

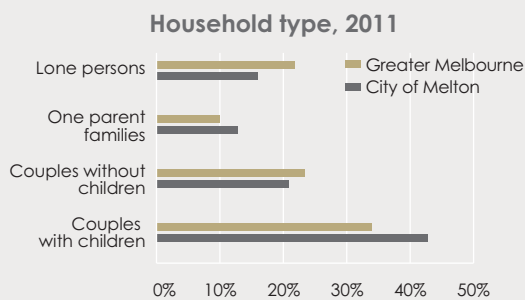


Context



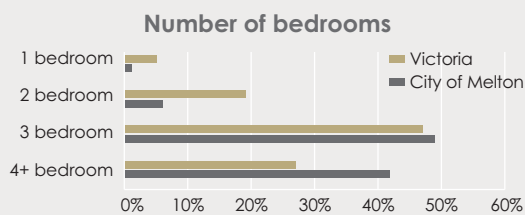
- > Housing is critical to meeting basic human needs for shelter, security and a sense of connection within communities. Adequate and appropriate housing is fundamental to vital, liveable and successful communities.
- > Where people choose to live and the type of housing they select is influenced by a number of factors including:
 - the household type
 - cost of housing
 - accessibility to desirable services
 - employment opportunities, and
 - lifestyle choice

Households



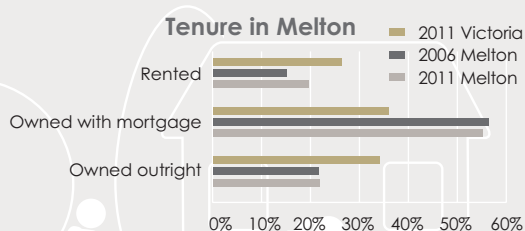
- > Families choose to live in the City of Melton because of:
 - the availability of diverse life style choices, and
 - the affordability
- > The families in the City of Melton live in 42,648 households consisting of:
 - 43% couples with children (Greater Melbourne 34%)
 - 21% couples without children (Greater Melbourne 23.5%)
 - 13% one parent families (Greater Melbourne 10%)
 - 15% lone persons (Greater Melbourne 22%)
- > Average household size in the City of Melton is 2.9 persons (Greater Melbourne 2.6)

Dwelling Size & Income



- > Compared to Victoria, families in the City of Melton live in large dwellings with 3+ bedrooms (74% and 90% respectively)
- > Current median house price is lower in the City of Melton compared to the Greater Melbourne
- > In 2011, the median weekly household income was \$1,363 (Greater Melbourne, \$1,333)
- > In 2011, the median monthly mortgage repayments was \$1,733 (Greater Melbourne, \$1,810)
- > In 2011, the median weekly rent was \$270 (Greater Melbourne, \$300)

Housing Tenure



- In 2011, in the City of Melton there were:
- > A smaller proportion of households (21%) who owned their house (Victoria 31.5%)
 - > A larger proportion of households (53%) were purchasing their house (Victoria 36%)
 - > A smaller proportion who were renting 19% (Victoria 26.5%)
 - > 25.2% of households were in 'housing stress'.*
Nationally, a lower proportion (20%) of households were in unaffordable housing situations



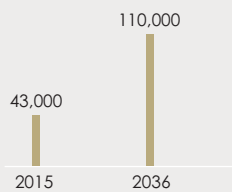
Affordability



- > While housing stress is experienced by lower income households, it is also understood that housing stress is affecting people on:
 - moderate incomes
 - pose particular challenges for young people, and
 - older retirees renting privately
- > To increase housing affordability, housing needs to be viewed as an infrastructure issue, rather than, the current welfare issue, to ensure that the housing market provides adequate and affordable housing for all people.

Changing Profile

Number of households



- > City of Melton's population is growing and changing.
- > By 2036, there will be more than 110,000 households (an increase of around 70,000 households) creating a need for additional and more diverse and affordable housing options.
- > The diverse and affordable housing will ensure that the residents will be able to fully engage in community life, both economically and socially.

Housing Tomorrow



- > In the City of Melton, over the next 20 years, the proportion of homes comprising families with children is expected to decrease, while the proportion of one-person and couple only households is expected to increase.
- > The changing household sizes means that the City of Melton will require more diverse housing types, including medium and higher density housing close to infrastructure and in areas where people wish to live as housing choices are major contributors to people's quality of life, access to employment and services and modes of travel.

References

- > ABS Census of Population and Housing 2011 – Quickstats 2006 & 2011
- > id. City of Melton Community Profile
- > id. City of Melton Population Forecasts
- > Australian Council for Social Services, An Affordable Housing Reform Agenda, 2015
- > City of Melton, Housing Diversity Strategy, 2014
- > AIHW 2014. Specialist Homelessness services 2013–14. Cat. no. HOU 276. Canberra.
- > Australian Housing and Urban Research Institute, 2010, Housing Implication of economic, social and spatial change

Disclaimer

Every care has been taken to ensure the information in this document is correct as at November 2015. However Melton City Council does not accept any liability to any person or organisation for the use of information in this document. Please note that there is potential for minor revisions of data with this profile.

*Households are generally accepted to be in 'housing stress' when they spend more than 30% of their income on housing.

For further information on City of Melton demographics,
please [click here](#)