is 7,400 higher than 100,000 the standard error can be estimated by multiplying 7.4 by 20.0 and adding to 4,900. The result becomes 5,000 (to the nearest 100). Therefore there are about two chances in three that the number of rent-free households in Australia would have fallen within the range 102,400 to 112,400 if all households were included in the survey and about 19 chances in 20 that the value would have fallen in the ranges 97,400 to 117,400. This example is illustrated in the following diagram.



Standard errors of proportions and percentages

Proportions and percentages which are formed from the ratio of two estimates are also subject to sampling errors. The size of the error depends on the accuracy of both the numerator and the denominator.

For proportions, the denominator is an estimate of the number of people in a grouping, while the numerator is an estimate of the number of people in a subgroup of the denominator group. The formula for the relative standard error is given below.

$$RSE\%(x/y) = \sqrt{[RSE\%(x)]^2 + [RSE\%(y)]^2}$$

For example:

From Table 1, 11.3 per cent of households rented from real estate agents. Since the estimate of all households was 6,677,900, the estimate of households renting from a real estate agent was 754,603. Hence the 11.3 per cent estimate will have a relative standard error of

$$\begin{aligned} &= \sqrt{[RSE\%(754\ 603)]^2 + [RSE\%(6\ 677\ 900)]^2} \\ &= \sqrt{(1.7)^2 + (0.6)^2} \\ &= 1.6\% \end{aligned}$$

giving a standard error of 0.2 percentage points (1.6% of 11.3%).

Thus, there are two chances in three that the percentage of households who rented from real estate agents would have been in the range of 11.1 per cent to 11.5 per cent if all households had been included in the survey. For nineteen chances in twenty the range would have been 10.9 per cent to 11.7 per cent.

Standard errors for differences between estimates

The difference between survey estimates is also an estimate and is therefore subject to sampling variability. The standard error of the difference between two survey estimates depends on the standard errors of the original estimates and on the relationship (correlation) between the two original estimates. An approximate standard error of the difference between two estimates ($x - y$) may be calculated by the formula:

$$SE(x - y) = \sqrt{[SE(x)]^2 + [SE(y)]^2}$$

While this formula will only be exact for differences between separate and uncorrelated (unrelated) characteristics or sub-populations, it is expected to provide a good approximation for all differences likely to be of interest.

For example:

From Table 4, there were 170,600 households where the dwelling was aged 10 years or less, and 335,000 households where the dwelling was aged more than 10 years where the dwelling was a semi-detached/row or terrace house/townhouse. The difference between those figures is 164,400 which will have a standard error of

$$SE = \sqrt{(6\,312)^2 + (8\,955)^2}$$

$$= 11,000 \text{ (to the nearest 100).}$$

Thus there are about two chances in three that the difference between dwelling aged 10 years and less and dwelling aged more than 10 years where the dwelling was a semi-detached/row or terrace house/townhouse would have been in the range 153,400 to 175,400 and 19 chances in 20 that this difference is between 142,400 and 186,400.

TABLE A. STANDARD ERRORS OF ESTIMATES

Size of estimate	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Australia	
									Relative standard error (per cent)	
400	..	..	..	430	400	270	330	250	320	80.5
600	..	..	560	500	470	320	420	290	390	65.6
800	820	790	640	560	530	360	490	330	450	56.7
1,000	900	860	710	620	590	390	560	360	500	50.6
1,200	980	930	770	660	640	420	620	390	550	46.2
1,400	1,050	990	820	700	680	440	670	420	590	42.7
1,600	1,110	1,050	870	740	720	470	730	450	630	39.9
1,800	1,170	1,100	920	780	760	490	780	470	670	37.6
2,000	1,220	1,150	970	810	790	510	820	490	710	35.6
2,200	1,280	1,200	1,010	840	830	530	870	510	740	34.0
2,500	1,350	1,260	1,070	890	870	550	930	540	790	31.8
3,000	1,460	1,360	1,160	950	950	590	1,030	580	870	29.0
3,500	1,560	1,450	1,240	1,010	1,010	630	1,130	620	940	26.8
4,000	1,660	1,530	1,320	1,070	1,070	660	1,210	660	1,000	25.1
4,500	1,750	1,610	1,390	1,120	1,130	690	1,300	690	1,060	23.6
5,000	1,830	1,680	1,450	1,170	1,180	720	1,370	720	1,120	22.4
6,000	1,980	1,810	1,580	1,260	1,270	770	1,520	780	1,220	20.4
7,000	2,120	1,930	1,690	1,340	1,360	820	1,660	840	1,320	18.9
8,000	2,250	2,050	1,800	1,400	1,450	850	1,800	900	1,400	17.6
10,000	2,500	2,200	2,000	1,500	1,600	900	2,000	1,000	1,600	15.8
20,000	3,400	3,000	2,700	2,000	2,100	1,200	3,000	1,300	2,200	11.1
30,000	4,000	3,500	3,200	2,400	2,600	1,400	3,700	1,600	2,700	9.0
40,000	4,600	4,000	3,700	2,700	2,900	1,600	4,400	1,800	3,100	7.8
50,000	5,000	4,400	4,100	2,900	3,200	1,700	5,000	1,900	3,500	7.0
100,000	6,800	5,800	5,500	3,800	4,300	2,200	7,300	2,600	4,900	4.9
200,000	9,200	7,700	7,500	5,100	5,800	2,900	10,700	3,500	6,900	3.4
300,000	11,000	9,100	9,000	5,900	6,900	3,400	..	4,100	8,500	2.8
400,000	12,500	10,300	10,200	6,700	7,800	3,800	..	..	9,800	2.4
500,000	13,700	11,300	11,300	7,300	8,500	4,100	..	..	10,900	2.1
1,000,000	18,600	15,000	15,400	9,600	11,500	..	..	..	15,400	1.5
5,000,000	37,800	29,100	31,400	..	..	..	..	..	34,100	0.6
7,000,000	..	..	..	..	..	..	..	..	40,200	0.5

APPENDIX C

GLOSSARY

Adult population	For the purposes of this survey the adult population comprises all people 15 years and over.
Apartment	See <i>Flat, unit or apartment</i> .
Changeover buyer	See <i>Recent changeover buyer</i>
Dependent child	A child aged under 15, or full-time student aged 15 to 24 years who has a parent/guardian in the household and is neither a spouse nor parent of anyone in the household.
Dry areas	Includes all rooms except the bathrooms, laundries and toilets. Includes kitchens.
Dwelling	A dwelling is usually defined as a suite of rooms contained within a building which are self-contained and intended for long term residential use. To be self-contained the suite of rooms must possess cooking and bathing facilities as building fixtures.
Dwelling structure	The survey used the full classification set out in the <i>Dwelling Structure Classification (DSC)</i> (1296.0). The dwelling types that will be used in future publications are as follows: <ul style="list-style-type: none"> • separate house; • semi-detached, row or terrace house, townhouse, etc; • flat, unit or apartment; and • other dwelling (i.e. caravan not in a caravan park, houseboat, house or flat attached to shop, campers out).
First home buyer	See <i>Recent first home buyer</i> .
Flat, unit or apartment	Includes all self-contained 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 stairwell. This category includes houses converted into flats and flats attached to houses such as granny flats.
House	See <i>Separate house</i> .
Household	A group of people who live together (in a single dwelling) as a single unit in the sense that they share common housekeeping arrangements. That is, the individuals residing in the same household share common facilities for the provision of food and other essentials.
Household reference person	See <i>Reference person</i> .

Landlord

A landlord is one who owns and leases land, buildings, etc. to another. Landlord types included in this publication are:

- Real estate agent
- State/Territory housing authority
- Parent/other relative not in the same household
- Other person not in the same household
- Parent/other relative in the same household
- Other person in the same household
- Owner/manager of caravan park
- Government Authority employer
- Other employer
- Housing co-operative/community/church group
- Other

Nature of occupancy

See *Tenure type*

Non-dependent child

Person aged 15 or over, or a full-time student over 24 who has a parent/guardian in the household and who is neither a spouse nor parent of anyone in the household.

Other dwellings

Dwellings other than separate houses, semi-detached houses and flats or apartments. Includes caravans, houseboats, or houses or flats attached to a shop. These dwellings will often not be self-contained.

Owners

Households where the reference person owns the home outright, i.e. they do not owe anything for loans used to purchase the dwelling nor is their home mortgaged.

Private landlord

Refers to 'person not in the same household' to whom rent is paid.

Private renters

Households where the reference person rents from a landlord who is a real estate agent or a person not in the same household.

Problems with dwelling

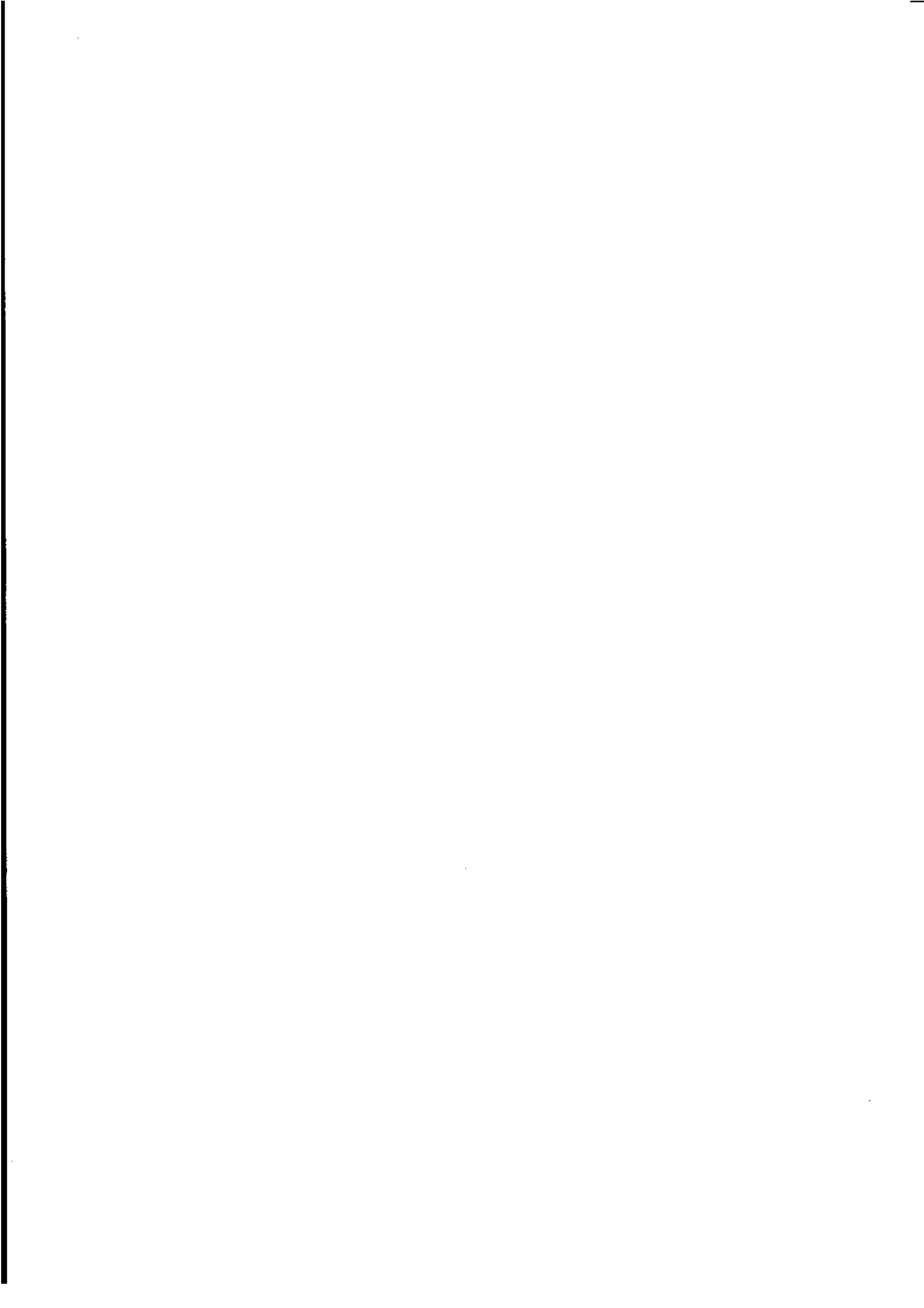
The survey collected information on the physical condition of the dwelling. These questions allowed the identification of a variety of problems with the dwelling. In this publication 15 problem areas were selected to calculate the number of problems (Table 10). These are shown below along with the specific problems which contribute to them.

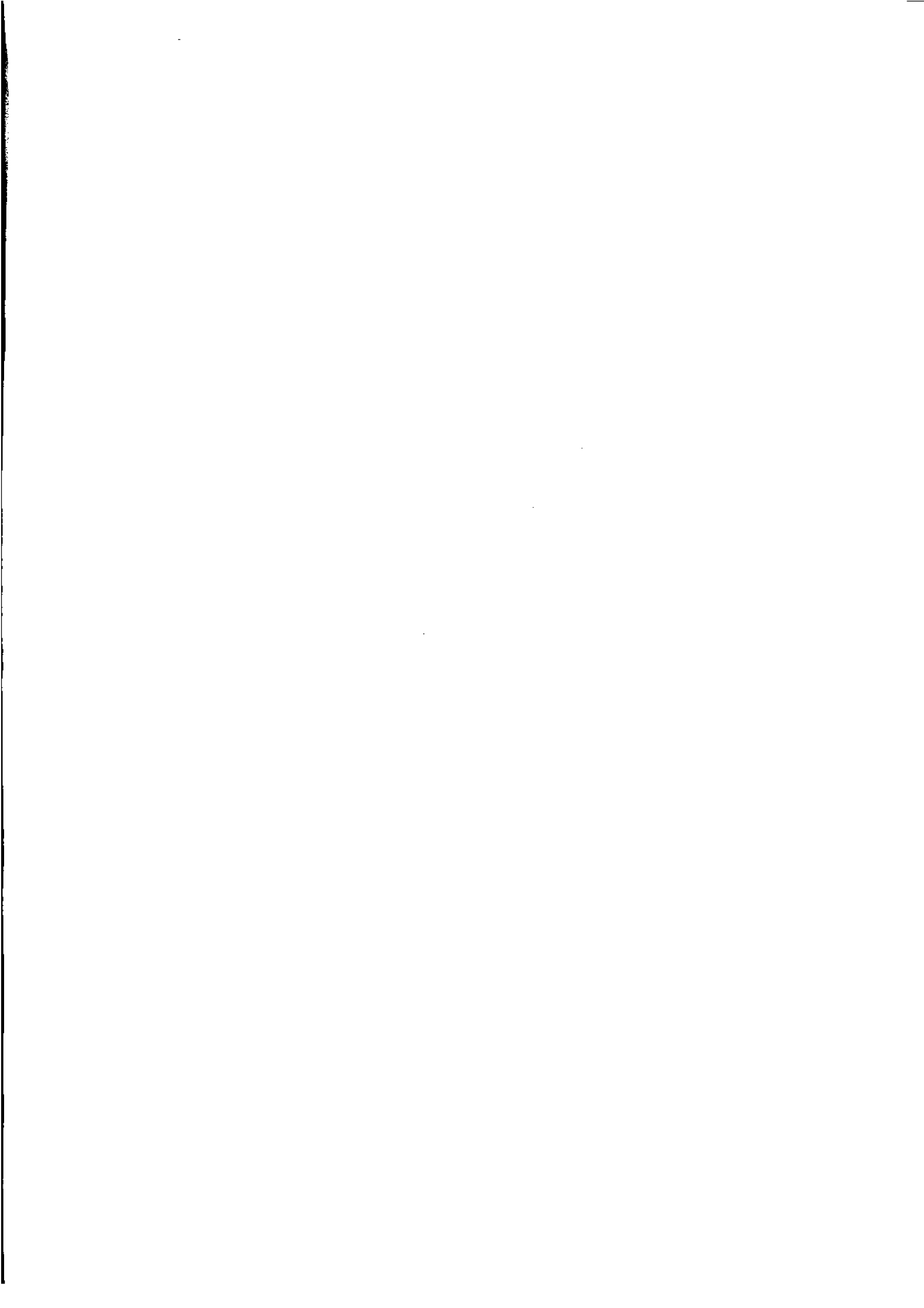
- *Pests (excluding white ants)* including spiders, possums or starlings, mice or rats, and cockroaches;
- *Electrical* including frequent power failures, blown fuses, exposed wiring and faulty power points or light fittings;
- *Draughts*;
- *Windows* including broken or missing windows, windows that do not open and close properly and loose or poorly sealed windows;
- *Mould or mildew*;
- *Water supply* including inadequate water pressure and interruptions to hot or cold water supply;

- *Surface run-off;*
- *Doors* including broken or missing external doors, external doors that do not open and close properly and poorly fitting external doors;
- *Leaks or water penetration;*
- *Inadequate roof drainage;*
- *Sewerage system;*
- *White ants/termites;*
- *Security* including broken windows or external doors or no locks on external doors;
- *Access* including loose, broken or missing external steps, loose or missing railings and elevator breakdown;
- *Structural* including rising damp, major cracks in walls or floors, sinking or moving foundations, sagging roof or floors, wall or windows out of plumb and wood rot.

Public renters	Households where the reference person rents from a landlord who is a State or Territory housing authority.
Purchasers	Households where the reference person is in the process of paying off a loan or mortgage for the dwelling.
Recent changeover buyer	A household who purchased a home in the years 1992, 1993 and the period in 1994 prior to the enumeration of the survey where either household reference person or spouse of the household had owned a home previously.
Recent first home buyer	A household who purchased their first home in the years 1992, 1993 and the period in 1994 prior to the enumeration of the survey where neither the household reference person nor spouse of the household had owned a home previously.
Recent home buyer	A household who purchased a home in the years 1992, 1993 and the period in 1994 prior to the enumeration of the survey.
Reference person	A reference person is the person in a household who is the point of reference for family structures in the household; that is the husband or wife in a married couple household, the parent in a one parent household, or the person in a one person household. Characteristics of the reference person are used to ascribe demographic and other person information to income unit and household level data.
Renters	Households where the reference person pays rent for the dwelling and has first right of occupation of the dwelling via an arrangement with the owner or purchaser of the dwelling who is not a usual resident.
Rent-free	Households where the reference person is neither an owner nor a purchaser and who does not pay rent or board to live in the dwelling.
Semi-detached, row or terrace house, or townhouse	A dwelling with its own private grounds and no dwelling above or below. A key feature of this dwelling is that they are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than one half metre. Examples include semi-detached, row or terrace houses, townhouses, and villa units. Multi-storey townhouses or units are separately identified from those which are single storeys.

Separate house	Dwellings which are self-contained and separated from other houses (or other buildings or structures) by a space to allow access on all sides (at least one half metre). This category also includes houses that have an attached flat (e.g. a granny flat). The attached flat will be included in the 'Flat' category.
Tenure type	<p>Tenure is the source of the legal right of a household to occupy a dwelling. For the purpose of this survey, households belong to one of five occupancy categories. These are:</p> <ul style="list-style-type: none">• owners;• purchasers;• renters;• rent-free; and• other (households that do not consider themselves as owners, purchasers, renters or rent-free).
Wet areas	Includes bathrooms, laundries and toilets.







For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

National Dial-a-Statistic Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year, for a range of statistics.

Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about these electronic data services, contact any ABS Office (see below).

Bookshops and Subscriptions

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	252 6627	207 0326
DARWIN (089)	43 2111	43 2111
National Office		
ACT (06)	252 6007	008 020 608

ABS E-mail Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU



Information Services, ABS, PO Box 10, Belconnen ACT 2616



1

Ret



2418100012942
ISBN 0 642 20677 5

