development, 20 to 25 persons an acre would be considered normal in northern and western suburbs and 15 to 20 persons in the east and south. By comparing the present-day densities with these figures, the relatively undeveloped state of many outer suburban areas is readily appreciated.

Both existing and future population density has been and will be controlled to a very great degree by the regulations of the individual municipalities which, in conformity with the Uniform Building Regulations, control the size of individual allotments, as set out in Appendix III.

In the inner areas particularly, the density depends on the type of home, and although parts of St. Kilda and Prahran, for example, are as densely populated as the most closely settled parts of Fitzroy and Collingwood, the reasons are different. In St. Kilda and Prahran the higher density figures are brought about by large blocks of flats. In Fitzroy and Collingwood, they are due largely to tenements and small terraced and row houses, often substandard in character and set in allotments much below the acceptable minimum standard.

TYPE OF RESIDENCE AND CONDITIONS OF OCCUPANCY

At the time of the 1947 census 93% of Melbourne's residents lived in private dwellings of some type, while 7% lived in hotels, boarding houses, hospitals, hostels or public institutions. For census purposes, a "dwelling" is defined as "a room or collection of rooms occupied by a household group living together as a family unit, whether comprising the whole or only portion of a house or other building." The two basic forms of housing which cover all types of private dwellings are the private house, whether it be occupied by one or more families or divided into tenements, and the flat or maisonette. In 1947 90% of Melbourne's households or family units were living in private houses, 6% in flats and 4% in tenements.

The conditions of occupancy are shown by Table 17 and illustrated in map 19.

The high proportion of buildings owned by the occupants is significant. When allowance is made for a proportion of flat dwellers who are owner-occupiers it will be seen that over all more than half the families of Melbourne own the home in which they live. Even in the so-called industrial suburbs of the west and north, the percentage of owneroccupancy approaches 60%, a factor tending to encourage social stability.

It will be seen that the degree of owner-occupancy is highest in the eastern district and lowest in the central inner suburbs. The lower figure for the southern district is due to the large number of flats. It is in this district, which includes the municipalities of St. Kilda and Prahran, that we find the highest proportion of flats in Melbourne. One-third of the household groups in St. Kilda live in flats and in Prahran one-fifth. More than 95% of all flats in Melbourne are located in the inner suburbs south of the Yarra, including the municipalities of Melbourne, South Melbourne, St. Kilda, Prahran, Hawthorn, Malvern, Caulfield and Brighton. The new outer suburbs, on the other hand, have the highest degree of owner-occupancy irrespective of whether they are industrial suburbs or higher income residential areas. The proportion renting private houses is highest in the older and low income inner suburbs such as Fitzroy, Collingwood and Richmond.

From this overall pattern it is clear firstly that most Melbourne people have a strong desire to own their own home and that this has resulted in a comparatively high proportion of families living in private homes. Secondly, it would seem that flats have been most popular in those inner suburbs favoured by people of medium to high incomes. And thirdly, the majority of people in the inner working class industrial suburbs live in tenanted private houses, many of which are substandard with relatively low rentals.

AGE, CONDITIONS AND RENTAL OF HOMES

Map 24 gives a generalised picture of the age and condition of buildings throughout the urban area. This was ascertained by outside inspections during the land use survey. It is not intended to present this aspect in detail, but merely to serve as a general guide for the broader purposes of planning. The buildings were classified as follows:

Type of Dwelling	Percentage of households						
	Western District	Northern District	Eastern District	Southern District	Central District	Total Melb.	
Own and Occupy]							
Private Houses	59	59	62	49	27	50	
Rent Private House	40	39	33	35	56	40	
Occupy Flats	.4	1	4	12	7	6	
Occupy Tenements	.6	1	1	4	10	4	
Total	100	100	100	100	100	100	

 Table 17

 CONDITIONS OF RESIDENTIAL OCCUPANCY (1947 CENSUS)

- First Class: The more modern buildings which are thoroughly sound structurally and which conform generally to present-day standards.
- Second Class: Older buildings which, while structurally sound, are not built to modern standards.
- Third Class: Old buildings unsuited for modern requirements.

Many of the third-class dwellings, especially those in the inner industrial suburbs, are sub-standard, with relatively low capital values. Where they predominate is a general indication of the need for redevelopment of the area.

From maps 24 and 25 it will be noted that most of the poor quality, low rent dwellings are located in the older inner suburbs, where a higher proportion of dwellings are rented rather than owned. The condition of buildings generally tends to improve in the outer suburbs, where there is also a higher proportion of dwellings owned rather than rented. In some of the intermediate suburbs to the east and south-east, especially those where there is a mixture of old and new dwellings, but where the general condition of buildings and average rents remain relatively high, a fairly even mixture of owned and occupied dwellings and of rented dwellings exists.

THE HOUSEHOLD STRUCTURE

The average size of the family is an important factor in determining the number of dwelling units required, and hence the area needed for residential purposes.

With the falling birthrate, the size of the average family has been steadily declining in Australia over the past century. This has resulted in a similar decline in the size of the average household unit and a corresponding increase in the number of dwelling units required to house a given population. In Melbourne the size of the average household decreased from 4.01 persons in 1933 to 3.65 persons in 1947. In that year, according to census figures, the number of families of different sizes was as given in Table 18.

Although two-thirds of all the people were members of family units of four or more persons each, these households comprised less than half the total number.

Table 18										
SIZE	OF	HOUSEHOLDS	IN	MELBOURNE,	1947					

Size of	Househ	olds	People		
(Persons)	Number	%	Number	%	
1	25,254	7.7	25,254	2.1	
2	72,869	22.2	145,738	12.4	
3	77,025	23.4	231,075	19.7	
4	69,572	21.1	278,288	23.7	
5	42,639	13.0	213,195	18.1	
6 and over	41,404	12.6	282,646	24.0	
Total	328,763	100	1,176,196	100	

It is also of interest to note the distribution of families of various sizes between private houses, flats and tenements. Here it will be seen that a higher proportion of the one, two and three unit households were either sharing a house or living in a flat or tenement than was the case with the larger households. Conversely, the larger the family unit the higher the proportion of such families that were living in private houses, and the smaller the proportion in flats, tenements or sharing a house.

The highest proportion of all households living in flats or sharing a house are the two-unit households. The highest proportion living in private houses are three and four unit households and the highest proportion living in tenements are one unit. The average size of the single family-unit living in private houses is 3.9 and in flats 2.7.

It seems evident from past experience and present trends that the chief demand for flats comes from the smaller family units without children, in the medium to the high income groups. On the other hand, the chief demand for private houses comes from the larger family units comprising more than three persons irrespective of income groups.

FUTURE HOUSING REQUIREMENTS

What are likely to be the requirements of housing in the future? Are past trends likely to continue? From the view-point of planning these two questions largely merge into one —what proportion of single family houses and flats is likely to be needed?

At the present time only 6% of Melbourne's households are living in flats, as compared with 14.5% in Sydney, but there is a greater relative shortage of flats than of any other form of housing. What proportion of Melbourne's future households are likely to require flats?

It should be emphasised that there are many forms of flats, and that the term "flat" is not confined to high level blocks of flats with communal garden and laundry facilities as is sometimes assumed. The Commonwealth Statistician's definition of a flat is "part of a house or other building ordinarily intended for occupation by a separate family group, and is a self-contained unit with both cooking and bathing facilities."

A considerable proportion of Melbourne flats so definedare two-storey buildings on a standard suburban block and usually include two flats one above the other, or two maisonettes, each with private back garden and usually sharing a front garden. These are sometimes referred to as cottageflats to distinguish them from multi-unit type of flats, which are the larger blocks with communal gardens and laundry facilities.

The rising cost of building private houses and the increasing distance of available new building sites from the city centre are already causing many young people to seek old houses or flats in convenient inner suburbs rather than build new houses in the more distant suburbs. There is every reason to believe, therefore, that an increasing proportion