

DUAL OCCUPANCY DWELLING

Analysis

(Canberra Central Household Survey 2000)

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Planning Policy Section
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TABLE OF CONTENTS

1	INTRODUCTION	2
2.	SUMMARY OF FINDINGS	3
3.	SURVEY COVERAGE	4
4.	FINDINGS	5
4.1	Tenancy	5
4.2	Household Type	5
4.3	Number of Bedrooms	6
4.4	Number of Persons	6
4.5	Age Groups	7
4.6	Reasons for Moving	8
4.7	Expected to Move	8
4.8	Previous Dwelling	9
4.9	Satisfaction	10
4.10	Block Size	11

1 INTRODUCTION

Dual occupancy, the use of block originally subdivided for a single dwelling development for the purpose of two dwellings, has been a component of Canberra's urban development policies since 1986. It is part of the suite of planning policies responding to urban development and housing needs.

Dual occupancy development in the ACT over recent times has resulted in a broad community discussion about the role and relevance of dual occupancy dwellings, particularly in older suburbs where the existing housing stock is ageing with maturing landscape.

The purpose of this Working Paper is to analyse the data obtained from the households in dual occupancy dwellings through the Canberra Central Household Survey in mid 2000. Data on the households characteristics and satisfaction with their dwellings and neighbourhoods were obtained for different dwelling types (single dwelling; town house; apartment, dual occupancy dwelling). Therefore, the Report provides comparative analysis. It is expected that the information in this Report will assist in the continuation of healthy debate which would eventually input into a sustainable outcome.

Further surveys/interviews focussing on the occupants of dual occupancy dwellings and the households living immediately adjacent to these are being planned to further understand the issues.

2. SUMMARY OF FINDINGS

- A total of 223 dual occupancy dwellings were surveyed in mid 2000.
- 45 per cent of dual occupancy dwellings were owner occupied.
- Some 17.5 per cent of dual occupancy dwellings were occupied by couples with dependant children and 29 per cent by couples with no children.
- The majority of the dual occupancy dwellings, 59 per cent, were three bedrooms.
- On average dual occupancies had 2.9 bedrooms compared to 1.9 for units and flats, 3.4 for detached dwellings and 2.8 for duplexes and town houses.
- The average number of people living in dual occupancy dwellings was the second highest, (2.6) after detached dwellings (2.9).
- Dual occupancy dwellings had relatively a high proportion of occupants in the 16 to 24 years age group and also had the second highest proportion in 0-15 years age group, second only to single dwellings.
- The location of dwelling – in terms of being close to employment, shops, services and schools – was the most frequently stated reason for moving into dual occupancy dwelling.
- About 60 percent of dual occupancy dwelling occupants identified previous dwelling as a detached dwelling.
- Satisfaction levels were high with the location, appearance and size of dwelling for households in dual occupancy dwellings.
- Almost three quarters had a block area above 800 m².

3. SURVEY COVERAGE

The Canberra Central Household Survey, June 2000 – covered a total of 1196 dwellings (2815 people) across 19 suburbs in North and South Canberra. The breakdown of dwellings in the sample was: 223 dual occupancy dwellings; 489 detached dwellings; 98 townhouse/duplex; and 378 units/flats/apartments.

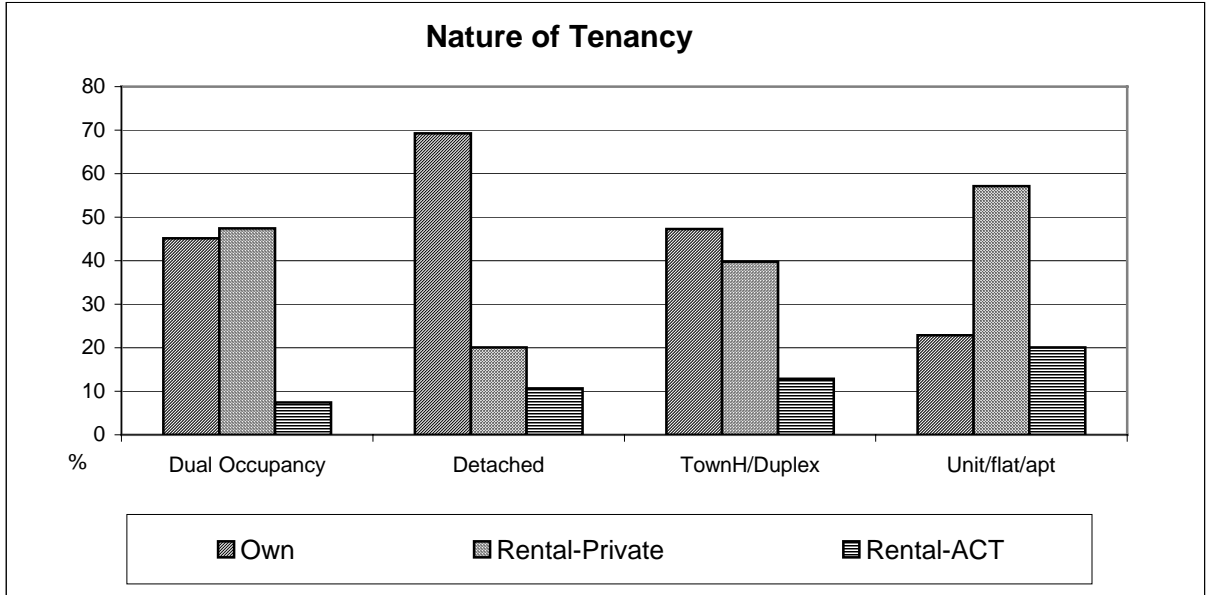
The surveyors attempted to interview the occupants of both dwellings on dual occupancy blocks. The following table shows the location of dual occupancy dwellings and the instances where a single or two interviews were held on a block. The data indicates that 199 interviews out of 223 included one dwelling on a block. No information was collected whether the front or the back dwelling was interviewed on a dual occupancy block.

Suburb	One Interview	Two Interviews	Total	%
Lyneham	5	1	6	2.7
Dickson	10	1	11	4.9
O'Connor	41	2	43	19.3
Ainslie	29	5	34	15.2
Turner	14	3	17	7.6
Braddon	13	1	14	6.3
Reid	4	0	4	1.8
Campbell	6	0	6	2.7
Downer	4	2	6	2.7
Watson	11	0	11	4.9
Hackett	5	0	5	2.2
Yarralumla	29	7	36	16.1
Forrest	5	1	6	2.7
Kingston	1	0	1	0.4
Narrabundah	7	0	7	3.1
Griffith	4	0	4	1.8
Red Hill	11	1	12	5.4
Total	199	24	223	100.0

4. FINDINGS

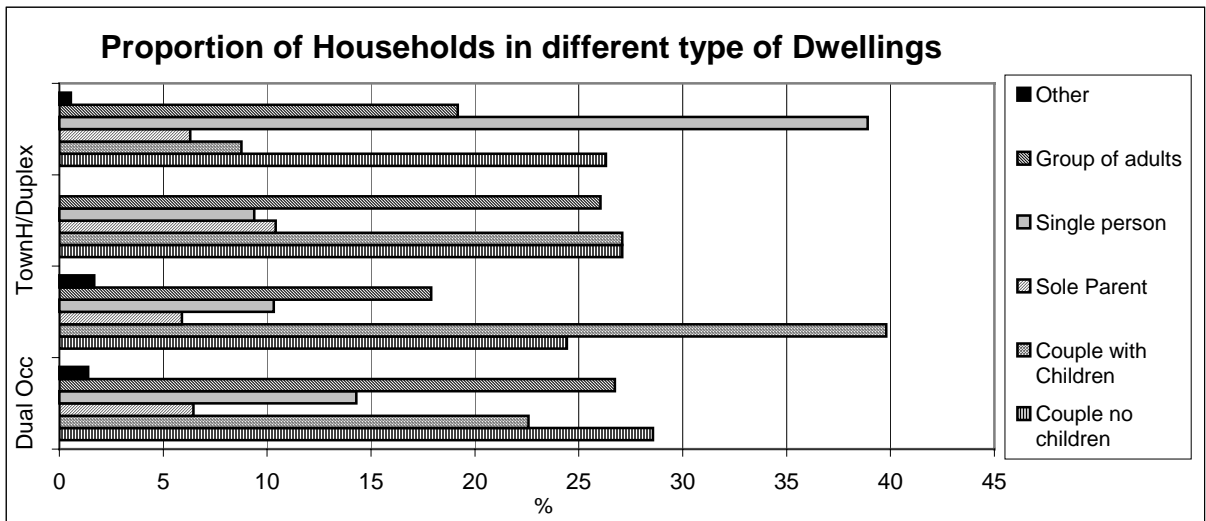
4.1 Tenancy

Dual occupancy dwellings cater both for rental and owner occupied market unlike the detached and apartment dwelling types which predominantly cater for owner occupied and rental dwellings respectively.

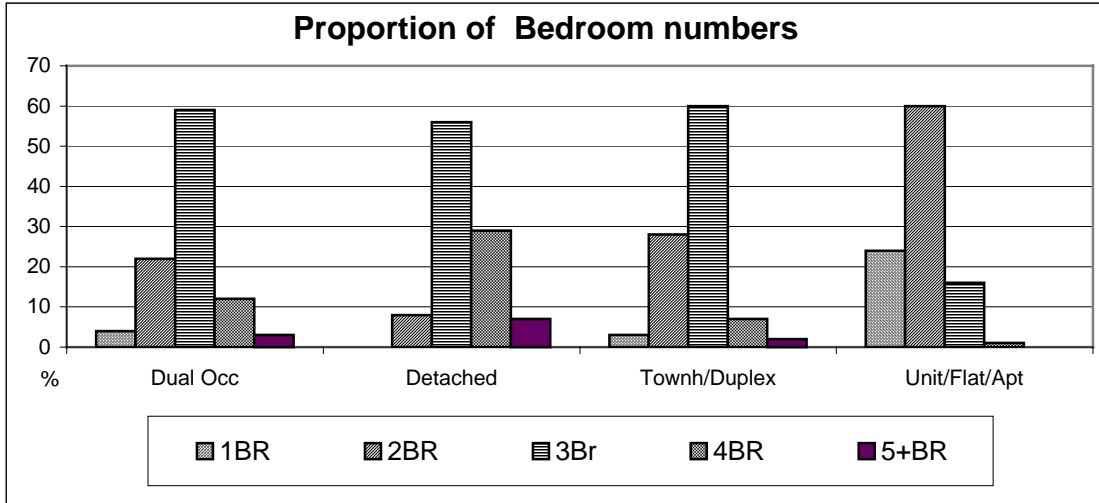


4.2 Household Type

Dual occupancy is attractive to a wide variety of households. Some 17.5 per cent were occupied by couples with dependant children, appreciably higher than the proportion of couples with dependent children in units and flats (6.6%).

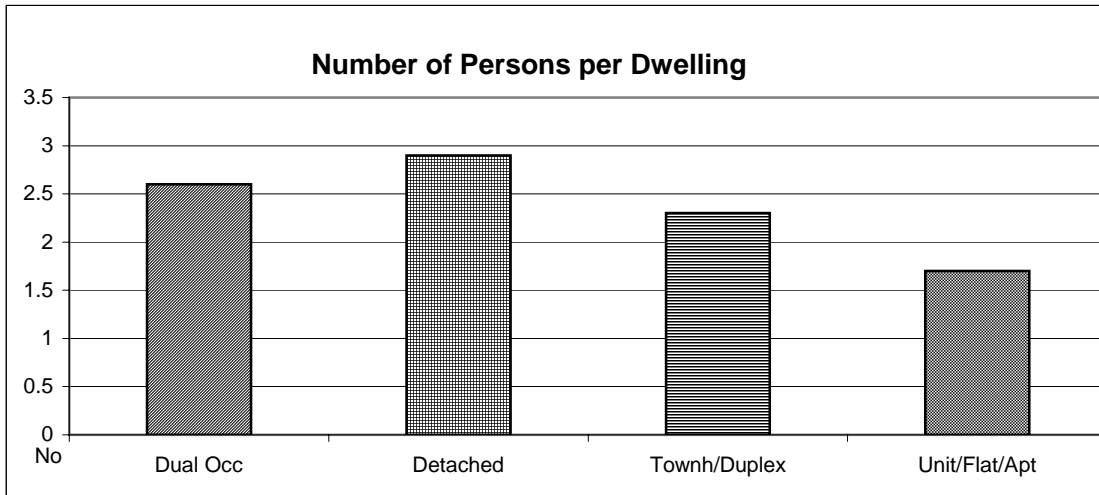


4.3 Number of Bedrooms



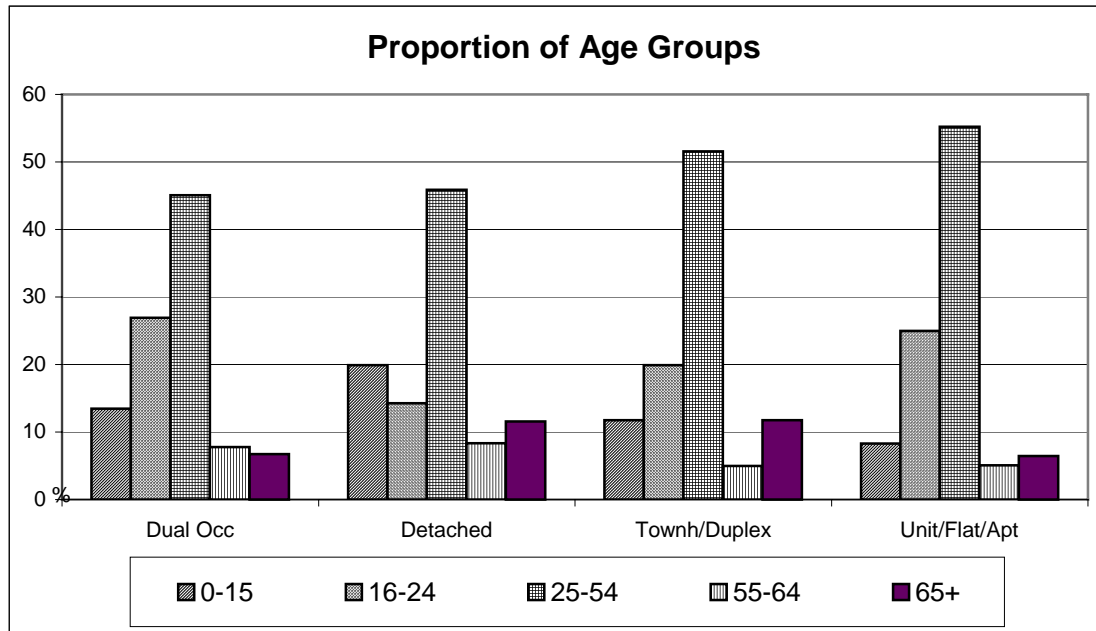
The majority of the dual occupancy dwellings were three bedrooms. On average dual occupancies had 2.9 bedrooms compared to 1.9 for units and flats, 3.4 for detached dwellings and 2.8 for duplexes and town houses. After detached dwellings, dual occupancy dwellings had the highest proportion of four bedroom dwellings. This is an indication of demand for large dwellings in inner areas.

4.4 Number of Persons



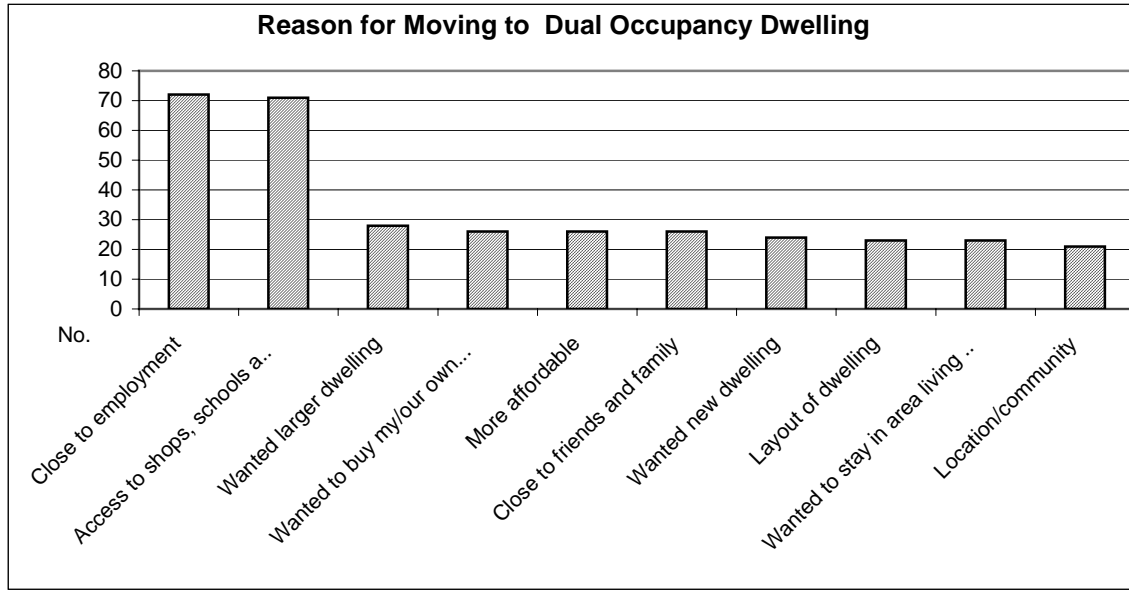
The average number of people living in dual occupancy dwellings was the second highest, (2.6) after detached dwellings (2.9), reflecting the relatively high proportion of three and four bedroom in these dwelling types. The number of persons per dwelling was found to be 2.3 for town houses and duplexes and 1.7 persons for units and apartments.

4.5 Age Groups



Dual occupancy dwellings had relatively a high proportion of occupants in the 16 to 24 years age group and also had the second highest proportion in 0-15 years age group, second only to single dwellings. The proportion of 65 years + age group was highest in town houses and lowest in dual occupancies. Flats, units and apartments had the lowest proportion on the 0-15 years age groups.

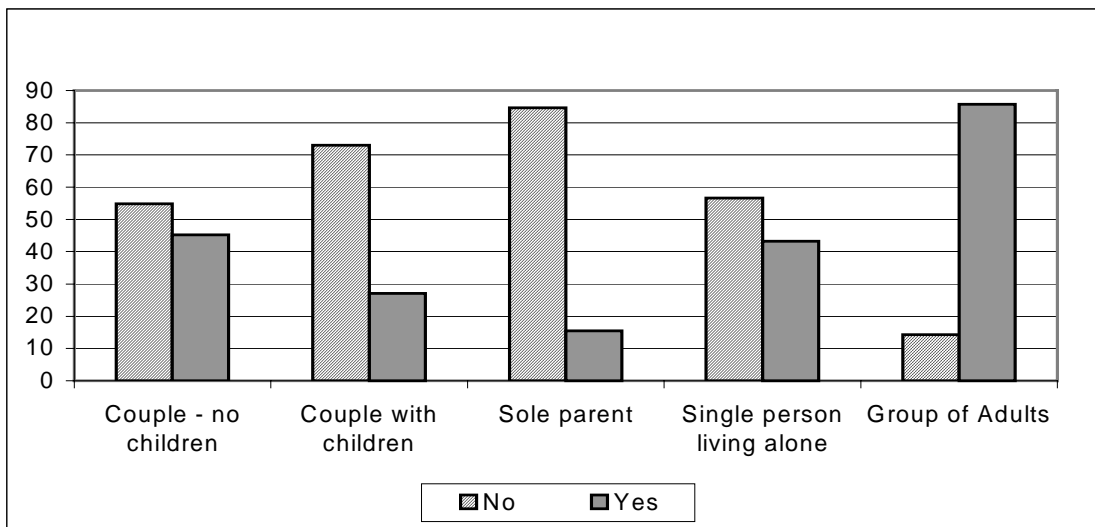
4.6 Reasons for Moving



When people were asked to identify three reasons for moving into the dual occupancy dwelling, the most frequently stated reason was related to the location of dwelling – in terms of being close to employment, shops, services and schools. The graph above shows the first ten reasons expressed out of some 30.

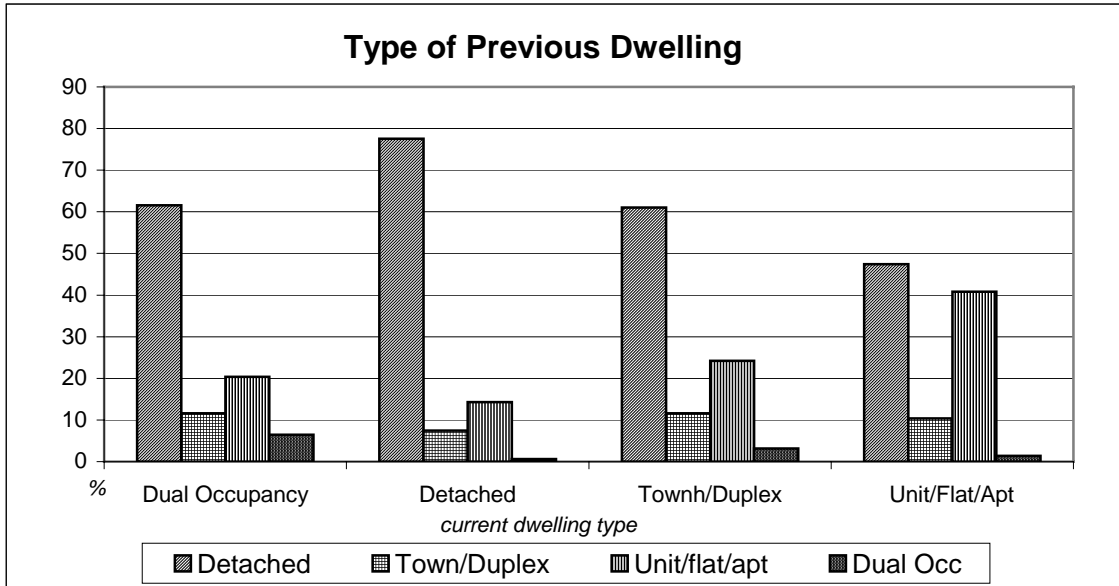
4.7 Expected to Move

Households with no children expected to move into another dwelling in the next five years at higher proportions compared to the household with children. The main reasons stated for the expected move were related to work and family reasons and buying their own dwelling.

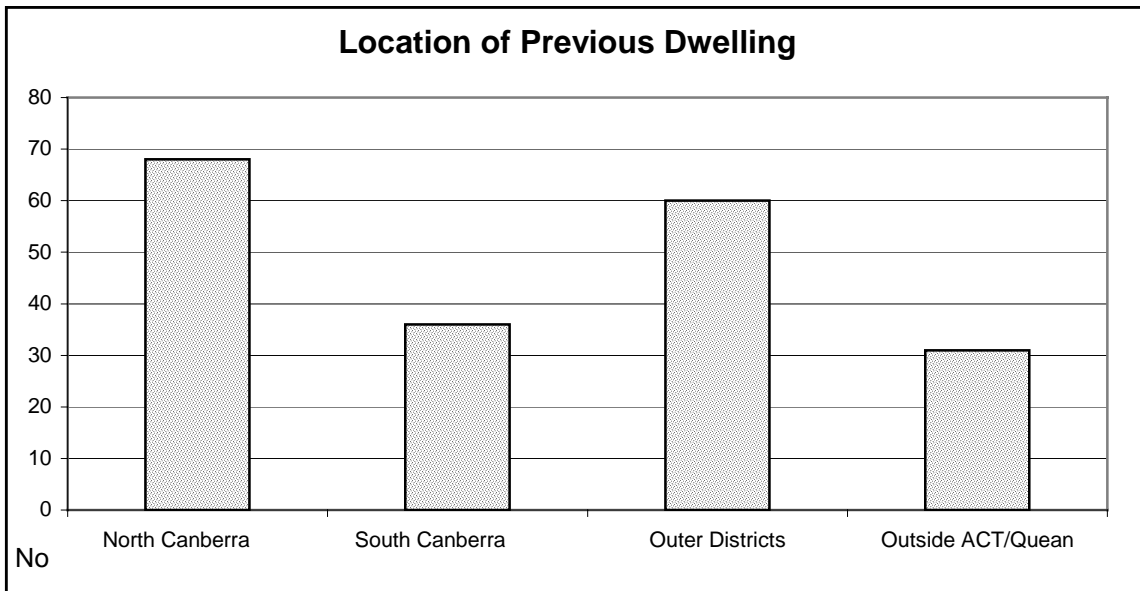


4.8 Previous Dwelling

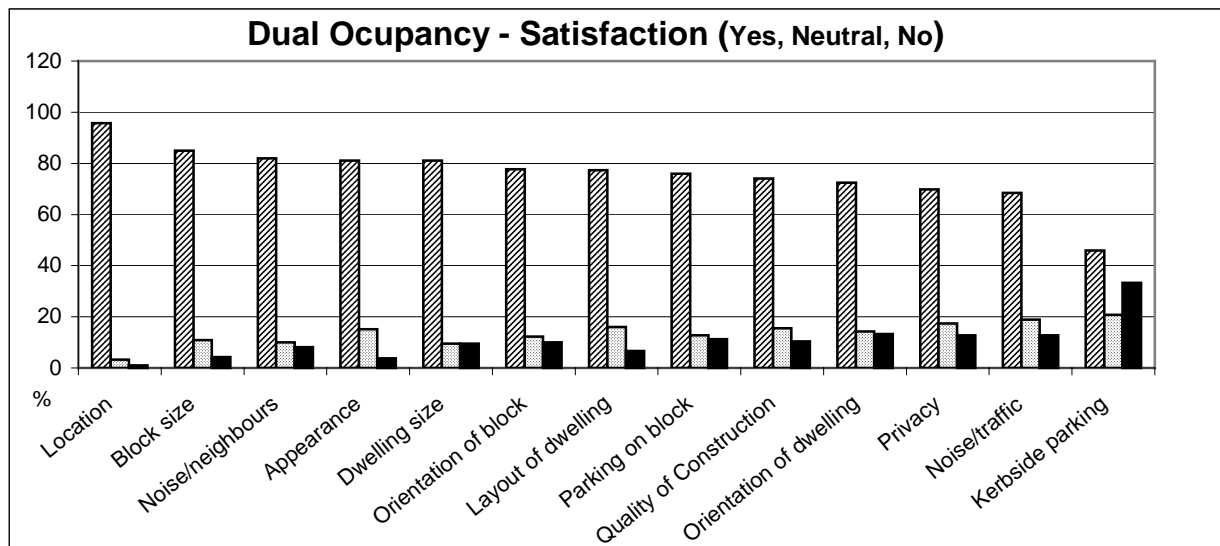
About 60 percent of dual occupancy dwelling occupants identified their previous dwelling as a detached dwelling. This is similar in all dwelling types reflecting the high number of detached houses in the housing stock. The second highest proportion was unit/flat/apartments.



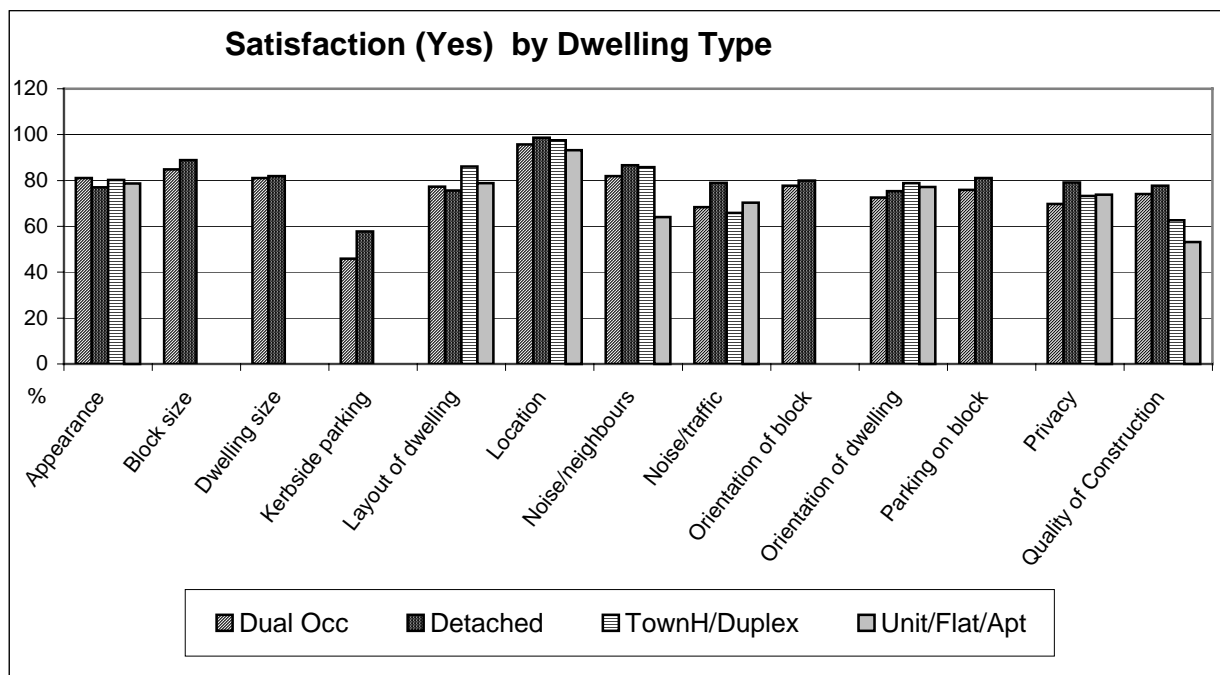
Almost half of the households in dual occupancy dwellings moved from outer districts, Queanbeyan and outside the ACT.



4.9 Satisfaction



Satisfaction levels were high with the location, appearance and size of dwelling for households in dual occupancy dwellings. However, it should be noted that although the interviewers targeted both dwellings on dual occupancy blocks, 90% of interviews covered only one dwelling on dual occupancy blocks. It is not known whether the front or back dwellings were interviewed, in cases where the dwellings were located behind one another.



The analysis indicates high satisfaction with location for all dwelling types (the survey covers Canberra Central only). More than 80 per cent of dual occupancy occupants were satisfied by the dwelling appearance, which is higher than any other dwelling type. Satisfaction with the quality of construction was also high for dual occupancy dwellings particularly compared with the Town house/duplex and Unit/apartment/flat dwelling types. Dual occupancy occupants were more satisfied with the noise levels from neighbours than residents of Units/flats but their satisfaction was below the satisfaction levels of detached and town house occupants.

4.10 Block Size

The block size analysis of the dual occupancy dwellings included in the Canberra Central Household Survey shows that almost three quarters had a block area above 800 m².

