



THE AUSTRALIAN HOUSING CONDITIONS DATASET 2024

Technical report

Authors

Emma Baker, Claire Morey, Lyrian Daniel, Andrew Beer, Rebecca Bentley, Wendy Stone, Steven Rowley, Andi Nygaard, Kerry London

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Introduction

For all Australians, housing offers much more than just shelter (James et al. 2022). It provides space for raising families, for leisure and rest, and increasingly, it doubles as a workspace, with a reported 20 per cent (2.5 million) of employed Australians working from home (Australian Bureau of Statistics (ABS) 2021).

But our housing system is rapidly evolving. Renting is now the fastest growing tenure in Australia, with more than one third of Australians renting their homes, either in the private rental market or in social housing (Baker et al. 2024). Although it was once expected that renting was a transitional tenure that preceded home ownership, Australians are now more likely than ever to be long-term renters (Stone et al. 2018). The decline of home ownership can be attributed to a changing labour market, decreased affordability, and the expansion of the rental market (Burke et al. 2020).

Alongside this generationally significant tenure shift, the type of housing Australians want is also changing, especially for younger generations who value smaller dwellings in high-amenity locations (Stone et al. 2020). Housing quality and conditions are also highly variable. One recent study found that up to 80% of the Australian housing stock would be considered by the World Health Organisation to be 'unhealthy' as it is too often unacceptably cold (Barlow et al. 2023). Similarly, a recent national roadmap review highlighted the prevalence of poor building quality in Australian homes, estimating that 70% had major building problems (Daniel et al. 2024). Even among homeowners, costs associated with dwelling upkeep or strata management can place housing security at risk.

The Australian Housing Conditions Dataset (AHCD) directly responds to an acknowledged lack of up-to-date, reliable, and accessible data on housing conditions in Australia. It not only supports better policy and advocacy, but also provides an essential foundation for the development of high-quality Australian research and analysis. The infrastructure adds to our stock of data on the private rental market, homeownership sector, and dwelling forms across high, medium and low-density stock, in our cities and regions.

The [Australian Housing Conditions Dataverse](#), hosted by the Australian Data Archive (ADA), has formed the basis for better policy and high-quality Australian research in measurable ways. This data infrastructure has been extensively accessed and utilised across areas including policy development, advocacy, Indigenous housing and community organisations, and the research community.

The 2024 release of the Australian Housing Conditions Dataset (AHCD) builds on the three existing projects in this series, including the Australian Housing Conditions Dataset (2016), the Australian Rental Housing Conditions Dataset (2020), and the Australian Housing Conditions Dataset (2022). Unlike the 2020 and 2022 releases, the 2024 release did not oversample rental responses and is therefore broadly representative of Australia's current tenure landscape according to the 2021 Census. The Survey collected responses from 20,049 households, including 12,968 homeowners, 6,344 private renters, and 738 social housing renters.

Based on previous years' survey responses that highlighted priority and novel research areas for the research team, four new questions were added to the 2024 survey. These include:

- a question asking renters about the number of property applications lodged before their current lease;
- a question asking if the individual participant and/or partner (if relevant) is responsible for paying the household rent/mortgage repayments;
- an open-text qualitative question prompting for ideas or suggestions to improve housing in Australia; and,
- a question enquiring about the nature of the relationship(s) the participant has with other persons in the household aged 18 years and over.

Aside from these new additions, some minor amendments were made to nine questions to improve clarity for participants and to better capture areas of interest for the research team. These revisions are done collaboratively between the market research firm and the research team in preparation for each new survey wave to ensure that the questions remain as comparable as possible between the waves, whilst still accurately capturing the most important data from the participants.

The project is funded by the Australian Research Council through the Linkage Infrastructure, Equipment and Facilities (LIEF) grant program, in partnership with The University of Adelaide, the University of South Australia, the University of Melbourne, Swinburne University of Technology, Curtin University, and Torrens University Australia and is led by Professor Emma Baker at the University of Adelaide.

Access, intended uses and citation guide FAQ

How might this data infrastructure be used?

The AHCD is a baseline dataset to which additional samples may be added or compared. Analyses of the data can help researchers address questions of housing adequacy, amenity and accessibility, and formulate policy relevant evidence on Australian housing conditions.

Who will find the AHCD useful?

Researchers from various fields including housing, public health, architecture, planning, construction and geography will find the AHCD useful. The survey collects information across a broad range of housing dimensions including tenure, morphology, construction, maintenance and renovation, amenity, satisfaction, and household demographic characteristics.

How to access the AHCD?

The entire Australian Housing Conditions Data Infrastructure can be accessed upon application from the Australian Data Archive (ADA) <https://dataverse.adelaide.edu.au/dataverse.xhtml?alias=ahcdi>

The dataset is free to access and use. All individuals within a research team or organisation who are utilising any of the datasets in the Data Infrastructure must register with the ADA for access to dataset and metadata files.

How do I cite the AHCD?

Please refer to the below guide when citing the AHCD:

Dataset	Shortened title	Recommended citation
Australian Housing Conditions Dataset 2016	AHCD 2016	Baker, Emma; Beer, Andrew; Zillante, George; London, Kerry; Bentley, Rebecca; Hulse, Kathleen; Pawson, Hal; Randolph, Bill; Stone, Wendy; Rajagopalan, Priya, 2019, "The Australian Housing Conditions Dataset", https://doi.org/10.26193/RDMRD3 , ADA Dataverse, V1
Australian Rental Housing Conditions Dataset 2020	ARHCD 2020	Baker, Emma; Beer, Andrew; Baddeley, Michelle; London, Kerry; Bentley, Rebecca; Stone, Wendy; Rowley, Steven; Daniel, Lyrian; Nygaard, Andi; Hulse, Kath; Lockwood, Tony, 2020, "The Australian Rental Housing Conditions Dataset", https://doi.org/10.26193/IBL7PZ , ADA Dataverse, V3
Australian Housing Conditions Dataset 2022	AHCD 2022	Baker, Emma; Daniel, Lyrian; Beer, Andrew; Bentley, Rebecca; Stone, Wendy; Rowley, Steven; Nygaard, Andi; London, Kerry, 2023, "The Australian Housing Conditions Dataset 2022", https://doi.org/10.26193/SLCU9J , ADA Dataverse, V1
Australian Housing Conditions Dataset 2024	AHCD 2024	Baker, Emma; Daniel, Lyrian; Beer, Andrew; Bentley, Rebecca; Stone, Wendy; Rowley, Steven; Nygaard, Andi; London, Kerry, 2025, "The Australian Housing Conditions Dataset 2024", https://doi.org/10.26193/HSMZGA , ADA Dataverse, V1

Adding to the dataset?

Adding to the dataset is strongly encouraged. The AHCD is published together with a set of materials enabling replication of the research design, including the main survey and follow-up quality assurance interviews. If you would like to add to the survey, please get in-touch with the research team via:

Claire Morey, Project Manager claire.morey@adelaide.edu.au; or
Emma Baker, Chief Investigator emma.baker@adelaide.edu.au

Survey development and data collection

Ethics approval for the data collection was granted by The University of Adelaide (UoA) Human Research Ethics Committee (HREC) in June 2023 (approval number H-2020-069), and subordinate ethics approval was also granted by the five partner institutions.

Development of the survey tool

Where possible, the survey was developed to align with comparable preexisting or current surveys, as well as national housing research priorities. As the 2024 dataset is the fourth iteration of the Australian Housing Conditions Survey, it has evolved slightly to reflect the findings from previous Survey responses. This has involved removing the COVID-19 module that was incorporated into the 2020 Survey to capture the impact of the pandemic on the rental sector, as well as adding further questions about homeownership, affordability, and future housing intentions to the 2022 and 2024 surveys to better gauge the Australian population's current views on homeownership, especially given the recent rise in rental as a long-term tenure for a large proportion of Australia's population.

The initial draft survey tool (2016) was based on precedents such as the ABS Social Standards, ABS Census 2016, ABS Survey of Income and Housing, ABS Australian Housing Survey, HILDA survey, English Housing Survey, American Housing Survey, Canadian Housing Survey, Scottish Housing Survey and the BRANZ Housing Condition Survey. The items taken from these surveys were kept in their original format as much as possible, except for where modification was needed to improve the understanding or relevance of the question. Several questions have been added each survey wave where they represented the collection of important information, with four new questions being added in this 2024 wave. The 2024 Survey can be divided across six main sections:

- 1a) Screening questions;
- 1b) Housing profile;
- 1c) Housing conditions;
- 1d) Overall housing experience and future housing intentions;
- 2) Health and wellbeing; and,
- 3) Household demographics.

The final Survey, including the year of addition for each of the items, can be found in Appendix 1. The Survey was administered online and took 13 – 15 minutes on average to complete.

Baseline data collection

The survey programming was undertaken in-house by a market research agency using a specialist online survey platform. The programmed survey was thoroughly checked by several members of the fieldwork team in addition to an analyst and the project managers to assess the survey's routing and length. The main fieldwork period was conducted from 12 August 2024 to 13 November 2024 and a total of n=20,049 surveys were achieved. Several quotas were revised during the fieldwork process due to difficulties fulfilling the intended sample. In collaboration with the University research team, the following adjustments were made:

- The homeowner quota was reduced, while the private rental quota was increased.
- The quota for Northern Territory was reduced and reallocated to other States.

Sample selection

A total of 20,049 responses were collected via an online survey, with participants selected via registration to an online panel employed by the market research agency. The sample is broadly representative of Australia's current tenure landscape according to the 2021 Census, with quotas only applied to states/territories and tenure (private rental, social rental and homeowners). No quotas were applied for gender or age of participants. In total, the Survey collected responses from 12,968 homeowners, 6,344 private renters, and 738 social renters, with samples taken from each state/territory proportionate to their respective population.

Figure 1: Final survey sample size

	Total	NSW	Vic	Qld	SA	WA	Tas	NT	ACT
Total	20,049	6,269	4,861	4,335	1,496	2,079	468	149	392
Private renters	6,344	1,765	1,486	1,400	530	823	188	47	123
Social renters	738	197	132	128	122	73	47	7	32
Homeowners	12,968	4,308	3,261	2,807	844	1,183	233	95	237

The Participant Information Sheet and more detailed information about the project, the research team, and its uses/citations to date was provided on a University of Adelaide webpage (<http://able.adelaide.edu.au/housing-research/research/current-projects/australian-housing-conditions-a-data-infrastructure>). This webpage enabled respondents to give their informed consent to participate in the survey and read more about the research.

Pilot testing

The survey underwent pilot testing on 9 August 2024 to identify any potential issues with the survey logic as well as to confirm that the online survey tool was functioning properly. The pilot testing phase gathered a total of n=77 responses, and these data were included in the final dataset as no issues were flagged.

Difference between 2024 Survey waves

Several differences were observed between the 2022 and 2024 Survey waves, notably:

- The proportion of female participants decreased (65% in 2024 compared to 74% in 2022)
- There was an increase in participants aged 18 to 29 years (38% in 2024 compared to 20% in 2022)
- More couples with children participated (35% in 2024 compared to 29% in 2022)
- There was a rise in households with an income over \$200,000 (13% in 2024 compared 8% in 2022).

These differences can be attributed to several key reasons, including:

- **Greater surveying of homeowners...** In 2022, homeowners made up 34% of the final sample, while in 2024 year they comprised 65% of the final sample. A higher number of homeowners may have contributed to demographic differences between the two surveys, for example:
 - **Income differences...** Homeowners in Australia generally have higher incomes than renters, which may explain the increase in higher-income households in 2024. Owning a home, particularly with a mortgage, usually requires a higher and more stable income.
 - **Household types ...** Similar patterns are visible in the couples with children households, who are more likely to be homeowners compared to other household types in Australia. A significant proportion of couple families with dependent children own their homes, either outright (18.7%) or with a mortgage (59%). However, the percentage of renters among these households has also been increasing.
 - **Tougher economic conditions ...** The data collection coincided with a period of increased cost of living and high inflation, which may partly explain the difficulty to reach the homeowner quota.

Post-data collection procedures

Data-cleaning and validation

The data was checked and cleaned from the beginning of the fieldwork phase until after the end of the data collection period. Following fieldwork, data were exported to Q and SPSS, which was reviewed and validated by the market research firm project team members.

The data cleaning and validation processes include the following activities:

- Confirming the survey logic was functioning;
- Validating the way the data was captured as per the required format and with only permissible values (e.g., the correct question format was adopted, such as multiple versus single responses);
- Confirming correct labelling of variables and values;
- Verifying any inconsistent response categories;
- Reviewing open-ended responses for coherence and relevance to ensure they are genuine; and,
- De-identifying data to protect the privacy and confidentiality of individuals who participated in the survey.

Confidentiality

All identifying details have been removed from the public version of the final dataset. Two versions of the dataset are available to download from the Australian Data Archive. These include:

- A general-access version (fully de-identified, suitable for a general audience); and,
- A restricted-access version (including potential indirect identifiers such as postcodes and suburbs, suitable for a limited, trusted audience).

Format

The final dataset is provided in STATA, CSV, SPSS, and SAS formats for both the sensitive and non-sensitive versions.

Data storage and sharing

The AHCD 2024 will be made available to researchers through the Australian Data Archive (ADA) Dataverse free of charge in mid-2025. Users will be required to register with ADA to conduct online analyses or download the data. The ADA National Manager is responsible to preserve individual confidentiality and will ensure full anonymity of survey respondents.

ARIA+ and IRSAD data linking

The research team commissioned a spatial mapping expert to link values from the Accessibility/Remoteness Index of Australia Plus (ARIA+) 2021 along with the Socio-Economic Index for Areas (SEIFA) 2021 Index of Relative Socio-economic Advantage and Disadvantage (IRSAD). ARIA+ values and IRSAD scores were linked by Australian Bureau of Statistics (ABS) Postal Area to the Australian Housing Conditions Dataset 2024 (AHCD) postcode variable. The linked data variables are provided in the restricted-access version of the dataset, available by request from the Australian Data Archive.

Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)

IRSAD summarises information relating to people and household socio-economic conditions in a geographical area. IRSAD was selected for this dataset as it is the most used Socio-Economic Index for Areas (SEIFA), and because it allows for consideration of advantage and disadvantage, which is helpful for the Australian Housing Conditions Dataset due to the diversity of households (in terms of location and income) included in the survey. Read more about IRSAD - <https://www.abs.gov.au/statistics/people/people-and-communities/socio-economic-indexes-areas-seifa-australia/latest-release#index-of-relative-socio-economic-advantage-and-disadvantage-irsad>

Accessibility and Remoteness Index (ARIA+)

The ARIA+ is Australia's leading indicator of remoteness and is the official classification commissioned by the Australian Bureau of Statistics (ABS). ARIA+ provides a nationally consistent and purely geographical measure of accessibility and remoteness, meaning it is not calculated with any consideration of factors such as socio-economic status, 'rurality' or population size.

Read more about ARIA+ - <https://able.adelaide.edu.au/housing-research/data-gateway/aria>

Explanation of IRSAD/ARIA+ variables

IRSAD/ARIA+ variable name	Explanation	Data Source
ARIAP2021_Ave	Average ARIA+ (2021) value assigned to ABS Postal Area.	The Australian Centre for Housing Research (2023)
Population_POA_2021	Total population count of ABS Postal Area based on place of usual residence, as reported on Census Night (2021).	Australian Bureau of Statistics (2023)
IRSAD_SC21	All POA areas are assigned an IRSAD score. A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score.	Australian Bureau of Statistics (2023)
IRSAD_Rank21	All POA IRSAD scores are ranked from the lowest to highest in Australia. A lower ranking score indicates greater relative disadvantage.	Australian Bureau of Statistics (2023)
IRSAD_Dec21	All POA areas are ordered from lowest to highest IRSAD score in Australia and assigned a decile value (e.g. the lowest 10% of areas are given a decile value of 1, and the highest 10% are given a decile value of 10).	Australian Bureau of Statistics (2023)
IRSAD_PCT21	All POA areas are ordered from lowest to highest IRSAD score in Australia. The lowest 1% of areas are given a percentile number of 1, up to the highest 1% of areas which are given a percentage number of 100.	Australian Bureau of Statistics (2023)

NB. Postcodes that were inputted incorrectly at data collection have been assigned a coding explanation of either 'NA' or 'PO Box' under the variable titled 'Postcode error detail'. Missing postcodes cannot be linked to IRSAD or ARIA+ scores so these merged fields have been left blank.

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Appendix 1. Survey Variable Additions

Code	Item	2016	2020	2022	2024
Screener					
Q1A.	State or territory	X	X	X	X
Q1E.	Tenure	X	X	X	X
Q1F.	Own additional properties			X	X
Q1C.	Landlord type (if renting)	X	X	X	X
HQ1C2.	General rental tenure type		X	X	X
Housing profile					
Q2A.	Length of current lease		X	X	X
Q2B.	Number of properties applied for before signing current lease				X
Q3.	Main reasons for renting		X	X	X
Q4A.	Years lived at current dwelling		X	X	X
Q5A.	Times moved in past 5 years	X	X	X	X
Q6.	Dwelling type	X	X	X	X
Q7A.	Year of dwelling construction	X	X	X	X
Q8.	Number of bedrooms	X	X	X	X
Housing conditions					
Q10.	Problems with current dwelling	X	X	X	X
Q11.	Problems with current dwelling (<i>continued</i>)		X	X	X
Q12.	Ability to keep warm in winter	X	X	X	X
Q13.	Ability to keep cool in summer	X	X	X	X
Q14.	Presence of housing features		X	X	X
Q17.	Presence of security measures		X	X	X
Q18.	Overall condition of current home (<i>walls, roof, doors and windows etc.</i>)	X	X	X	X
Household finances					
Q25.	Household rent/mortgage repayment	X	X	X	X
Q26.	Affordability of current rent/mortgage		X	X	X
Q28_01.	Ability to afford essentials after paying rent/mortgage (<i>clothing, transport, food & drink</i>)		X	X	X
Q28_02.	Ability to afford nonessentials after paying rent/mortgage (<i>socialising, holidays, TV, nonessential food & drink</i>)		X	X	X
Q28_03.	Ability to save or invest after paying rent/mortgage		X	X	X
Q65.	Are you and/or your partner (if relevant) primarily responsible for paying your rent/mortgage?				X
Q58.	How much of your mortgage do you have left to pay off?			X	X
Q59.	How much is your property worth in today's market?			X	X
Overall housing experience and future housing intentions					
Q19.	Satisfaction with dwelling	X	X	X	X
Q23A.	Intention to move in next 5 years	X	X	X	X
Q23B.	Anticipated timeframe (to move in next 5 years)		X	X	X
Q24.	Reasons for wanting to move in next 5 years	X	X	X	X
Q60A.	Intention to purchase property in Australia			X	X
Q60B.	Anticipated timeframe (to purchase property in Australia)			X	X

Q61.	Number of additional owned properties			X	X
Q62.	Reasons for owning additional properties			X	X
Q63.	Ideal tenure situation in 12 months' time			X	X
Q64	Suggestions to improve housing in Australia				X
Health and wellbeing					
Q29.	General health self-assessment	X	X	X	X
Q30.	Physical health conditions (anyone in household)	X	X	X	X
Q31.	Mental health self-assessment	X	X	X	X
Q32_01.	Impact of current housing circumstances on physical health in past 12 months		X	X	X
Q32_02.	Impact of current housing circumstances on mental health in past 12 months		X	X	X
Q32_03.	Impact of current housing circumstances on financial circumstances in past 12 months		X	X	X
Q32_04.	Impact of current housing circumstances on social life in past 12 months		X	X	X
Q32_05.	Impact of current housing circumstances on education/employment in past 12 months		X	X	X
Q33.	Presence of long-term health condition/disability that restricts everyday activities	X	X	X	X
Q34.	Presence of long-term health condition/disability that restricts everyday activities (someone else in household)	X	X	X	X
Q35A.	Physical injury as result of dwelling condition (anyone in household)		X	X	X
Household demographics					
QC1.	Gender	X	X	X	X
QC2.	Age	X	X	X	X
QC3.	Country of birth			X	X
QC4.	Years living in Australia			X	X
QC5.	Indigenous status			X	X
QC8.	Structure of household	X	X	X	X
QC9A.	Total number of people aged 18 years or over usually living in dwelling		X	X	X
QC9B.	Relationship to people aged 18 or older living in same dwelling				X
QC10.	Total number of people aged 18 years or under usually living in dwelling	X	X	X	X
QC11.	Annual income of household before tax	X	X	X	X
QC12.	Main source of income	X	X	X	X
QC13.	Postcode and suburb	X post- code	X post- code	X post- code	X sub- urb

Appendix 2. Frequencies

Item		Frequency	Per cent %
Screener			
Q1A.	State or territory		
	New South Wales	6269	31.3
	Victoria	4861	24.2
	Queensland	4335	21.6
	South Australia	1496	7.5
	Western Australia	2079	10.4
	Tasmania	468	2.3
	Australian Capital Territory	392	2.0
	Northern Territory	149	0.7
Total		20049	100
Q1E.	Tenure		
	Owned with a mortgage	7893	39.4
	Owned outright	5075	25.3
	Rented	7081	35.3
Total		20049	100
Q1F.	Own additional properties		
	Yes, own property with a mortgage	2803	14.0
	Yes, own property outright	1924	9.6
	No	15219	75.9
	Prefer not to say	103	0.5
Total		20049	100
Q1C.	Landlord type, if renting		
	A real estate agent/landlord	5348	26.7
	A State or Territory housing authority	336	1.7
	Someone not in the same household	610	3.0
	Your employer	97	0.5
	A community housing provider	402	2.0
	Other (please specify in the box below)	289	1.4
	Total renters	7082	35.3
	Not asked (homeowners)	12967	64.7
Total		20049	-
HQ1C2.	Rental tenure type		
	Social housing	738	3.7
	Private rental	6344	31.6
	Total renters	7082	35.3
	Not asked (homeowners)	12967	64.7
Total		20049	-
Housing profile			
Q2.	Length of current lease		

	Less than 6 months	334	1.7
	6 to 12 months	3506	17.5
	More than 12 months	2012	10.0
	No formal lease	1067	5.3
	Other	162	0.8
	Total renters	7081	35.3
	<i>Not asked (homeowners)</i>	12967	64.7
Total		20049	-
Q3.	Main reasons for renting (multiple selection question)		
	Prefer renting	837	4.2
	Can't find anything suitable to buy	835	4.2
	To retain the flexibility to move quickly	778	3.9
	Do not have enough for a deposit or down payment	3585	17.9
	Can't afford to buy anything appropriate	3370	16.8
	Can afford a better quality dwelling while renting	779	3.9
	Can afford to live in a better area while renting	966	4.8
	Renting is generally cheaper than buying property	1328	6.6
	Change in personal relationships	641	3.2
	Vocation-related reasons (such as for job or study)	479	2.4
	To use the rental income from my other property to help pay off mortgage	54	0.3
	For tax benefits (such as to claim the rental expenses as tax deductions)	37	0.2
	To build equity to buy another property	56	0.3
	Don't know	94	0.5
	Total renters	7081	35.3
	<i>Not asked (homeowners)</i>	12967	64.7
Total		20049	-
Q4A.	Years lived at current dwelling		
	Less than a year	2793	13.9
	1 to less than 2 years	2768	13.8
	2 to less than 5 years	5187	25.9
	5 or more years	9255	46.2
	Don't know	46	0.2
Total		20049	100
Q5A.	Times moved in past 5 years		
	Once (that is, the move to your current place is the only time in the past 5 years)	4584	22.9
	Twice	3123	15.6
	3 times	1872	9.3
	4 times	658	3.3
	5 or more times	465	2.3
	Don't know	92	0.5
	Total respondents who moved in past 5 years	10794	53.8
	<i>Not asked (respondents who have not moved in past 5 years)</i>	9255	46.2

Total		20049	-
Q6.	Dwelling type		
	Separate house	13347	66.6
	Semi-detached, row or terrace house, or townhouse	2831	14.1
	Flat or apartment with 4 or less floors, including a ground floor and 3 floors above	2315	11.5
	Flat or apartment with more than 4 floors, including a ground floor and 4 or more floors above	1186	5.9
	Other	370	1.8
Total		20049	100
Q7A.	Year of dwelling construction		
	Before 1950s	999	5.0
	1950 to 1969	1794	8.9
	1970 to 1989	4128	20.6
	1990 to 1999	2768	13.8
	2000 to 2009	3044	15.2
	2010 and after	5428	27.1
	Don't know	1888	9.4
Total		20049	100
Q8.	Number of bedrooms		
	0	27	0.1
	1	1144	5.7
	2	3781	18.9
	3	7629	38.1
	4	5795	28.9
	5	1218	6.1
	6	282	1.4
	7	35	0.2
	8 or more	36	0.2
	Don't know	102	0.5
Total		20049	100
Housing conditions			
Q10.	Problems with current dwelling (multiple selection question)		
	Dampness	3555	17.7
	Mould	5158	25.7
	Cracks in walls/floors	7785	38.8
	Sinking/moving foundations	2199	11.0
	Walls/windows/floors that are not levelled	3646	18.2
	Wood rot/termite damage	1865	9.3
	Electrical problems	1935	9.7
	Roof defect	2442	12.2
	Plumbing issues	4405	22.0
	Faulty windows or doors	4439	22.1
	Water leaks	3792	18.9
	Faulty heating or cooling	2307	11.5
	None	6519	32.5

Total		20049	-
Q11.	Problems with current dwelling, continued <i>(multiple selection question)</i>		
	Restrictions on how you want to use your premise (such as hanging pictures, not allowing pets)	1663	8.3
	Restrictions on how you want to use your premise (such as modifying common property, renovations)	1316	6.6
	Leaks, flooding or plumbing problems	6438	32.1
	Electrical problems (such as fuse blown, faulty wiring)	3939	19.6
	Difficulties keeping the house cool or warm	5917	29.5
	Delays from the landlord or property manager taking actions on issues raised	2139	10.7
	Delays from the owners corporation/strata management taking actions on issues raised	1068	5.3
	Unjustified rent increases	1492	7.4
	Noise coming from adjoining flats or apartments, or neighbours	4806	24.0
	Noise from outside (such as traffic or construction)	5466	27.3
	Issues with pests (such as termites, rodents, cockroaches, ants)	6184	30.8
	No/limited visitor car parking space	3608	18.0
	Other	374	1.9
	None	4126	20.6
Total		20049	-
Q12.	Ability to keep warm in winter		
	Yes	16621	82.9
	No	3324	16.6
	Not applicable, have not experienced living in house during winter	104	0.5
Total		20049	100
Q13.	Ability to keep cool in summer		
	Yes	15451	77.1
	No	3980	19.9
	Not applicable, have not experienced living in house during summer	618	3.1
Total		20049	100
Q14.	Presence of housing features <i>(multiple selection question)</i>		
	Rainwater tanks	4976	24.8
	Battery power storage	1147	5.7
	Charging station for electric vehicles	843	4.2
	Awnings or outdoor shutters to reduce direct sunlight	5487	27.4
	(Ceiling/wall) insulation	9739	48.6
	Solar panels	6661	33.2
	Solar hot water system	3150	15.7
	Double glazed windows	3001	15.0
	Smoke detector	16999	84.8
	Other	267	1.3
	None of the above	732	3.7
	Don't know	254	1.3
Total		20049	-
Q17.	Presence of security measures <i>(multiple selection question)</i>		
	Deadlocks on all external doors	9716	48.5

	Locking mechanisms on all windows	10701	53.4
	A security alarm	5169	25.8
	Security screens on all windows and doors	8135	40.6
	Other	1069	5.3
	None of the above	3064	15.3
	Prefer not to say	380	1.9
Total		20049	-
Q18.	Overall condition of current home including walls, roof, doors and windows etc.		
	Excellent	3616	18.0
	Good	9484	47.3
	Average	5687	28.4
	Poor	978	4.9
	Very poor	229	1.1
	Don't know	55	0.3
Total		20049	100
Household finances			
Q26.	Affordability of current rent/mortgage		
	Very affordable	1203	6.0
	Affordable	5262	26.2
	Neither affordable nor unaffordable	4530	22.6
	Unaffordable	2395	11.9
	Very unaffordable	561	2.8
	Don't know	56	0.3
	Total renters or homeowners with a mortgage	14007	69.9
	Not asked (outright homeowners)	5074	25.3
	Not asked (respondents who selected 'Don't know' to Q25. What is your household rent/mortgage repayment?)	968	4.8
Total		20049	-
Q28_01.	Ability to afford essentials after paying rent/mortgage (clothing, transport, food & drink)		
	Yes	13040	65.0
	No	1494	7.5
	Don't know	243	1.2
	Prefer not to say	198	1.0
	Total renters or homeowners with mortgage	14975	74.7
	Not asked (outright homeowners)	5074	25.3
Total		20049	-
Q28_02.	Ability to afford nonessentials after paying rent/mortgage (socialising, holidays, TV, nonessential food & drink)		
	Yes	8619	43.0
	No	5645	28.2
	Don't know	474	2.4
	Prefer not to say	237	1.2
	Total renters or homeowners with mortgage	14975	74.7
	Not asked (outright homeowners)	5074	25.3

Total		20049	-
Q28_03.	Ability to save or invest after paying rent/mortgage		
	Yes	6218	31
	No	8034	40.1
	Don't know	431	2.1
	Prefer not to say	292	1.5
	Total renters or homeowners with mortgage	14975	74.7
	<i>Not asked (outright homeowners)</i>	5074	25.3
Total		20049	-
Q65.	Are you and/or your partner (if relevant) primarily responsible for paying your rent/mortgage?		
	Yes	13879	69.2
	No	900	4.5
	Prefer not to say	195	1.0
	Total renters or homeowners with mortgage	14974	74.7
	<i>Not asked (outright homeowners)</i>	5075	25.3
Total		20049	-
Overall housing experience and future housing intentions			
Q19.	Satisfaction with dwelling		
	Very satisfied	4741	23.6
	Satisfied	10158	50.7
	Neither satisfied nor dissatisfied	3374	16.8
	Dissatisfied	1362	6.8
	Very dissatisfied	330	1.6
	Don't know	84	0.4
Total		20049	100
Q23A.	Intention to move in next 5 years		
	Yes	8402	41.9
	No	7829	39.0
	Don't know	3818	19.0
Total		20049	100
Q23B.	Anticipated timeframe (to move in next 5 years)		
	Within the next 12 months	2389	11.9
	Within the next 1 to 2 years	2711	13.5
	Within the next 2 to 5 years	2877	14.3
	Don't know	426	2.1
	Total respondents who intend to move	8403	41.9
	<i>Not asked (respondents who do not intend to move)</i>	11646	58.1
Total		20049	100
Q24.	Reasons for wanting to move in next 5 years (multiple selection question)		
	Want to move to a better location	4676	23.3
	Worried that the rent will increase	2828	14.1
	Have issues with property manager/landlord	653	3.3
	Have issues with neighbours	1077	5.4

	No pets allowed at current dwelling	1019	5.1
	Want somewhere smaller	1541	7.7
	Want somewhere more suited to physical needs	3628	18.1
	Want somewhere bigger	4248	21.2
	Have plans to buy a home	4549	22.7
	Change of scenery/lifestyle (such as to move away from the city or vice versa)	3915	19.5
	Informed to vacate the property	502	2.5
	Don't know	62	0.3
	Total respondents who intend to move	8402	41.9
	<i>Not asked (participants who do not intend to move)</i>	11647	58.1
Total		20049	-
Q60A.	Intention to purchase property in Australia		
	Yes	2826	14.1
	No	1950	9.7
	Don't know	1679	8.4
	Total respondents who do not also own property	6455	32.2
	<i>Not asked (renters who own property and all homeowners)</i>	13594	67.8
Total		20049	100
Q60B.	Anticipated timeframe (to purchase property in Australia)		
	Within the next 12 months	276	1.4
	Within the next 1 to 2 years	499	2.5
	Within the next 2 to 5 years	952	4.7
	Within the next 5 to 10 years	733	3.7
	Over 10 years	208	1.0
	Don't know	158	0.8
	Total renters who intend to purchase property	2826	14.1
	<i>Not asked (renters who own property and all homeowners)</i>	17223	85.9
Total		20049	100
Q61.	Number of owned properties (renters)		
	One	454	2.3
	Two	67	0.3
	Three	27	0.1
	Four or more	6	0.03
	Prefer not to say	13	0.06
	Total renters who own property	567	2.8
	<i>Not asked (all other respondents)</i>	19482	97.2
Total		20049	-
Q61.	Number of additional owned properties, not including current property (homeowners)		
	One	2658	13.3
	Two	699	3.49
	Three	211	1.1

	Four or more	71	0.4
	Prefer not to say	523	2.6
	Total homeowners who own additional property	4162	20.8
	<i>Not asked (homeowners who do not own additional property and renters who do not own property)</i>	15887	79.2
Total		20049	-
Q62.	Reasons for owning property (renters)		
	To use as an investment/source of income	376	1.9
	To use as a retirement home	148	0.7
	To use as a holiday home	104	0.5
	To have financial stability/security	392	2.0
	For future generations (such as children and grandchildren)	243	1.2
	Was an inheritance	119	0.6
	Total renters who own property	567	2.8
	<i>Not asked (all other respondents)</i>	19482	97.2
Total		20049	-
Q62.	Reasons for owning another property (homeowners)		
	To use as an investment/source of income	2859	14.3
	To use as a retirement home	835	4.2
	To use as a holiday home	1029	5.1
	To have financial stability/security	2741	13.7
	For future generations (such as children and grandchildren)	1841	9.2
	Was an inheritance	846	4.2
	Total homeowners who own additional property	4160	20.7
	<i>Not asked (all other respondents)</i>	15891	79.3
Total		20049	-
Q63.	Ideal tenure situation in 12 months' time		
	Your own home with a mortgage	6711	33.5
	Your own home, owned outright	8919	44.5
	A rented property	2737	13.7
	Other (please specify in the box below)	332	1.7
	Don't know	1153	5.8
	Prefer not to say	197	1.0
Total		20049	100
Health and wellbeing			
Q29.	General health self-assessment of respondent		
	Excellent	1994	9.9
	Very good	6256	31.2
	Good	7564	37.7
	Fair	3244	16.2
	Poor	916	4.6
	Prefer not to say	75	0.4
Total		20049	100

Q30.	Physical health conditions of anyone in household (multiple selection question)		
	Asthma	4971	24.8
	Chronic bronchitis, or other respiratory illnesses	1641	8.2
	Coronary heart disease or angina	1055	5.3
	High blood pressure or hypertension	5001	24.9
	Other	3472	17.3
Total		20049	-
Q31.	Mental health self-assessment of respondent		
	Excellent	2685	13.4
	Very good	5182	25.8
	Good	6249	31.2
	Fair	4118	20.5
	Poor	1722	8.6
	Prefer not to say	93	0.5
Total		20049	100
Q32_01.	Impact of current housing circumstances on respondent's physical health in past 12 months		
	Positively	4682	23.4
	Negatively	4340	21.6
	No effect	10726	53.5
	Prefer not to say	301	1.5
Total		20049	100
Q32_02.	Impact of current housing circumstances on respondent's mental health in past 12 months		
	Positively	4691	23.4
	Negatively	6603	32.9
	No effect	8392	41.9
	Prefer not to say	363	1.8
Total		20049	100
Q32_03.	Impact of current housing circumstances on respondent's financial circumstances in past 12 months		
	Positively	3602	18.0
	Negatively	8929	44.5
	No effect	7147	35.6
	Prefer not to say	371	1.9
Total		20049	100
Q32_04.	Impact of current housing circumstances on respondent's social life in past 12 months		
	Positively	4651	23.2
	Negatively	5219	26.0
	No effect	9879	49.3
	Prefer not to say	300	1.5
Total		20049	100
Q32_05.	Impact of current housing circumstances on respondent's education/employment in past 12 months		
	Positively	3968	19.8
	Negatively	3049	15.2
	No effect	12678	63.2
	Prefer not to say	354	1.8
Total		20049	100
Q33.	Presence of long-term health condition/disability that restricts everyday activities, respondent		

	Yes	4186	20.9
	No	15367	76.6
	Prefer not to say	496	2.5
Total		20049	100
Q34.	Presence of long-term health condition/disability that restricts everyday activities, someone else in household		
	Yes	3247	16.2
	No	16004	79.8
	Don't know	461	2.3
	Prefer not to say	337	1.7
Total		20049	100
Q35A.	Physical injury of any household member as result of dwelling condition		
	Yes	749	3.7
	No	18796	93.8
	Don't know	341	1.7
	Prefer not to say	163	0.8
Total		20049	100
Household demographics			
QC1.	Gender of respondent		
	Man	6874	34.3
	Woman	13032	65.0
	Non-binary (i.e., neither man nor woman)	85	0.4
	Other	11	0.1
	Prefer not to say	47	0.2
Total		20049	100
QC2.	Age of respondent		
	18 to 29 years	3978	19.8
	30 to 49 years	9949	49.6
	50 to 64 years	3445	17.2
	65 years or over	2634	13.1
	Prefer not to say	43	0.2
Total		20049	100
QC3.	Country of birth of respondent		
	Australia	15537	77.5
	China	245	1.2
	Fiji	38	0.2
	Germany	83	0.4
	Greece	30	0.1
	Hong Kong	111	0.6
	India	320	1.6
	Indonesia	81	0.4
	Iraq	13	0.1
	Ireland	59	0.3
	Italy	65	0.3
	Lebanon	35	0.2
	Malaysia	157	0.8

	Netherlands	41	0.2
	New Zealand	532	2.7
	Pakistan	70	0.3
	Philippines	217	1.1
	South Africa	136	0.7
	South Korea	46	0.2
	Sri Lanka	63	0.3
	Thailand	25	0.1
	United States of America	99	0.5
	United Kingdom	919	4.6
	Vietnam	98	0.5
	Other (please specify below)	910	4.5
	Prefer not to say	119	0.6
Total		20049	100
QC4.	Years living in Australia		
	Less than a year	242	1.2
	1 to less than 3 years	414	2.1
	3 to less than 5 years	214	1.1
	5 to less than 10 years	693	3.5
	10 or more years	2930	14.6
	Don't know	4	0.0
	Prefer not to say	15	0.1
	Total respondents born outside of Australia	4512	22.5
	<i>Not asked (participants born in Australia)</i>	15537	77.5
Total		20049	-
QC5.	Indigenous status of respondent		
	Yes, Aboriginal	997	5.0
	Yes, Torres Strait Islander	158	0.8
	Yes, both Aboriginal and Torres Strait Islander	158	0.8
	No	18537	92.5
	Prefer not to say	199	1.0
Total		20049	100
QC8.	Structure of household		
	Couple with no children	5249	26.2
	Couple with children	6984	34.8
	One parent family with children	1395	7.0
	Single person, living alone	3387	16.9
	Shared living arrangement	2139	10.7
	Other	652	3.3
	Prefer not to say	243	1.2
Total		20049	100
QC9A.	Total number of people aged 18 years or over usually living in dwelling		
	1	4239	21.1
	2	11933	59.5
	3	1950	9.7

	4	1050	5.2
	5	342	1.7
	6	102	0.5
	7	24	0.1
	8 or more	22	0.1
	Prefer not to say	387	1.9
		20049	100
QC9B.	Relationship to people aged 18 or older living in same dwelling		
	Spouse/de facto partner	12694	80.3
	Child	1780	11.3
	Parent	1314	8.3
	Grandparent	130	0.8
	Sibling	769	4.9
	Other	1386	8.8
	Prefer not to say	256	1.6
	Total respondents usually living with people aged 18 years/over	15810	78.9
	<i>Not asked (respondents not usually living with people aged 18 years/over)</i>	4239	21.1
Total		20049	-
QC10.	Total number of children aged 18 years or younger usually living in dwelling		
	0	2505	22.4
	1	3772	33.8
	2	3344	29.9
	3	964	8.6
	4	257	2.3
	5	63	0.6
	6 or more	18	0.2
	Prefer not to say	247	2.2
	<i>Total responses (participants usually living with children aged 18 years/over)</i>	11170	55.7
	<i>Not asked (respondents in couple with no children)</i>	5249	26.2
	<i>Not asked (single respondents living alone)</i>	3387	16.9
	<i>Not asked (respondents who selected 'Prefer not to say' to QC8. What is the structure of your household?)</i>	243	1.2
Total		20049	-
QC11.	Annual income of household before tax		
	Under \$31,000	1516	7.6
	\$31,000 to \$59,000	2676	13.3
	\$59,001 to \$90,000	3239	16.2
	\$90,001 to \$125,000	2982	14.9
	\$125,001 to \$150,000	2269	11.3
	\$150,001 to \$175,000	1580	7.9
	\$175,001 to \$200,000	1452	7.2
	\$200,001 to \$225,000	826	4.1
	\$225,001 to \$250,000	563	2.8
	\$250,001 to \$275,000	334	1.7

	\$275,001 to \$300,000	295	1.5
	Over \$300,000	537	2.7
	Don't know	463	2.3
	Prefer not to say	1317	6.6
Total		20049	100
QC12C.	Main source of income		
	Wages or salary	14323	71.4
	Own business or share in partnership	1585	7.9
	Government pension or allowance	3680	18.4
	Superannuation, an annuity or private pension	1496	7.5
	Other	732	3.7
	Don't know	74	0.4
	Prefer not to say	444	2.2
Total		20049	100

Appendix 3. Publications citing the Australian Housing Conditions Data Infrastructure

Peer reviewed journal articles and monographs

Aplin, T. et al. 2022. The home environment: influences on the health of young-old and old-old adults in Australia. *Ageing and Society*. doi.org/10.1017/S0144686X22000757

Azimi, A. et al. 2024. Adoption of energy-efficiency measures by Australian low-income households. *Journal of Housing and the Built Environment*. doi.org/10.1007/s10901-023-10104-3

Baker, E. et al. 2023. An Australian housing conditions data infrastructure. *Scientific Data*. doi.org/10.1038/s41597-023-02739-2

Baker, E. et al. 2022. An Australian rental housing conditions research infrastructure. *Scientific Data*. doi.org/10.1038/s41597-022-01136-5

Barlow C.F. et al. 2023. Cold homes in Australia: Questioning our assumptions about prevalence, *Energy Research & Social Science*. doi.org/10.1016/j.erss.2023.103124

Bower, M. et al. 2023. The Social Determinants of Loneliness during COVID-19: Personal, Community, and Societal Predictors and Implications for Treatment. *Behaviour Change*. <https://doi.org/10.1017/bec.2023.3>

Bower, M. et al. 2023. 'Trapped', 'anxious' and 'traumatised': COVID-19 intensified the impact of housing inequality on Australians' mental health, *International Journal of Housing Policy*. doi.org/10.1080/19491247.2021.1940686

Coulburn, L. et al. 2024. Onset characteristics and breadth of occupants' long-lasting building-related symptoms attributed to living in damp housing conditions in Australia: Qualitative insights. *Building and Environment*. doi.org/10.1016/j.buildenv.2024.111432

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Hulse, K. et al. 2023. Housing and Welfare in Australia. In *The Routledge Handbook of Housing and Welfare*. Edited by Martin Grander and Mark Stephens. 71-87. Routledge, Abingdon.

James L. et al. 2023. Housing niches: new directions for housing and urban policy, *International Journal of Housing Policy*. doi.org/10.1080/19491247.2023.2254466

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