



Australia's Dwelling Stock – 1996 to 2006

2010

Key Points:

- **The number of separate houses in Australia increased by 6.7 per cent between 2001 and 2006.**
- **The number of flat, unit and apartments increased by 16.6 per cent over the five years to 2006.**
- **Australia's total dwelling stock increased by 8.2 per cent over the period from 2001 to 2006, from 7,790,097 dwellings to 8,426,559 dwellings.**

The stock of Australia's dwellings is evolving, with current homes having more bedrooms on average than homes ten years ago. At the same time, households are getting smaller on average with decreasing proportions of couple families with children and increasing couple only and lone person households.

The nature and composition of Australian households has undergone gradual change over recent decades. Traditional living arrangements associated with particular stages in the life cycle have given way to a more diverse array of household compositions that reflect demographic and social trends. Increasing life expectancy and declining fertility rates have contributed to an increase in the number of individuals living alone, more childless couples, and fewer children in those families that do have them. As a consequence, households are getting smaller.

Greater household incomes, low interest rates and easier access to existing equity in homes has allowed many home owners to 'trade up' or renovate existing homes in recent years. This is coupled with a desire by many 'empty nesters' to remain in the house in which they raised their children.

There were 8,426,559 private dwellings counted in Australia in the 2006 Census, an increase of 8.2% since the 2001 Census. The largest proportional change was for flats, units and apartments showing an increase of 0.9% (153,176 dwellings).



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| | 2006 Dwellings | 2001 Dwellings | 1996 Dwellings | % Change |
|--|------------------|------------------|------------------|--------------|
| Separate house | 5,685,387 | 5,327,309 | 4,911,909 | 6.7% |
| Semi-detached 1 Storey | - | 407,923 | 358,057 | |
| Semi-detached 2 or more storey | - | 224,253 | 159,124 | |
| Semi-detached, row or terrace house, t/house, Total | 702,550 | 632,176 | 517,181 | 11.1% |
| Flat, unit or apartment: In 1 or 2 storey block | - | 473,323 | 449,639 | |
| 3 Storey block | - | 232,788 | 199,311 | |
| 4 or more storeys block | - | 198,628 | 147,402 | |
| Attached house | - | 18,404 | 20,352 | |
| Flat, unit or apartment: Total | 1,076,315 | 923,143 | 816,704 | 16.6% |
| Caravan, cabin houseboat | - | 94,723 | 92,632 | |
| Improvised home, tent, sleeper out | - | 13,125 | 11,369 | |
| Home or flat attach to shop/office | - | 26,424 | 30,023 | |
| Other dwelling: Total | 127,337 | 134,274 | 134,024 | -5.2% |
| Not stated | 4,594 | 55,304 | 116,254 | -91.7% |
| Unoccupied private dwellings | 830,376 | 717,877 | 679,165 | 15.7% |
| Total | 8,426,559 | 7,790,081 | 7,175,237 | 8.2% |

Source: ABS Census, 1996, 2001 & 2006

For any other data on Australia's Housing and Renovations Industries, please contact
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