



# Marrickville Housing Portrait

## 2006

This Housing Portrait uses data from the 2006 Census to examine the characteristics of housing in Marrickville, looking at how these differs from Sydney, and how they have changed since 2001.

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Prepared by **The Public Practice Pty Ltd** for **Marrickville Council**

# Housing stock

## The nature of dwellings

The five-yearly Census, last held in 2006, gives the most accurate count of the stock of dwellings in most communities. In the Census count, a dwelling is a structure which is intended to have people live in it, and which is habitable on Census night. A Private Dwelling is self-contained, while Non-Private Dwellings (NPDs) provide communal or transitory type of accommodation.

A private dwelling is normally a house or flat, but can also be a caravan, houseboat, tent, rooms above a shop, or even a room. All occupied private dwellings (OPDs) are counted in the Census, including dwellings in caravan/residential parks.

Unoccupied (vacant) private dwellings are structures built specifically for living purposes, which are habitable but unoccupied on Census Night. All unoccupied private dwellings are counted unless in caravan parks, marinas or manufactured home estates. They include vacant houses, holiday homes, huts and cabins (other than seasonal workers' quarters), newly completed dwellings not yet occupied, dwellings vacant for demolition or repair, and dwellings to let.

Non-Private Dwellings (NPDs) are dwellings that provide a communal or transitory type of accommodation. They include hotels, motels, guest houses, prisons, religious and charitable institutions, boarding schools, defence establishments, hospitals and other communal dwellings. People in NPDs are counted on personal Census forms and so information on their family structure is not available.

## Counting Census dwellings

The ABS reports 2006 Census data on dwellings in two main ways - for dwellings occupied on Census night by usual residents (those who had or would live there at least six months that year) and for all dwellings identified by the Census Collectors. The 2001 Census reported only on all dwellings; usual residents were identified but not their dwellings.

The difference between the two counts is those dwellings that were neither occupied by residents nor classified as vacant on Census night. Some held visitor-only households (eg occupied holiday houses), but most are usually 'not classifiable'. Households are not classifiable where the Census Collector could not determine if the household was occupied or if the household did not complete enough of the Census form. Outside winter holiday areas, most would be dwellings usually occupied by permanent residents who were away on Census night.

Two sets of Census data, the Basic Community Profile (BCP) and the Expanded Community Profile (XCP), contain tables reporting on residents and resident-occupied dwellings. They are used to examine the characteristics of residents. Another set, the Place of Enumeration Profile (PEP), reports on the Census night population and the dwellings counted on Census night. Some additional tables are available from the ABS web site. This report draws on all these sources.

The Census counted 33,057 private dwellings in Marrickville in August 2006, of which 30,809 were occupied on Census night and 2,248 were unoccupied (an apparent vacancy rate of 6.8%). Of the occupied dwellings, 28,086 had at least one usual resident at home; the other 2,723 (9% of dwellings) were either occupied only by visitors (eg holiday houses) or were not classifiable. There were also 129 non-private dwellings.

Dwellings in Marrickville			total private dwellings	'vacancy' rate	resident-occupied	visitor & unclass'fd		total dwellings	visitor & unclass'fd dwellings
	occupied private	unoccupied private				dwelling non-private			
Census 2006	30,809	2,248	<b>33,057</b>	6.8%	28,086	2,723	129	<b>33,186</b>	9%
Census 2001	29,941	2,164	<b>32,105</b>	6.7%			0	32,105	
Census 1996	29,697	2,104	<b>31,801</b>	6.6%					
change 2001 – 2006	<b>+868</b>	<b>+84</b>	<b>+952</b>	<b>up 0.1%</b>			<b>+129</b>	<b>+1,081</b>	
change 1996 – 2001	+244	+60	<b>+304</b>	up 0.1%					

In all tables, negative numbers are in red, and where appropriate, extreme results (highs and lows) are bold. Changes and differences are calculated by subtraction. Very small differences may show as, say up '0.0%' or 'down 0%'; this means they are virtually zero, but slightly positive or negative. Source: Census 2006 Tables B18, P31, C130.

## Types of dwellings

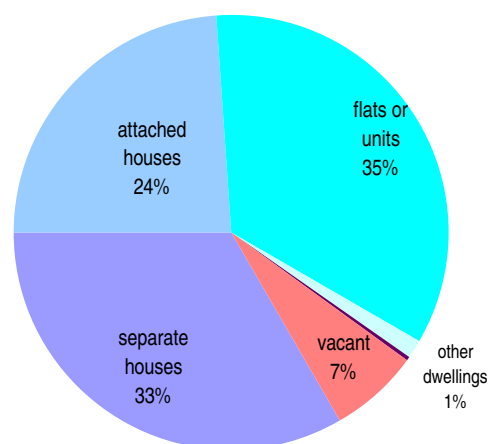
Of the 33,056 private dwellings counted in Marrickville in the 2006 Census, 11,701 (36%) were separate houses, 8,418 (26%) were attached houses (eg semis or townhouses), 12,356 (37%) were flats or units, and 546 (2%) were dwellings of another structure.

Some 671 of Marrickville's private dwellings were recorded as vacant in the Census, an apparent vacancy rate of 6.8%. The vacancy rate for separate houses was 5.7%; for attached houses it was 6.3%; for flats it was 6.3%.

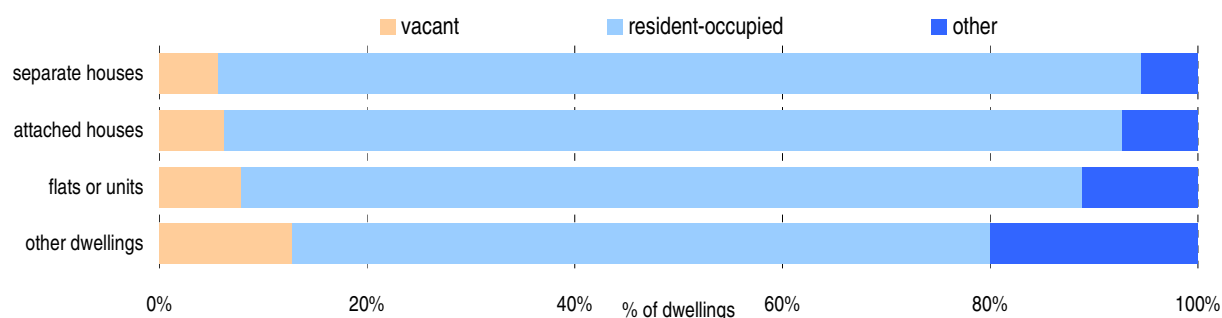
However, not all the 'occupied' dwellings were occupied on Census night. Only 28,086 dwellings were counted as having at least one usual resident; the other 2,724 dwellings were either visitor-only or unclassifiable, due to inadequate information. These amounted to 8% of all dwellings, above those classified as vacant.

Except in winter holiday areas, most of these not-vacant dwellings without usual residents were probably dwellings whose usual residents either were away Census night or failed to complete a Census form. The proportion tends to be higher in more transient accommodation. About 5% of apparently-occupied detached houses had no usual residents on Census night, compared with 7% of attached houses, 11% of flats / units, and 20% of other types of dwellings.

Private dwellings in Marrickville



Usage of Marrickville dwellings, Census night 2006



Number and usage of dwellings	Private dwellings in Marrickville					Occupied dwellings in Marrickville			
	number occupied	vacant	total dwellings	% of dwellings	vacancy rate	resident occupied	visitor & unclass'fd dwellings	% dwgs without residents	% dwgs with residents
<b>separate houses</b>	11,030	671	11,701	35.8%	5.7%	10,398	632	5%	89%
<b>attached houses</b>	7,890	528	8,418	25.6%	6.3%	7,281	609	7%	86%
• 1 storey	5,104	338	5,442	16.6%	6.2%	4,762	342	6%	88%
• 2+ storeys	2,786	190	2,976	9.0%	6.4%	2,519	267	9%	85%
<b>flats or units</b>	11,382	974	12,356	36.9%	7.9%	10,008	1,374	11%	81%
• in a 1-2 storey block	4,836	443	5,279	15.7%	8.4%	4,222	614	12%	80%
• in a 3 storey block	4,598	366	4,964	14.9%	7.4%	4,118	480	10%	83%
• in a 4+ storey block	1,819	142	1,961	5.9%	7.2%	1,557	262	13%	79%
• attached to a house	129	23	152	0.4%	15.1%	111	18	12%	73%
<b>other dwellings</b>	476	70	546	1.5%	12.8%	367	109	20%	67%
• caravan, cabin, houseboat	9	0	9	0.0%	0.0%	7	2	22%	78%
• improvised home or tent	4	0	4	0.0%	0.0%	0	4	100%	0%
• flat attached to a shop	463	70	533	1.5%	13.1%	360	103	19%	68%
<b>not stated</b>	32	3	35	0.1%	8.6%	32	0	0%	91%
<b>Total</b>	<b>30,810</b>	<b>2,246</b>	<b>33,056</b>	<b>100%</b>	<b>6.8%</b>	<b>28,086</b>	<b>2,724</b>	<b>8%</b>	<b>85%</b>

The column headed 'non-resident dwellings' is the difference between occupied and resident-occupied dwellings. Source: Census 2006 Tables B18, C130

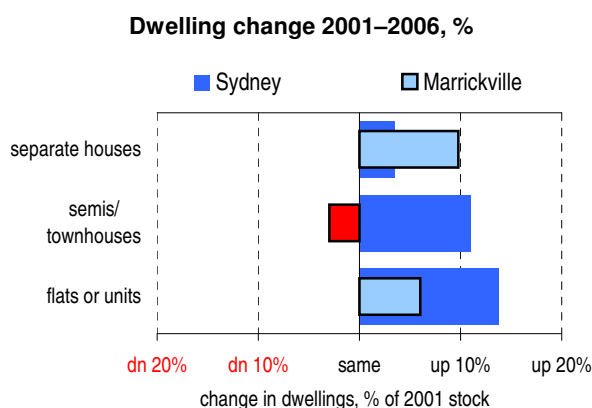
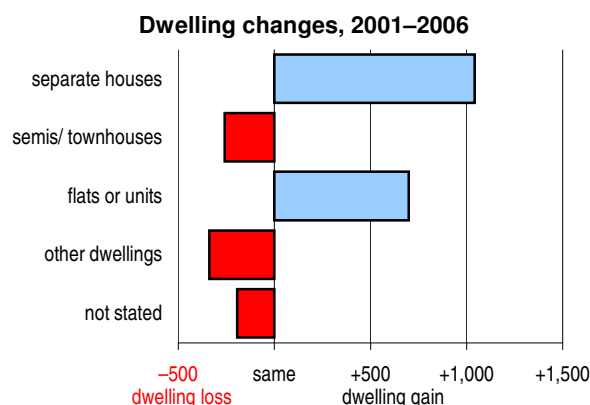
## Changes in dwelling numbers

From 2001 to 2006, there was an increase of 951 (3%) in the total number of dwellings in Marrickville.

Of the various types of dwellings, the number of separate houses increased by 1,042 (10%); the number of attached houses (eg semis and town houses) decreased by 259 (3%); the number of flats and units increased by 700 (6%).

The 3% increase in Marrickville's dwelling stock was 3% lower than Sydney's increase of 6% over the five years.

Marrickville's 10% increase in its stock of separate houses was 6% higher than the increase in the number of occupied houses in Sydney. With attached houses, Marrickville's 3% decrease was 14% lower than Sydney's increase. For flats and units, Marrickville had an increase of 6%, which was 8% lower than Sydney's increase.



All occupied private dwellings	dwgs in M'ville, 2006	dwgs in M'ville, 2001			change 2001–2006		compared with Sydney		
		occupied	est'd vacant	total	number	percent	% occ'd dwellings	change 2001–2006	M'ville's growth diff.
<b>separate houses</b>	<b>11,701</b>	<b>10,057</b>	<b>602</b>	<b>10,659</b>	<b>+ 1,042</b>	<b>up 10%</b>	<b>61.7%</b>	<b>up 4%</b>	<b>6% higher</b>
<b>semis/ townhouses</b>	<b>8,418</b>	<b>8,144</b>	<b>533</b>	<b>8,677</b>	<b>-259</b>	<b>dn 3%</b>	<b>11.8%</b>	<b>up 11%</b>	<b>14% lower</b>
• 1 storey	5,442	5,281	342	5,623	-181	dn 3%	5.2%	up 8%	12% lower
• 2+ storeys	2,976	2,863	191	3,054	-78	dn 3%	6.6%	up 13%	16% lower
<b>flats or units</b>	<b>12,356</b>	<b>10,752</b>	<b>904</b>	<b>11,656</b>	<b>700</b>	<b>up 6%</b>	<b>25.7%</b>	<b>up 14%</b>	<b>8% lower</b>
• in a 1–2 storey block	5,279	5,108	447	5,555	-276	dn 5%	6.7%	up 12%	17% lower
• in a 3 storey block	4,964	4,043	311	4,354	610	up 14%	9.0%	up 9%	5% higher
• in a 4+ storey block	1,961	1,298	98	1,396	565	up 40%	9.7%	up 23%	18% higher
• attached to a house	152	303	48	351	-199	dn 57%	0.2%	dn 48%	9% lower
<b>other dwellings</b>	<b>546</b>	<b>778</b>	<b>106</b>	<b>884</b>	<b>-338</b>	<b>dn 38%</b>	<b>0.7%</b>	<b>dn 14%</b>	<b>24% lower</b>
• caravan, cabin, houseboat	9	0	0	0	9	-	0.3%	dn 15%	-
• improvised home or tent	4	3	0	3	1	up 33%	0.1%	up 49%	16% lower
• flat attached to a shop	533	775	106	881	-348	dn 40%	0.3%	dn 20%	19% lower
not stated	35	210	19	229	-194	dn 85%	0.1%	dn 90%	6% higher
<b>Total</b>	<b>33,056</b>	<b>29,941</b>	<b>2,164</b>	<b>32,105</b>	<b>951</b>	<b>up 3%</b>	<b>100%</b>	<b>up 6%</b>	<b>3% less</b>

Estimated vacancy in 2001 calculated by apportioning the total vacant dwellings among dwelling types in same ratios as in 2006. Data includes dwellings occupied by visitors and non-classifiable households. Note that small changes in the number of dwellings between the 2001 and 2006 Censuses can be caused by dwellings being classified differently (attached houses and flats can switch). Source: Census 2006 Table B31; 2001 Table B181.

# People and occupancy

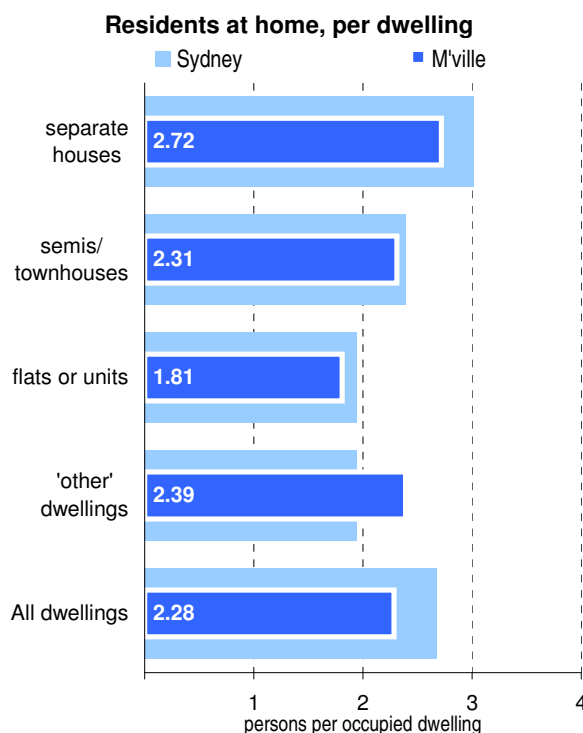
## Resident-occupied dwellings

On Census night in 2006, 28,086 dwellings were found to be occupied by 64,149 usual residents of Marrickville, an average of 2.28 persons per dwellings.

This 'occupancy rate' does not include residents away on Census night or dwellings that had no residents on Census night, but nonetheless allows comparisons between types of dwellings and different areas.

The graph (right) illustrates the occupancies of different types of dwellings for Marrickville (the darker bars), compared with Sydney (the lighter background bars). The highest occupancy for Marrickville (the longest bar), was 2.72 persons per dwelling, for separate houses. The lowest was 1.81 for flats or units.

On average, Marrickville's occupancy was 0.39 persons per dwelling lower than Sydney. The occupancy per house was 0.29 lower; that of attached houses was 0.08 lower; that of flats / units was 0.13 lower.



Resident occupied private dwellings	number & proportion of dwellings				Occupancy (residents / dwg)			
	M'ville 2006	% M'ville dwgs.	% Sydney dwgs.	M'ville's difference	M'ville residents 2006	M'ville	Sydney	M'ville's difference
<b>separate houses</b>	<b>10,398</b>	<b>37.0%</b>	<b>63.6%</b>	<b>27% less</b>	<b>28,272</b>	<b>2.72</b>	<b>3.01</b>	<b>0.29 less</b>
<b>semis/ townhouses</b>	<b>7,281</b>	<b>25.9%</b>	<b>11.8%</b>	<b>14% more</b>	<b>16,824</b>	<b>2.31</b>	<b>2.39</b>	<b>0.08 less</b>
• 1 storey	4,762	17.0%	5.3%	11.7% more	10,609	2.23	2.24	0.02 less
• 2+ storeys	2,519	9.0%	6.5%	2.4% more	6,215	2.47	2.52	0.05 less
<b>flats or units</b>	<b>10,008</b>	<b>35.6%</b>	<b>23.9%</b>	<b>12% more</b>	<b>18,103</b>	<b>1.81</b>	<b>1.94</b>	<b>0.13 less</b>
• in a 1-2 storey block	4,222	15.0%	6.5%	8.6% more	7,533	1.78	1.91	0.13 less
• in a 3 storey block	4,118	14.7%	8.6%	6.1% more	7,503	1.82	1.98	0.16 less
• in a 4+ storey block	1,557	5.5%	8.6%	3.1% less	2,852	1.83	1.93	0.10 less
• attached to a house	111	0.4%	0.2%	0.2% more	215	1.94	1.99	0.05 less
<b>'other' dwellings</b>	<b>367</b>	<b>1.3%</b>	<b>0.6%</b>	<b>1% more</b>	<b>877</b>	<b>2.39</b>	<b>1.94</b>	<b>0.45 more</b>
• caravan, cabin, houseboat	7	0.0%	0.3%	0.2% less	29	-	1.66	-
• improvised home or tent	0	0.0%	0.1%	0.1% less	4	-	1.38	-
• flat attached to a shop	360	1.3%	0.3%	1.0% more	844	2.34	2.29	0.05 more
not stated	32	0.1%	0.1%	0.0% more	73	2.28	2.46	0.18 less
<b>All dwellings</b>	<b>28,086</b>		<b>5%</b>		<b>64,149</b>	<b>2.28</b>	<b>2.68</b>	<b>0.39 less</b>

Data excludes dwellings which were unoccupied or occupied only by visitors or were non-classifiable, and residents absent on Census night. Source: Census 2006 Table B31.

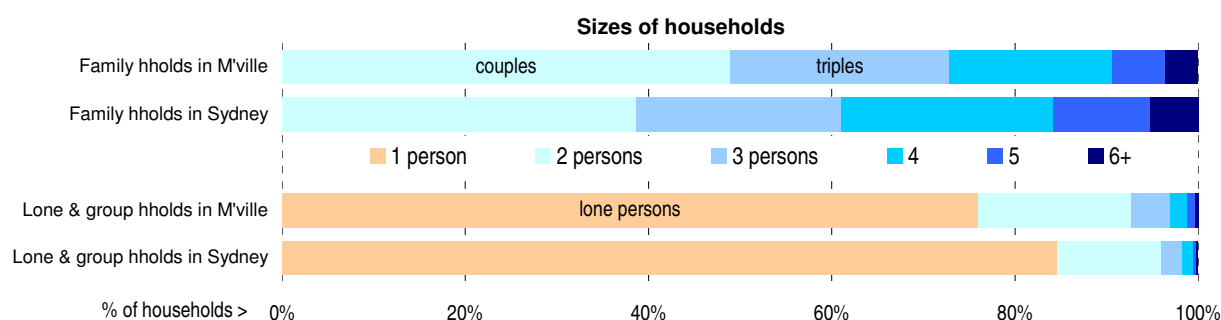
## Sizes of households

On the household Census form, people are asked how many residents usually live in their dwellings. Their responses can be used to calculate the average size of households, which is the average occupancy of dwellings. This method of determining occupancy rates should be quite accurate, as the households responding to this question occupied 85% of all Marrickville dwellings.

In Marrickville, 28,087 resident-occupied households gave their usual number of residents. Of these, 8,661 were lone-person households; 10,068 were two-person households; 4,475 were three-person; up to 638 households with 6 or more usual residents. Assuming these largest households averaged 8.0 persons, this implies a population of 65,367 usual residents in these dwellings, at an average occupancy of 2.33 residents per dwelling.

Of these households, 16,687 were family households with an average usual size of 2.98 persons. This was 0.34 persons per dwelling smaller than the average for Sydney, largely because 10% more Marrickville family households had 2 persons but 6% fewer had 4 persons.

Of the other 11,400 Marrickville households, 8,661 were single-person households (76% of them); the remaining were group or shared households usually having 2 persons (17%) and 3 persons (4%) in residence. The average size of all non-family households was just 1.37 due to the number with only one member. The average size of group households was 2.98, which was 0.08 larger than in Sydney.



Sizes of resident households 2006	No. households (occupied dwellings) of each size						total hholds	total residents	av. hhold size
	1 person	2 persons	3 persons	4 persons	5 persons	6+ persons			
family households		8,162	3,998	2,958	969	600	16,687	49,795	2.98
lone-person / group households	8,661	1,906	477	226	92	38	11,400	15,572	1.37
<b>All households</b>	<b>8,661</b>	<b>10,068</b>	<b>4,475</b>	<b>3,184</b>	<b>1,061</b>	<b>638</b>	<b>28,087</b>	<b>65,367</b>	<b>2.33</b>
<b>% of households of each size</b>							av. in 6+ pers dwgs:		<b>8.0 pers</b>
Family hholds in M'ville		49%	24%	18%	6%	4%	100%		2.98
Family hholds in Sydney		39%	22%	23%	11%	5%	100%		3.32
<b>M'ville difference</b>		10% more	2% more	6% less	5% less	2% less			<b>0.34 less</b>
Lone & group hholds in M'ville	76%	17%	4%	2%	1%	0%	100%	group >	2.52
Lone & group hholds in Sydney	85%	11%	2%	1%	0%	0%	100%	only >	2.44
<b>M'ville difference</b>	<b>9% less</b>	<b>5% more</b>	<b>2% more</b>	<b>1% more</b>	<b>0% more</b>	<b>0% more</b>			<b>0.08 more</b>

Resident households were dwellings occupied by usual residents on Census night, excluding visitor-only and non-classifiable dwellings. The total number of residents is calculated by multiplying the number of households by their sizes, assuming 8 persons per household for those recorded as '6 or more'. Source: Census 2006 Table B30; Census 2001 Table B30.

Change in household sizes 2001–2006	No. occupied dwellings and persons present Census night						total dwellings	total persons	persons per hhold
	1 person	2 persons	3 persons	4 persons	5 persons	6+ persons			
family households, 2006	485	7,710	3,988	2,865	1,001	636	16,685	49,422	2.96
other households, 2006	9,522	2,957	958	442	171	76	14,126	21,541	1.52
<b>all households, 2006</b>	<b>10,007</b>	<b>10,667</b>	<b>4,946</b>	<b>3,307</b>	<b>1,172</b>	<b>712</b>	<b>30,811</b>	<b>70,963</b>	<b>2.30</b>
family households, 2001		7,577	4,208	3,092	1,087	834	16,798	52,253	3.11
other households, 2001	8,387	1,821	624	221	65	24	11,142	15,302	1.37
<b>all households, 2001</b>	<b>8,387</b>	<b>9,398</b>	<b>4,832</b>	<b>3,313</b>	<b>1,152</b>	<b>858</b>	<b>27,940</b>	<b>67,555</b>	<b>2.42</b>
Change in family households	+485	+133	-220	-227	-86	-198	-113	-2,831	-0.15
Change in other households	+1,135	+1,136	+334	+221	+106	+52	+2,984	+6,239	+0.15
<b>Change in all households</b>	<b>+1,620</b>	<b>+1,269</b>	<b>+114</b>	<b>-6</b>	<b>+20</b>	<b>-146</b>	<b>+2,871</b>	<b>+3,408</b>	<b>-0.11</b>

This table shows dwellings which were occupied on Census night, including visitor-only and non-classifiable dwellings, and the number of persons present on Census night. Source: Census 2006 Table P30; Census 2001 Table B30.

## Measuring the population

The Estimated Resident Population (ERP) is the official measure of the Australian population, and is based on the concept of usual residence. It refers to all people, regardless of nationality or citizenship, who usually live in Australia. The ERP includes usual residents who are overseas for less than 12 months and excludes overseas visitors who are in Australia for less than 12 months.

To estimate the ERP at 30 June in a Census year, three important adjustments are made to the Census count (based on place of usual residence). The first is an adjustment for Census underenumeration. The second is the inclusion of Australian residents who were temporarily overseas on Census night. The third adjustment occurs because the Census is not conducted on 30 June, but on 8 August.

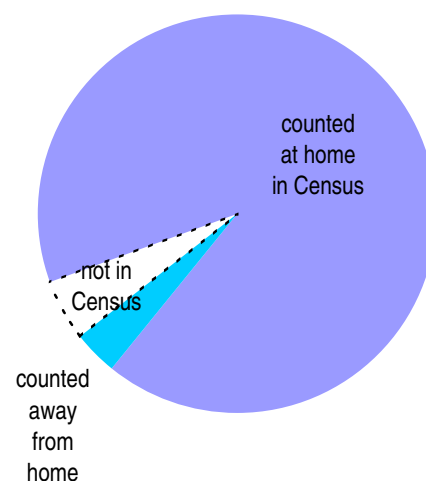
After making such adjustments, the ABS estimates that the resident population of Marrickville at 30 June 2006 (the ERP) was 75,546. The ERP on Census night, 39 days later, would have been around 75,418, extrapolating the 2001–2006 trend. Of these, 71,812 (95%) completed the Census.

Marrickville's estimated resident population fell by 1,197 (1.6%) from 2001 to 2006, while the resident population counted in the Census fell by 1,314 (1.8%) over these five years.

Of the residents counted in 2006, some 2,076 were staying in non-private dwellings, and about 1,155 of these seemed to be permanent residents (see Non-Private Dwellings topic). Since 95% of Marrickville residents appeared to complete the Census, this suggests about 1,213 permanent residents lived in non-private dwellings, and so 74,205 lived in private dwellings.

At an average occupancy of 2.33 residents per dwelling, as revealed from the Census question on usual household size, these 74,205 residents would have occupied 31,885 private dwellings.

The population of Marrickville



The population of Marrickville	2006		2001		change 2001–2006		People in dwellings, 8 Aug 2006		
	people	% of ERP	2001	% of ERP	number	% of 2001	private	non-private	total
counted at home in Census	69,145	91.5%	70,501	91.9%	dn 1,356	dn 2%			
counted away from home	2,668	3.5%	2,625	3.4%	up 43	up 2%			
<b>counted residents</b>	<b>71,812</b>	<b>95.1%</b>	<b>73,126</b>	<b>95.3%</b>	<b>dn 1,314</b>	<b>dn 2%</b>	<b>70,657</b>	<b>1,155</b>	<b>71,812</b>
visitors on Census night	2,820	3.7%	2,929	3.8%	dn 109	dn 4%			
present on Census night	71,966	95.3%	73,431	95.7%	dn 1,465	dn 2%	69,890	2,076	71,966
<b>estimated resident pop'n</b>	<b>75,546</b>		<b>76,743</b>		<b>dn 1,197</b>	<b>dn 2%</b>	<b>74,205</b>	<b>1,213</b>	<b>75,418</b>

The ERP of 8 August 2006 (75,418) is calculated by adjusting the 30 June 2006 ERP (75,546) by 39 days change, at the average linear rate over 2001 to 2006.

## Occupancy and dwelling usage

One of the key issues in planning is estimating the future housing needs of a changing population. Making such projections involves not just projecting the population or dwelling stock, but also projecting the occupancy rate. Occupancy rates are generally trending downwards as households get smaller, due to the twin effects of fewer children in families and more single-person households. This trend means that a constant number of dwellings will house fewer people over time; an increase in dwellings will be needed even if the population stays constant.

In making projections, the 2006 Census provides the baseline, as it is the most recent accurate count of people and dwellings. However, the population counted must be increased to the ERP, the population used for planning, and the usage of dwellings must be determined. The vacancy rate measured at the Census is not an accurate count of true vacancies. The table below shows a method for reconciling Census data and the ERP and calculating a consistent vacancy rate.

The first three columns of the table calculate the number of permanent residents living in dwellings which were resident-occupied on Census night. There were 28,086 of these. For each type of dwelling, the number is multiplied by the usual number of residents, as revealed by another Census question, which averaged 2.31 residents per dwelling. This shows how many residents usually lived in these dwellings on Census night, 64,656 in all. This leaves 9,549 usual residents unaccounted for. They must live in the remaining dwellings – those not occupied by residents on Census night.

The next four columns show how the other 4,970 dwellings without residents on Census night might have been used. If all were occupied at the average rates for each type of dwelling, they could hold 10,872 possible residents. But they hold only 9,549 residents; some dwellings really were empty. The number of residents in each type of dwelling is estimated by allocating the actual residents proportionate to the possible residents. The number of dwellings these residents probably occupy is then calculated by dividing their number by the usual occupancy, showing that 4,365 'implied' dwellings were needed to house them.

With 32,451 dwellings occupied by the permanent residents, of 33,056 dwellings counted in the Census, that leaves 605 vacant dwellings, an adjusted vacancy rate of 1.8% of the dwelling stock. Vacancy rates ranged from 1.4% of separate houses to 4.0% of 'other' dwellings.

Calculating dwelling usage	resident-occupied dwellings			other dwellings				actual vacancies	
	dwellings	usual occupancy	usual residents	non-resident dwellings	possible residents	actual residents	implied dwellings	adjusted vacant	adjusted vacancy rate
separate houses	10,398	2.81	29,195	1,303	3,658	3,213	1,144	159	1.4%
semis/ townhouses	7,281	2.31	16,800	1,137	2,623	2,304	999	138	1.6%
flats or units	10,008	1.77	17,711	2,348	4,155	3,650	2,062	286	2.3%
'other' dwellings	367	2.39	877	179	428	376	157	22	4.0%
unstated dwelling types	32	2.31	74	3	7	6	3	0	1.0%
<b>Total dwellings</b>	<b>28,086</b>	<b>2.31</b>	<b>64,656</b>	<b>4,970</b>	<b>10,872</b>	<b>9,549</b>	<b>4,365</b>	<b>605</b>	<b>1.8%</b>

## Sizes of dwellings

The tables below show the number of bedrooms in dwellings of each size, and the number of usual residents (the occupancy rate) for different types of dwellings. Overall, 25,387 family, group and lone-person households in Marrickville are included. Their dwellings had a total of 81,065 bedrooms (assuming 4½ bedrooms average for dwellings with 4 or more bedrooms), at an average of 3.2 bedrooms per dwelling.

The usual resident population of these dwellings can be calculated from Census responses, and this is shown in the second table. Altogether, these dwellings held a population of 58,553 at an average occupancy of 2.31 persons per dwelling, or 0.72 residents per bedroom.

The third table shows the average occupancy (residents per dwelling) for dwellings of different types and sizes. Occupancy of 1-bedroom dwellings averaged 1.3 residents; 2-bedroom dwellings had 2.0 residents; 3-bedroom dwellings had 2.7 residents; and larger dwellings averaged 3.5 residents.

Among different types of dwellings with the same number of bedrooms, occupancy rates varied slightly. With 2-bedroom dwellings, there were 2.1 persons per house; 2.0 per semi- or townhouse; and 1.9 per flat or unit. Similarly with 3-bedroom dwellings, there were 2.8 persons per house; 2.6 per semi- or townhouse; and 2.4 per flat / unit.

The fourth table shows the average bedroom occupancy in Marrickville. The overall average was 0.72 residents per bedroom (0.80 for houses; 0.66 for semis; and 0.68 for units). The cells shaded green in the table have bedroom occupancies close to average. One-bedroom dwellings have higher average occupancies, since they must have at least one person in the one per bedroom. Among 2–4 bedroom dwellings, bedroom occupancy rates ranged from 1.04 in 2-BRs separate houses and 0.99 in 2-BRs semis or townhouses, to 0.57 persons per bedroom in 4+ BRs flats or units.

Bedrooms per dwelling	number of dwellings of each type & size						bedrooms per dwelling		
	no BRs (bedsits)	1-bedroom	2- bedrooms	3- bedrooms	4+ bedrooms	not stated	total dwellings	total bedrooms	total bedrooms / dwelling
separate houses	37	324	2,506	4,759	2,341	397	9,647	34,055	3.53
semis or townhouses	28	436	2,918	2,734	911	240	6,354	22,335	3.52
flats or units	472	2,616	5,103	1,311	240	287	9,070	23,688	2.61
other dwellings	9	70	133	97	36	21	316	988	3.13
<b>Total</b>	<b>546</b>	<b>3,446</b>	<b>10,660</b>	<b>8,901</b>	<b>3,528</b>	<b>945</b>	<b>25,387</b>	<b>81,065</b>	<b>3.19</b>

Average bedrooms per dwelling assumed 4.5 BRs in dwellings with 4+ BRs. Source: Census 2006 Tables X29, X30, X31

Bedroom occupancy	number of residents in each type & size dwelling						occupancy rates		
	no BRs (bedsits)	1-bedroom	2- bedrooms	3- bedrooms	4+ bedrooms	not stated	total residents	residents / dwelling	residents / bedroom
separate houses	55	435	5,219	13,440	8,682	1,232	27,086	2.81	0.80
semis or townhouses	56	601	5,779	7,099	2,815	708	14,661	2.31	0.66
flats or units	547	3,337	9,894	3,177	611	541	16,051	1.77	0.68
other dwellings	9	90	327	281	126	41	755	2.39	0.76
<b>Total</b>	<b>667</b>	<b>4,463</b>	<b>21,219</b>	<b>23,997</b>	<b>12,234</b>	<b>2,522</b>	<b>58,553</b>	<b>2.31</b>	<b>0.72</b>

Source: Census 2006 Tables X29, X30, X31

Occupancy rates, by dwelling size & type	residents per dwelling, for each type & size of dwelling						proportion of dwellings		
	no BRs	1-BR	2-BRs	3-BRs	4+ BRs	not stated	0-2 BRs	3 BRs	4+BRs
separate houses		1.3	2.1	2.8	3.7	3.1	30%	49%	24%
semis or townhouses	2.0	1.4	2.0	2.6	3.1	3.0	53%	43%	14%
flats or units	1.2	1.3	1.9	2.4	2.5	1.9	90%	14%	3%
other dwellings	1.0	1.3	2.5	2.9	3.5	2.0	67%	31%	11%
<b>Total</b>	<b>1.2</b>	<b>1.3</b>	<b>2.0</b>	<b>2.7</b>	<b>3.5</b>	<b>2.7</b>	<b>58%</b>	<b>35%</b>	<b>14%</b>

Cells shaded green are within one standard deviation (0.8) of average. Source: Census 2006 Tables X29, X30, X31.

Bedroom occupancy, dwelling size & type	residents per bedroom, for each type & size of dwelling						all sizes
	no BRs	1-BR	2-BRs	3-BRs	4+ BRs		
separate houses	1.49	1.34	1.04	0.94	0.82		<b>0.80</b>
semis or townhouses	2.00	1.38	0.99	0.87	0.69		<b>0.66</b>
flats or units	1.16	1.28	0.97	0.81	0.57		<b>0.68</b>
other dwellings	1.00	1.29	1.23	0.97	0.78		<b>0.76</b>
<b>Total</b>	<b>1.22</b>	<b>1.30</b>	<b>1.00</b>	<b>0.90</b>	<b>0.77</b>		<b>0.72</b>

Cells shaded green are within one standard deviation of average. Source: Census 2006 Tables X29, X30, X31

## Bedroom occupancy rates

The table below shows the relationship between the number of dwellings, bedrooms and residents for separate houses occupied by family households. The table is interactive so it can examine the occupancy details of different types of dwellings for either family or group households.

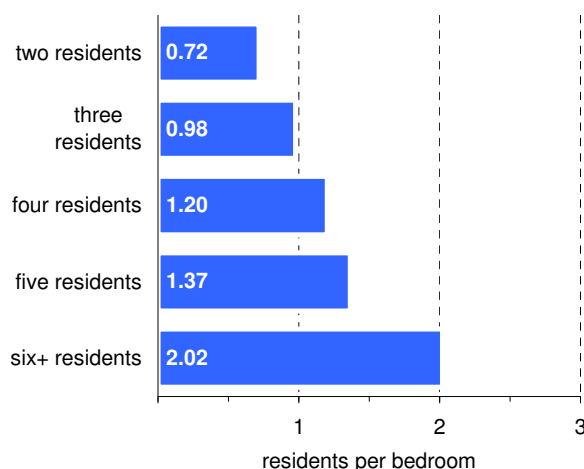
The general trend, regardless of dwelling or household type, is for bedroom occupancy to increase with more residents. Larger households tend to be more crowded. However, while very small dwellings tend to be more crowded (because many are occupied by a couple), bedroom occupancy rates can be fairly stable across dwellings with 2 or more bedrooms.

The upper graph illustrates how bedroom occupancy rates vary with household size. Generally, the fewer the residents, the more space they have – the lower the bedroom occupancy rate. In Marrickville, bedroom occupancy ranges from 0.72 persons per bedroom in dwellings with two residents to 2.02 in dwellings with six+ residents.

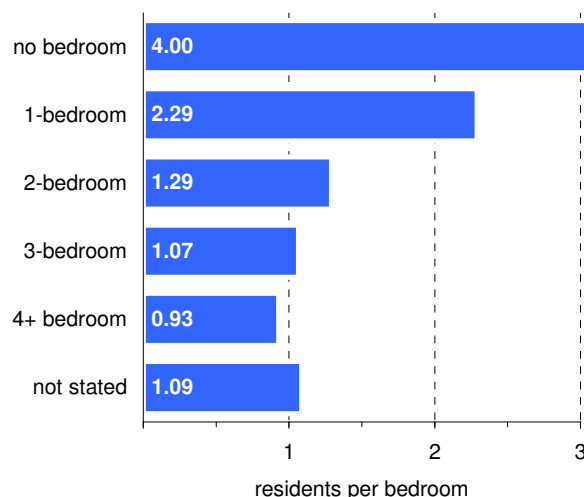
The left columns of the table calculate the average residents per bedroom for dwellings with different numbers of bedrooms, averaging 1.06 for all family households in separate houses. Bedroom occupancy ranges from 4.00 in no bedroom dwellings to 0.93 in 4+ bedroom dwellings, illustrated in the lower graph.

The right columns of the table show the number of dwellings with two, three, or more residents (lone-person households are excluded, their occupancy being 1). For each household size, the number of bedrooms is calculated to yield the average size of dwellings (in bedrooms) and the average bedroom occupancy.

**BR occupancy by hhold size, family hholds in separate houses**



**BR occupancy by BR number, family hholds in separate houses**



Bedroom occupancy, family hholds in separate houses	Occupancy details				Number of dwellings with each occupancy				
	separate houses	est'd total bedrooms	est'd total residents	residents /bedroom	two residents	three residents	four residents	five residents	six+ residents
no bedroom	6	6	24	4.00	0	0	6	0	0
1-bedroom	86	86	197	2.29	71	10	0	5	0
2-bedroom	1,702	3,404	4,399	1.29	1,050	404	195	39	14
3-bedroom	3,841	11,523	12,274	1.07	1,412	1,080	940	274	135
4+ bedroom	1,839	8,276	7,690	0.93	380	369	494	307	289
not stated	121	377	410	1.09	57	29	11	9	15
<b>Total</b>	<b>7,595</b>	<b>23,672</b>	<b>24,994</b>	<b>1.06</b>	<b>2,970</b>	<b>1,892</b>	<b>1,646</b>	<b>634</b>	<b>453</b>
est'd total bedrooms	23,672				8,276	5,808	5,476	2,319	1,793
av bedrooms per dwelling	3.12				2.79	3.07	3.33	3.66	3.96
total residents	24,994				5,940	5,676	6,584	3,170	3,624
av residents per bedroom	1.06				0.72	0.98	1.20	1.37	2.02

Dwelling without bedrooms (eg bedsits) are assumed to have 1 bedroom, and dwellings with bedroom numbers unstated are assumed to have the overall average number of bedrooms, for calculation purposes. Source: Census 2006 Table X29, X31

# Dwelling tenures

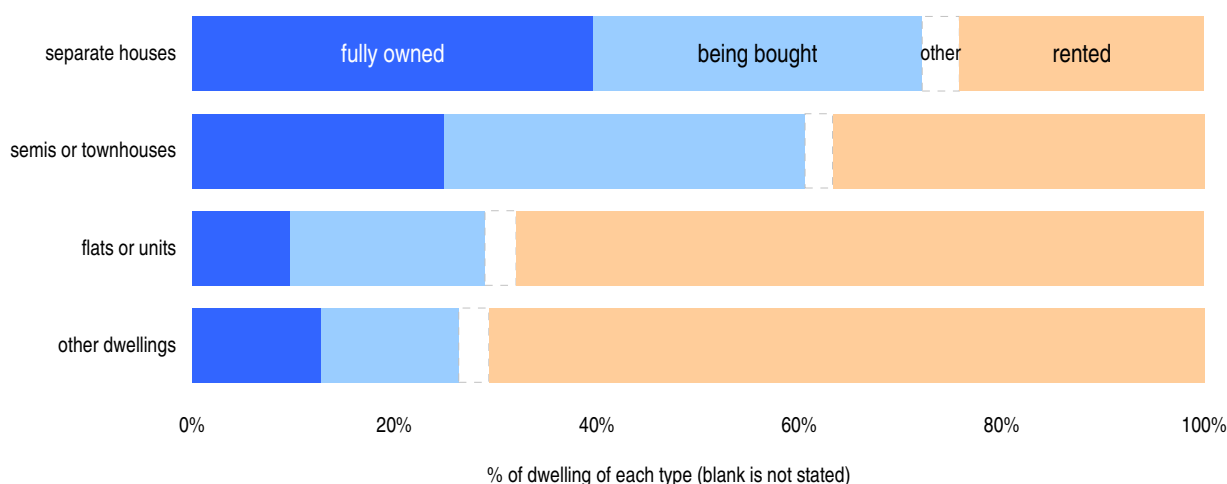
Of 28,086 resident households (occupied dwellings) reporting their tenure in 2006, 32% were fully-owned and 33% were being purchased, with 31% being rented and 4% in other or unstated tenures.

Overall home-ownership rates were much lower than Sydney, with 7% fewer full owners and 5% fewer buyers. Conversely, there were 12% more renters.

Generally, flats and 'other dwellings' (such as caravans and shacks) are more likely to be rented than other types of dwellings, while houses are most often owner-occupied. In Marrickville, 68% of flats and 71% of other dwellings were rented, but 24% of houses were rented (37% of attached houses). Meanwhile, 72% of houses were owner-occupied, compared with 87% of attached houses and 84% of flats.

Of the 12,254 rented dwellings, 71% were managed by estate agents; 17% by owners; 7% by public housing; and 7% by housing co-ops. Compared with Sydney, 9% more were managed by estate agents and 9% fewer by public housing.

## Tenure of dwellings, by type



Tenures of occupied dwellings, by type	number of dwellings in each tenure					landlords of rental dwellings			
	fully owned	being bought	rented	other tenure	total dwellings	estate agents	owners	public housing	housing co ops
houses	4,124	3,375	2,511	386	<b>10,396</b>	1,503	643	126	120
semis or townhouses	1,816	2,595	2,671	201	<b>7,283</b>	1,921	513	142	31
flats or units	975	1,920	6,800	312	<b>10,007</b>	5,065	891	545	165
other dwellings	47	50	260	11	<b>368</b>	158	80	3	4
not stated	8	7	12	5	<b>32</b>	9	3	0	0
<b>occupied dwgs in M'ville</b>	<b>6,970</b>	<b>7,947</b>	<b>12,254</b>	<b>915</b>	<b>28,086</b>	<b>8,656</b>	<b>2,130</b>	<b>816</b>	<b>320</b>
	% of each dwelling type in each tenure					% rental under different landlords			
separate houses	40%	32%	24%	4%	100%	60%	26%	5%	5%
semis or townhouses	25%	36%	37%	3%	100%	72%	19%	5%	1%
flats or units	10%	19%	68%	3%	100%	74%	13%	8%	2%
other dwellings	13%	14%	71%	3%	100%	61%	31%	1%	2%
<b>occupied dwgs in M'ville</b>	<b>25%</b>	<b>28%</b>	<b>44%</b>	<b>3%</b>	<b>100%</b>	<b>71%</b>	<b>17%</b>	<b>7%</b>	<b>7%</b>
occupied dwgs in Sydney	32%	33%	31%	4%	100%	62%	16%	15%	15%
<b>M'ville diff. from Sydney</b>	<b>7% less</b>	<b>5% less</b>	<b>12% more</b>	<b>0% less</b>		<b>9% more</b>	<b>1% more</b>	<b>9% less</b>	<b>9% less</b>

Other tenure included unstated. Source: Census 2006 Table B32.

# Mortgage payments

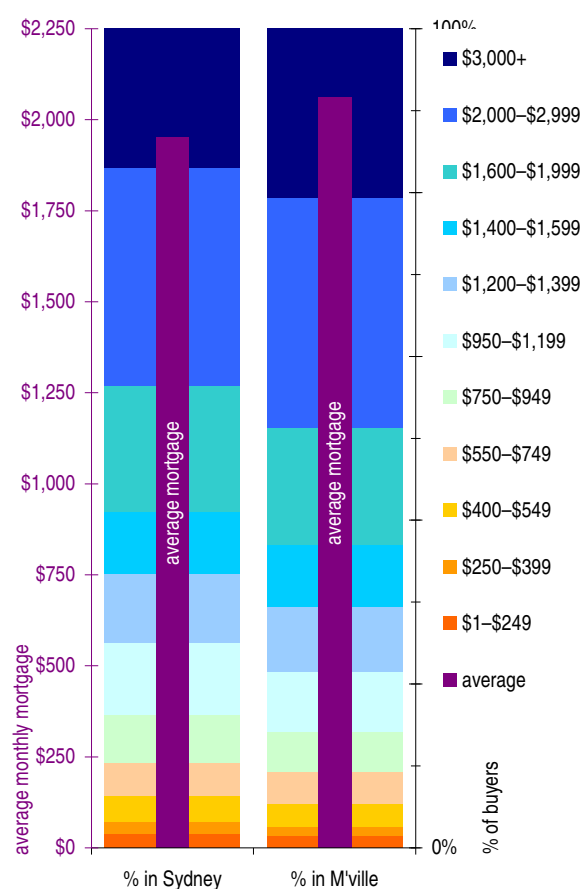
The average mortgage payment by the 7,947 households who were paying off their home in 2006 was about \$2,062 a month, which was 6% more than Sydney. The median mortgage, where half the households paid more and half less, was \$1,950 a month; Sydney's median was \$1,800.

The average mortgage generally varies with the type of dwelling, and here ranges from about \$2,198 per month for attached houses and \$2,108 per month for separate houses down to \$1,804 per month for flats or units.

Mortgage payments in 2006 can be compared with 2001 by matching the 2001 Census data to the ranges used in 2006, and adjusting the average upwards by the CPI increase of 15%. This gives an average 2001 mortgage of around \$1,837 (in 2006 dollars), suggesting the average mortgage in Marrickville had increased by 12% over the five years.

Mortgages measured in 2006 can be also adjusted to reflect changes in interest rates from then. At the 2006 Census, the Basic House Interest Rate was 7.25%. With interest rates at 6%, repayments would be about 17% lower. The average monthly mortgage in Marrickville in June 2009 might be around \$1,706.

### Monthly mortgage repayment



Monthly mortgage payments, dwellings being purchased	Residents' dwellings being purchased				% of dwelling type in mortgage range				% in M'ville, 2001
	number in M'ville	% in M'ville	% in Sydney	M'ville's difference	separate houses	attached houses	flats or units	other dwellings	
\$1-\$249	107	1%	2%	0.3% less	2%	1%	1%	0%	2%
\$250-\$399	87	1%	1%	0% less	1%	1%	1%	0%	2%
\$400-\$549	212	3%	3%	0% less	3%	3%	3%	0%	4%
\$550-\$749	285	4%	4%	0% less	5%	3%	4%	0%	7%
\$750-\$949	369	5%	6%	1% less	5%	4%	6%	7%	9%
\$950-\$1,199	548	7%	9%	2% less	7%	6%	10%	10%	15%
\$1,200-\$1,399	588	8%	8%	0% less	7%	7%	10%	12%	13%
\$1,400-\$1,599	568	8%	8%	0% less	7%	7%	10%	10%	10%
\$1,600-\$1,999	1,069	14%	15%	1% less	12%	12%	21%	19%	16%
\$2,000-\$2,999	2,090	28%	27%	1% more	28%	30%	26%	29%	11%
\$3,000+	1,540	21%	17%	4% more	24%	26%	8%	14%	11%
not stated	484	not included in percentages							
<b>Total</b>	<b>7,947</b>	100%	100%		100%	100%	100%	100%	100%
av. monthly mortgage	\$2,062		\$1,952	6% higher	\$2,108	\$2,198	\$1,804	\$2,018	\$1,837
<b>Housing cost factors</b>	CPI Aug 2001	134	CPI Aug 2006	155	Basic interest	August 2006	7.25%	Jun 2009	6.00%

Source: Census 2006 Table B33, 2001 Table B20.

The table below shows the monthly mortgage payments of family households, giving the number and percentage paying each mortgage level, and comparisons with Sydney. The right columns show the distribution of payments, and average monthly mortgage, for couples without children (average \$2,425); couples with children (\$2,223); one-parent families (\$1,645); and other families (\$2,036). The overall average paid by families, \$2,242, was 10% above Sydney's.

Monthly mortgage by family type	families in each mortgage range				% of family types in each mortgage range			
	number	% M'ville families	% Sydney families	M'ville's difference	couples, no kids	couples with kids	one parent families	other families
\$1-\$99	26	0%	1%	0.1% less	0%	1%	1%	0%
\$100-\$149	9	0%	0%	0.1% less	0%	0%	1%	0%
\$150-\$249	33	1%	1%	0.1% less	1%	0%	2%	0%
\$250-\$399	59	1%	1%	0.3% less	1%	1%	2%	4%
\$400-\$549	132	2%	3%	0.6% less	2%	2%	5%	6%
\$550-\$649	83	1%	1%	0.0% more	1%	2%	1%	4%
\$650-\$749	114	2%	2%	0.4% less	1%	2%	6%	0%
\$750-\$849	105	2%	2%	0.4% less	1%	2%	4%	0%
\$850-\$949	138	2%	3%	0.8% less	2%	2%	6%	0%
\$950-\$1,049	160	3%	4%	0.9% less	3%	3%	5%	4%
\$1,050-\$1,199	195	4%	5%	1.2% less	2%	3%	8%	8%
\$1,200-\$1,399	379	7%	8%	1.3% less	6%	7%	10%	12%
\$1,400-\$1,599	370	7%	7%	0.8% less	6%	7%	7%	5%
\$1,600-\$1,999	716	13%	15%	2.1% less	12%	14%	12%	16%
\$2,000-\$2,399	787	14%	15%	1.3% less	14%	15%	14%	9%
\$2,400-\$2,999	876	16%	12%	3.8% more	19%	15%	8%	12%
\$3,000-\$3,999	964	17%	11%	6.7% more	21%	17%	7%	12%
\$4,000 or more	410	7%	7%	0.0% less	9%	7%	3%	9%
not all stated	346	not included in percentages						
<b>Total</b>	<b>5,902</b>	100%	100%		100%	100%	100%	100%
<b>average mortgage</b>		<b>\$2,242</b>			<b>\$2,425</b>	<b>\$2,223</b>	<b>\$1,645</b>	<b>\$2,036</b>
av in Sydney			\$2,041		\$2,154	\$2,943	\$1,615	\$1,971
M'ville diff from Sydney			10% more		13% more	24% less	2% more	3% more

Larger results are in bold. Source: 2006 Census Table X13

The lower table shows how monthly mortgage payments vary for different types of dwellings, averaging \$2,109 across all dwelling types in this table, but varying from \$2,167 for houses and \$2,259 for attached houses to \$1,809 for flats and units.

Monthly mortgage by dwelling type	dwellings in each mortgage range				range		
	number	% M'ville dwellings	% Sydney dwellings	M'ville's difference	house	attached	flat / unit
\$1-\$99	42	1%	1%	0.1% less	1%	0%	1%
\$100-\$149	17	0%	0%	0.1% less	0%	0%	0%
\$150-\$249	45	1%	1%	0.2% less	1%	0%	1%
\$250-\$399	87	1%	1%	0.3% less	1%	1%	1%
\$400-\$549	212	3%	3%	0.3% less	3%	3%	3%
\$550-\$649	107	1%	2%	0.1% less	2%	1%	2%
\$650-\$749	181	2%	3%	0.2% less	3%	2%	2%
\$750-\$849	159	2%	2%	0.2% less	2%	2%	2%
\$850-\$949	209	3%	3%	0.7% less	3%	2%	4%
\$950-\$1,049	236	3%	4%	0.7% less	3%	3%	3%
\$1,050-\$1,199	313	4%	5%	0.8% less	3%	3%	6%
\$1,200-\$1,399	589	8%	8%	0.5% less	7%	7%	11%
\$1,400-\$1,599	568	8%	8%	0.1% less	7%	7%	10%
\$1,600-\$1,999	1,067	14%	15%	1.0% less	12%	12%	21%
\$2,000-\$2,399	1,036	14%	15%	1.3% less	13%	14%	16%
\$2,400-\$2,999	1,056	14%	11%	2.7% more	15%	16%	10%
\$3,000-\$3,999	1,081	14%	10%	4.4% more	17%	18%	6%
\$4,000 or more	458	6%	7%	0.8% less	7%	7%	3%
not all stated	484	not included in percentages					
<b>Total</b>	<b>7,947</b>	100%	100%	same	100%	100%	100%
<b>average mortgage</b>		<b>\$2,109</b>			<b>\$2,167</b>	<b>\$2,259</b>	<b>\$1,809</b>
av in Sydney			<b>\$1,998</b>		\$1,993	\$2,123	\$1,932
M'ville diff from Sydney			6% more		9% more	6% more	6% less

Source: 2006 Census Table X24

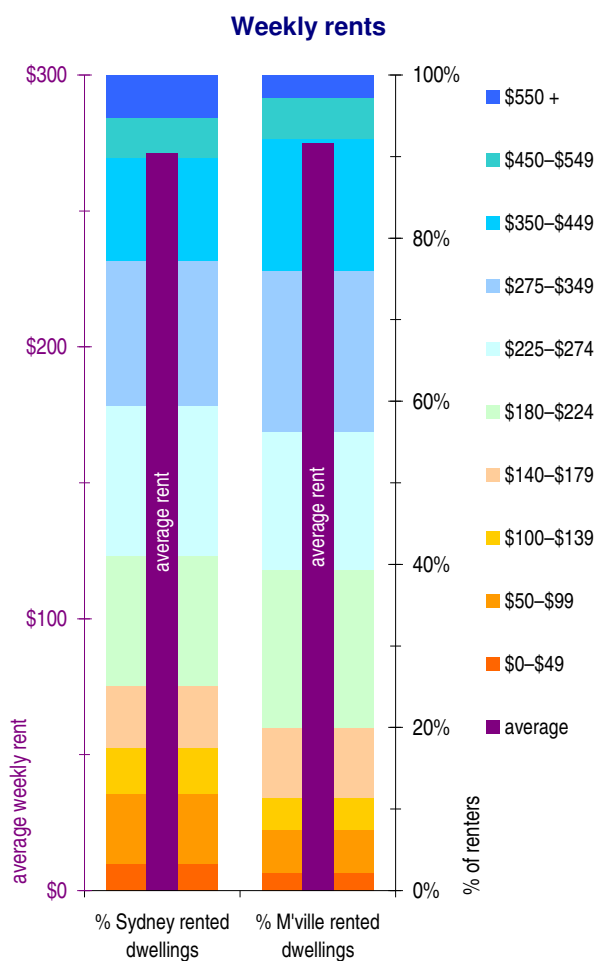
## Weekly rents

The average weekly rent paid by the 12,255 households renting in Marrickville in 2006 was \$275 a week, which was 1% more than the Sydney average. The median rent, where half the households paid more and half less, was \$250 here and \$250 in Sydney.

Rents varied according to the landlord, from \$278 week for dwellings managed by real estate agents and \$297 for those run by private landlords, to \$277 for public housing and \$125 for community or charity housing.

The most common rents in 2006 were in the ranges \$275–\$349, \$180–\$224 and \$225–\$274 a week; together these covered 56% of rental households. In Sydney, the most common rent range was \$225–\$274. In 2001, the most common rents here were \$180–\$224 and \$275–\$349 a week.

Rents in 2006 can be compared with 2001 by matching the 2001 Census data to the 2006 rent ranges, then turning the resultant average into 2006 dollars by inflating for CPI changes. This gives an average 2001 rent in Marrickville of \$278, suggesting the average weekly rent changed little in real terms.



Weekly rent payments	occupied dwellings					% dwellings in each rent range, by landlord			
	number	% M'ville rented dwellings	% Sydney rented dwellings	M'ville's difference	% M'ville in 2001	real estate agents	private* landlords	public housing	community housing
\$0-\$49	257	2%	3%	3% less	3%	0%	4%	3%	4%
\$50-\$99	629	5%	9%	8% less	5%	0%	1%	56%	41%
\$100-\$139	483	4%	6%	4% less	8%	2%	6%	18%	23%
\$140-\$179	1,020	9%	8%	1% more	16%	8%	10%	6%	13%
\$180-\$224	2,330	19%	16%	5% more	20%	21%	20%	7%	8%
\$225-\$274	2,018	17%	18%	1% more	17%	19%	15%	4%	3%
\$275-\$349	2,366	20%	18%	5% more	18%	22%	19%	3%	4%
\$350-\$449	1,939	16%	13%	6% more	9%	18%	16%	0%	4%
\$450-\$549	607	5%	5%	1% more	4%	6%	5%	1%	0%
\$550 +	328	3%	5%	2% less	1%	3%	4%	2%	0%
not stated	278	not included in percentages							
<b>Total</b>	<b>12,255</b>	<b>100%</b>	<b>100%</b>	<b>same</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>average rent</b>	<b>\$275</b>	<b>\$271</b>	<b>1% higher</b>	<b>\$278</b>	<b>\$297</b>	<b>\$277</b>	<b>\$125</b>	<b>\$131</b>	

The most common rent ranges are have their data in bolded. The average rent is calculated from the number in each rent range multiplied by the mid-point of the range, using \$700 a week for \$550+ range. The rent ranges measured in the 2001 Census were different from the 2001 Census, so the number in each 2006 range (those shown in the table) is calculated by apportioning the 2001 ranges; the average is then increased by the CPI increase over 2001 to 2006, to show equivalent dollars.

## Rental stress

Households paying over 30% of their income in rent are commonly regarded as being in housing stress. This is illustrated in the table below, which shows the rate per 1,000 renting households in each rent–income combination, of the 5,173 family households in Marrickville who stated their income and rent. For example, the largest group (boxed in the table), with 38 in every 1,000 renting family households, was those who were paying rent of \$350–\$449 while earning \$2,000–\$2,499 a week.

In the table, households paying over 30% of income in rent are towards the top right corner, shaded red. This is calculated from the ratio of the mid-points of the income and rent ranges. Altogether, 26% renting family households fell into this 'housing stress' zone.

On the other hand, households for whom rent is less than 20% of income are towards the bottom left corner, shaded green. That made up 48% of renting family households. The remaining 25% of households, in the diagonal, unshaded band, may or may not be in housing stress.

The right-hand column shows the average rents paid by family households of each income level. Higher income households tends to pay more in rent than lower, but this is not a smooth pattern, partly because sample sizes can be small. The average weekly rent was \$294; the highest was \$419 paid by households getting \$3,000 or more a week income; the lowest was \$181 paid by households with incomes in the \$150–\$249 a week range.

The lower two rows of the table show the proportion of family households paying in each of the rent ranges, and their average weekly incomes. Overall, the most common rent ranges were \$275–\$349 a week with 24% of these households, \$350–\$449 with 20%, and \$225–\$274 with 18%.

The average income of all these households was \$1,468 a week. Higher rents tended to be paid by higher income families, but again the pattern is not smooth. In Marrickville, the highest average incomes were received by family paying rents of \$450–\$549 (who got \$2,332 a week) and \$550+ (\$2,262); lowest average incomes were received by renters paying \$0–\$99 (\$756) and \$100–\$179 (\$869 a week income).

Note that the data table below is interactive and can show family, group or lone-person households.

Rent by Income, family hholds	Number of family households / 1000 paying each weekly rent								average rent
	\$0–\$99	\$100–\$179	\$180–\$224	\$225–\$274	\$275–\$349	\$350–\$449	\$450–\$549	\$550+	
<b>Weekly household income</b>									
nil / negative income	1	1	4	2	3	2	-	-	\$249
\$1–\$149	2	1	2	2	1	1	-	1	\$247
\$150–\$249	6	4	4	3	2	1	1	-	\$181
\$250–\$349	12	6	8	7	5	3	-	-	\$186
\$350–\$499	5	15	10	6	2	2	1	1	\$203
\$500–\$649	8	16	27	23	14	5	1	2	\$228
\$650–\$799	3	9	16	13	11	7	1	-	\$242
\$800–\$999	2	8	16	17	17	9	1	1	\$264
\$1,000–\$1,199	4	9	27	29	33	23	3	3	\$282
\$1,200–\$1,399	3	4	15	17	26	17	2	2	\$295
\$1,400–\$1,699	2	4	14	17	30	20	5	1	\$305
\$1,700–\$1,999	2	3	9	15	29	25	6	2	\$324
\$2,000–\$2,499	1	2	7	17	34	38	8	2	\$338
\$2,500–\$2,999	-	2	3	6	19	29	13	6	\$391
\$3,000 or more	2	2	2	2	13	24	13	9	\$419
<b>% hholds paying each rent</b>	<b>5%</b>	<b>8%</b>	<b>16%</b>	<b>18%</b>	<b>24%</b>	<b>20%</b>	<b>5%</b>	<b>3%</b>	<b>\$294</b>
<b>Average household income</b>	<b>\$756</b>	<b>\$869</b>	<b>\$1,023</b>	<b>\$1,210</b>	<b>\$1,587</b>	<b>\$1,916</b>	<b>\$2,332</b>	<b>\$2,262</b>	<b>\$1,468</b>
<b>% hholds in rent stress</b>	paying over 30% = 26%			paying 20–30% = 25%			paying under 20% = 48%		

Cells representing households paying over 30% of income in rent are shaded pink; those paying under 20% are shaded green (calculated using the ratio of mid-points of each income and rent range). The most common cells are greyed. Tables exclude households which did not state their income and rent. Source ABS Census 2006 Tables X20, X21, X22.

# Other housing features

## Non-private dwellings

In 2006, there were 128 non-private dwellings (ie with communal facilities) in Marrickville, including 70 hotels, motels, or B&Bs, 14 hotels, motels, or B&Bs and 10 convents / monasteries. There were also 9 nursing homes, 8 hostels for the disabled, and 6 boarding schools.

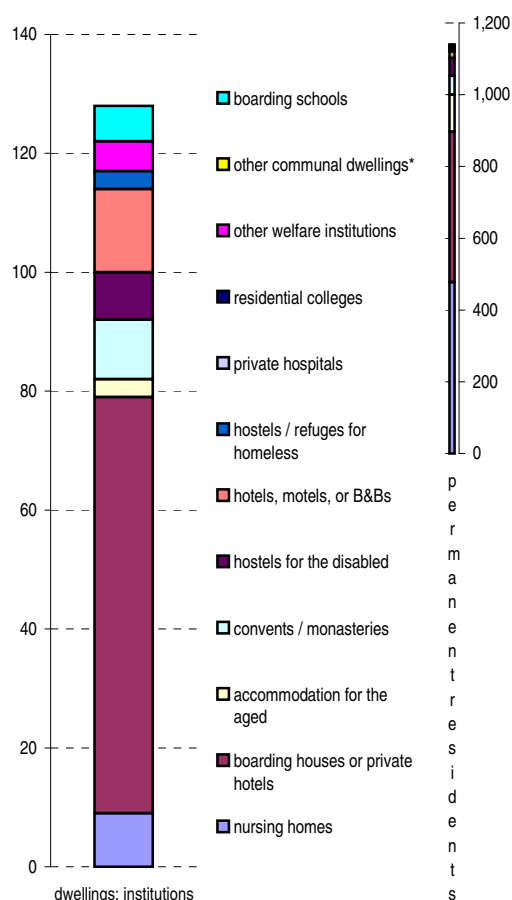
The most common types of non-private dwellings, by population, were boarding houses or private hotels, with 839 occupants on Census night; nursing homes, with 530 occupants; and hotels, motels, or B&Bs, with 188 occupants. As well, there were 115 people staying in accommodation for the aged, 98 in hostels for the disabled, and 65 in hostels / refuges for homeless.

Nursing homes had the largest average size of the diverse non-private dwellings, averaging 59 occupants, followed by accommodation for the aged which averaged 38 occupants, and hostels / refuges for homeless with 22 occupants.

From 2001 to 2006, the overall number of non-private dwellings fell by 32. There were 3 more hostels for the disabled and 3 more boarding schools. The number of other communal dwellings\* fell by 18 and that of boarding houses or private hotels fell by 12.

Over this period, the number of residents of non-private dwellings fell by 274. There were 27 more in residential colleges and 18 more in hotels, motels, or B&Bs. The number in boarding houses or private hotels fell by 105 and the number in other communal dwellings\* fell by 103.

The number of permanent residents of non-private dwellings can be estimated from the overnight population by applying a permanency ratio to each type of non-private dwelling. This is the proportion of Census-night residents who were permanent. The ratio used here ranges from 90% for nursing homes to 5% for boarding schools. Using these permanency ratios yields an estimated permanent population in Marrickville's non-private dwellings of 1,155.



Non-private dwellings in Marrickville	non-private dwellings and occupants in 2006					2001			change in persons 2001-2006
	dwellings; institutions	persons	persons / dwelling	permanency rate	permanent residents	dwellings; institutions	persons	persons / dwelling	
nursing homes	9	530	59	90%	477	10	563	56	dn 33
boarding houses or private hotels	70	839	12	50%	420	82	944	12	dn 105
accommodation for the aged	3	115	38	90%	104	4	162	41	dn 47
convents / monasteries	10	59	6	90%	53	11	82	7	dn 23
hostels for the disabled	8	98	12	50%	49	5	99	20	dn 1
hotels, motels, or B&Bs	14	188	13	10%	19	18	170	9	up 18
hostels / refuges for homeless	3	65	22	10%	7	6	75	13	dn 10
private hospitals	0	34	-	10%	3	0	28	-	up 6
other welfare institutions	5	27	5	10%	3	3	44	15	dn 17
boarding schools	6	25	4	5%	1	3	46	15	dn 21
unstated types	0	28	-	50%	14	0	0	-	up 28
<b>total</b>	<b>128</b>	<b>2,076</b>	<b>16</b>	<b>56%</b>	<b>1,155</b>	<b>160</b>	<b>2,350</b>	<b>15</b>	<b>dn 274</b>

\* 'Other communal dwellings' includes ski lodges and youth/backpacker hostels. Source Census 2006 Table C40, 2001 Census Table X45

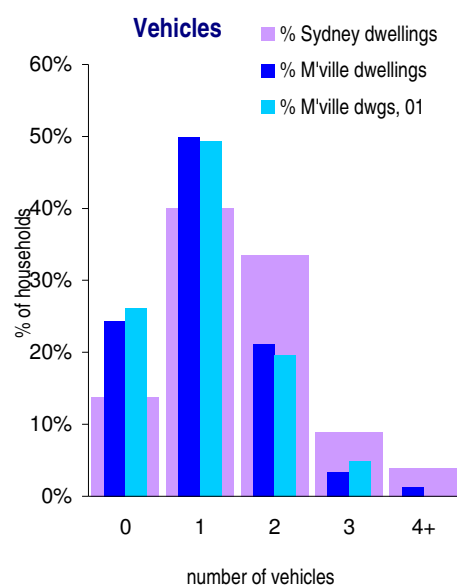
# Vehicles

The Census also records the number of registered motor vehicles, which are owned or used by members of a household, and which are garaged or parked near the occupied private dwelling on Census Night. It includes vans and company vehicles kept at home, but excludes motorbikes, scooters and tractors.

In Marrickville in 2006, 28,086 dwellings reported having some 30,338 vehicles, an average of 1.08 vehicles per occupied dwelling.

Most commonly, households had one vehicle (50%), no vehicles (24%) or two vehicles (21%). Compared with Sydney, 11% more households had no vehicles and 10% more had one vehicle but 12% fewer households had two vehicles.

From 2001 to 2006, the average number of vehicles per dwelling increased by 0.04, with 1.4% more households having two vehicles while 1.8% fewer had no vehicles.



Vehicles per dwelling	occupied dwellings with each number of vehicles							
	dwellings 2006	% M'ville dwellings	% Sydney dwellings	M'ville's difference	% M'ville dwgs, 01	change in % dwgs	change in Sydney	growth difference
no vehicles	6,558	24%	14%	11% more	26%	dn 1.8%	dn 0.5%	1% lower
one vehicle	13,444	50%	40%	10% more	49%	up 0.5%	dn 2.0%	2% higher
two vehicles	5,679	21%	33%	12% less	20%	up 1.4%	up 1.4%	0% higher
three vehicles	925	3%	9%	5% less	5%	dn 1.5%	dn 2.8%	1% higher
four+ vehicles	340	1%	4%	3% less	n.a.	up 1.3%	up 3.9%	3% lower
number not stated	1,140							
<b>Total dwellings</b>	<b>28,086</b>	<b>100%</b>	<b>100%</b>		<b>29,940</b>	<b>6.2% less</b>	<b>1.0% less</b>	<b>5% lower</b>
est'd total vehicles	30,338				28,082		Av veh u/s	1.08
<b>average vehicles / dwelling</b>	<b>1.08</b>		<b>1.50</b>	<b>0.42 less</b>	<b>1.04</b>	<b>up 0.04</b>	Av veh 3+	3.4

The average vehicles per dwelling is calculated assuming 4.5 vehicles average in dwellings with 4+ vehicles in 2006, and 3.5 vehicles average for dwellings with 3+ vehicle in 2001. Source: Census 2006 Table B29

The table below is interactive (in Excel) and can be set to show the vehicles per dwelling for different types of dwellings and households. For example, there were 7,595 family households living in separate houses with an estimated 11,339 vehicles, an average of 1.49 vehicles per household. These households had around 27,014 usual residents, so this equates to 0.42 vehicles per resident. The bottom line of the table shows how the vehicles per resident varies with the size of the households, ranging from 0.60 for separate houses with two residents and 0.50 for those with three residents to 0.26 vehicles per dwelling for separate houses with six+ residents.

Vehicles per separate house	lone persons		family households in separate house, by residents						est'd total vehicles
	dwellings	est'd total vehicles	two residents	three residents	four residents	five residents	six+ residents	all dwellings	
no vehicles	774	0	416	152	72	34	18	692	0
one vehicle	1,009	1,009	1,614	804	592	192	117	3,319	3,319
two vehicles	92	184	741	717	728	265	153	2,604	5,208
three+ vehicles	28	95	106	156	221	127	145	755	2,569
vehicles not stated	125	135	95	63	32	16	19	225	243
<b>Total dwellings</b>	<b>2,028</b>	<b>1,423</b>	<b>2,972</b>	<b>1,892</b>	<b>1,645</b>	<b>634</b>	<b>452</b>	<b>7,595</b>	<b>11,339</b>
Est'd total vehicles	1,423		3,559	2,837	2,835	1,171	937	11,339	
Av vehicles per dwelling	0.70		1.20	1.50	1.72	1.85	2.07	1.49	
Total residents	2,028		5,944	5,676	6,580	3,170	3,616	27,014	
<b>Av vehicles per resident</b>	<b>0.70</b>		<b>0.60</b>	<b>0.50</b>	<b>0.43</b>	<b>0.37</b>	<b>0.26</b>	<b>0.42</b>	

The average vehicles per dwelling is calculated assuming 3.4 vehicles on average in dwellings with 3+ vehicles, and 1.1 vehicles average for dwellings with unstated vehicle numbers. Source: Census 2006 Table X26, X27, X28