



Melbourne City Research

Dwelling Stock and Diversity in the City of Melbourne

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1. Introduction

The City of Melbourne has experienced strong growth in dwelling and population over the past two decades. The number of private dwellings has increased from 14,093 in 1991 to 53,137 in 2011. This growth is equivalent to an increase of around 2,000 dwellings per annum. During this period the majority of dwellings constructed have been smaller, with two or less bedrooms and much of the dwelling stock now has a value of more than \$500,000¹. The most recent development data indicates that this growth trend is expected to continue in the near future.

During the last two decades the population has increased from 34,659 in 1991 to 100,611 in 2011. The demographic structure of the population has been shifting towards smaller households, with fewer children and higher incomes. The population forecasts indicate that the population demographics may continue changing over the next two decades, becoming less diverse in the future.

In order to understand issues around housing and population, the City of Melbourne has initiated an investigation of the nature of the dwelling stock within the municipality and how the stock has changed historically and could change in the future. This investigation will also review how the population uses the dwelling stock and the nature of the population that lives within the municipality.

The City Research Team has been requested to undertake a detailed analysis of the housing stock and the population within the municipality. This study provides information on the changing nature of the housing stock, historic, present and potential future. The study also provides information about the community that lives within the municipality.

The goal of this study is to collate detailed data from which further studies can draw². This report provides a summary of the nature of the dwelling stock and the population within the municipality.

The follow subsection provides a geographic definition of the City of Melbourne Municipality and the 14 small areas that are within the municipality; the data presented in this study align with these areas. The next subsection outlines the key data set used in this study.

The remainder of the study is separated into three sections; City of Melbourne Dwelling Stock and Population (section 2), Small Area Level Dwelling Stock and Population (section 3) and conclusions (section 4). Section 2 provides summary information for the whole municipality, focusing on the nature of the dwelling stock, future development activity, population demographic structure, family incomes, housing costs and affordability. Section 3 provides greater detail on the dwelling stock and population within each small area of the municipality. The final section provides an outline and summary of the results.

¹ In 2006 15 per cent of the dwelling stock had a capital improved value of \$500,000 or more, which compares to 39 per cent in 2012.

² Understanding the Quality of Housing Design background paper, Understanding the Social Outcomes of Housing background paper and Understanding the Property and Economic Drivers of Housing background paper

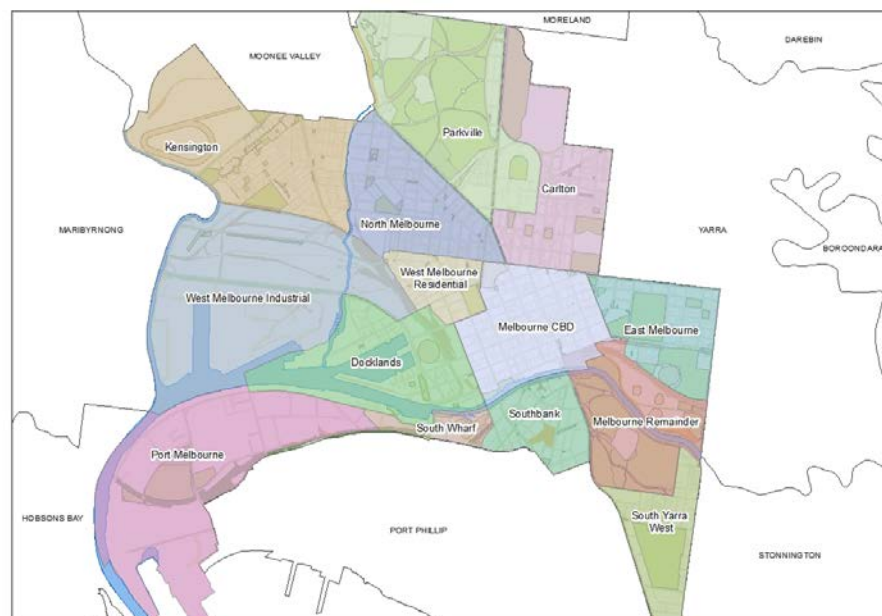
1.1. Study Area

This study focuses on the City of Melbourne municipality. For the majority of the study information is reported at the municipal level or the small area level. The small areas used in this study are the regions commonly used by City Research for analysis of population and dwellings,

- Melbourne CBD,
- Southbank,
- Docklands,
- South Wharf,
- Carlton,
- Parkville,
- North Melbourne,
- Kensington,
- West Melbourne (industrial),
- West Melbourne (residential),
- East Melbourne,
- South Yarra West,
- Port Melbourne and
- Melbourne Remainder.

These small area definitions were selected as they are well understood and commonly used for policy assessments. Figure 1 shows the spatial definitions of the small areas within the City of Melbourne municipality.

Figure 1: City of Melbourne Municipality – Small Area Map



The small areas of West Melbourne Industrial, South Wharf, Port Melbourne and Melbourne Remainder have very few dwellings and in most instances are not covered in this report. However it is important to understand that some of these areas are expected to house significant communities in the future, with urban renewal planned for E-Gate and Dynon Road in West Melbourne Industrial and Fishermans bend in Port Melbourne.

While this study focuses on the housing and population within the City of Melbourne municipality, there is value in understanding how the municipality compares to wider Melbourne Metropolitan. Where data availability allows, this study presents metropolitan information on housing and population.

1.2. Data Sets

There are four key data sets used in this study: City of Melbourne Valuation database, Census of Land Use and Employment, Census of Population and Housing and Development Activity Monitor.

The largest and most detailed data set is the City of Melbourne Valuations data. Every two years the City of Melbourne is required to submit detailed valuation for each property to the Valuer-General Victoria (the data set is commonly referred to as Reval). The valuation data set is the most complete and accurate data available for understanding the nature of the housing stock in the City of Melbourne. In this study four consecutive Reval data sets have been examined, 2006, 2008, 2010 and 2012. Each of the Reval datasets has over 70,000 individual records, with information on building age, floor space, site value, capital value, capital improved value, accommodation type and if available the number of bedrooms (see Appendix B for details).

The study has also made use of the Census of Land Use and Employment (CLUE) which records dwellings numbers by type. Since 2002 City of Melbourne has conducted a CLUE every second year and this study relies on the 2006, 2008 and 2010 CLUE data sets.

Another important dataset utilised in this study is the Australian Bureau of Statistics (ABS) Census of Population and Housing. This data set provides the most comprehensive data available on the population and households that live within the municipality. This study draws from three Census, 2001, 2006 and 2011.

The final important data set used in this study was the Development Activity Monitor (DAM) 2012. The City of Melbourne's Development Activity Monitor is designed to monitor new commercial and residential property development in the City of Melbourne municipality. This data provides details of development sites that have been recently completed, under construction, planned or mooted.

The study also relies on other data sets including,

- Rental Report 2012, Department of Human Services
- Population and Housing Forecasts 2011-2031, City of Melbourne
- Estimated Residential Population 2012, Australian Bureau of Statistics
- Consumer Price Index 2012, Australian Bureau of Statistics

2. City of Melbourne Dwelling Stock and Population

This section provides a municipal-wide summary of the nature of the dwelling stock (2.1) and population (2.2). The dwelling stock information has been compared to the population data to establish the range of properties that are affordable in the municipality and the resulting population given the nature of the dwelling stock (2.3).

The dwelling stock information covers the last six years, between 2006 and 2012. Some of the key aspects of the nature of the dwelling stock are recorded in this study, including

- **Built form:** stand alone, townhouses, apartments and share accommodation
- **Dwelling Use:** private, government housing, community housing, student housing and short stay.
- **Capacity:** the number of bedrooms in each dwelling.
- **Floor space:** the gross floor area of dwellings.
- **Value:** the capital improved value provides an approximation of the market value of each dwelling.
- **Levels above Ground:** this is a count of floors, where ground floor is counted as the first floor.

This data gives a detailed understanding of the changing nature of the dwelling stock within the municipality. Over the six year period there has been a significant shift towards smaller sized dwellings, both in terms of floor area and number of bedrooms. There has also been a focus of development in high density apartments, with very little growth in townhouses or standalone housing.

This study has also analysed the last three Censuses of population and housing, 2001, 2006 and 2011. The Census provides valuable information about the demographic structure of the population and the nature of households that live within the municipality. The census provides key information including,

- **Population Demographics:** Population by age cohort groups.
- **Household Composition:** couple with no children, couple with children, one parent family, other family, lone person, group household and other households.
- **Household Income:** The income of the entire household.
- **Family Preference for Dwellings by Capacity:** revealed preference of families for dwellings by number of bedrooms
- **Household Weekly Rent and Monthly Mortgage repayments:**

The Census data and the dwelling stock data are then compared using a common housing affordability criterion. This analysis provides a municipal-wide understanding of the size of the dwelling stock that is affordable.

2.1. Dwelling Stock

The Australian Bureau of Statistics Census of Households and Population collect information on the number of private dwellings. The data shows that the number of private dwellings in the municipality has grown rapidly over the past two decades. The municipality had 14,093 private dwellings in the 1991 census, 26,982 in the 2001 census, and 53,137 in 2011. This is equivalent to an annual growth rate of 6.9 per cent or 2,000 private dwellings per annum³.

The City of Melbourne municipality has a complex and wide range of building types that are used for housing. The housing working group decided to apply a wider definition of housing than the census private dwelling definition. The definition of dwelling in this study is intended to capture most forms of accommodation that is used by the community for either medium term or permanent habitation.

For the purposes of this study it has been decided that the following accommodation types are defined as dwellings;

- Town Houses⁴,
- Private Apartments⁵,
- Student Apartments⁶,
- Student Accommodation (rooms with communal facilities)⁷,
- Serviced Apartments⁸,
- Government Housing⁹,
- Community Housing¹⁰
- Boarding Houses¹¹,
- Joint Use, home business¹²
- Specialist Care¹³

The details of the Land Use code are presented in appendix A.

³ The census data must be reviewed with caution. There have been changes in the Municipal boundary and the definition of private dwelling is narrower than the dwelling definition used in this study. The dwelling definition in this study includes non-private dwellings and other accommodation that is not recorded as a dwelling in the census (for example boarding house).

⁴ Land Use codes beginning with DT, DD and DE

⁵ Land Use codes beginning with DO, DC, DP, D and DIB

⁶ Land Use codes beginning with AK

⁷ Land Use codes beginning with AL

⁸ Land Use codes beginning with AS

⁹ Land Use codes beginning with DF and DH

¹⁰ Established using Owner details, properties held by Port Phillip Housing Association, Housing Choices Australia and other community groups (Sisters Of Mercy, Salvation Army, etc).

¹¹ Land Use code AB

¹² Land Use codes beginning with QR, QOR, DB and OD

¹³ Land Use codes A, AE, AH and AU

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The definition excludes tourist accommodation such as commercial stock, hotels, motels and backpackers. The definition also excludes institutional accommodation, such as hospitals or corrective complexes, and religious convents.

Using this wider definition the dwelling stock in the municipality has increased from 49,965 in 2006 to 63,495 in 2012, which is an increase of 13,530 dwellings or 21 per cent growth. On average the dwelling stock has grown by around 2,255 dwellings every year which is equivalent to 4 per cent per annum growth.

Figure 2 displays the dwelling stock in each small area between 2006 and 2012. The majority of the development of new dwelling stock has been focused in the Melbourne CBD (37 per cent), Southbank (15 per cent) and Docklands (8 per cent) areas. The small areas of South Yarra West, Parkville, West Melbourne, East Melbourne, South Wharf, Port Melbourne and Melbourne Remainder have seen very little growth in dwelling numbers. The Carlton and North Melbourne small areas have seen strong growth in student dwellings, with 69 per cent and 40 per cent of the dwelling growth in these areas being student dwellings (see figures 37 and 47).

Figure 2: Total Dwelling Stock by Small area 2006-2012

Dwellings by Suburb	2006	2008	2010	2012	2006-12	Prop Growth
Melbourne (CBD)	11,858	14,233	15,060	16,855	4,997	37%
Southbank	6,079	6,428	7,080	8,049	1,970	15%
South Wharf	<10	<10	<10	28	28	0%
Docklands	3,350	3,568	3,842	4,497	1,147	8%
Carlton	7,187	8,257	8,560	9,121	1,934	14%
Parkville	4,132	4,362	4,378	4,473	341	3%
North Melbourne	5,114	5,521	5,745	6,521	1,407	10%
Kensington	4,426	4,560	4,809	4,996	570	4%
West Melbourne (Residential)	1,454	1,520	1,702	1,788	334	2%
West Melbourne (Industrial)	<10	<10	<10	<10	<10	0%
East Melbourne	3,026	3,095	3,227	3,360	334	2%
South Yarra	3,335	3,663	3,651	3,804	469	3%
Port Melbourne	<10	<10	<10	<10	<10	0%
Melbourne (Remainder)	<10	<10	<10	<10	<10	0%
City of Melbourne	49,965	55,210	58,058	63,495	13,530	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The built form of the stock is an important aspect of the dwelling stock, as apartments, townhouses and other types of accommodation have different characteristics. The majority of the new dwellings built in the municipality are in the apartment category. There has been strong growth in private apartments, student apartments and serviced apartments which means that the built form is changing from less dense built form to greater density. The stock of apartments has grown by an average of 2,100 per annum between 2006 and 2012. The stock of standalone houses and townhouses has been relatively stable, growing by around 130 dwellings per annum.

Figure 3: Types of Dwellings 2006-2012

Dwellings by Built Form	2006	2008	2010	2012	2006-12	Prop Growth
Standalone and Townhouses	8,917	9,242	9,393	9,714	797	6%
Apartments	37,806	42,746	45,372	50,429	12,623	93%
Other (share accom)	3,242	3,222	3,293	3,352	110	1%
All Dwellings	49,965	55,210	58,058	63,495	13,530	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The majority of dwellings within the municipality are contained in buildings with less than 5 levels above ground (21,597 dwellings in 2006 which grew to 24,270 in 2012). The buildings with more than 30 levels above ground have provided the largest volume of new dwellings, with dwelling numbers growing from 5,304 in 2006 to 9,048 in 2012.

Figure 4: Dwellings by Height of Building (levels above ground) 2006-2012

Dwellings by Floors Above Ground	2006	2008	2010	2012	2006-12	Prop Growth
Less than 5	21,597	22,182	22,436	24,270	2,673	20%
5 to 10	5,702	6,596	7,395	8,566	2,864	21%
10 to 15	6,426	7,857	8,126	8,391	1,965	15%
15 to 20	2,947	3,081	3,692	3,724	777	6%
20 to 25	5,305	5,333	5,402	5,836	531	4%
25 to 30	2,684	3,000	3,363	3,660	976	7%
30 or more	5,304	7,161	7,644	9,048	3,744	28%
All Dwellings	49,965	55,210	58,058	63,495	13,530	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The database also provides information about the use of each dwelling. The most common use of dwellings in the municipality is private residence, which includes rental properties as well as owner occupiers. The stock of private residences has grown by 4 per cent per annum from 37,858 in 2006 to 48,180 in 2012.

The educational use is the second largest use of dwelling stock in the municipality. The dwellings used to accommodate students grew rapidly between 2006 to 2010 period and then levelled off in 2012. The student dwelling stock increased from 5,460 in 2006 to 7,385 in 2010 and then a small increase to 7,551 in 2012.

The Department of Human Services (DHS) and other community groups own dwellings within the municipality. These dwellings are used to provide housing to people that would be unable to afford market rents.

Over the past six years the proportion of dwellings held by DHS and the Director of Housing has declined from 6 per cent (2,939) of the dwelling stock in 2006 to 4 per cent in 2012 (2,826). During the period the housing owned by community groups has increased from 0.5 per cent in 2006 to around 1 per cent in 2012.

The Serviced Apartments within the municipality has grown from 3,469 in 2006 to 4,375 in 2012. The data shows that just under 1,000 new apartments have been developed for short stay accommodation.

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The data also shows that the majority of dwellings in the City of Melbourne are not occupied by owner occupiers, with around two thirds of the dwelling stock being held by non-owner occupiers. However over the period nearly 50 per cent of the new dwellings have been purchased by owner occupiers.

Figure 5: Dwellings by Use 2006-2012

Dwellings by Use	2006	2008	2010	2012	2006-12	Prop Growth
Private	37,858	41,312	43,324	48,180	10,322	76%
Student	5,460	6,624	7,385	7,551	2,091	15%
Government ¹	2,939	2,921	2,774	2,826	- 113	-1%
Community ²	239	314	280	563	324	2%
Serviced Apartments	3,469	4,039	4,295	4,375	906	7%
All Dwellings	49,965	55,210	58,058	63,495	13,530	100%
Owner Occupier ³	13,714	16,006	18,829	20,255	6,541	48%
Other	33,172	35,446	35,170	38,696	5,524	41%
Overseas Owners ⁴	3,079	3,758	4,059	4,544	1,465	11%

¹ Dwellings held by Department of Human Services and Director of Housing

² Dwellings held by Community Groups

³ Owners address is equal to dwelling address

⁴ Owners address is a non-Australian address

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

Another important trend is the changing size of dwellings produced over the past six years. The dwelling stock within the municipality has been shifting towards smaller dwellings with 1 or 2 bedrooms. Over the past six years nearly 12,352 new dwellings have been built with two or less bedrooms. This compared to 1,178 new dwellings with three or more bedrooms.

Figure 6: Dwellings by Capacity, Number of Bedrooms 2006-2012

Dwellings by Bedrooms	2006	2008	2010	2012	2006-12	Prop Growth
One Bedroom (or Bedsitter)	16,085	20,177	21,983	22,789	6,704	50%
Two Bedrooms	24,331	24,916	25,761	29,979	5,648	42%
Three Bedrooms	7,832	8,288	8,484	8,784	952	7%
Four Bedrooms (or more)	1,717	1,829	1,830	1,943	226	2%
All Dwellings	49,965	55,210	58,058	63,495	13,530	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The data can be split by use and bedroom number to understand what new types of dwellings are being provided by each group (Figure 7). The data shows that the private stock has grown by 10,322 and that 87 per cent of the new stock had two or less bedrooms. The data shows that the Student and Serviced Apartment markets are mostly focused on producing one bedroom dwellings (88 per cent and 50 per cent). The government and community housing has seen a drop in three bedroom apartments from 984 in 2006 to 768 in 2012. There have been some redevelopments of government housing that caused a shift towards smaller sized dwellings. This has meant that there is limited stock of dwellings suitable for larger families, with two or more children.

Figure 7: Dwellings by Use and Capacity 2006-2012

Dwellings by Use	2006	2008	2010	2012	2006-12	Prop Growth
Private						
One Bedroom (or Bedsitter)	9,225	10,573	11,421	13,307	4,082	40%
Two Bedrooms	20,268	21,833	22,660	25,145	4,877	47%
Three Bedrooms	6,810	7,245	7,585	7,974	1,164	11%
Four Bedrooms (or more)	1,555	1,661	1,658	1,754	199	2%
Total	37,858	41,312	43,324	48,180	10,322	100%
Student						
One Bedroom (or Bedsitter)	5,025	5,983	6,702	6,864	1,839	88%
Two Bedrooms	388	589	634	634	246	12%
Three Bedrooms	27	27	26	26	- 1	0%
Four Bedrooms (or more)	20	25	23	27	7	0%
Total	5,460	6,624	7,385	7,551	2,091	100%
Government						
One Bedroom (or Bedsitter)	674	804	822	864	190	-168%
Two Bedrooms	1,274	1,161	1,149	1,186	- 88	78%
Three Bedrooms	943	916	765	727	- 216	191%
Four Bedrooms (or more)	48	40	38	49	1	-1%
Total	2,939	2,921	2,774	2,826	- 113	100%
Community						
One Bedroom (or Bedsitter)	38	69	63	183	145	45%
Two Bedrooms	73	124	99	240	167	52%
Three Bedrooms	43	25	27	41	- 2	-1%
Four Bedrooms (or more)	85	96	91	99	14	4%
Total	239	314	280	563	324	100%
Serviced Apartments						
One Bedroom (or Bedsitter)	1,123	2,748	2,975	1,571	448	49%
Two Bedrooms	2,328	1,209	1,219	2,774	446	49%
Three Bedrooms	9	75	81	16	7	1%
Four Bedrooms (or more)	9	7	20	14	5	1%
Total	3,469	4,039	4,295	4,375	906	100%
All Dwellings	49,965	55,210	58,058	63,495	13,530	

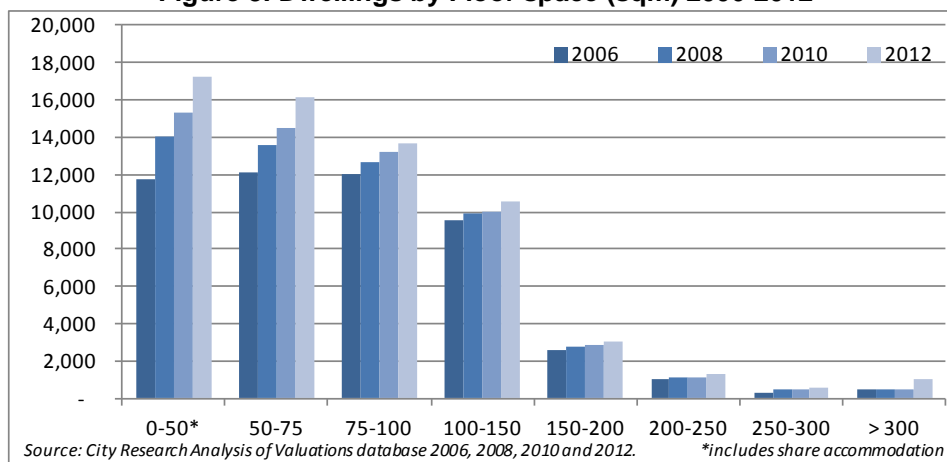
Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

2.1.1. Nature of the Existing Dwellings

The valuations data also provides information about two important characteristics of the dwelling stock, the size in terms of floor space and the dollar value. Considering the floor space size and value of dwellings facilitates an understanding of the changes occurring in the dwelling stock.

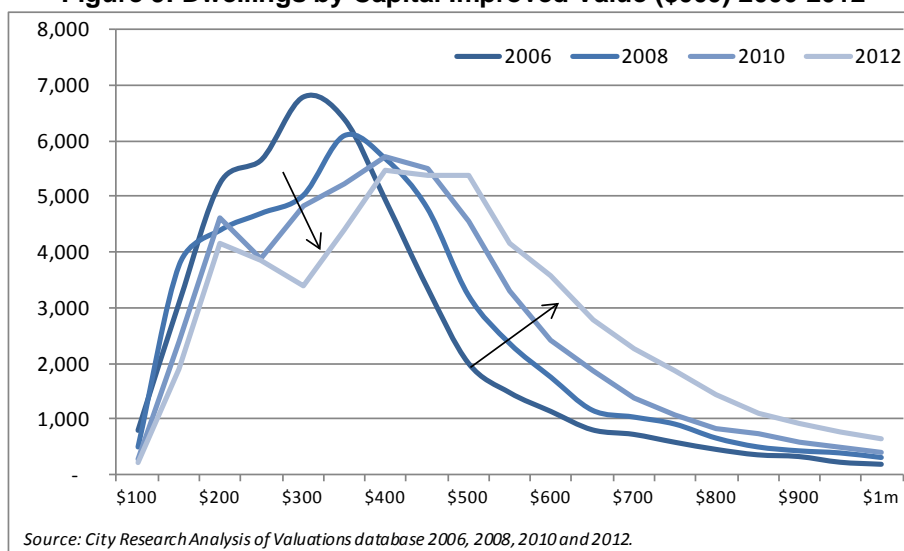
The floor space data shows a significant increase in smaller sized dwellings, with the number of dwellings under 100 square metres increasing by around 1,850 per annum. There is limited growth in the larger family sized houses (100 to 150 square metres), with approximately 160 new dwellings per annum.

Figure 8: Dwellings by Floor space (sqm) 2006-2012



The graph in Figure 9 shows the number of dwellings according to Capital Improved Value (CIV) for each year. The CIV is the official value which is used to calculate rates in the City of Melbourne. This data is the most comprehensive data set available with respect to property values¹⁴. The graph shows that the value of dwelling stock is increasing, with the number of dwellings over the value of \$400,000 increasing and the number under \$400,000 decreasing. The proportion of the stock that was valued under \$400,000 has dropped from 66 per cent in 2006 to less than 37 per cent in 2012. Over the same time period the high value dwelling stock worth over one million dollars has more than tripled in number, increased from 1,385 to 4,955.

Figure 9: Dwellings by Capital Improved Value (\$000) 2006-2012



2.1.2. Dwelling Development Activity

¹⁴ However it is important to note that the CIV is an estimate of value and is not the market value. The only definitive way of establishing the market value of a property is to sell the property. The CIV is the only data set available from which an understanding of the distribution of dwelling stock value can be identified.

The City of Melbourne collects a comprehensive data set that records the developments that are under construction, planned (0-2 or 3-5 years) or mooted. Over the next five years there are a large number of new dwellings planned or under construction that are going to be completed. Figure 10 shows the dwellings that are currently under construction over the coming years. There are around 8,800 dwellings under construction in the municipality, with 4,000 to be completed in 2012, 2,400 in 2013 and 1,800 in 2014.

Figure 10: Dwellings Under Construction by Use 2012-2016

Dwelling Under Construction	2012	2013	2014	2015	2016
Residential	3,416	2,061	1,838	590	510
Government and Community	-	-	-	-	-
Student Apartment	568	45	-	-	-
Serviced Apartment	-	315	-	-	-
Total	3,984	2,421	1,838	590	510

Sources: Development Activity Monitor 2011

There are also a large number of dwellings that are planned or mooted for development in the City of Melbourne. If all developments go ahead as planned the dwelling stock in the municipality could grow by 29,345, which is equivalent to growth of 42 per cent. There are also an additional 11,560 dwellings that are mooted for development.

Figure 11: Dwellings Planned 2012 and Onwards

Dwelling Planned	0-2 yrs	3-5 yrs	Mooted
Residential	6,771	20,674	11,490
Government and Community	263	-	70
Student Apartment	270	930	-
Serviced Apartment	262	175	-
Total	7,566	21,779	11,560

Sources: Development Activity Monitor 2011

2.1.3. Dwelling Forecasts

The dwelling stock is expected to grow faster in the future than was recorded over the past six years. There are some large residential tower block developments in the pipeline which will be completed in the coming years. The dwelling stock is expected to grow by more than 4,000 per year over the next five years, compared to the historic rate of 2,255 per year.

Figure 12 indicates that most of the growth in the dwelling stock is residential in nature, with 15,929 new dwellings expected over the coming five years which equates to 92 per cent of the expected growth.

Figure 12: Short Term Dwelling Forecast 2012 and 2016

Short Term Forecast ¹	2012	2013	2014	2015	2016
Residential	51,650	54,491	59,217	63,586	67,579
Government and Community	3,389	3,418	3,457	3,570	3,613
Student Apartment	8,119	8,196	8,295	8,437	8,624
Serviced Apartment	4,375	4,690	4,952	4,970	4,996
Total	67,533	70,796	75,921	80,563	84,812

¹ Forecast Years are Calendar Years, previous figures have been Financial Years

Sources: Development Activity Monitor 2011 and City Research 2012

In the medium to long term the dwelling stock growth is expected to return to the historic average of around 2,250 new dwellings per annum. Figure 13 shows that most of the forecast growth in the dwelling stock is residential, with 43,000 new dwellings expected over the coming two decades which equates to 64 per cent growth in dwelling stock.

Figure 13: Medium-Long Term Dwelling Forecast 2021 and 2031

Medium-Long Term Forecast ¹	2012	2021	2031
Residential*	55,039	70,940	93,450
Student Apartment	8,119	9,299	10,812
Serviced Apartment	4,375	5,415	6,359
Total	67,533	85,654	110,621

¹ Forecast Years are Calendar Years

Source: id Consulting 2011 Forecasts and City Research 2012

2.2. Population and Households in the City of Melbourne

This subsection outlines the demographic structure of the population in the municipality and nature of households. The study focuses on the age structure, household types, dwelling preference by bedroom number, income and housing costs (rents and mortgage repayments).

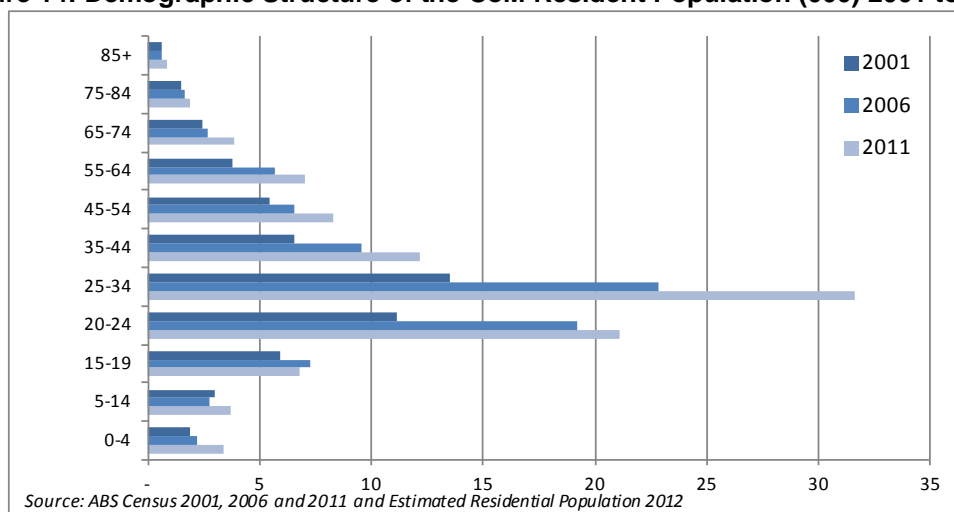
2.2.1. Population Demographics

The population living in the municipality is growing rapidly, with around 4,500 additional residents living in the City of Melbourne every year. Since 2001 the population has grown from 55,700 to 81,000 in 2006 then to 100,600 in 2011¹⁵.

The structure of the population has changed with the young working age group increasing rapidly from 13,500 in 2001 (24 per cent) to 31,600 in 2011 (31 per cent). Conversely the proportion of the population under 20 has declined from 19 per cent in 2001 to 14 per cent in 2011. Similarly the proportion of the population over the retirement age has decreased from 8 per cent in 2001 (4,500) to 7 per cent in 2011 (6,600).

¹⁵ ABS (2011) Estimated Residential Population June 2012

Figure 14: Demographic Structure of the CoM Resident Population (000) 2001 to 2011



The composition of households in the City of Melbourne has been shifting towards households without children, Lone person, Groups, other households and Couple families without children. Over the last decade nearly 18,000 households with no children moved into the municipality, which represents 87 per cent of all new households. During the same period around 2,650 new households with children moved into the area, this is equivalent to less than 13 per cent of the growth over the period.

The average household size in the City of Melbourne was 2.1 in 1991, and declined to 1.9 in 2006. The 2011 census shows that persons per household have increased to 2.0 and that the declining household size may have been reversed.

Figure 15: Household Composition of the CoM 2001 to 2011

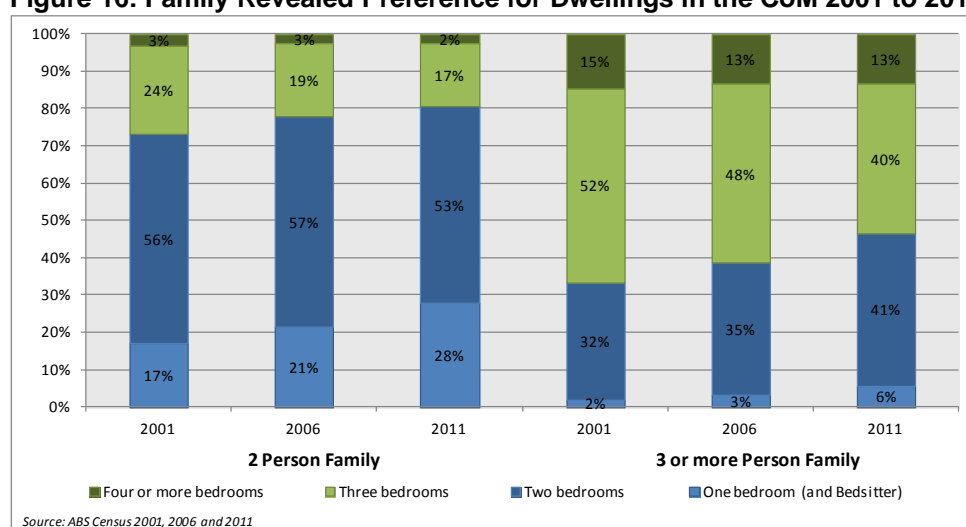
Households by Composition	2001	2006	2011	2001-11	% of Growth
Family households					
Couple family with no children	4,840	7,651	10,306	5,466	26%
Couple family with children	2,407	2,994	4,073	1,666	8%
One parent family	1,485	1,507	1,899	414	2%
Other family	1,287	1,781	1,857	570	3%
Total Family	10,019	13,933	18,135	8,116	39%
Lone person	8,396	12,063	15,187	6,791	33%
Group	3,603	5,521	6,653	3,050	15%
Other household	4,107	6,480	6,785	2,678	13%
Total Households	26,125	37,997	46,760	20,635	100%
Households without Children	20,946	31,715	38,931	17,985	87%
Households with Children	5,179	6,282	7,829	2,650	13%
Average Household Size	2.0	1.9	2.0		

Source: ABS Census of Population and Housing

Figure 16 outlines the revealed preference¹⁶ of families for dwellings by number of bedrooms. The dwelling preferences of two person families have shifted towards smaller dwellings between 2001 and 2011. In 2011, 80 per cent of two person families lived in dwellings with less than two bedrooms.

The larger families of three or more persons have also shifted towards smaller units, with 47 per cent of these families now living in dwellings with two or less bedrooms. However the majority of families still choose to live in larger dwellings of three or more bedrooms.

Figure 16: Family Revealed Preference for Dwellings in the CoM 2001 to 2011



The City of Melbourne has several large Universities and post secondary education institutions operating within the municipality. In 2001 census there was 33,547 persons within the municipality on census night that were enrolled in the post secondary education¹⁷. Over the past decade this has grown to 45,552 in 2006 and 50,987 in 2011. While most of the students recorded in the census will study at education institutions within the municipality, a portion will be attending institutions outside of the municipality. In addition to this issue a significant number of the students that are recorded are not deemed to be residents in the census and are not recorded in the population shown in Figure 17¹⁸.

The City Research team has collected a data set that outlines the number of students enrolled at institutions in the City of Melbourne. The 2012 Student and Education Profile displays the latest available data¹⁹. In 2002 there were 18,016 international student and 51,643 domestic students enrolled at institutions within the City of Melbourne. By 2010 the domestic student enrolments had increased to 64,578 and international enrolments had increased to 30,320.

¹⁶ Is the consumer preference as revealed by the actual outcome recorded in a market.

¹⁷ Census night place of enumeration

¹⁸ 'usually live' means that address at which the person has lived or intends to live for a total of six months or more in the census year.

¹⁹ City of Melbourne (2012) *Student and Education Profile*, City Research

Figure 17: Student Enrolments in the CoM 2002 to 2010

Student Enrolments in CoM	2002	2006	2010	2002-10	% of Growth
Domestic	51,643	56,782	64,578	12,935	51%
International	18,016	25,273	30,320	12,304	49%
Total	69,659	82,055	94,898	25,239	100%

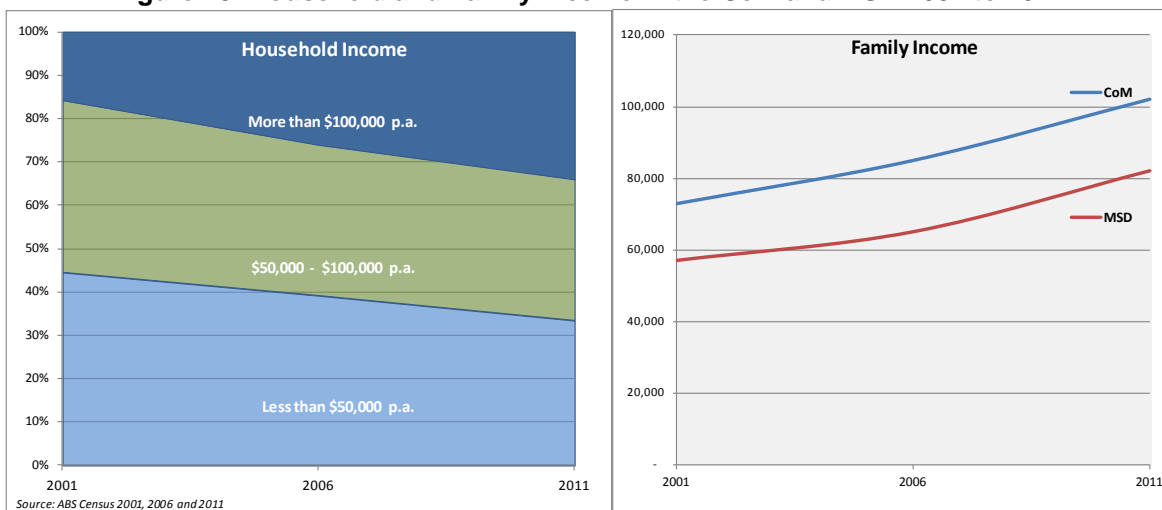
Source: City of Melbourne (2012) Student and Education Profile

2.2.2. Household Income

The proportion of households on low income within the municipality has been declining over the past decade, with households earning less than \$50,000 per year have dropping from 45 per cent down to 33 per cent. The proportion of households in the middle income bracket (\$50,000 to \$100,000) has also declined from 40 per cent in 2001 to 33 per cent in 2011. Over this period the census data shows that the proportion of households earning more than \$100,000 per annum has more than doubled since 2001 (see Figure 18, left panel).

On average a family that lives within the City of Melbourne earns more than a family that lives in the wider Melbourne Metropolitan area (MSD). The average household in the wider Melbourne Metropolitan area earns just over \$80,000 per annum, which compares to the City of Melbourne average of \$100,000.

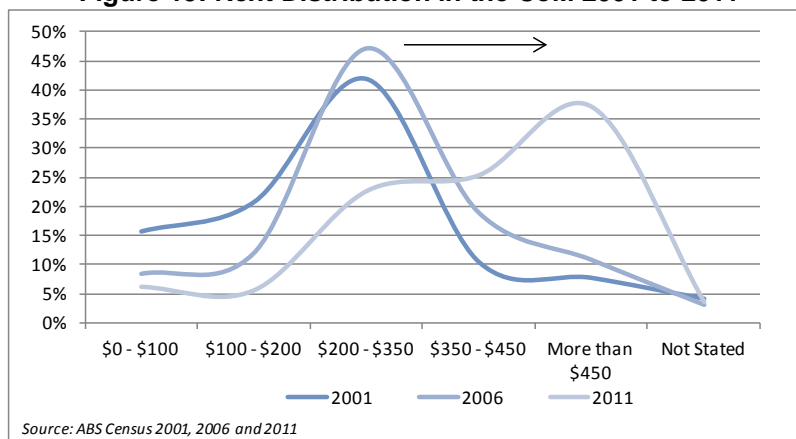
Figure 18: Household and Family Income in the CoM and MSD 2001 to 2011



2.2.3. Rents and Mortgage Repayments

The ABS census of population and housing collects data on the weekly rent paid by households. Figure 19 shows that the distribution of weekly rent has shifted towards higher rents over the past ten years (the dark blue line 2001 and light blue line 2011). The proportion of properties with rents below \$350 per week has dropped from 78 per cent in 2001, to 67 per cent in 2006 and then down to 24 per cent in 2011. In 2011 the majority of rental properties (66 per cent) within the municipality have a rent of over \$350 per week (2011), compared to 22 per cent in 2001.

Figure 19: Rent Distribution in the CoM 2001 to 2011

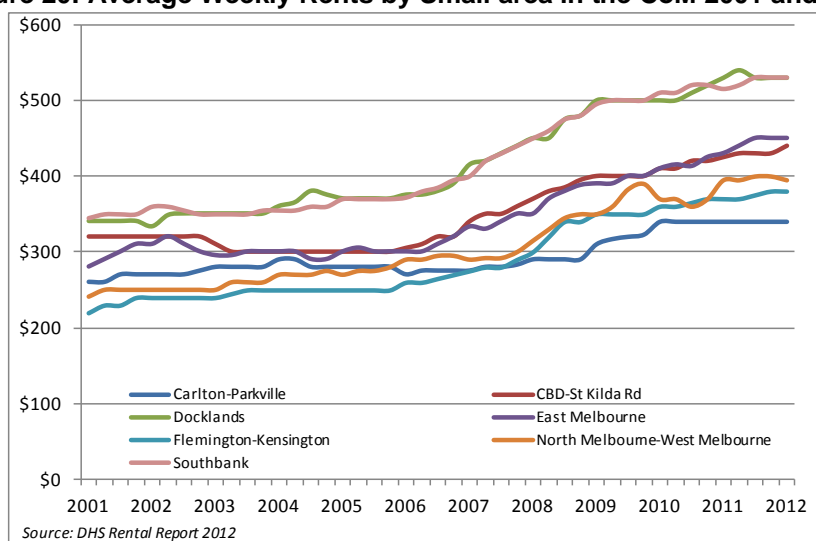


The Department of Human Services (DHS) provides the most up to date information on rental activity in the City of Melbourne. The Department draws on the data held by the Tenancies Bond Authority, which records all residential bonds lodged. The bond lodgment data is a comprehensive, recording every rental commencement and the associated rent paid by the tenants.

The latest DHS quarterly rental report shows that average weekly rents in area has been growing by around 4 per cent per annum which amounts to a total increase of 50 per cent over the course of the decade (see Figure 20).

Docklands and Southbank small areas have recorded the largest increase in dollar terms growth in rents with an increase of over \$180 per week since 2001 which is an annual growth rate of 4 per cent per annum. The two small areas with the fastest growing rents are Flemington-Kensington and North Melbourne-West Melbourne, with rents growing by more than \$150 per week which is equivalent to a growth rate of 5 per cent per annum. The rents in these two small areas are catching up to the other small areas in the City of Melbourne.

Figure 20: Average Weekly Rents by Small area in the CoM 2001 and 2012

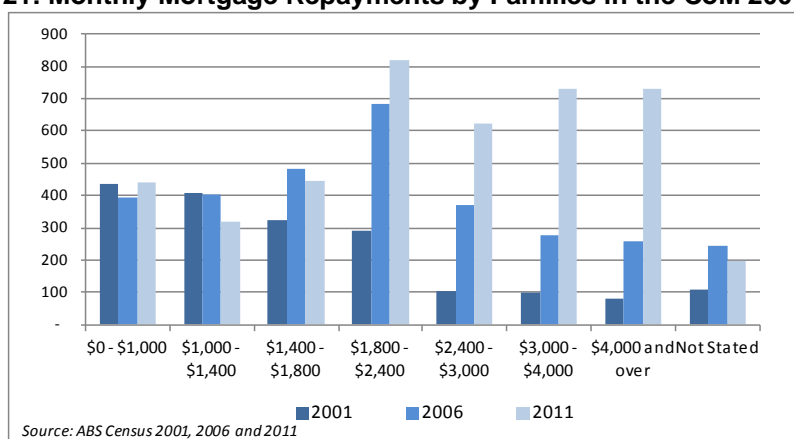


The Real Estate Institute of Victoria collects rental data for 3 bedroom house and 2 bedroom apartments within the Inner Melbourne area²⁰. The latest data shows that median rent for a 3 bedroom house has increased from \$370 per week in 2005 to \$668 per week in 2012, which is an annual growth rate of 8.8 per cent. Over the same period median rent for a 2 bedroom has increased from \$310 to \$470 per week, which is an annual growth rate of 6.1 per cent²¹. The growth in rents has exceeded inflation and income increases, with CPI growing by 2.8 per cent on average²² and income increasing by around 4 per cent²³. This means that rents in the Inner Melbourne area are becoming relatively more expensive compared to incomes and other goods and services.

The ABS census of population and housing also collects data on the monthly mortgage repayments made by households. Figure 21 shows the monthly mortgage repayments made by owner occupiers in the City of Melbourne over the last decade. The right side of the figure shows that the number of families with repayments over \$3,000 a month has increased significantly, from 184 (10 per cent) in 2001 to nearly 1,500 (34 per cent) in 2011.

Over the past decade the families with smaller mortgage repayments (less than \$1,800 per month) has been stable at around 1,200, however in terms of proportion they have declined from 63 per cent in 2001 to less than 28 per cent in 2011.

Figure 21: Monthly Mortgage Repayments by Families in the CoM 2001 to 2011



2.3. Implications

The nature of the dwelling stock in the City of Melbourne is rapidly changing. The market is providing dwellings with fewer bedrooms and of higher value. The change in the dwelling stock may be one of the factors behind the changes in the demographic structure and diversity within the municipality. If this development trend is allowed to continue the poorer households and families may find it harder to live within the municipality and the diversity of the municipality may decline.

²⁰ Inner Melbourne is defined as 4 kilometers from the CBD

²¹ Real Estate Institute of Victoria (2012) *Property Update Quarterly*

²² ABS (2012) *CPI, index numbers - Melbourne Metro region*

²³ ABS (2011) *Housing and Population Census*.

In this section we explore the affordability of the dwelling stock within the municipality and the expected population change that may occur in the future. The affordability of the dwelling stock is measured by comparing census data on household income and the Valuations data. This comparison enables us to measure the stock of affordable housing within the municipality.

The section then compares the demographic structure of the existing and past population with the forecast population. These forecasts show the business as usual future, which assumes that the markets provision of housing stock continues as has been seen in the past two decades.

2.3.1. Affordability

The Future Melbourne Report provides a headline target and a specific definition of affordable housing,

“4. At least 20 per cent of new housing is affordable or social housing

Affordable Housing is where the cost (whether mortgage repayment or rent) is no more than 30% of the gross household income for households in the lowest income quartile.

Social Housing is not-for-profit housing including Public (Government) housing and housing owned or managed by the community housing organisations.”²⁴

It is common to measure affordable housing by applying a specific criterion. The most universal measure applied suggests that housing costs should not exceed 30 per cent of the household's income. However this criterion does not apply to all household groups, as higher income households are able to sustain greater housing costs because the basic living costs do not change with income which means that these households can devote a higher proportion of their income to housing. The measure of affordability is normally applied to the lower income households. In this study the household income of the lowest quartile (25 per cent) is applied as the key measure.

It is also important to note that affordable housing includes housing provided by the government and community groups (non-profit, social housing and high need housing). This housing is provided at below market rates and should by its inherent nature be affordable. Figure 22 shows the stock of affordable dwellings in the City of Melbourne, with the community and government dwellings indicated separately. The affordability of the dwelling stock can be calculated by combing household income data and standard mortgage contract information such as loan period, market interest rate and deposit ratio²⁵.

The census 2006 data shows that the poorest 25 per cent of households earned no more than \$350 a week. Applying the affordability criterion, these households could not afford a repayment of more than \$500 per month. This compares to 2011 where the poorest 25 per cent of households earned around \$400 per week. These households could not afford a repayment of more than \$550 per month.

²⁴ Future Melbourne Community Plan (2008) page 110

²⁵ The mortgage loan period of 25 years has been applied, with an interest rate of 6 per cent and a deposit of 20 per cent.

Figure 22 shows the number of dwellings that are affordable to the poorest 25 per cent of the community. The number of affordable dwellings has slowly increased from 3,356 in 2006 to 3,589 in 2012. The 2012 data indicates that the 25 per cent of the population can at best afford 6 per cent of the dwellings.

Figure 22: Affordable Dwelling Stock 2006-2012

Affordable Dwellings	2006	2008	2010	2012
Government and Community	3,178	3,235	3,054	3,389
Affordable Housing	178	637	535	562
Total	3,356	3,872	3,589	3,951
Proportion of Dwelling Stock	7%	7%	6%	6%

Source: City Research (2012)

The vast majority of dwellings in the City of Melbourne are let to tenants as rentals. So it is also important to understand how affordable rents are in the municipality. The Department of Human Services Rental report provides information about the affordability of rental properties. This data provides an indication of the number of new rental tenancies that are affordable for households receiving incomes from Centrelink. The DHS measure of affordability is a lower threshold than the definition used in the Future Melbourne report. The measure is included as it was not possible to gain access to rent data from which to construct the criterion set out in the Future Melbourne report.

The data for the City of Melbourne proportion shows that new lettings in the municipality are unaffordable for Centrelink households, with less than 1 per cent of new lettings being affordable to households receiving incomes from Centrelink. By this measure 53 new lettings were affordable in 2001 and 131 in 2011.

Figure 23: Affordable Lettings in the CoM 2001 and 2011

Affordable Rental Properties	2001	2006	2011
1 bedroom	18	6	18
2 bedroom	17	23	42
3 bedroom	13	15	28
4 bedroom	5	23	43
All Affordable Rentals	53	67	131
Proportion of Lettings	1.0%	0.8%	1.0%

Source: Department of Human Services, Rental Report March 2012

2.3.2. Key Workers

The City of Melbourne Municipality is the largest centre of employment within metropolitan Melbourne. The majority of the workers travel from areas outside of the municipality. The Census of Land Use and Employment (CLUE) records all of the employment in the City of Melbourne that has a fixed work location. The employment recorded in CLUE indicates that employment within the municipality has been increasing by 4 per cent per annum, from 319,730 in 2002 to 428,709 by 2010²⁶. The magnitude of the employment means that it would be difficult to house all of the City of Melbourne workers within the municipality.

²⁶ City of Melbourne (2012) *CLUE 2010 City of Melbourne Summary Report*, City Research

However, in some instances it may be beneficial to the community to provide housing to 'key workers'. There are some workers that are essential to the functions of the city. In some instances these workers may be unable to afford market rents and are forced to live outside the municipality. For example some individuals working in the health services are key to the functions of the city but the market rents or dwelling prices can exclude them from living in the municipality.

A definition of key workers could include health services, teachers, police, social workers, fire fighters, cleaners, public administration and retail staff²⁷. Figure 24 shows employment in the City of Melbourne split into two industry groupings, with the first group including industries which are likely to contain many workers that could be thought of as key workers (health care, education and public administration). The Other Industries grouping will have very few workers that could be thought of as key workers, for example some cleaners or shift workers.

Figure 24: Employment in CoM 2002-2010

Employment	2002	2006	2010	2002-10	Growth
Key Workers Industries*	90,684	104,430	122,147	31,463	29%
Other Industries	229,046	258,263	306,562	77,516	71%
Total Employment	319,730	362,693	428,709	108,979	100%

**Industries with large number of key workers (Healthcare, Education, Public Administration)*

Source: City of Melbourne CLUE

2.3.3. Population Forecast and Demographics

The City of Melbourne population forecasts draw on dwelling development information and census trends to establish a forecast of the future population and the resulting demographic structure. The population in the City of Melbourne is forecast to grow from 100,611 in 2011 to 181,326 in 2031. This is equivalent to a growth of over 80 per cent over the next two decades.

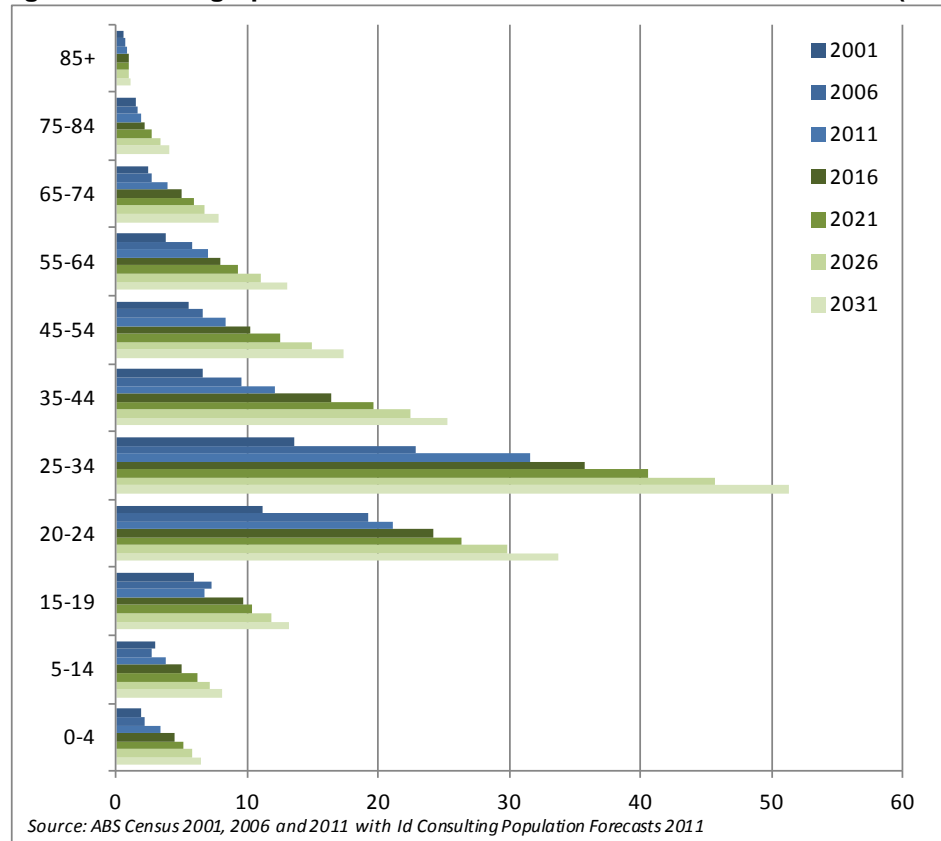
These forecasts are based on a market-lead growth future, where development activity in the municipality follows similar patterns as shown in recent history. The focus on smaller dwellings of one to two bedrooms is assumed to continue into the future and household preferences are assumed to remain constant. The forecasts use the existing preferences as revealed in the census data to establish the potential structure of the households and population that will live in the area in the future.

Figure 25 contrasts the past populations demographic structure (2001-2011) with the forecast demographic structure (2011-2031). The figure shows a strong and continues growth in the young working age group (25-34 year olds). The older working age groups (35-44 and 45-54) are also expected to continue increasing, but at a slower rate.

Overall the school age groups are forecast to grow slowly over the next two decades. However, the relative importance of this group will decline from one out of every five persons being under 20 years old to one out of every seven people being under 20 by 2031. A similar result is predicted for the retiree age groups, with relative importance declining from one in twelve persons in 2001 to one in fourteen persons in 2031.

²⁷ AHURI (2005) *Housing affordability, occupation and location in Australian Cities and Regions*

Figure 25: Demographic Structure 2001-2011 and Forecasts 2011-2031 (000)



3. Small Area Level

This section provides detailed information on dwelling stock, population and household income for each of the small areas. The small areas of Port Melbourne, South Wharf, Melbourne Remainder and West Melbourne Industrial have been excluded as there are very few dwellings or residents in these areas. The small area presented in the following sub sections includes, Melbourne CBD, Southbank, Docklands, Carlton, Parkville, North Melbourne, Kensington, West Melbourne (residential), East Melbourne, and South Yarra West.

3.1. Melbourne CBD

The dwelling stock in the Melbourne CBD has increased by 800 dwellings per annum over the last six years, from 11,858 in 2006 to 16,855 in 2012. The area has approximately 27 per cent of all dwellings in the City of Melbourne. Figure 26 shows the dwelling stock by use and bedroom number. In 2012 the majority of the stock was held by private users (74 per cent) with a small stock of dwellings held by the government or community groups (less than 0.5 per cent). During the last six years 139 dwellings with three or more bedrooms was added to the dwelling stock, which is equivalent to less than 3 per cent of the growth.

Figure 26: Melbourne CBD Dwelling Stock 2006 and 2012

Melbourne (CBD)	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	3,377	5,177	1,800	46%
Two Bedrooms	4,332	6,281	1,949	50%
Three Bedrooms	880	1,012	132	3%
Four Bedrooms (or more)	48	47	- 1	0%
Total	8,637	12,517	3,880	100%
Student				
One Bedroom (or Bedsitter)	553	719	166	83%
Two Bedrooms	131	165	34	17%
Three Bedrooms	15	12	- 3	-2%
Four Bedrooms (or more)	1	3	2	1%
Total	700	899	199	100%
Government/Community				
One Bedroom (or Bedsitter)	21	55	34	62%
Two Bedrooms	4	23	19	35%
Three Bedrooms	1	2	1	2%
Four Bedrooms (or more)	2	3	1	2%
Total	28	83	55	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	951	1,387	436	51%
Two Bedrooms	1,529	1,949	420	49%
Three Bedrooms	9	11	2	0%
Four Bedrooms (or more)	4	9	5	1%
Total	2,493	3,356	863	100%
All Dwellings	11,858	16,855	4,997	
Dwellings by Floors Above Ground				
Less than 5	753	1,003	250	5%
5 to 10	2,105	2,512	407	8%
10 to 15	2,268	2,987	719	14%
15 to 20	2,045	2,556	511	10%
20 to 25	1,517	1,663	146	3%
25 to 30	1,418	2,393	975	20%
30 or more	1,752	3,741	1,989	40%
All Dwellings	11,858	16,855	4,997	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

Dwelling Stock and Diversity in the City of Melbourne 2006-2012

The previous censuses show that the demographic structure of the population within the Melbourne CBD has shifted towards the younger worker age group. Around 56 per cent of the change in the population was aged 25 to 34 years. Over the same period the retiree aged population (older than 65) accounted for 2 per cent of growth and dependents accounted for 3 per cent of the growth (19 and younger). The income profile of households in the Melbourne CBD has shifted towards higher incomes. The households earning over \$100,000 has doubled over the past five years from 1,022 households in 2006 to 2,053 in 2011.

Figure 27: Melbourne CBD Demographics and Household Income 2006 and 2011

Melbourne (CBD)	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	204	406	202	4%
5-14	159	261	102	2%
15-19	1,647	1,538	- 109	-2%
20-24	4,889	6,058	1,169	21%
25-34	4,043	7,205	3,162	56%
35-44	1,316	1,887	571	10%
45-54	913	1,214	301	5%
55-64	761	901	140	2%
65-74	259	360	101	2%
75-84	153	146	- 7	0%
85+	45	55	10	0%
Total Population*	14,389	20,031	5,642	100%
Household Income				
Less than \$50,000	2,915	3,671	756	25%
\$50,000-\$100,000	1,955	3,168	1,213	40%
More than \$100,000	1,022	2,053	1,031	34%
Total Households**	5,892	8,892	3,000	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the Melbourne CBD is more unaffordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 2 per cent of the dwelling stock in this small area was affordable.

Figure 28: Melbourne CBD Dwelling Stock that is Affordable 2006-2012

Melbourne (CBD)	2006	2012	2006-12	Prop Growth
Government and Community	28	83	55	35%
Affordable Housing	166	270	104	65%
Total	194	353	159	100%
Propotion of Dwelling Stock	2%	2%		

Source: City Research (2012)

The Melbourne CBD is expected to continue capturing a large share of the new dwelling developments over the next five years. The Development Activity Monitor data shows that the area

will gain 2,000 dwellings per annum, increasing from 27 per cent of the municipal dwelling stock to 31 per cent.

Figure 29: Melbourne CBD Future Stock 2012-2016

Melbourne (CBD)	2012	2013	2014	2015	2016
Residential	13,643	15,169	17,247	19,005	21,102
Government and Community	83	83	83	83	83
Student Apartment	1,178	1,178	1,234	1,234	1,234
Serviced Apartment	3,356	3,671	3,671	3,689	3,715
Total	18,260	20,101	22,235	24,011	26,134

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.2. Southbank

The dwelling stock in the Southbank has increased by 300 dwellings per annum over the last six years, from 6,079 in 2006 to 8,049 in 2012. The area has approximately 13 per cent of all dwellings in the City of Melbourne. Figure 30 shows the dwelling stock by use and bedroom number. In 2012 the majority of the stock was held by private users (95 per cent) with the remainder of the stock being used as Serviced Apartments. There are no government, community or student dwellings in this small area. During the last six years 287 dwellings with three or more bedrooms was added to the dwelling stock, which is equivalent to less than 15 per cent of the growth.

Figure 30: Southbank Dwelling Stock 2006 and 2012

Southbank	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	1,094	1,702	608	32%
Two Bedrooms	3,266	4,288	1,022	53%
Three Bedrooms	1,318	1,594	276	14%
Four Bedrooms (or more)	70	81	11	1%
Total	5,748	7,665	1,917	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	9	11	2	4%
Two Bedrooms	322	373	51	96%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	331	384	53	100%
All Dwellings	6,079	8,049	1,970	
Dwellings by Floors Above Ground				
Less than 5	386	385	- 1	0%
5 to 10	600	612	12	1%
10 to 15	331	331	-	0%
15 to 20	289	349	60	3%
20 to 25	1,046	1,331	285	14%
25 to 30	903	904	1	0%
30 or more	2,524	4,137	1,613	82%
All Dwellings	6,079	8,049	1,970	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the Southbank has shifted towards the younger worker age group. Around 49 per cent of the change in the population was aged 25 to 34 years. Over the same period the retiree aged population (older than 65) accounted for 8 per cent of growth and dependents accounted for 2 per cent of the growth (19 and younger). The income profile of households in Southbank has shifted towards higher incomes. The households earning over \$100,000 has doubled over the past five years from 1,228 households in 2006 to 2,214 in 2011.

Figure 31: Southbank Demographics and Household Income 2006 and 2011

Southbank	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	163	305	142	5%
5-14	171	215	44	2%
15-19	626	510	-116	-4%
20-24	1,961	2,161	200	7%
25-34	2,945	4,324	1,379	49%
35-44	934	1,433	499	18%
45-54	692	949	257	9%
55-64	599	808	209	7%
65-74	209	384	175	6%
75-84	79	127	48	2%
85+	20	20	-	0%
Total Population*	8,399	11,236	2,837	100%
Household Income				
Less than \$50,000	861	981	120	8%
\$50,000-\$100,000	1,286	1,661	375	25%
More than \$100,000	1,228	2,214	986	67%
Total Households**	3,375	4,856	1,481	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

All of the dwelling stock within Southbank is unaffordable, the comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that there are no properties in this small area that are affordable.

The Southbank small area is expected to capture a large share of the new dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 850 dwellings per annum, increasing from 13 per cent of the municipal dwelling stock to 15 per cent.

Figure 32: Southbank Future Stock 2012-2016

Southbank	2012	2013	2014	2015	2016
Residential	8,607	9,392	10,155	11,021	11,966
Government and Community	-	-	-	46	46
Student Apartment	-	-	-	-	-
Serviced Apartment	384	384	384	384	384
Total	8,991	9,776	10,539	11,451	12,396

Sources: Development Activity Monitor 2011 and City Research 2012

3.3. Docklands

The dwelling stock in the Docklands small area has increased by 191 dwellings per annum over the last six years, from 3,350 in 2006 to 4,497 in 2012. The area has approximately 7 per cent of all dwellings in the City of Melbourne. Figure 33 shows the dwelling stock by use and bedroom number. In 2012 the majority of the stock was held by private users (92 per cent) with a stock of government and community housing (3.2 per cent). During the last six years 138 dwellings with three or more bedrooms was added to the dwelling stock, which is equivalent to less than 12 per cent of the growth.

Figure 33: Docklands Dwelling Stock 2006 and 2012

Docklands	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	798	1,149	351	34%
Two Bedrooms	1,790	2,323	533	52%
Three Bedrooms	455	550	95	9%
Four Bedrooms (or more)	90	133	43	4%
Total	3,133	4,155	1,022	100%
Government/Community				
One Bedroom (or Bedsitter)	-	77	77	54%
Two Bedrooms	-	65	65	46%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	1	1	-	0%
Total	1	143	142	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	7	7	-	0%
Two Bedrooms	209	192	- 17	-100%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	216	199	- 17	100%
All Dwellings	3,350	4,497	1,147	
Dwellings by Floors Above Ground				
Less than 5	2	521	519	45%
5 to 10	214	542	328	29%
10 to 15	348	505	157	14%
15 to 20	296	297	1	0%
20 to 25	1,181	1,181	-	0%
25 to 30	281	281	-	0%
30 or more	1,028	1,170	142	12%
All Dwellings	3,350	4,497	1,147	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the Docklands small area has been more stable than the Melbourne CBD or Southbank. Around 38 per cent of the change in the population was aged 25 to 34 years. Over the same period the retiree aged population (older than 65) accounted for 8 per cent of growth and dependents accounted for 14 per cent of the growth (19 and younger). The income profile of households in the Docklands small area

has shifted towards higher incomes. The households earning over \$100,000 has increased from 689 households in 2006 to 1,197 in 2011.

Figure 34: Docklands Demographics and Household Income 2006 and 2011

Docklands	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	70	215	145	8%
5-14	88	127	39	2%
15-19	166	245	79	4%
20-24	779	818	39	2%
25-34	1,329	2,027	698	38%
35-44	625	804	179	10%
45-54	423	733	310	17%
55-64	349	563	214	12%
65-74	88	211	123	7%
75-84	18	41	23	1%
85+	6	5	- 1	0%
Total Population*	3,941	5,789	1,848	100%
Household Income				
Less than \$50,000	358	462	104	13%
\$50,000-\$100,000	609	818	209	25%
More than \$100,000	689	1,197	508	62%
Total Households**	1,656	2,477	821	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the Docklands is more unaffordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 3 per cent of the dwelling stock in this small area was affordable.

Figure 35: Docklands Dwelling Stock that is Affordable 2006-2012

Docklands	2006	2012	2006-12	Prop Growth
Government and Community	1	143	142	100%
Affordable Housing	-	-	-	0%
Total	1	143	142	100%
Propotion of Dwelling Stock	0%	3%		

Source: City Research (2012)

The Docklands small area is expected to continue capturing a large share of the new dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 500 dwellings per annum, increasing from 7 per cent of the municipal dwelling stock to 9 per cent.

Figure 36: Docklands Future Stock 2012-2016

Docklands	2012	2013	2014	2015	2016
Residential	4,888	5,038	5,386	6,576	6,787
Government and Community	143	143	143	143	143
Student Apartment	-	-	-	-	-
Serviced Apartment	199	199	461	461	461
Total	5,230	5,380	5,990	7,180	7,391

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.4. Carlton

The dwelling stock in the Carlton small area has increased by 322 dwellings per annum over the last six years, from 7,187 in 2006 to 9,121 in 2012. The area has approximately 14 per cent of all dwellings in the City of Melbourne. Figure 37 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 51 per cent of the dwelling stock. The Carlton area also contains a large number of student dwellings, with 3,355 dwellings which is 44 per cent of the student dwellings in the City of Melbourne municipality. Around one third of the municipal government and community housing is located in Carlton. During the last six years the number of dwellings with three or more bedrooms has decreased by 86 dwellings. This decline has been associated with the redevelopment of a large government housing area in the northern part of Carlton.

Figure 37: Carlton Dwelling Stock 2006 and 2012

Carlton	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	955	1,331	376	53%
Two Bedrooms	1,973	2,208	235	33%
Three Bedrooms	745	822	77	11%
Four Bedrooms (or more)	257	277	20	3%
Total	3,930	4,638	708	100%
Student				
One Bedroom (or Bedsitter)	1,736	2,866	1,130	84%
Two Bedrooms	257	467	210	16%
Three Bedrooms	12	14	2	0%
Four Bedrooms (or more)	7	8	1	0%
Total	2,012	3,355	1,343	100%
Government/Community				
One Bedroom (or Bedsitter)	165	299	134	116%
Two Bedrooms	437	373	- 64	-55%
Three Bedrooms	522	329	- 193	-166%
Four Bedrooms (or more)	30	37	7	6%
Total	1,154	1,038	- 116	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	15	14	- 1	-100%
Two Bedrooms	76	76	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	91	90	- 1	100%
All Dwellings	7,187	9,121	1,934	
Dwellings by Floors Above Ground				
Less than 5	3,380	3,773	393	20%
5 to 10	899	1,862	963	50%
10 to 15	1,865	2,549	684	35%
15 to 20	252	282	30	2%
20 to 25	791	655	- 136	-7%
25 to 30	-	-	-	0%
30 or more	-	-	-	0%
All Dwellings	7,187	9,121	1,934	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

Dwelling Stock and Diversity in the City of Melbourne 2006-2012

The previous censuses show that the demographic structure of the population within the Carlton small area has been relatively stable, compared to the rest of the municipality. Much of the growth has been in the student (20 to 24 year olds) and the young worker (25 to 34 year olds) age groups. Over the same period the retiree aged population (older than 65) accounted for 2 per cent of growth and dependents have decreased by 7 per cent (19 and younger). The income profile of Carlton's households has been more stable than the rest of the municipality.

Figure 38: Carlton Demographics and Household Income 2006 and 2011

Carlton	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	407	413	6	0%
5-14	550	596	46	2%
15-19	1,539	1,358	- 181	-10%
20-24	3,681	4,429	748	39%
25-34	2,863	3,784	921	48%
35-44	1,037	1,213	176	9%
45-54	740	792	52	3%
55-64	669	763	94	5%
65-74	404	461	57	3%
75-84	259	231	- 28	-1%
85+	54	66	12	1%
Total Population*	12,203	14,106	1,903	100%
Household Income				
Less than \$50,000	3,006	3,430	424	36%
\$50,000-\$100,000	1,119	1,432	313	27%
More than \$100,000	663	1,104	441	37%
Total Households**	4,788	5,966	1,178	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the Carlton is more affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 11 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 39: Carlton Dwelling Stock that is Affordable 2006-2012

Carlton	2006	2012	2006-12	Prop Growth
Government and Community	1,154	1,038	- 116	-102%
Affordable Housing	2	4	2	2%
Total	1,156	1,042	- 114	100%
Proportion of Dwelling Stock	16%	11%		

Source: City Research (2012)

The Carlton small area is expected to maintain its share of dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 610 dwellings per annum, maintaining 14 per cent of the municipal dwelling stock.

Figure 40: Carlton Future Stock 2012-2016

Carlton	2012	2013	2014	2015	2016
Residential	4,786	5,064	6,554	6,745	6,968
Government and Community	1,038	1,067	1,106	1,151	1,194
Student Apartment	3,355	3,383	3,421	3,507	3,612
Serviced Apartment	90	90	90	90	90
Total	9,269	9,604	11,171	11,493	11,864

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.5. Parkville

The dwelling stock in the Parkville small area has increased by 57 dwellings per annum over the last six years, from 4,132 in 2006 to 4,473 in 2012. The area has approximately 7 per cent of all dwellings in the City of Melbourne. Figure 41 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 40 per cent of the dwelling stock. The Parkville area contains a large number of student dwellings, with 2,471 dwellings which is 33 per cent of the student dwellings in the City of Melbourne municipality. During the last six years the number of dwellings with three or more bedrooms has increased by 183 dwellings.

Figure 41: Parkville Dwelling Stock 2006 and 2012

Parkville	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	364	398	34	15%
Two Bedrooms	711	721	10	4%
Three Bedrooms	387	476	89	39%
Four Bedrooms (or more)	96	189	93	41%
Total	1,558	1,784	226	100%
Student				
One Bedroom (or Bedsitter)	2,459	2,458	- 1	-100%
Two Bedrooms	-	-	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	11	13	2	200%
Total	2,470	2,471	1	100%
Government/Community				
One Bedroom (or Bedsitter)	2	34	32	28%
Two Bedrooms	47	130	83	73%
Three Bedrooms	25	7	- 18	-16%
Four Bedrooms (or more)	12	29	17	15%
Total	86	200	114	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	-	-	-	0%
Two Bedrooms	18	18	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	18	18	-	0%
All Dwellings	4,132	4,473	341	
Dwellings by Floors Above Ground				
Less than 5	3,552	3,844	292	86%
5 to 10	456	505	49	14%
10 to 15	118	118	-	0%
15 to 20	6	6	-	0%
20 to 25	-	-	-	0%
25 to 30	-	-	-	0%
30 or more	-	-	-	0%
All Dwellings	4,132	4,473	341	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the Parkville small area has been relatively stable and more diverse compared to the rest of the municipality. The most growth has occurred in the student (20 to 24 year olds) and the young worker (25 to 34 year olds) age groups. However the other age groups have also grown at a similar rate, maintaining a similar demographic structure. The income profile of Parkville's households has been relatively stable compared to the rest of the municipality.

Figure 42: Parkville Demographics and Household Income 2006 and 2011

Parkville	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	108	157	49	4%
5-14	167	232	65	5%
15-19	1,090	1,091	1	0%
20-24	1,398	1,648	250	21%
25-34	840	1,146	306	25%
35-44	385	486	101	8%
45-54	329	392	63	5%
55-64	317	413	96	8%
65-74	173	278	105	9%
75-84	123	185	62	5%
85+	50	166	116	10%
Total Population*	4,980	6,194	1,214	100%
Household Income				
Less than \$50,000	350	344	-6	-2%
\$50,000-\$100,000	477	537	60	22%
More than \$100,000	309	526	217	80%
Total Households**	1,136	1,407	271	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the Parkville is more affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 4 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 43: Parkville Dwelling Stock that is Affordable 2006-2012

Parkville	2006	2012	2006-12	Prop Growth
Government and Community	86	200	114	101%
Affordable Housing	1	-	-1	-1%
Total	87	200	113	100%
Proportion of Dwelling Stock	2%	4%		

Source: City Research (2012)

The Parkville small area is expected to maintain its share of dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 32 dwellings per annum, decreasing from 7 per cent of the municipal dwelling stock to 6 per cent.

Figure 44: Parkville Future Stock 2012-2016

Parkville	2012	2013	2014	2015	2016
Residential	1,884	1,884	1,884	1,935	2,012
Government and Community	200	200	200	200	200
Student Apartment	2,514	2,514	2,514	2,514	2,514
Serviced Apartment	18	18	18	18	18
Total	4,616	4,616	4,616	4,667	4,744

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.6. North Melbourne

The dwelling stock in the North Melbourne small area has increased by 235 dwellings per annum over the last six years, from 5,114 in 2006 to 6,521 in 2012. The area has approximately 10 per cent of all dwellings in the City of Melbourne. Figure 45 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 71 per cent of the dwelling stock. The North Melbourne area contains a large number of government and community dwellings, with 1,179 dwellings which is 35 per cent of the government and community dwellings in the City of Melbourne municipality. During the last six years the number of dwellings with three or more bedrooms has increased by 81 dwellings.

Figure 45: North Melbourne Dwelling Stock 2006 and 2012

North Melbourne	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	592	889	297	35%
Two Bedrooms	2,298	2,768	470	55%
Three Bedrooms	651	760	109	13%
Four Bedrooms (or more)	262	233	- 29	-3%
Total	3,803	4,650	847	100%
Student				
One Bedroom (or Bedsitter)	116	669	553	99%
Two Bedrooms	-	2	2	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	3	3	1%
Total	116	674	558	100%
Government/Community				
One Bedroom (or Bedsitter)	260	262	2	100%
Two Bedrooms	569	571	2	100%
Three Bedrooms	315	314	- 1	-50%
Four Bedrooms (or more)	33	32	- 1	-50%
Total	1,177	1,179	2	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	6	6	-	0%
Two Bedrooms	12	12	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	18	18	-	0%
All Dwellings	5,114	6,521	1,407	
Dwellings by Floors Above Ground				
Less than 5	3,896	4,466	570	41%
5 to 10	487	1,324	837	59%
10 to 15	107	107	-	0%
15 to 20	-	-	-	0%
20 to 25	624	624	-	0%
25 to 30	-	-	-	0%
30 or more	-	-	-	0%
All Dwellings	5,114	6,521	1,407	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

Dwelling Stock and Diversity in the City of Melbourne 2006-2012

The previous censuses show that the demographic structure of the population within the North Melbourne small area has been relatively stable and more diverse compared to the rest of the municipality. The income profile of households in the North Melbourne small area has shifted towards higher incomes. The households earning over \$100,000 has increased from 731 households in 2006 to 1,336 in 2011.

Figure 46: North Melbourne Demographics and Household Income 2006 and 2011

North Melbourne	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	393	488	95	5%
5-14	707	818	111	6%
15-19	633	728	95	5%
20-24	1,728	1,968	240	13%
25-34	2,627	3,423	796	44%
35-44	1,373	1,499	126	7%
45-54	931	1,104	173	10%
55-64	702	851	149	8%
65-74	458	479	21	1%
75-84	292	309	17	1%
85+	119	88	-31	-2%
Total Population*	9,963	11,755	1,792	100%
Household Income				
Less than \$50,000	1,818	1,606	-212	-52%
\$50,000-\$100,000	1,270	1,288	18	4%
More than \$100,000	731	1,336	605	147%
Total Households**	3,819	4,230	411	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the North Melbourne is more affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 21 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 47: North Melbourne Dwelling Stock that is Affordable 2006-2012

North Melbourne	2006	2012	2006-12	Prop Growth
Government and Community	1,177	1,179	2	1%
Affordable Housing	-	208	208	99%
Total	1,177	1,387	210	100%
Proportion of Dwelling Stock	23%	21%		

Source: City Research (2012)

The Development Activity Monitor data shows that the area is expected to gain 68 dwellings per annum. The small area dwelling stock as a percentage of the total municipal dwelling stock will decrease from 10 per cent of the municipal dwelling stock to 8 per cent.

Figure 48: North Melbourne Future Stock 2012-2016

North Melbourne	2012	2013	2014	2015	2016
Residential	4,704	4,719	4,739	4,831	4,956
Government and Community	1,179	1,179	1,179	1,179	1,179
Student Apartment	920	924	929	935	941
Serviced Apartment	18	18	18	18	18
Total	6,821	6,840	6,865	6,963	7,093

Sources: Development Activity Monitor 2011 and City Research 2012

3.7. Kensington

The dwelling stock in the Kensington small area has increased by 95 dwellings per annum over the last six years, from 4,426 in 2006 to 4,996 in 2012. The area has approximately 8 per cent of all dwellings in the City of Melbourne. Figure 49 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 86 per cent of the dwelling stock. The Kensington area also contains a large number of government and community housing, with 644 dwellings which is 13 per cent of the student dwellings in the City of Melbourne municipality. During the last six years the number of dwellings with three or more bedrooms has increased by 108 dwellings which are 19 per cent of the growth in dwellings.

Figure 49: Kensington Dwelling Stock 2006 and 2012

Kensington	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	320	448	128	24%
Two Bedrooms	2,191	2,489	298	56%
Three Bedrooms	1,041	1,116	75	14%
Four Bedrooms (or more)	218	251	33	6%
Total	3,770	4,304	534	100%
Government/Community				
One Bedroom (or Bedsitter)	254	306	52	144%
Two Bedrooms	245	229	- 16	-44%
Three Bedrooms	91	88	- 3	-8%
Four Bedrooms (or more)	18	21	3	8%
Total	608	644	36	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	-	-	-	0%
Two Bedrooms	48	48	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	48	48	-	0%
All Dwellings	4,426	4,996	570	
Dwellings by Floors Above Ground				
Less than 5	3,911	4,271	360	63%
5 to 10	33	243	210	37%
10 to 15	482	482	-	0%
15 to 20	-	-	-	0%
20 to 25	-	-	-	0%
25 to 30	-	-	-	0%
30 or more	-	-	-	0%
All Dwellings	4,426	4,996	570	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the Kensington small area has been relatively stable, compared to the rest of the municipality. Much of the growth in this small area has been in the young worker (25 to 34 year olds) age groups. Over the same period the retiree aged population (older than 65) accounted for 8 per cent of growth and

dependents account for 25 per cent (19 and younger). The income profile of Kensington's households has been more stable than the rest of the municipality.

Figure 50: Kensington Demographics and Household Income 2006 and 2011

Kensington	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	502	680	178	16%
5-14	577	697	120	11%
15-19	341	316	- 25	-2%
20-24	1,042	974	- 68	-6%
25-34	2,515	2,897	382	34%
35-44	1,542	1,781	239	21%
45-54	934	1,013	79	7%
55-64	618	743	125	11%
65-74	309	397	88	8%
75-84	209	210	1	0%
85+	84	79	- 5	0%
Total Population*	8,673	9,787	1,114	100%
Household Income				
Less than \$50,000	982	995	13	2%
\$50,000-\$100,000	1,330	1,239	- 91	-17%
More than \$100,000	1,047	1,649	602	115%
Total Households**	3,359	3,883	524	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the Kensington is more affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 13 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 51: Kensington Dwelling Stock that is Affordable 2006-2012

Kensington	2006	2012	2006-12	Prop Growth
Government and Community	608	644	36	100%
Affordable Housing	-	-	-	0%
Total	608	644	36	100%
Propotion of Dwelling Stock	14%	13%		

Source: City Research (2012)

The Development Activity Monitor data shows that the area is expected to gain 74 dwellings per annum. The small area dwelling stock as a percentage of the total municipal dwelling stock will decrease from 8 per cent of the municipal dwelling stock to 7 per cent.

Figure 52: Kensington Future Stock 2012-2016

Kensington	2012	2013	2014	2015	2016
Residential	4,514	4,522	4,533	4,596	4,684
Government and Community	644	644	644	644	644
Student Apartment	-	-	-	50	126
Serviced Apartment	48	48	48	48	48
Total	5,206	5,214	5,225	5,338	5,502

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.8. West Melbourne (Residential)

The dwelling stock in the West Melbourne Residential small area has increased by 56 dwellings per annum over the last six years, from 1,454 in 2006 to 1,788 in 2012. The area has approximately 3 per cent of all dwellings in the City of Melbourne. Figure 53 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 94 per cent of the dwelling stock. The West Melbourne Residential area also contains a small number of student dwellings and government or community housing. During the last six years the number of dwellings with three or more bedrooms has increased by 72 dwellings. Most of the development of housing over the last six years has been focused on one bedroom (43 per cent) and two bedroom (35 per cent).

Figure 53: West Melbourne Residential Dwelling Stock 2006 and 2012

West Melbourne (Residential)	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	154	298	144	43%
Two Bedrooms	812	930	118	35%
Three Bedrooms	312	386	74	22%
Four Bedrooms (or more)	76	75	- 1	0%
Total	1,354	1,689	335	100%
Student				
One Bedroom (or Bedsitter)	42	42	-	0%
Two Bedrooms	-	-	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	1	-	- 1	-100%
Total	43	42	- 1	100%
Government/Community				
One Bedroom (or Bedsitter)	-	1	1	0%
Two Bedrooms	30	29	- 1	0%
Three Bedrooms	23	23	-	0%
Four Bedrooms (or more)	4	4	-	0%
Total	57	57	-	0%
All Dwellings	1,454	1,788	334	
Dwellings by Floors Above Ground				
Less than 5	1,046	1,168	122	37%
5 to 10	264	301	37	11%
10 to 15	144	144	-	0%
15 to 20	-	175	175	52%
20 to 25	-	-	-	0%
25 to 30	-	-	-	0%
30 or more	-	-	-	0%
All Dwellings	1,454	1,788	334	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the West Melbourne Residential small area has been relatively stable, compared to the rest of the municipality. Much of the growth in population has been in the young worker (25 to 34 year olds)

age group. Over the same period the retiree aged population (older than 65) accounted for 6 per cent of growth and dependents account for 16 per cent (19 and younger). The income profile of West Melbourne Residential households has been more stable than the rest of the municipality.

Figure 54: West Melbourne Residential Demographics and Household Income 2006 and 2011

West Melbourne (Residential)	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	73	135	62	9%
5-14	118	141	23	3%
15-19	109	138	29	4%
20-24	600	619	19	3%
25-34	1,054	1,357	303	43%
35-44	485	634	149	21%
45-54	276	348	72	10%
55-64	200	210	10	1%
65-74	85	111	26	4%
75-84	31	43	12	2%
85+	7	9	2	0%
Total Population*	3,038	3,745	707	100%
Household Income				
Less than \$50,000	251	317	66	18%
\$50,000-\$100,000	343	423	80	21%
More than \$100,000	293	520	227	61%
Total Households**	887	1,260	373	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the West Melbourne Residential is more affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 3 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 55: West Melbourne Residential Dwelling Stock that is Affordable 2006-2012

West Melbourne (Residential)	2006	2012	2006-12	Prop Growth
Government and Community	57	57	-	0%
Affordable Housing	-	-	-	0%
Total	57	57	-	0%
Proportion of Dwelling Stock	4%	3%		

Source: City Research (2012)

The West Melbourne Residential small area is expected to maintain its share of dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 92 dwellings per annum, maintaining 3 per cent of the municipal dwelling stock.

Figure 56: West Melbourne Residential Future Stock 2012-2016

West Melbourne (Residential)	2012	2013	2014	2015	2016
Residential	1,846	1,925	1,941	2,053	2,212
Government and Community	57	57	57	79	79
Student Apartment	42	42	42	42	42
Serviced Apartment	-	-	-	-	-
Total	1,945	2,024	2,040	2,174	2,333

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.9. East Melbourne

The dwelling stock in the East Melbourne small area has increased by 56 dwellings per annum over the last six years, from 3,026 in 2006 to 3,360 in 2012. The area has approximately 5 per cent of all dwellings in the City of Melbourne. Figure 57 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 92 per cent of the dwelling stock. The East Melbourne area also contains a small number of student dwellings, government and community housing. During the last six years the number of dwellings with three or more bedrooms has increased by 129 dwellings. Most of the development of housing over the last six years has been focused on one bedroom (58 per cent) dwellings.

Figure 57: East Melbourne Dwelling Stock 2006 and 2012

East Melbourne	2006	2012	2006-12	Prop Growth	
Private					
One Bedroom (or Bedsitter)	730	892	162	52%	
Two Bedrooms	1,395	1,407	12	4%	
Three Bedrooms	430	547	117	38%	
Four Bedrooms (or more)	222	241	19	6%	
Total	2,777	3,087	310	100%	
Student					
One Bedroom (or Bedsitter)	9	-	-	9	-100%
Two Bedrooms	-	-	-	-	0%
Three Bedrooms	-	-	-	-	0%
Four Bedrooms (or more)	-	-	-	-	0%
Total	9	-	-	9	100%
Government/Community					
One Bedroom (or Bedsitter)	7	10	3	75%	
Two Bedrooms	2	2	-	0%	
Three Bedrooms	4	4	-	0%	
Four Bedrooms (or more)	17	10	-	7	-175%
Total	30	26	-	4	100%
All Dwellings	3,026	3,360	334		
Dwellings by Floors Above Ground					
Less than 5	1,923	2,066	143	43%	
5 to 10	433	434	1	0%	
10 to 15	670	775	105	31%	
15 to 20	-	-	-	0%	
20 to 25	-	85	85	25%	
25 to 30	-	-	-	0%	
30 or more	-	-	-	0%	
All Dwellings	3,026	3,360	334	100%	

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the East Melbourne small area has been aging. The retiree aged population (older than 65) accounted for 50 per cent of growth, while dependents accounted for 3 per cent (19 and younger). The income

profile of households in East Melbourne has shifted towards higher incomes. The households earning over \$100,000 has increased over the past five years from 744 in 2006 to 1,065 in 2011.

Figure 58: East Melbourne Demographics and Household Income 2006 and 2011

East Melbourne	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	95	161	66	11%
5-14	119	110	-9	-2%
15-19	122	84	-38	-7%
20-24	461	395	-66	-11%
25-34	1,360	1,543	183	32%
35-44	708	676	-32	-6%
45-54	505	579	74	13%
55-64	544	653	109	19%
65-74	236	410	174	30%
75-84	139	187	48	8%
85+	40	108	68	12%
Total Population*	4,329	4,906	577	100%
Household Income				
Less than \$50,000	446	329	-117	-72%
\$50,000-\$100,000	791	750	-41	-25%
More than \$100,000	744	1,065	321	197%
Total Households**	1,981	2,144	163	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the East Melbourne is less affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that around 3 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 59: East Melbourne Dwelling Stock that is Affordable 2006-2012

East Melbourne	2006	2012	2006-12	Prop Growth
Government and Community	30	26	-4	-8%
Affordable Housing	26	83	57	108%
Total	56	109	53	100%
Propotion of Dwelling Stock	2%	3%		

Source: City Research (2012)

The East Melbourne small area is expected to maintain its share of dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 17 dwellings per annum. The small area dwelling stock as a percentage of the total municipal dwelling stock will decrease from 5 per cent of the municipal dwelling stock to 4 per cent.

Figure 60: East Melbourne Future Stock 2012-2016

East Melbourne	2012	2013	2014	2015	2016
Residential	3,087	3,087	3,087	3,096	3,110
Government and Community	26	26	26	26	26
Student Apartment	-	45	45	45	45
Serviced Apartment	247	247	247	247	247
Total	3,360	3,405	3,405	3,414	3,428

Sources: *Development Activity Monitor 2011 and City Research 2012*

3.10. South Yarra West

The dwelling stock in the South Yarra West small area has increased by 78 dwellings per annum over the last six years, from 3,335 in 2006 to 3,804 in 2012. The area has approximately 6 per cent of all dwellings in the City of Melbourne. Figure 61 shows the dwelling stock by use and bedroom number. In 2012 the private users accounted for 96 per cent of the dwelling stock. The South Yarra West area also contains a small number of student dwellings, government and community housing. During the last six years the number of dwellings with three or more bedrooms has increased by 123 dwellings. Most of the development of housing over the last six years has been focused on one bedroom (33 per cent) and two bedroom (41 per cent).

Figure 61: South Yarra West Dwelling Stock 2006 and 2012

South Yarra	2006	2012	2006-12	Prop Growth
Private				
One Bedroom (or Bedsitter)	842	1,023	181	36%
Two Bedrooms	1,506	1,707	201	40%
Three Bedrooms	592	705	113	23%
Four Bedrooms (or more)	224	230	6	1%
Total	3,164	3,665	501	100%
Student				
One Bedroom (or Bedsitter)	110	110	-	0%
Two Bedrooms	-	-	-	0%
Three Bedrooms	-	-	-	0%
Four Bedrooms (or more)	-	-	-	0%
Total	110	110	-	0%
Government/Community				
One Bedroom (or Bedsitter)	2	2	-	0%
Two Bedrooms	6	4	- 2	-67%
Three Bedrooms	2	1	- 1	-33%
Four Bedrooms (or more)	7	7	-	0%
Total	17	14	- 3	100%
Serviced Apartments				
One Bedroom (or Bedsitter)	28	-	- 28	-97%
Two Bedrooms	16	10	- 6	-21%
Three Bedrooms	-	5	5	17%
Four Bedrooms (or more)	-	-	-	0%
Total	44	15	- 29	100%
All Dwellings	3,335	3,804	469	
Dwellings by Floors Above Ground				
Less than 5	2,744	2,770	26	6%
5 to 10	211	231	20	4%
10 to 15	93	393	300	64%
15 to 20	59	59	-	0%
20 to 25	146	269	123	26%
25 to 30	82	82	-	0%
30 or more	-	-	-	0%
All Dwellings	3,335	3,804	469	100%

Source: City Research Analysis of Valuations database 2006, 2008, 2010 and 2012.

The previous censuses show that the demographic structure of the population within the South Yarra West small area has been relatively stable, compared to the rest of the municipality. Much of the growth has been in the student (20 to 24 year olds) and the young worker (25 to 34 year olds) age groups. Over the same period the retiree aged population (older than 65) accounted for 7 per cent of growth and dependents accounted for 13 per cent (19 and younger). The income profile of South Yarra West’s households has been more stable than the rest of the municipality.

Figure 62: South Yarra West Demographics and Household Income 2006 and 2011

South Yarra	2006	2011	2006-11	% of Growth
Demographic Structure				
0-4	148	214	66	9%
5-14	225	271	46	6%
15-19	304	286	- 18	-2%
20-24	469	535	66	9%
25-34	1,302	1,656	354	48%
35-44	703	856	153	21%
45-54	541	568	27	4%
55-64	657	640	- 17	-2%
65-74	392	510	118	16%
75-84	309	269	- 40	-5%
85+	215	191	- 24	-3%
Total Population*	5,265	5,996	731	100%
Household Income				
Less than \$50,000	548	444	- 104	-31%
\$50,000-\$100,000	840	884	44	13%
More than \$100,000	795	1,187	392	118%
Total Households**	2,183	2,515	332	100%

Source: Census 2006 and 2011

*Place of Usual Residence

**HIND Household Income

The dwelling stock within the South Yarra West is less affordable than in the rest of the municipality. The comparison of dwellings value to the household income of the least wealth 25 per cent of households, shows that less than 1 per cent of the dwelling stock in this small area was affordable in 2012.

Figure 63: South Yarra West Dwelling Stock that is Affordable 2006-2012

South Yarra	2006	2012	2006-12	Prop Growth
Government and Community	17	14	- 3	-100%
Affordable Housing	-	-	-	0%
Total	17	14	- 3	100%
Proportion of Dwelling Stock	1%	0%		

Source: City Research (2012)

The South Yarra West small area is expected to maintain its share of dwelling developments over the next five years. The Development Activity Monitor data shows that the area will gain 23 dwellings per annum, maintaining 14 per cent of the municipal dwelling stock. The small area

dwelling stock as a percentage of the total municipal dwelling stock will decrease from 6 per cent of the municipal dwelling stock to 5 per cent.

Figure 64: South Yarra West Future Stock 2012-2016

South Yarra	2012	2013	2014	2015	2016
Residential	3,665	3,665	3,665	3,702	3,757
Government and Community	14	14	14	14	14
Student Apartment	110	110	110	110	110
Serviced Apartment	15	15	15	15	15
Total	3,804	3,804	3,804	3,841	3,896

Sources: *Development Activity Monitor 2011 and City Research 2012*

4. Conclusions

The data analysed for this study shows some clear trends and changes in character of the housing stock in the municipality. The time series shows that over the past six years,

- the municipality has seen strong growth in dwelling construction, especially in the Melbourne CBD (37 per cent), Southbank (15 per cent) and Docklands (8 per cent).
- very few three or four bedroom dwellings are being developed.
- 50 per cent of the new dwellings have one bedroom.
- dwelling size is shrinking, with 40 per cent of new dwellings have less than 50 square meters of floor space
- much of the dwelling construction is in higher density build form, of 20 levels or more above ground (42 per cent)
- 93 per cent of the growth is in the form of apartments.
- State Government housing in the municipality has decreased by 4 per cent.
- 68 per cent of dwellings are not held by owner occupiers.
- dwellings with a valuation less than \$300,000 has dropped from 43 per cent in 2006 to 21 per cent in 2012

The Development Activity Monitor indicates that growth in the development of dwellings is expected to continue, with much of the growth occurring in the CBD, Southbank and Docklands. The dwelling stock is expected to grow by 6 per cent per annum or 3,500 dwellings. The City of Melbourne forecasts indicate that dwelling numbers could exceed 110,000 by 2031.

The demographic structure of the City of Melbourne community has been changing over the last decade. The municipality area has seen

- young worker (25 to 34) group increase from 24 per cent of the population in 2001 to 31 per cent in 2011.
- the dependent (younger than 19) group decrease from 19 per cent of the population in 2001 to 14 per cent in 2011.
- The change is most evident in the growth areas of Melbourne CBD, Southbank and Docklands.

- The household income has been increasing faster than inflation²⁸.

The comparison of household income to the rateable values indicates that there are very few properties in the municipality that would be affordable to the lower quartile households. The comparison shows that less than 6 per cent of the dwellings in the municipality would be affordable for households earning the lower quartile weekly income. The vast majority of the affordable dwellings are government or community owned, with very few privately held properties being affordable. In addition, the rental data indicates that there are very few new tenancies commenced in the municipality which would be affordable.

This study has collected and analysed a detailed set of data on housing and population within the municipality. The report is intended to provide a brief summary as background to further work. The measures of affordability, diversity and the nature of the dwelling stock will be expanded in further research,

- Understanding the Quality of Housing Design Background Paper,
- Understanding the Social Outcomes of Housing Background Paper and
- Understanding the Property and Economic Drivers of Housing Background Paper.

²⁸ The average household income grew by 4 per cent per annum between 2006 and 2011. The ABS CPI index shows that inflation over the period was less than 3 per cent per annum.

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Appendix A: Land Use Codes

Land use Name	Code	Land Use Description	Land Use Detail
Specialist Residential Accommodation	A	Retirement/Aged Care Accommodation/Special Accommodation	All accommodation types excluding traditional long-term residences i.e flats (co share, subdivided & investment blocks), houses, town houses and government housing. This Land Use Code should only be used if the specific use can
Boarding House	AB	Boarding House/ Private Hotel / Dormitory Accommodation/University Residential College	Has rooms available to lease for short or long term accommodation. Typically rooms have no amenities. Includes shelters for the homeless and crisis accommodation.
Specialist Care Accommodation	AE	Aged Care Complex/Special	
Hostel	AH	Disability Housing	low level supported accommodation for the elderly or infirm.
Student Accommodation	AK	Strata unit or flat	Strata flats which are provided as accommodation operated specifically for students. Common lounge areas and cleaning/meals services may be provided. AK should only be used if the number of bedrooms are unknown or the operation is rated
Student Accommodation 1 Bedroom	AK1	Strata unit or flat	
Student Accommodation 2 Bedroom	AK2	Strata unit or flat	
Student Accommodation 3 Bedroom	AK3	Strata unit or flat	
Student Accommodation 4 Bedroom	AK4	Strata unit or flat	
Student Accommodation Business	AKM	Common Land associated with residential unit development	This relates to the space occupied by the business operating the serviced apartment and includes reception areas and areas used to provide facilities such as gyms, lounge areas etc.
Student Accommodation Studio	AKS	Strata unit or flat	Apartment/flat on individual title comprising usually two rooms - bathroom and combined living/bedroom/kitchen. Does not contain separate bedroom.
Student Accommodation - Dormitory Style	AL	Residential College/Quarters	Accommodation operated specifically for students, but not including accommodation run out of strata flats which is included in AK. Common lounge areas and cleaning/meals services may be provided. Is typically dormitory style and includes,
Serviced Apartment	AS	Serviced Apartments / Holiday Units	Self contained tourist accommodation. The code AS should only be used if the number of bedrooms are unknown or the operation is rated as one assessment.
Serviced Apartment 1 Bedroom	AS1	Serviced Apartments / Holiday Units	
Serviced Apartment 2 Bedroom	AS2	Serviced Apartments / Holiday Units	
Serviced Apartment 3 Bedroom	AS3	Serviced Apartments / Holiday Units	
Serviced Apartment 4 Bedroom	AS4	Serviced Apartments / Holiday Units	
Serviced Apartments Facilities	ASF	Common Land associated with residential unit development	

Dwelling Stock and Diversity in the City of Melbourne 2006-2012

Serviced Apartment Business	ASM	Retail Premises (single occupancy/single title/single stratum)	To be used where a group of serviced apartments are rated as one. Also to be used for the facilities that form part of the business eg. reception area, gym, conference room etc.
Serviced Apartment Studio	ASS	Serviced Apartments / Holiday Units	
Nursing Home	AU	Aged Care Complex/Special Accommodation/Nursing Home	Full time supported care for the elderly or infirm.
Residential Accommodation	D	Multiple Occupation (within residential development)	Dwelling types typically used for long term accommodation. This Land Use Code should only be used if the specific use can not be otherwise defined by one of the codes in the basket. This code may be used by Land Survey for application
Residence/Business	DB	Mixed Use Occupation	Primarily used for residential purposes, but also used for business purposes such as office, shop, medical services etc.
Company-Share Flat (no. bedrooms unknown)	DC	Residential Company Share Unit (within multi-storey development)	Flat where ownership is held as shares in a company not as a title in a property. Only use DC if the number of bedrooms are unknown.
Company-Share Flat 1 Bedroom	DC1	Residential Company Share Unit (within multi-storey development)	
Company-Share Flat 2 Bedroom	DC2	Residential Company Share Unit (within multi-storey development)	
Company-Share Flat 3 Bedroom	DC3	Residential Company Share Unit (within multi-storey development)	
Company-Share Flat 4 Bedroom	DC4	Residential Company Share Unit (within multi-storey development)	
Company-Share Flat 5 Bedroom	DC5	Residential Company Share Unit (within multi-storey development)	
Company-Share Base	DCB	Mastercard/Header/Parent Assessment - Residential	This code should only be used on a base or building property. DCB will primarily be used by Land Survey.
Company-Share Flat Studio	DCS	Residential Company Share Unit (within multi-storey development)	Apartment/flat on individual title comprising usually two rooms - bathroom and combined living/bedroom/kitchen. Does not contain separate bedroom.
Dwelling (House)	DD	Detached Home	Residential dwelling (not otherwise classified).
Residential Shell	DE	Residential Development Site	A building that has been gutted for future conversion to a residential use.
Government Housing (Flats)	DF	Residential Investment Flats	Highrise flat or walk-up flat on Government Estate. Does not include government housing (flats) if it is not on an estate. DF should only be used if the number of bedrooms are unknown.
GH Flats 1 Bedroom	DF1	Residential Investment Flats	
GH Flats 2 Bedroom	DF2	Residential Investment Flats	
GH Flats 3 Bedroom	DF3	Residential Investment Flats	
GH Flats 4 Bedroom	DF4	Residential Investment Flats	

GH Flats Studio	DFS	Residential Investment Flats	Apartment/flat on individual title comprising usually two rooms - bathroom and combined living/bedroom/kitchen. Does not contain separate bedroom.
Government Housing (Dwelling)	DH	Detached Home	House on Government Estate. Does not include government housing if it is not on an estate. DT should only be used if the number of bedrooms are unknown.
GH Dwelling 1 Bedroom	DH1	Detached Home	
GH Dwelling 2 Bedroom	DH2	Detached Home	
GH Dwelling 3 Bedroom	DH3	Detached Home	
GH Dwelling 4 Bedroom	DH4	Detached Home	
Investment Block	DIB	Residential Investment Flats	Block of Flats on one title.
Apartment/Flat (no. bedrooms unknown)	DO	Strata Unit (within multi-storey development)	Apartment/flat on individual title not covered by an operators agreement i.e. excludes serviced apartment/student accommodation. DO should only be used if the number of bedrooms are unknown.
Apartment/Flat 1 Bedroom	DO1	Strata Unit (within multi-storey development)	
Apartment/Flat 2 Bedroom	DO2	Strata Unit (within multi-storey development)	
Apartment/Flat 3 Bedroom	DO3	Strata Unit (within multi-storey development)	
Apartment/Flat 4 Bedroom	DO4	Strata Unit (within multi-storey development)	
Apartment/Flat 5 Bedroom	DO5	Strata Unit (within multi-storey development)	
Apartment/Flat Facilities	DOM	Common Land associated with residential unit development	Facilities/room provided for common use of residents/occupants, eg. Communal laundry.
Apartment/Flat Studio	DOS	Strata Unit (within multi-storey development)	Apartment/flat on individual title comprising usually two rooms - bathroom and combined living/bedroom/kitchen. Does not contain separate bedroom.
Apartment/Flat Penthouse	DP	Strata Unit (within multi-storey development)	Apartment/flat on individual title located on uppermost floors of larger proportions and high quality finish.
Townhouse (with Common Area)	DT	Single Strata Unit/Villa Unit/Townhouse	A residential dwelling that shares common area (eg drive, garden etc) with another property.
Dwelling (House) used as an Office	OD	Office Premises (single occupancy/single title/single stratum)	

Dwelling Stock and Diversity in the City of Melbourne 2006-2012

Office/Residential	QOR	Mixed Use Occupation	Only to be used on base or building properties to indicate a combination of uses.
Residential/Retail/Office	QRM	Mixed Use Occupation	Only to be used on base or building properties to indicate a combination of uses.
Residential/Parking	QRP	Mixed Use Occupation	Only to be used on base or building properties to indicate a combination of uses.
Retail/Residential	QRR	Mixed Use Occupation	Only to be used on base or building properties to indicate a combination of uses.

Appendix B: Reval Data 2006-2012 – Notes

The Reval data has been modified during this study to allow a better understanding of some of the aspects of the dwelling stock in the City of Melbourne. It is important to understand that the Reval data was created with a different purpose in mind, which means that in some cases the data does not conform to the needs of this study. To better fit this study the following modifications have been made to the Reval data set,

- Boundary Change,
- Bedroom number,
- Investment Block (DIB),
- Government housing,
- Community housing,
- Student Apartments and
- Accommodation and Serviced Apartments.

Boundary Change

There have been two changes in the coverage of the Reval dataset, these changes were made to ensure that a consistent study area was analysed. The first change is the addition of Docklands to City of Melbourne rating area, in 2006 the Docklands area was not included in the Reval database. For this study it was decided that the Reval 2006 and 2008 would be modified to include Docklands. The 2010 Reval data included information from 2008, which was used in this study to backcast for Docklands in Reval 2006 and 2008.

The second change relates to the 2008 expansion of the municipal boundary. At the end of 2008 the City of Melbourne boundary was moved north, taking in some of Moonee Valley. In this study these areas have been added into the 2006 and 2008 Reval data sets. The data was estimated by backcasting from the 2010 Reval dataset.

Bedroom Number

Approximately 3 per cent of the dwellings in the Reval data did not have associated bedroom data. The Reval records a dwelling, but does not indicate the number of bedrooms. In these situations the bedroom number was inferred using the floorspace of the dwellings. The following inferences were made in the study,

- Any dwelling with less than 40 square meters of floorspace was inferred to be a bedsitter.
- Dwellings with 40 to 70 square meters of floorspace were inferred to be a 1 bedroom dwelling.
- Dwellings with 70 to 150 square meters of floorspace were inferred to be a 2 bedroom dwelling.

- Dwellings with 150 to 250 square meters of floorspace were inferred to be a 3 bedroom dwelling.
- Dwelling with more than 250 square meters of floorspace were inferred to be a 4 bedroom dwelling.

Investment Blocks (DIB)

The Reval data is primarily focused on providing information to the Valuer General. In some instances apartment buildings have one valuation record for the entire building. These buildings are coded as DIB, an investment block and have no records of the number of apartments in each building. In these instances apartment level data from the background valuation analysis has been added to the data set. There are over 1,000 dwellings in the City of Melbourne which have been treated in this way.

Government Housing

The majority of dwellings held by the State government are located within government flats (DF) or houses (DH). There are some dwellings which are held by Department of Human Services and the Director of Housing that are coded as detached houses (DD) or apartments (DO). These houses tend to be located in areas or buildings with no other State housing and for valuation purposes should be treated as they have been in the Reval data set. However for this study these properties have been re-coded to DF or DH to enable a count of all State housing in the City of Melbourne.

Community Housing

In this study a new housing type has been created to account for community housing. The community housing category is defined as dwellings that are not rented on the normal private market. The community housing has been established by using ownership data, where dwellings are held by religious groups, societies, foundations and associations. These dwellings were re-coded to community dwellings. The analysis conducted for this study would have captured most community dwellings. However there will be a small number of instances where some community dwellings have not been re-coded.

Student Apartments and Accommodation

During the study, the Reval data was cross referenced against the CLUE data. This analysis indicated that some apartment buildings (DO) should be recoded as student apartments (AK). The analysis also provided information on the number of bedrooms in student accommodation. The Reval does not record capacity for AL.

Serviced Apartments

Some of the serviced apartments in the City of Melbourne are operated as one location. In these instances there is only one record in the Reval data with no information on the number of dwellings. In these instances the valuers background analysis has been extracted and added to provide information on each individual dwelling in the complex.

