



Size of Household	Private House		Sharing Private House		Flats		Tenements		Total	
(Persons)	No.	%	No.	%	No.	%	No.	%	No.	%
1	9,437	37.4	7,468	29.6	2,705	10.7	5,644	22.3	25,254	100
2	47,265	64.8	13,905	19.1	7,491	10.3	4,208	5.8	72,869	100
3	60,283	78.3	9,673	12.5	5,302	6.9	1,767	2.3	77,025	100
4	60,769	87.4	5,291	7.6	2,812	4.0	700	1.0	69,572	100
5	38,901	91.2	2,347	5.5	1,010	2.4	381	0.9	42,639	100
6 and over	39,106	94.4	1,857	4.5	441	1.1			41,404	100
Total	255,761	77.8	40,541	12.3	19,761	6.0	12,700	3.9	328,763	100

Table 19HOUSEHOLDS LIVING IN EACH TYPE OF DWELLING

of one and two unit households, which already account for 30% of all households, will prefer flats to private houses and this may even apply to three-unit households.

The Commonwealth Housing Commission in its report in 1944 summarised its views on housing requirements with regard to private houses and flats. These apply equally well today. The Commission reported that both houses and flats are necessary according to the particular way of life and circumstances of persons to be housed. The persons or families for whom flats or multi-unit dwellings are particularly suited are:

- (a) Single persons who wish to have their own private accommodation as distinct from boarding houses or hostels.
- (b) Married couples without children or perhaps one child who do not wish to garden and require more time to pursue other interests.
- (c) Persons of either the circumstances set out in (a) and
  (b) who are employed in occupations which require periodic transfer such as railway and postal workers, teachers, service people and bank clerks.
- (d) Some middle-aged and elderly persons whose families have grown up and who do not desire to continue with a house too large for them and with the responsibility of maintaining grounds.

The importance, from a town planning viewpoint, of endeavouring to estimate the proportion of households that may prefer flats to private housing is that it affects the intensity of land use for residential purposes. Flats in the form of multi-unit blocks rising to, say, 10 floors could accommodate up to about 200 persons to the acre, although such a high density is generally considered undesirable. The maximum density of single-unit housing, even in the form of terraced or row housing, is about 50 persons to the acre. It is clear therefore that if in the future a considerable proportion of people choose to live in high level multi-unit blocks of flats, the population density of any area where such buildings are concentrated will be considerably higher than in residential areas where single family dwellings predominate. Such high density areas will require essential

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services of greater capacity, and additional areas will have to be set aside for amenities such as shopping, recreation and schools.

To give some reasonable guide to future needs, an estimate as set out in Table 20 was made of the number of future households when the population reaches 2,500,000. This is based on the following assumptions which would appear reasonable in the light of present trends. Firstly, the proportion of elderly people living in public dwellings will tend to increase in accordance with the ageing population, and this will accordingly tend to increase the proportion of people living in this type of dwelling. Secondly, the average size of the family unit and household will decline slightly although it is considered unwise to assume this will decline much below 3.5 persons per household. This figure has therefore been taken as a reasonably conservative basis for estimating future needs. Thirdly, 15% of future households will require flats of some type in preference to private houses.

This table indicates that some 643,000 households will need to be provided for in Melbourne when the population reaches 2,500,000. This is about 314,000 more households than in 1947, or nearly twice as many. On the basis of 15% of households requiring flats, the city would then need some 547,000 houses and 96,000 flats. To relate these figures to the number of new dwellings which will be required in the future, it is necessary to take into account both the shortage of dwellings to meet current household requirements, and the number of dwellings which are likely to be replaced over future periods. These are to some extent dependent on one another and tend to vary according to changing economic

Table	20
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## ESTIMATED NUMBER OF FUTURE HOUSEHOLDS

	1947 Population (1,270,400)	Future Population (2,500,000)
% in Public Dwellings	7.3%	10%
% in Private Dwellings	92.7%	90%
No. of Households	328,763	642 850
No. of Persons per Household	3.58	3.5