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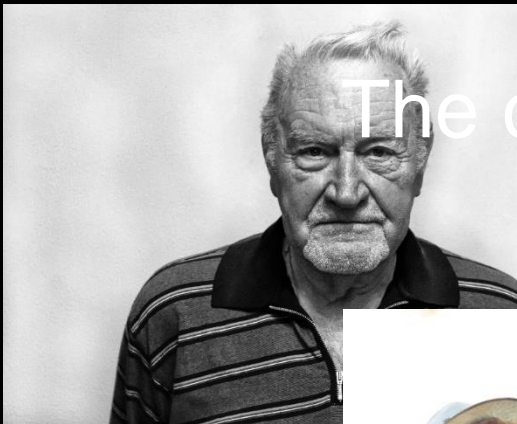
Housing aspirations of older Australians

Dr Amity James
Curtin Corner

27th August 2021

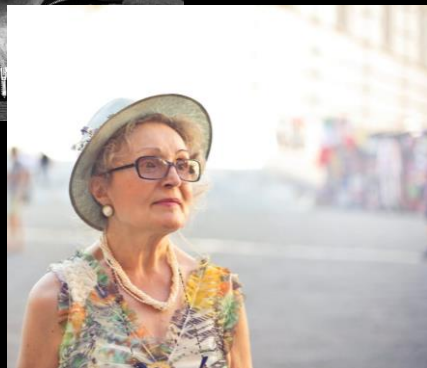
It has four bedrooms, it has two bathrooms, it has an activity room, and it has a theatre room. It's sitting on a 625-square block in a general suburban area...

(Female, home owner)



The concept of housing is complex.

It's a three-bedroom, two-bathroom, formal lounge, formal dining, casual dining and family room, two-car carport under the main roof.



It's an old farmhouse that has been done up a little. The floors are a little uneven. ... It is quite small. It has three bedrooms, a lounge room, and a kitchen.

(Female, private renter)

- 9.4 million older Australians projected in 2036
- Older Australians are a diverse cohort
- Growing number of private renters
- What do older Australians want from their housing?
- What can be done to ensure that aspirations are achieved?

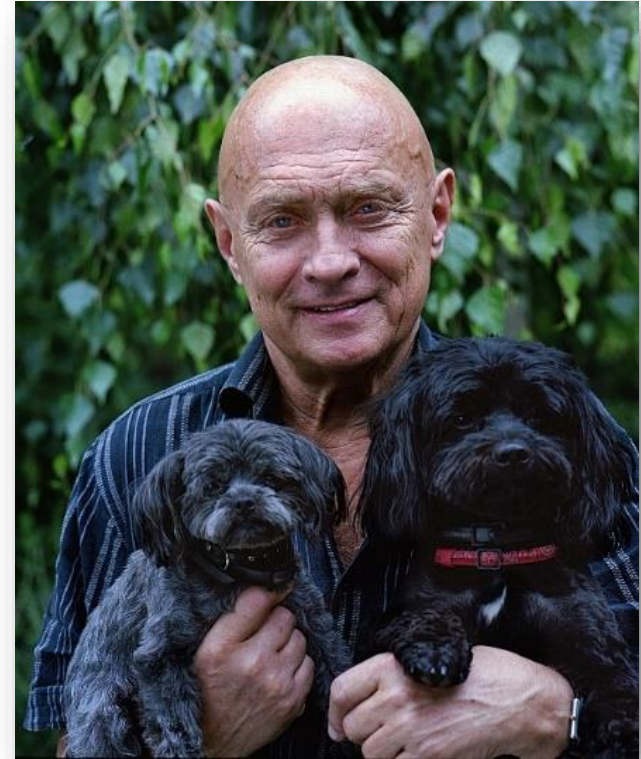


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Exploring housing aspirations

- Preferences and expectations
 - Social, structural and economic contexts
- Aspects of aspirations
 - Cognitive, Affective, Behavioural
- Balance between these aspects is important
- Inconsistencies or 'gaps' will drive behaviour

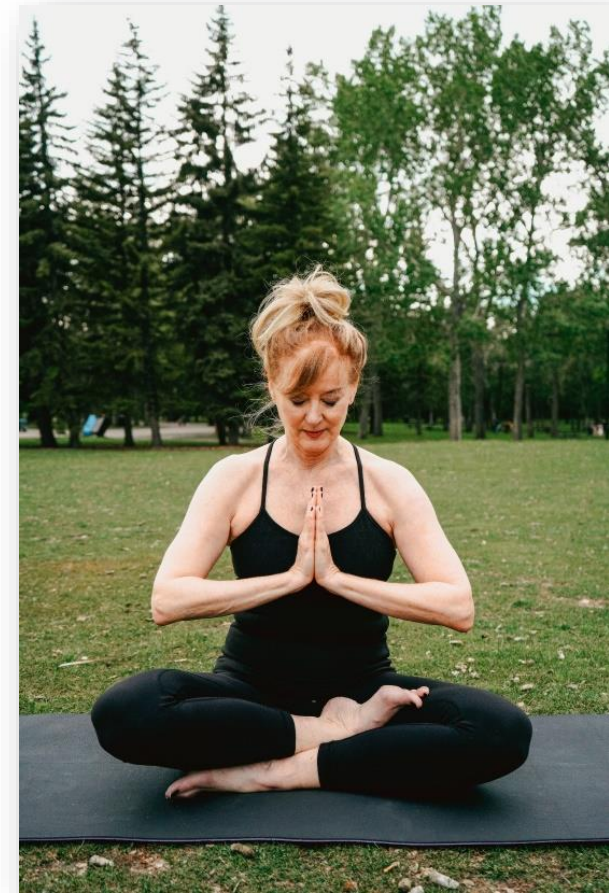


Photo by [Keren Perez](#) on [Unsplash](#)





Older Australians and the housing aspirations gap

From the AHURI Inquiry
Housing aspirations and constraints for lower income Australians

FOR THE

**Australian Housing
and Urban Research Institute**

PUBLICATION DATE

August 2019

DOI

10.18408/ahuri-8117301

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Effective downsizing options for older Australians

PUBLICATION DATE

February 2020

DOI

10.18408/ahuri-8118801

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Factors shaping current housing outcomes

- Tenure
- Employment
- Retirement
- Wealth and asset accumulation
- Health
- Relationship status
- Birth cohort

Factors driving housing aspirations

Housing bundle
(affordability, quality, dwelling size, security and control, independence, stability, household structure, access to employment, services and amenities, taxation system that favours home ownership, housing assistance measures)

Housing aspirations in later life

- Tenure
- Dwelling type
- Number of bedrooms
- Location

Housing aspirations gap

Comparison of current against aspirational housing

Factors influencing aspirations

- **Short-term term:**
 - **Ownership** safe and secure to call home
 - **Security of funds**
 - **Transparent** financial returns
 - **Independence, employment and family**



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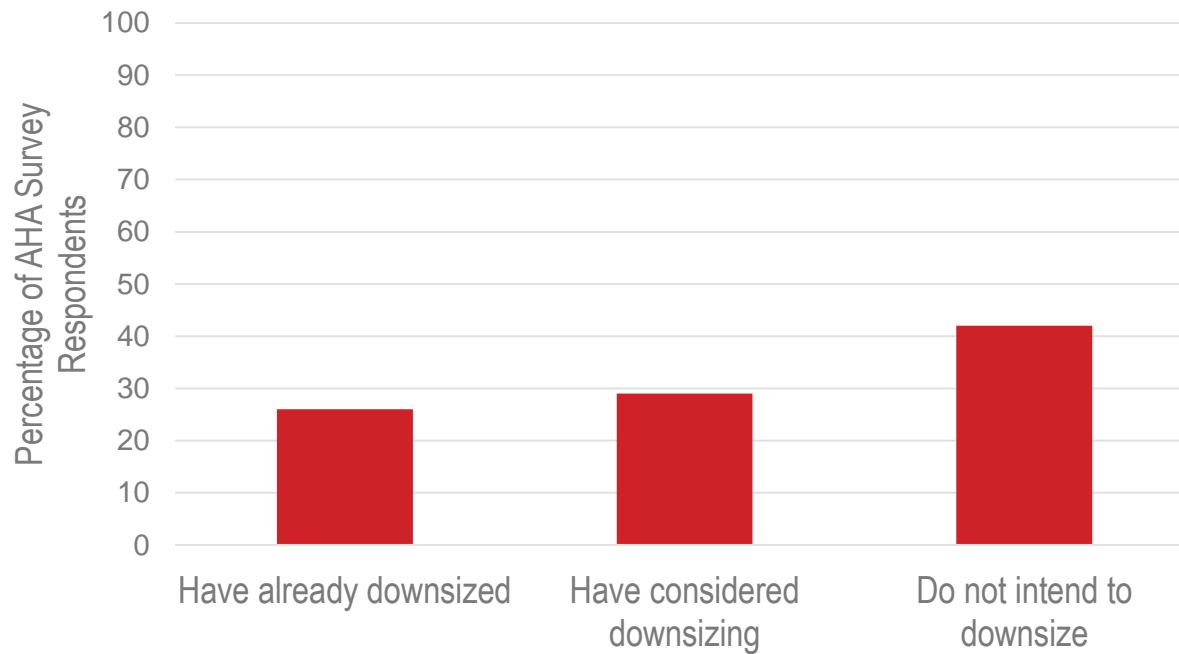
Housing ideals

	Home owners	Private renters	Social housing renters
Ideal Location	Middle/outer suburbs (36%) A small regional town (20%)	Middle/outer suburbs (28%) A small regional town (24%)	Middle/outer suburbs (30%) Inner city suburbs (20%) A small regional town (17%)
Ideal Dwelling type	Detached dwelling (73%) Semi-detached (11%)	Detached dwelling (62%) Apartment < four storeys (12%) Semi-detached (10%)	Detached dwelling (56%) Apartment < four storeys (14%) Semi-detached (12%)
Ideal number of bedrooms	Three bedrooms (55%) Two bedrooms (21%) Four bedrooms (21%)	Three bedrooms (44%) Two bedrooms (35%) Four bedrooms (15%)	Three bedrooms (39%) Two bedrooms (38%) Four bedrooms (13%)
Ideal Tenure	Ownership (92%) Rental (1%) Social housing (1%)	Ownership (64%) Rental (20%) Social housing (5%)	Ownership (61%) Rental (4%) Social housing (27%)

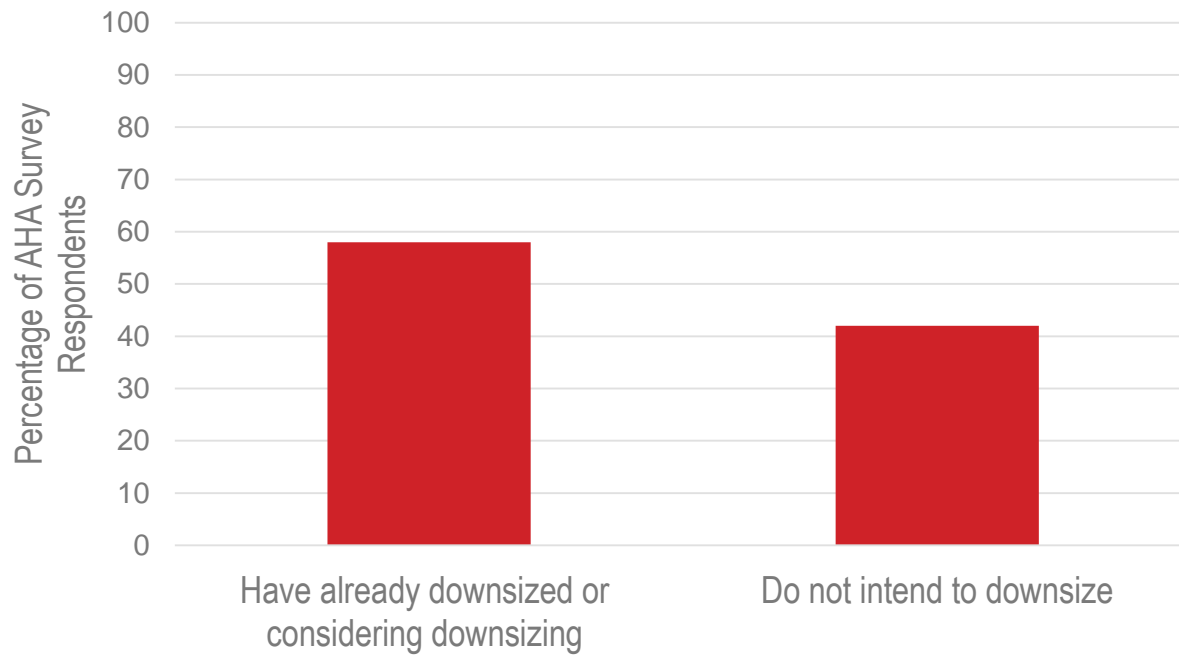
Source: Original analysis of Australian Housing Aspirations Survey (2018) data, unweighted.



Downsizing... rightsizing



Downsizing... rightsizing



“Spare” bedrooms



Identifying the housing aspirations 'gap'



Photo by [Edu Carvalho](#) from [Pexels](#).

- Current dwelling meets short-term aspirations (>90%)
- Current dwelling meets long-term aspirations (70%)
- The housing aspiration gap is largest for private and social renters.

Housing aspiration 'gaps'

	Home owners	Private renters	Social housing renters
Location	Small unmet demand for small towns (7%) and larger regional centres (2%)	Medium demand for small towns (13%)	Medium demand for small towns (13%) and remote communities (6%)
Dwelling	Small unmet demand for other dwelling types (4%)	Small unmet demand for houses (8%) and other dwelling types (8%)	Large unmet demand for houses (20%)
Number of bedrooms	Small unmet demand for two (8%) or three-bedroom (9%) dwellings	Small unmet demand for two (6%) or three-bedroom (8%) dwellings	Medium unmet demand for two, three-bedroom dwellings (18%)
Tenure	No gap	Unmet demand for ownership	Unmet demand for ownership and rental in the private sector

Source: Original analysis of Australian Housing Aspirations Survey (2018) data, unweighted.



When I had to get a private house, ... I had to get a letter of verification of who I was and whether I was trustworthy. I've still got those letters from [the Mayor] ... Then I had to get a letter from the local Member of Parliament,—this goes back about 15 years ago. I had to get a letter from both of them to say that I was trustworthy and that I would maintain the house.

(Female, Private Rental Tenant, Regional WA)

Planning to meet housing aspirations?

Actively planning to meet longer-term housing aspirations?

	Home owner	Private renter	Social renter
Yes	39%	40%	16%
No	54%	57%	80%

Source: Original analysis of Australian Housing Aspirations Survey (2018) data, unweighted.

...well, really I haven't had the opportunity, just because of my personal situation, marriage breakdown, never having bought any property in the past, ... so not really the opportunity to be able to plan ... So it's all been about how do I manage the here and now and not being—and not having the opportunity and the means to plan ahead for the future. And that's why I'm in the precarious situation I am in now in my 60s because I don't have that behind me. (Female, private sector tenant)

... I thought to be thinking prepared to say ... husband, four and a for saying, 'Look maybe (female, home owner)

Strategies to meet long-term aspirations

Strategies being implemented

	Home owners	Private renters	Social housing renters
→ Saving for a deposit	40%	40%	15%
Sharing ownership with another individual	27%	18%	14%
Sharing ownership with government or a community housing provider	9%	17%	19%
Borrowing from relatives	4%	6%	4%
A cooperative style development	11%	16%	10%
→ Investigating moving to a different location/dwelling	66%	62%	40%
Building a dwelling for future needs	26%	21%	12%
→ Researching age-segregated communities	41%	33%	31%

Source: Original analysis of Australian Housing Aspirations Survey (2018) data, unweighted.

- Needs assistance:

- Home owners – 20%

- Private rental – 42%

- Social housing – 37%

- Types of assistance

- Financial/legal advice,

- Stamp duty relief

- Assistance for private renters





- Independence
- Security and control
- Access to services and housing assistance measures
- Lifestyle
- Affordability
- Employment status
- Taxation environment



Stability and Security (Tenure)

- Home ownership
- Security and control

Gap: Unmet demand for home ownership



Location

- Middle-outer suburbs and small regional towns

Gap: Unmet demand small regional towns



Shelter

- Detached 2 and 3-bedroom dwellings

Gap: medium to large unmet demand for detached houses Small to medium unmet demand for 2 and 3-bedroom homes



Housing that supports people in later life



Appetite for downsizing



Renters in the private and social housing sectors





- Diverse housing and tenure options
- Private rental sector reforms
- Alternative dwelling options

