



Canberra at the 2006 Census

Population and housing

December 2007

Introduction

Information provided by the Census is essential to the planning of Canberra. The purpose of the report is intended to inform the community and to assist decision-making within Government particularly in relation to the provision of age related physical and social infrastructure and services to meet the needs of a changing population.

The report outlines trends, primarily at the ACT and district level, in relation to changes in population, dwelling numbers, age structure, household composition, population mobility, housing tenure and housing costs.

Census information is supplemented by information from the ABS and from the ACT Population Projections (CMD, 2003 and 2004) to highlight issues and future changes in the population.

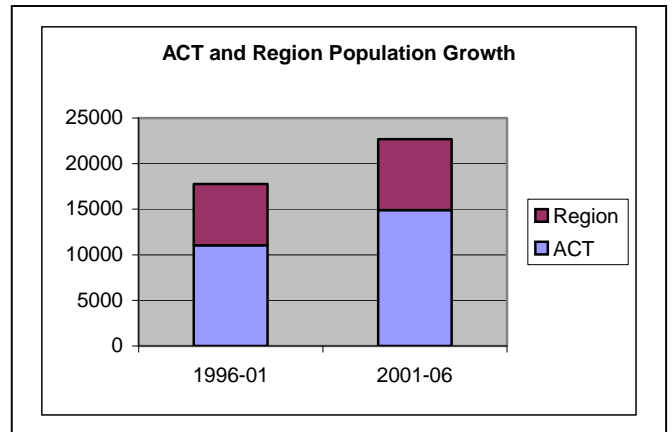
Population Growth

The Census population estimates are based on either “usual residence” or “as enumerated”. The “usual residence” population estimate for the ACT on Census night was 324,000 while the “as enumerated” estimate was 327900.

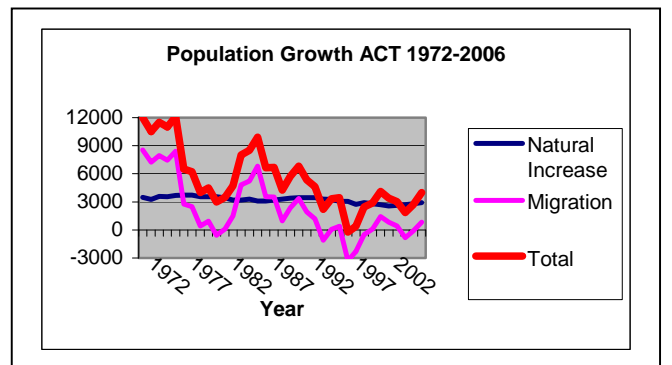
The official ABS estimate of the population is Estimated Resident Population (ERP), which adjusts the population estimate for under-enumeration and for residents who are temporarily overseas. The table opposite indicates the change in ERP for the ACT by district between 1996 and 2006.

ACT Population Growth			
District	1996	2001	2006
North Canberra	38818	38585	43757
South Canberra	22730	23324	24581
Belconnen	85659	85601	87246
Woden	33043	32494	33254
Weston Creek	24879	23662	22886
Tuggeranong	90104	90875	89666
Gungahlin	12684	24398	32550
Canberra	307917	318939	333940
ACT Balance	334	378	285
Total ACT	308251	319317	334225

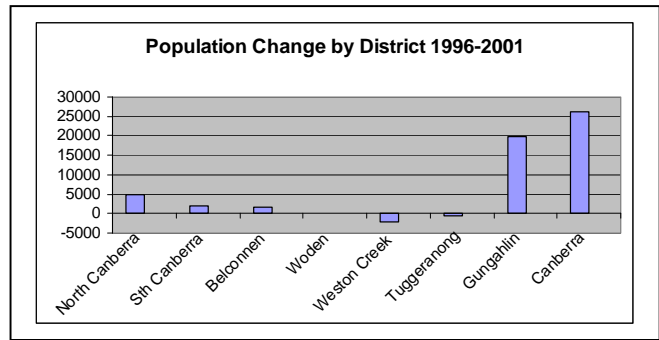
The population of the surrounding NSW local government areas of Palerang, Queanbeyan and Yass grew from 50,034 to 64,515 between 1996 and 2006. Queanbeyan’s population increased from 29,300 to 37,855. The figure opposite indicates the ACT and regional growth between 1996 and 2006.



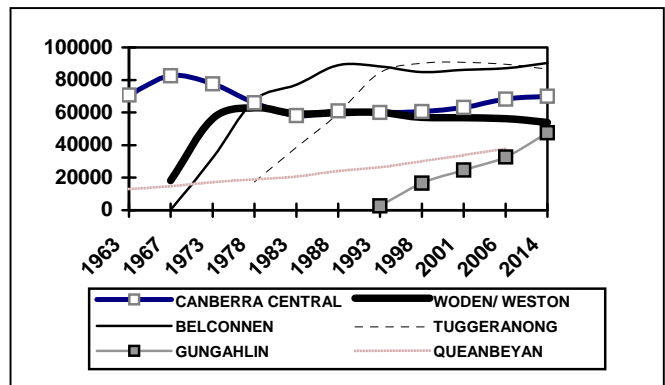
Population growth in the ACT is volatile and is particularly related to the level of Federal government activity. This is reflected in the level of net out migration from the Territory in the mid 1990s. The population growth rate of the Territory has been below that of Australia since 1994. For the year ending June 2006 the population growth rate of the ACT was 0.9 per cent compared to 1.3 per cent for Australia. The ACT population growth rate had been 0.2/0.3 per cent in the preceding three years.



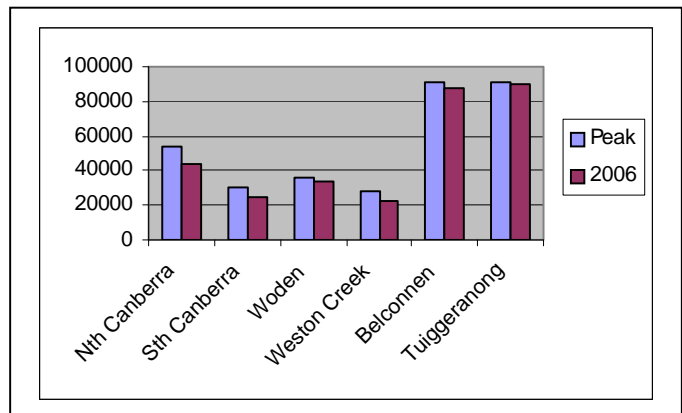
Gungahlin's population increased from 12,684 in 1996 to 32,550 in 2006. The population of North Canberra increased by 4,939 and small increases were experienced in Belconnen and Woden. The populations of Tuggeranong and Weston Creek fell.



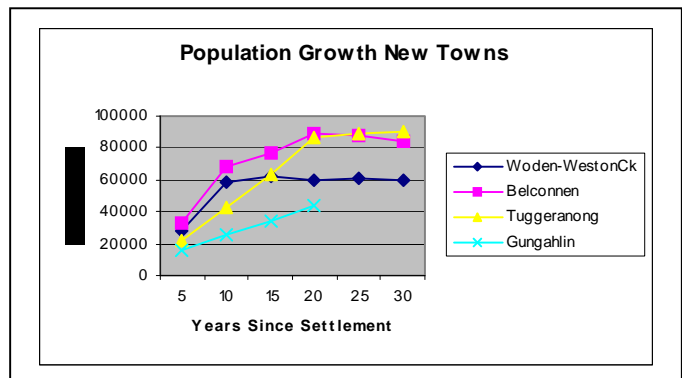
The figure opposite indicates the population growth by district since 1963. In 2006 the population of all districts were below their peak populations with the exception of Gungahlin.



The figure opposite compares the populations of the established towns with their peak populations. It is unlikely that the peak populations of the towns will be re-attained given the appreciably lower fertility and slower rates of dwelling turnover.

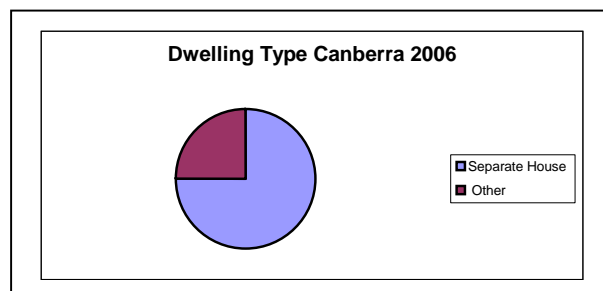


After 15 years of settlement the population of Gungahlin is 34,000. After 15 years of settlement the population of Woden-Weston Creek was 62,000, Belconnen 77,000 and Tuggeranong 63,000.



Dwellings

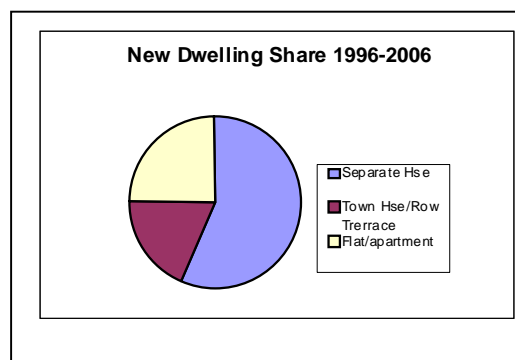
In 2006, in both Australia and the ACT, seventy five per cent of dwellings were separate houses and 25 per cent “other dwellings” e.g. town houses, flats and apartments.



The share of separate dwellings varies between the towns. North and South Canberra have relatively high shares of other dwellings.

Dwelling Types		
Location	Separate	Other
North Canberra	54.2	45.8
South Canberra	55.5	44.5
Woden	68.5	31.5
Weston Creek	84.2	15.8
Belconnen	82.0	18.0
Tuggeranong	88.1	11.9
Gungahlin	70.6	29.4

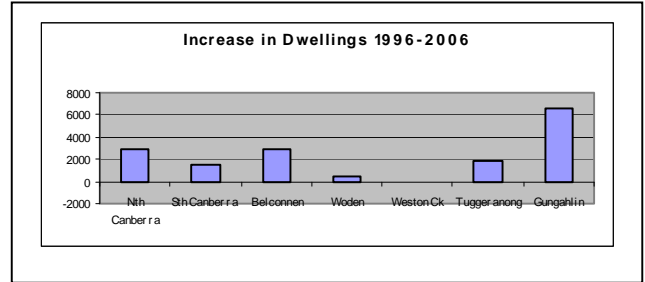
Between 1996 and 2006, other dwellings represented 43 per cent of the increase in dwellings. In Australia 36 per cent of the increase in dwellings were “other” dwellings.



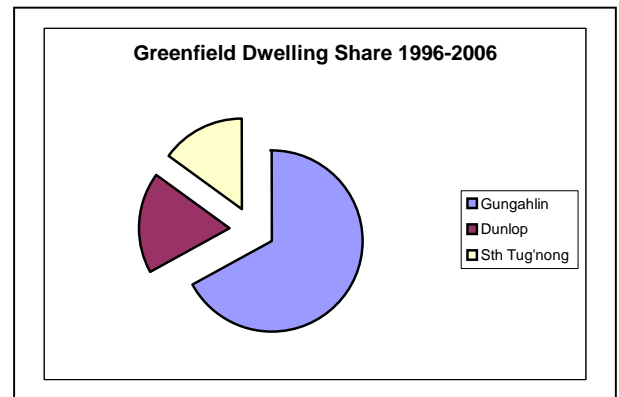
There have been increases in the number of dwellings in all districts between 1996 and 2006 with the exception of Weston Creek.

Dwellings By District	1996	2006
North Canberra	14465	17446
South Canberra	8947	10473
Belconnen	28553	31466
Woden	12790	13184
Weston Creek	8762	8726
Tuggeranong	28499	30422
Gungahlin	4565	11101

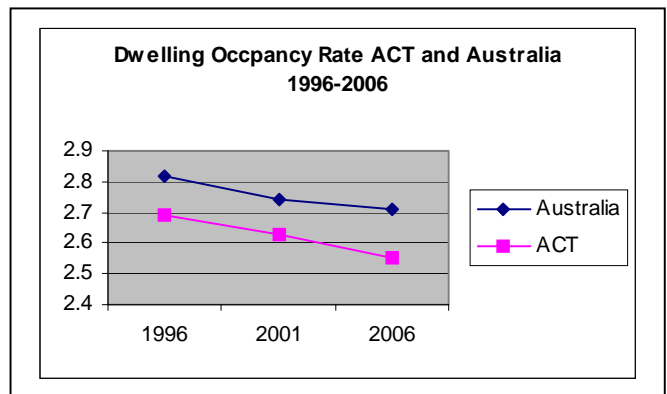
Of the increase in dwellings of 16,237, 6536 were in Gungahlin, 2981 in North Canberra, 2913 in Belconnen, 1923 in Tuggeranong and 394 in Woden.



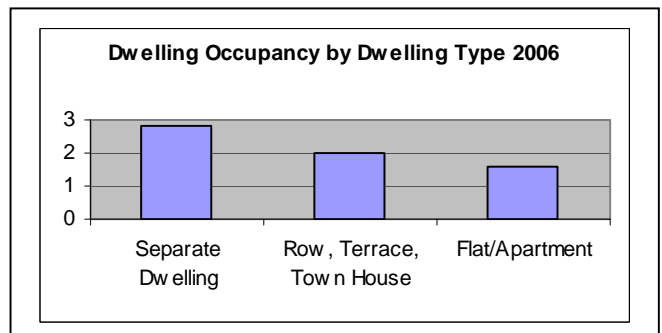
Between 1996 and 2006, some 60 per cent of the increase in new dwellings occurred in greenfield areas, i.e. Gungahlin, South Tuggeranong and Dunlop.



Dwelling occupancy rates fell from 2.69 persons per dwelling in 1996 to 2.55 persons per dwelling in 2006 (total dwellings /population). In 2006, the average dwelling occupancy in Australia was 2.71.



The occupancy rate ranged from 1.6 persons for flats and apartments to 2.8 persons for separate dwellings.

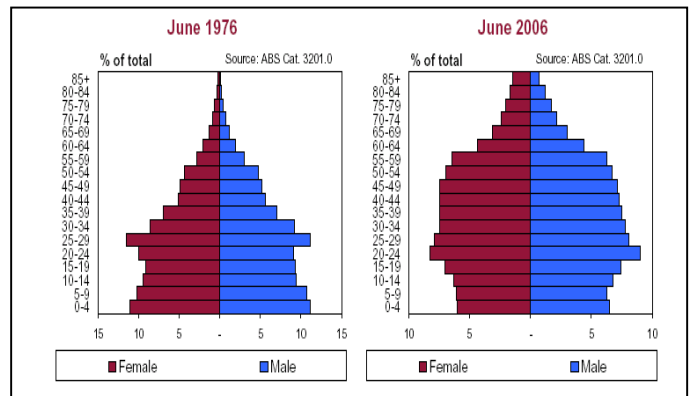


The dwelling occupancy rate has fallen between 1996 and 2006 in all districts with the exception of Gungahlin. Some stability in occupancy rates is apparent in Woden and North Canberra between 2001 and 2006.

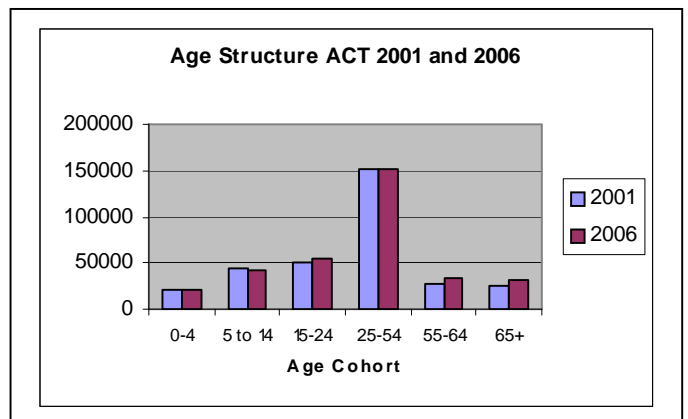
	1996	2001	2006
North Canberra	2.68	2.51	2.51
South Canberra	2.54	2.41	2.35
Belconnen	3.00	2.85	2.77
Woden	2.58	2.51	2.52
Weston Creek	2.84	2.68	2.62
Tuggeranong	3.16	3.09	2.95
Gungahlin	2.78	2.90	2.93

Age Structure

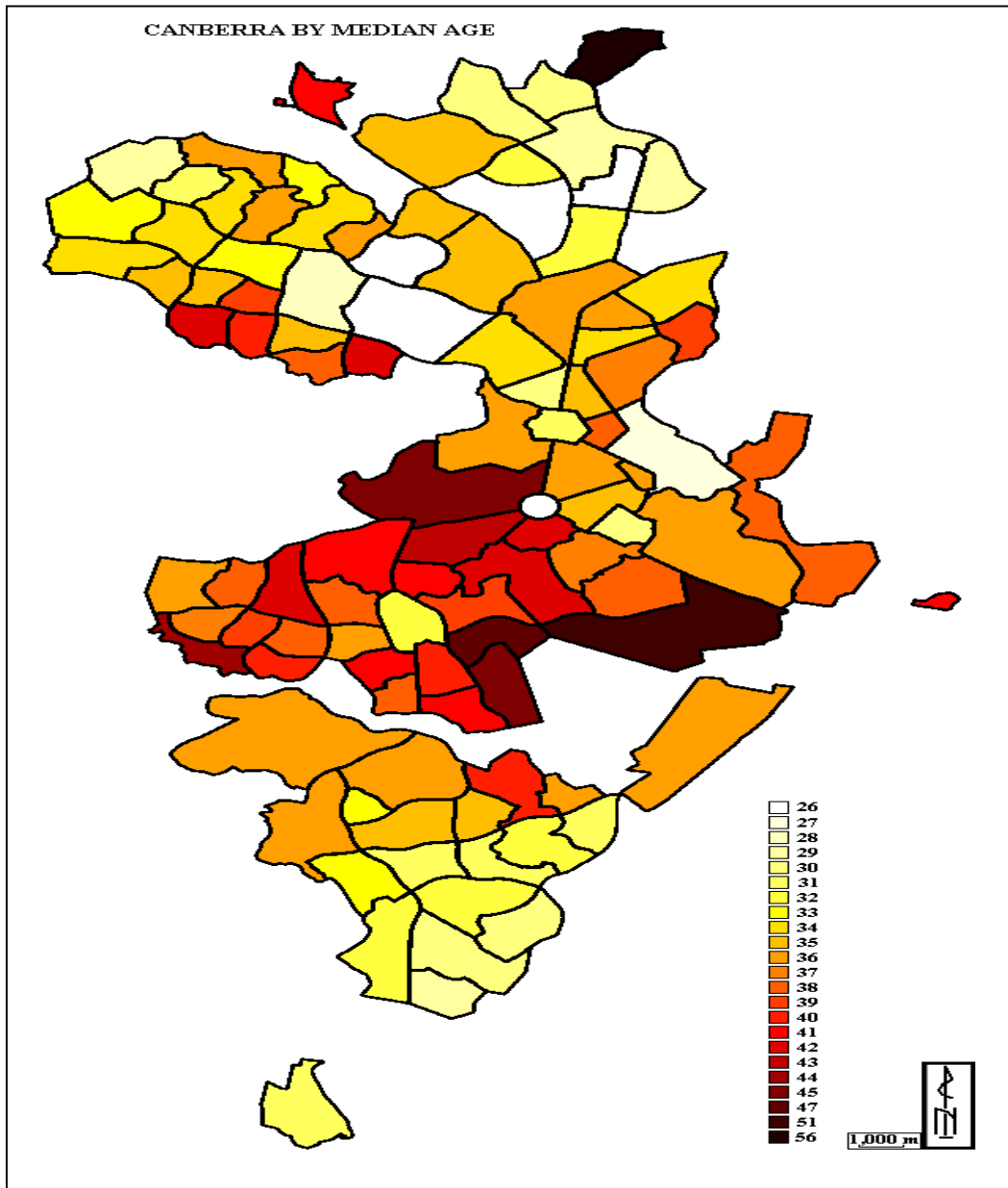
The population of Canberra is ageing with increasing proportion of the population aged over forty as shown in this graph, from Access Economics "ACT and Region Demographics and Trends" October 2007.



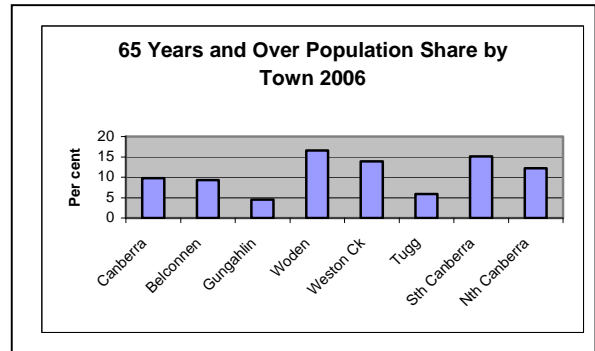
Between 2001 and 2006 there has been an increase in the number of people aged over 55 years and a decline in those aged under 15 years. Between 2001 and 2006 the proportion of the ACT population aged under 14 years declined from 20.5 per cent to 18.7 per cent while the proportion aged over 65 years increased from 7.8 per cent to 9.5 per cent. In 2006 19.6 per cent of the Australian population was aged under 15 years while 13.0 per cent were aged 65 years and over.



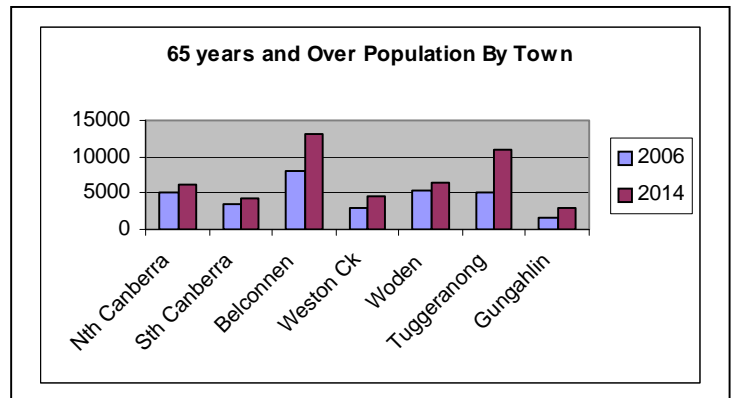
The median age by suburb in 2006 is shown in the figure opposite. The areas undergoing recent settlement – Gungahlin, Dunlop and South Tuggeranong have the lowest median age while the suburbs with highest median age include Isaacs, O’Malley and Chapman.



At 2006, Woden, South Canberra and Weston Creek had the highest proportions of their populations aged 65 years and over. Gungahlin and Tuggeranong had the lowest.



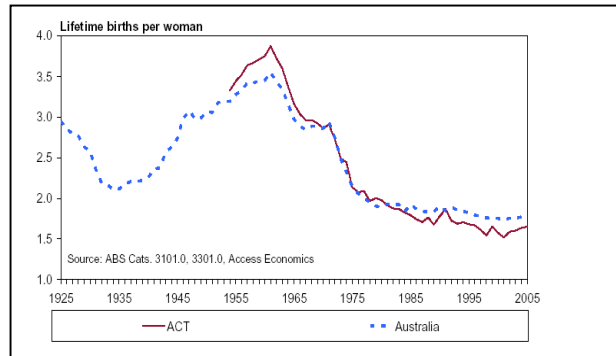
In 2006, Belconnen had the highest number of 65 years and older residents. Based on CMD suburban population projections by 2014 there will be major increases in the 65 years and over population in all districts, with Tuggeranong and Belconnen having the highest level of increase.



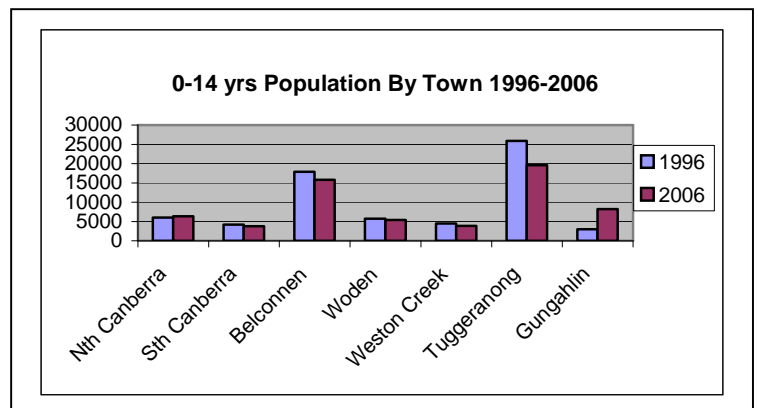
The number of 0 to 4 year olds in the ACT fell between 1996 and 2006 from 21,487 to 19,971 (ABS as enumerated data). Tuggeranong and Belconnen had the highest number of 0-4 year olds. Over the period Tuggeranong experienced a major decline in the number of 0-4 year olds. As well as the expected increase in Gungahlin there was a slight increase in the age group between 2001 and 2006 in Belconnen and North Canberra. The number of 0 to 4 year olds in these districts is still appreciably below the peak levels of earlier years. For example there were 7,600 0-4 year olds in Belconnen in 1986 and 3,900 in North Canberra in 1971.

Location	1996	2001	2006
North Canberra	1909	1804	1961
South Canberra	1123	1078	974
Belconnen	5395	5040	5435
Woden	1785	1743	1654
Weston Creek	1321	1212	1297
Tuggeranong	8669	6915	5668
Gungahlin	1285	2517	2982
Canberra	21487	20309	19971

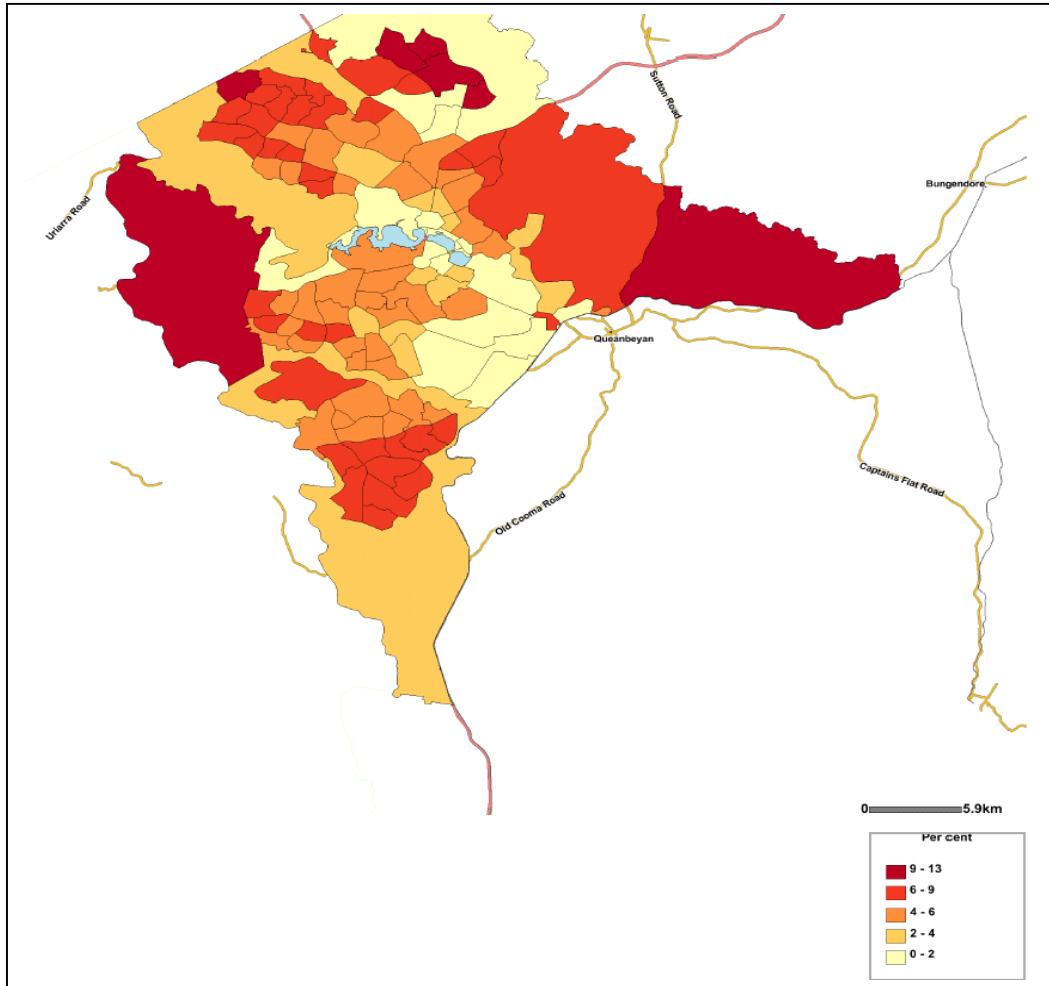
The higher number of 0 to 4 year olds in earlier decades reflects the higher total fertility rates (the number of children a woman could expect to have in her lifetime), which approached 3.9 in the mid 1950s but has fallen to 1.7 in 2006 as shown in this graph from Access Economics "ACT and Region Demographics and Trends" October 2007.



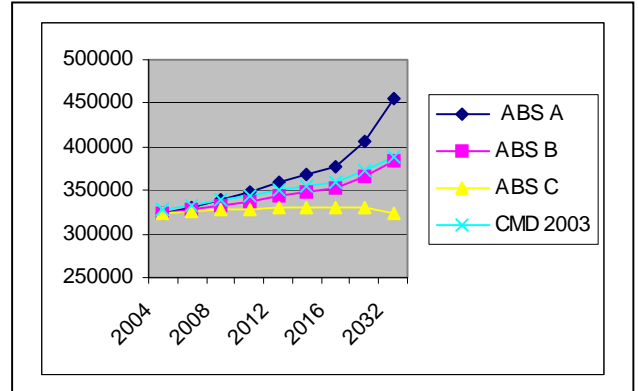
The number of 0-14 year olds in the ACT fell by over 4,200 between 1996 and 2006, with the greatest declines experienced in Tuggeranong and Belconnen



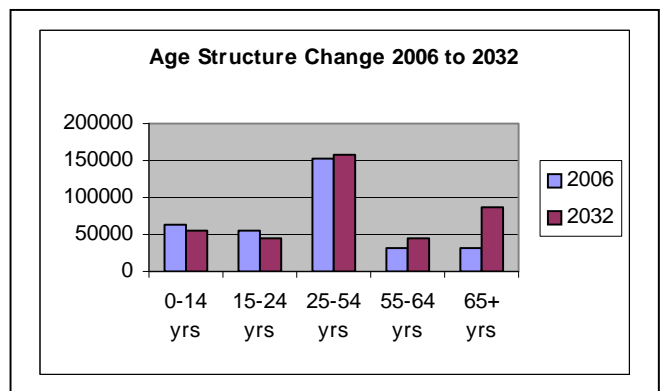
As would be expected, the suburbs with the highest proportion of 0-14 year olds are those in Gungahlin and Dunlop.



The future planning of suburbs is aided by population projections for the ACT and suburbs. The current CMD projections, which will be revised in early 2008, project the ACT population will reach 348,800 by 2012 and 389,100 by 2032. The ABS Series B projection indicated an ACT population of 343,300 in 2012 and 384,900 in 2032.

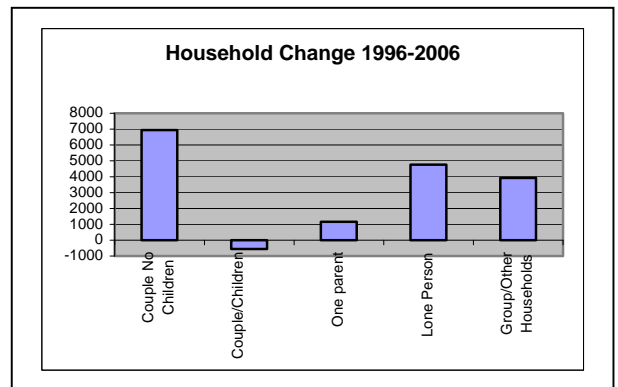
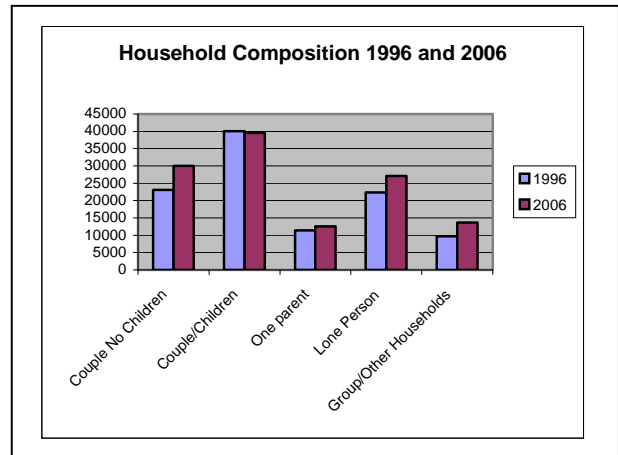


The CMD projection for the ACT indicates a decline in the 0 to 24 years population and appreciable growth in the 55 years and over age groups. The 65 years and over population is projected to increase to 85,500, an increase of 53,600 on its 2006 level

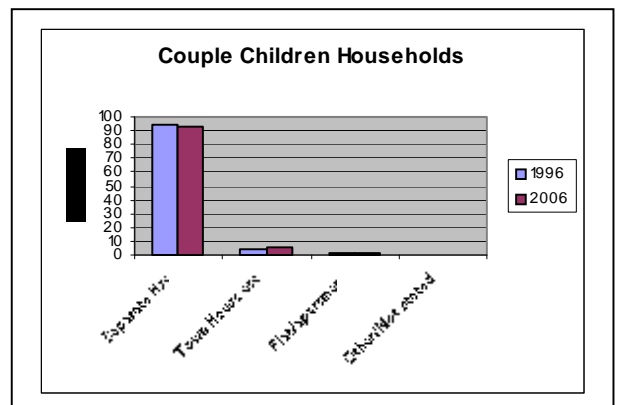


Household Composition

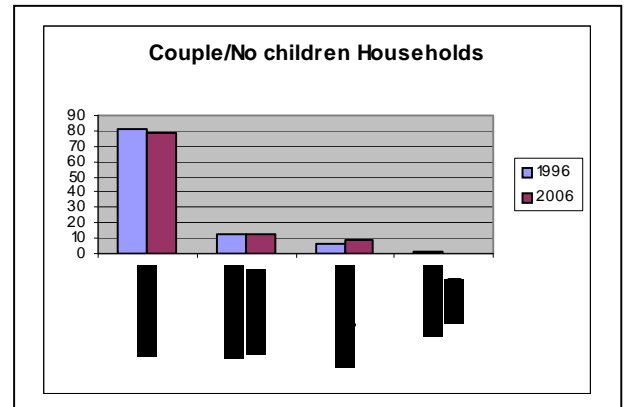
Between 1996 and 2006, there were appreciable increases in couple households without children and lone person households and no growth in households consisting of a couple with children.



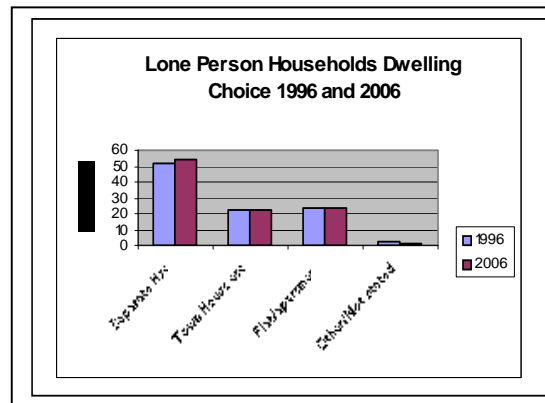
In 2006, 93 per cent of couple/with children households lived in separate dwellings compared to 94 per cent in 1996.



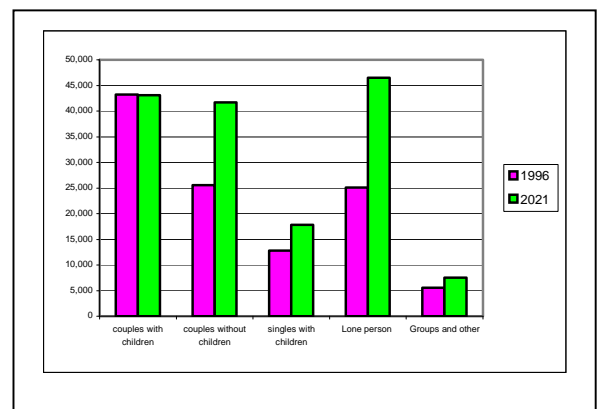
78 per cent of couple without children households lived in separate dwellings. There was a small increase in such households living in higher density dwellings between 1996 and 2006.



The proportion of lone person households living in separate dwellings increased from 52 to 54 per cent between 1996 and 2006.

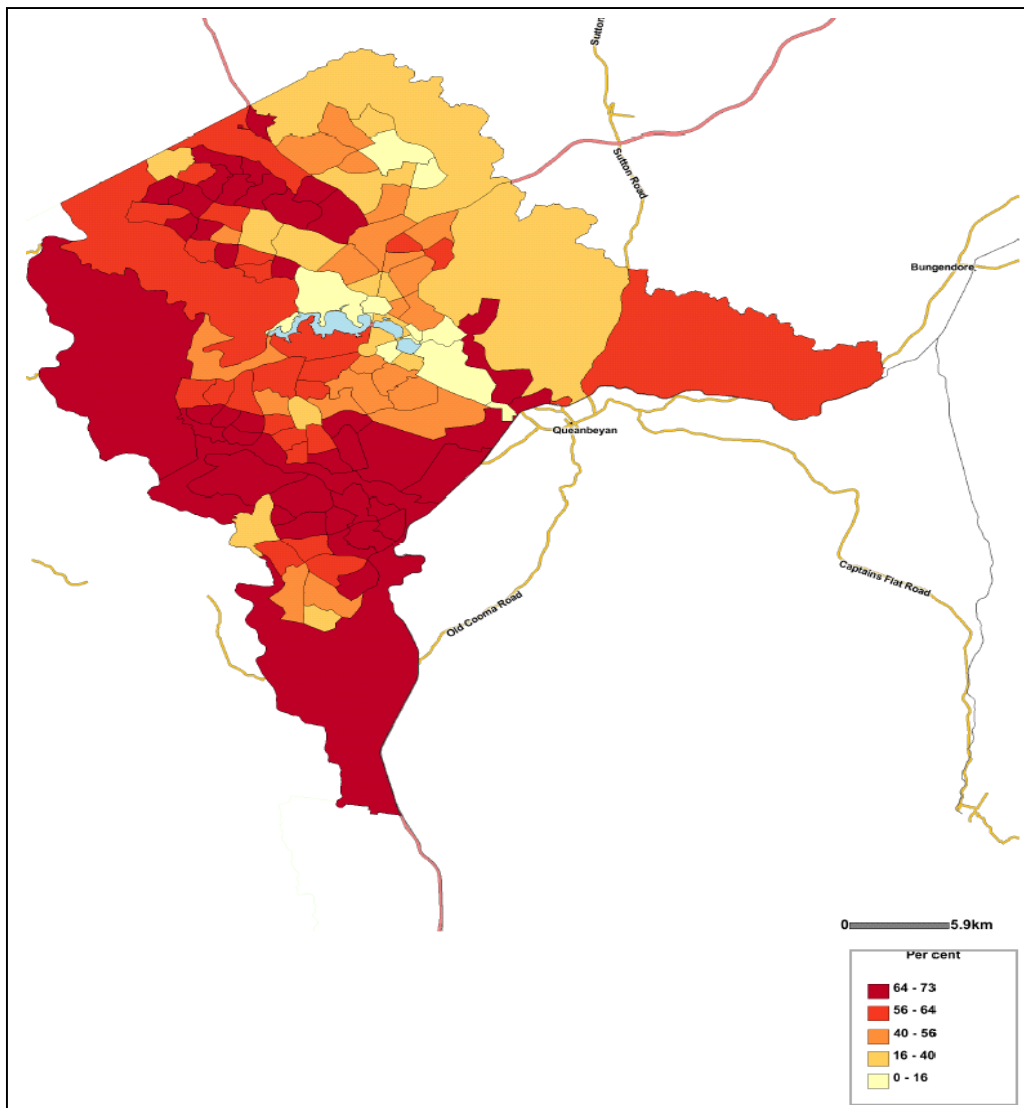


ABS projections indicate that there will be no increase in couple/children households between 1996 and 2021 but there will be substantial growth in couple without children, single parent and lone person households.



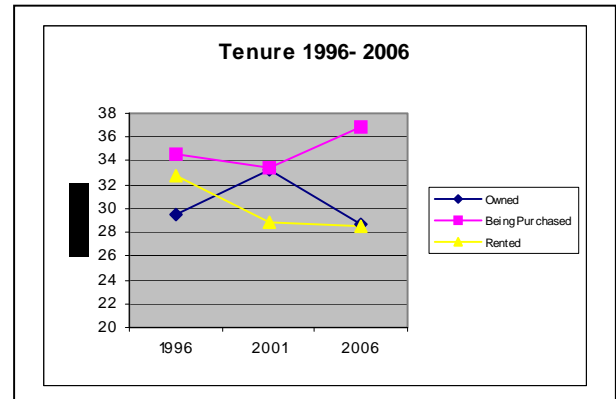
Population Mobility

In 2006, 82 percent of ACT households were living in the same residence as one year previously. However, 43 per cent of households were living in a different residence to 5 years previous. The suburbs with highest proportion of mobile residents were Gungahlin, Harrison, Acton and Harman.

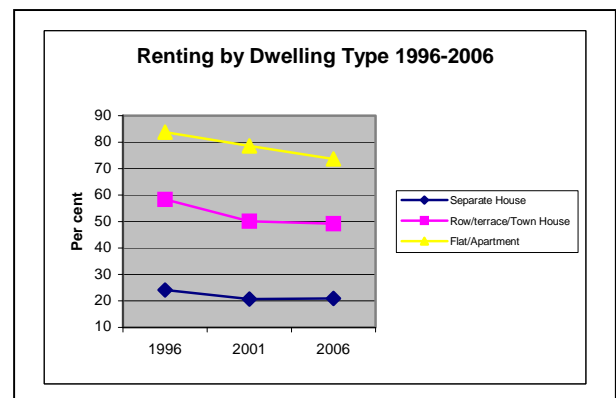


Housing Tenure

Between 2001 and 2006 the proportion of dwellings owned fell while those being purchased increased. The proportion being rented fell between 1996 and 2006.

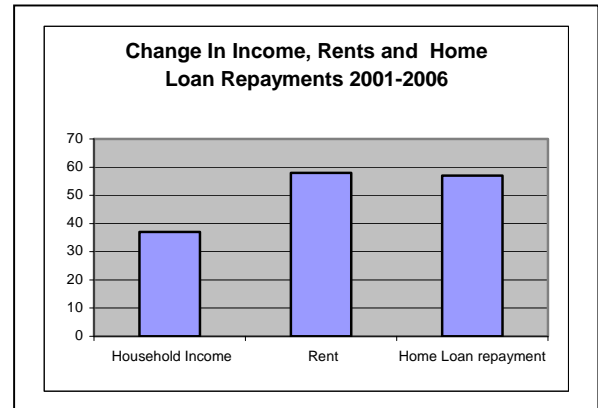


Some 30 per cent of households were renting in 2006; 21 per cent of separate houses were rented, 49 per cent of townhouses and 74 per cent of apartments.



Housing Costs

Between 2001 and 2006 median household income increased by 37 per cent while median loan repayments increased by 58 per cent and median rents 57 per cent.



The ratio of median household income to median home loan repayments increased from 20 per cent to 23 per cent over the period, while the ratio of median rent to income increased from 15 per cent to 17.5 per cent. The figure opposite indicates those suburbs where households were paying more than 30 per cent of their gross income on housing. Households in the suburbs of Acton, Nichols, Gungahlin, Harrison, Charnwood, Dunlop, Belconnen and Phillip were paying between 19 and 38 per cent of their gross income on housing. Households are generally defined as being in housing stress when they spend more than 30 per cent of their disposable income on housing and where they are in the bottom two income quintiles.

