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What Matters Most?

Housing Preferences Across the Australian population

Cities Program Working Paper

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Summary

What are Australians' housing priorities? Is having a garden more important than access to public transport? How important is it to us to live close to work? And do these priorities differ across age groups and household types?

As an extension to Grattan's report *The Housing We'd Choose*, this working paper analyses the responses of over 700 city residents who were asked about their housing and location priorities.

In some ways, what this representative sample of Sydney and Melbourne residents of Sydney and Melbourne said was surprising. Although it is often assumed that living in a separate house on a large block of land is what most Australians want, 'whether the house is detached' was only the 5th most important variable, and having a big garden was ranked 20th.

The data also suggest that there are real differences in priorities across the population. In particular, while young families were focussed on house size and type, older and single-person households were much more likely to think that characteristics of *where* they live are more important. Given our ageing population and the growth of smaller households, these differences could result in significant shifts in the mix of housing we want.

1. Introduction

There is a well established line of thought in the study of housing preferences that age and family-type affect the housing people need and want.¹ This sits comfortably with the intuitive notion that changes in age and circumstance – such as moving in with a partner or having children – often affect the sorts of housing that are preferable.

With Australia’s population changing, understanding this link between housing preferences and demographic characteristics has become more important. As is well documented, Australian households are shrinking, and the population is ageing. The fastest growing household type is ‘single-person over 65’, and the ABS expects that by as early as 2013, couples without children could overtake couples with children as Australia’s most common household.²

Shifts such as these prompt a series of questions. For example: do growing population segments demand types of housing that are not prevalent in the current stock? More broadly, is our housing stock a good match for future demand? And, is the design of the housing market conducive to delivering the mix of

housing types *in the locations* that our changing population requires?

This short working paper aims to contribute to the first of these questions, by examining differences in the preferences of nine distinct population segments (outlined below). The paper presents the results of an online survey of 706 residents in Sydney and Melbourne, designed to unpick what matters most to people’s housing choice. It follows a larger Grattan report *The Housing We’d Choose* (Kelly *et al.* (2011)), which explored the high-level relationship between the housing we want and the housing we have in Australia’s two biggest cities.

Figure 1 - Demographic segments³

Lone person		Couples without children		Couples with children		Single parents	
①	18-44 years old	④	18-44 years old	⑦	18-44 years old	⑨	All ages
②	45-64 years old	⑤	45-64 years old	⑧	45+ years old		
③	65+ years old	⑥	65+ years old				

¹ This extends back at least as far as Rossi (1955). Beer and Faulkner (2009) conducted an excellent review of this literature in the Australian context, in which a central conclusion is that the link between demographic factors and housing type had become more complicated. In this context, we acknowledge that age and family type are an important, but far from determinative, influence on housing preferences.

² The ABS predicts that household size will continue to shrink. Latest estimates suggest that by 2030 the average household will be 2.4-2.5 people, compared with 2.6 people today. See ABS (2010).

³ Resource constraints limited the number of segments we could sample. Age brackets within family-types that had a similar profile of current dwellings were elided until we had a sufficiently small number of segments. As noted in Kelly *et al.* (2011) it is problematic to assume that current dwellings are a reflection of current preferences. However, despite these difficulties, this approach remained the best rationale for data-based segmentation.

2. The *What Matters Most* Survey

2.1 Survey variables

A wide range of variables have the potential to influence housing choice: whether the dwelling is detached; the number of bedrooms; the presence of a garden; proximity to a good school; access to public transport, and so on.

We used a number of sources to find candidates for features that matter. These included:

- variables that had been identified as important in previous survey research⁴
- variables that had been demonstrated to have a statistically significant impact on house prices⁵
- variables identified in consultation with academics and developers (and through inspection of developers' marketing material and websites)

As the technical design of the *What Matters Most* survey permitted the inclusion of a large number of variables, we were not forced to be selective and make *a priori* assumptions about the housing features people view as important.

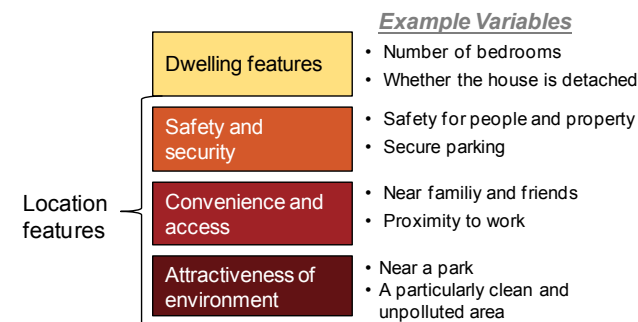
⁴ Examples include King (1983), the two surveys reported in Thorne (1983), Burgess and Skeltys (1992) and Beer and Stoll (2010).

⁵ This strand of literature is called 'hedonics'; for a survey see RBA (2010).

In total, 56 variables were identified. One prominent omission was the attractiveness of a particular property as an investment. We acknowledge its role, and the possibility that features which were included in the survey may have been nominated as important partly because they were perceived as contributing to a property's investment potential. However, the variable 'attractiveness as investment' was not explicitly included because our research focussed on housing *consumption* preferences (and how these differed across the population). That is, we wanted to understand which aspects of housing and location made for attractive living, rather than the aspects which people believe made for sound investments.

For the purposes of analysis, the 56 variables were categorised into four groups, as illustrated in Figure 2. The full list of variables is available in the Appendix.

Figure 2 – Overview of attribute categories, with examples



2.2 Sample demographics

A sample of 706 people was randomly selected across the Sydney and Melbourne metropolitan areas from online panel provider PureProfile. When compared to ABS figures, the PureProfile sample is very representative of Sydney and Melbourne residents in terms of tenure, current housing location, current housing type, and income – as illustrated below.

Table 1 – What Matters Most sample by city

City	Frequency	Sample%
Sydney	356	50.0
Melbourne	350	50.0
Total	706	100.0

Table 2 – What Matters Most sample by tenure

Tenure	Frequency	Sample%	(ABS%)*
Owned outright	226	32.0	34.4
Owned with a mortgage	272	38.5	35.8
Renting	208	29.5	29.8
Total	706	100.0	100.0

*Based on 2006 census (for Melbourne and Sydney)

Table 3 – Sydney sample by dwelling type and zone (compared to city-wide ABS figures from 2006 census in brackets)

Sydney					
	Detached	Semi detached	Up to 3 storeys	4 storeys & above	Sample total (ABS%)
Zone 1 Highest land value	11%	4%	11%	6%	30% (23%)
Zone 2	13%	4%	5%	1%	23% (25%)
Zone 3	20%	2%	1%	0%	24% (28%)
Zone 4 Lowest land value	19%	1%	2%	0%	23% (25%)
Sample total (ABS%)	63% (62%)	12% (12%)	18% (16%)	7% (10%)	

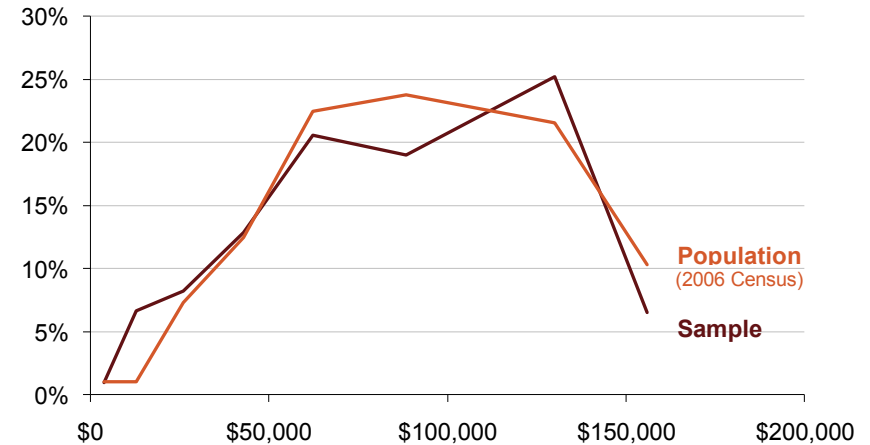
Notes: Zones are based on land prices. Sydney was divided into 'affordability quartiles' where 'Zone 1' covered the most expensive (usually inner) areas. Zone 2, 3 and 4 represent progressively more affordable areas (and usually those in outer areas). See Appendix B in Kelly et al. (2011) for a detailed explanation.

Table 4 – Melbourne sample by dwelling type and zone (compared to city-wide ABS figures from 2006 census in brackets)

Melbourne					
	Detached	Semi detached	Up to 3 storeys	4 storeys & above	Sample total (ABS%)
Zone 1 Highest land value	11%	7%	10%	3%	30% (28%)
Zone 2	21%	3%	4%	0%	29% (30%)
Zone 3	21%	2%	2%	0%	26% (28%)
Zone 4 Lowest land value	11%	2%	2%	0%	16% (15%)
Sample total (ABS%)	64% (72%)	15% (12%)	19% (13%)	3% (3%)	

Notes: Zones are based on land prices. Melbourne was divided into 'affordability quartiles' where 'Zone 1' covered the most expensive (usually inner) areas. Zone 2, 3 and 4 represent progressively more affordable areas (and usually those in outer areas). See Appendix B in Kelly et al. (2011) for a detailed explanation.

Figure 3 – Overall *What Matters Most* sample by income⁶



One difficulty PureProfile experienced was sourcing participants over 65 – which was, perhaps, a consequence of the survey being online. However, while results for these segments were based on smaller samples, we note that the survey still yielded enough data points in these groups for many statistically significant estimates.

⁶ Note that the household income brackets that appear in the survey were initially created to be comparable to those provided by Australian financial institutions. These income brackets are different to those supplied by the ABS, making it difficult to compare the distribution of the sample vs. the population. For indicative purposes, we compared the sample income distribution against the ABS statistics by assigning each respondent a midpoint gross figure, which we treated as their true income figure. They were then grouped accordingly to be comparable against collapsed ABS income brackets. The household income figures along the x-axis are the midpoints of the grouped income brackets. We can observe that although there are slightly more respondents that fall into the lower income brackets, the sample is otherwise comparable to the population.

The split of the sample by demographic segments is presented in Table 5.

Table 5 - *What Matters Most* sample by demographic segment

Group	Frequency	Sample%	Population frequency*
Lone Person (18-44)	90	12.7	9.8
Lone Person (45-64)	90	12.7	7.7
Lone Person (65+)	34	4.8	8.8
Couple without children (18-44)	90	12.7	11.0
Couple without children (45-64)	90	12.7	7.9
Couple without children (65+)	42	5.9	7.0
Couple with children (18-44)	90	12.7	19.2
Couple with children (45+)	90	12.7	16.9
Sole parent (all ages)	90	12.7	11.9
TOTAL	706	100.0	100.0

*Based on data kindly supplied by Dr Jeromey Temple from the Australian National University.

2.3 What respondents were asked to do

Participants were presented with eight attributes of a home (which included features related to *dwelling* and *location*) and asked to nominate which one ‘**matters most to you when choosing housing**’ and which of the remaining seven features matters least. Each participant completed this choice task 19 times, facing

a different choice set each time.⁷ An example of the choice task is presented in Figure 4.

Figure 4 – Screenshot of *What Matters Most* survey

Set 1 of 19:

Please tick ONE box to indicate which feature matters **most** to you, then Tick ONE box to indicate which feature matters **least** to you.

Please select one answer per column.

If you are unsure about any factors listed below, please [click here](#) to see further explanations relating to those highlighted phrases.

	Matters Most	Matters Least
Is in a particularly clean/unpolluted area	<input type="radio"/>	<input type="radio"/>
Near cafes and restaurants	<input type="radio"/>	<input type="radio"/>
A neighbourhood design you find attractive	<input type="radio"/>	<input type="radio"/>
Near the beach	<input type="radio"/>	<input type="radio"/>
Whether the dwelling has Stilts or a Concrete Slab foundation.	<input type="radio"/>	<input type="radio"/>
Has air-conditioning	<input type="radio"/>	<input type="radio"/>
The presence of aged person friendly design	<input type="radio"/>	<input type="radio"/>
Has a diverse mix of people in the neighbourhood	<input type="radio"/>	<input type="radio"/>

⁷ In the survey design, the 56 attributes were blocked into nine versions (in a balanced incomplete block Youden design). The attributes were randomised without replacement to three sets of 19, and repeated three times to minimise the effects of any one random assignment without proliferating versions.

2.4 Properties of the survey design and results

The survey was designed by the Centre for the Study of Choice (CenSoC) at the University of Technology Sydney, and much of the following is from CenSoC's work.⁸

The *What Matters Most* survey is an example of Best/Worst scaling – a type of discrete choice experiment in which people are asked to select both the “top” and “bottom” choices from a set of options. It is based on the idea that when a person faces choices, although they may not be able to rank them accurately, they *can* identify the best and worst options.⁹

This survey technique has two main advantages. Firstly, it *requires people to prioritise*. Here a distinction can be drawn with surveys which ask respondents to rate options on a scale where, for example, ‘7’ is very important and ‘1’ is unimportant – and the potential exists for respondents to rank all options as a 7 or a 1.¹⁰

Secondly, respondents are not required to complete long ranking tasks – in which the preferences between ‘middle’ options are often unclear. This feature was especially important, as a large number of variables were identified as potentially important to housing choice. It would have been infeasible to ask respondents to rank 56 variables accurately.

For each feature, the respondents’ best and worst counts (i.e., the number of times the feature was selected as ‘matters most’ and ‘matters least’) were calculated to produce a best-minus-worst score. These scores were transformed from the *interval* scale they were on (via an exponential transformation), to be on a *ratio* scale, so that results could be presented in more intuitive terms like “the number of bedrooms is twice as important as being near local shops”. Scores were averaged across respondents in each segment.

Scores (which are presented in full for all segments in the Appendix) represent the average relative frequency of each feature. More specifically, the scores measure how likely a person or group of people would be to choose a particular feature over multiple occasions. For example, if $A=1$ and $B=0.5$, A would be chosen as the more important option twice as often as B.

⁸ We are extremely grateful to Elisabeth Huynh, Terry Flynn, Edward Wei, Maria Lambides, Karen Cong, Jane Pong and Jordan Louviere for all their efforts and expertise.

⁹ Helson (1964)

¹⁰ Baumgartner and Steenkamp (2001)

3. Results

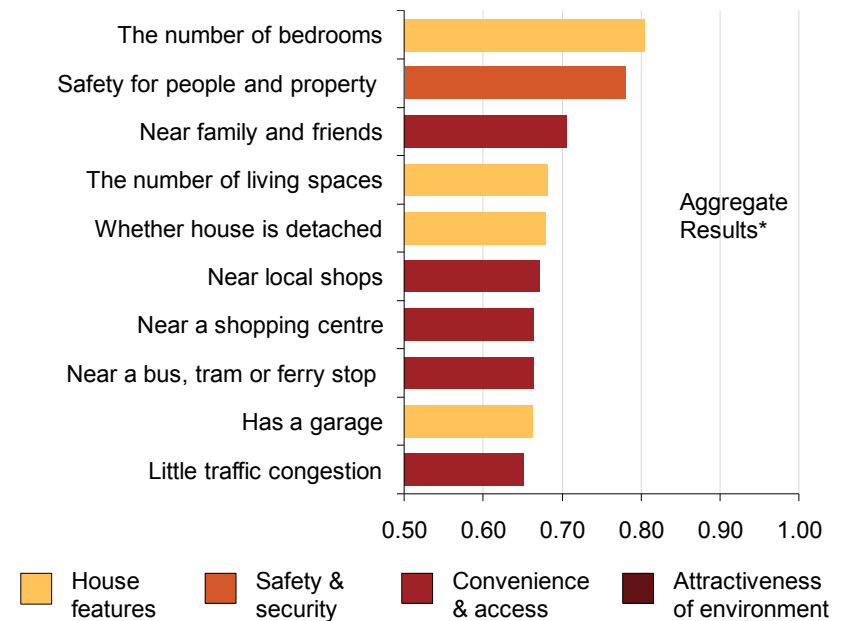
3.1 Aggregate results

A balance of dwelling and locational features

Perhaps the most striking feature of the results at an aggregate level (presented in Figure 5) is that they aren't dominated by dwelling features.¹¹ This goes against an assumption, not uncommon in the housing debate, that people often 'drive 'till they qualify' – i.e. that owning a large detached house dominates all other aspects of housing choice. While it is true that the number of bedrooms was the highest priority, aspects of location including security, and proximity to friends and family, are also clearly important. Given the assumptions that sometimes prevail about the cultural primacy of separate houses on a block of land, it is also interesting to note that 'whether the house is detached' was only the 5th most important variable, and having a big garden was ranked 20th.

In a sense, evidence that people care about the area a house is in comes as no surprise. The real estate agent adage 'location, location, location' may not be exactly right, but features of a neighbourhood clearly matter.

Figure 5 – Aggregate results of *What Matters Most* survey*



*Note: aggregate results are weighted by each segment's frequency in the population, not the percentage of the segment in the total sample.

¹¹ Aggregate results were weighted according to the population, rather than our sample.

Some surprises in the aggregate results

Perhaps the most surprising result was that proximity to work did not rank highly. Although this result is counterintuitive – and there is some evidence that being close to work *is* important to people¹² – previous Australian survey data (much of which is dated) does not unanimously support the idea that proximity to work is critical to housing choice. The 1980 Melbourne Housing Study, for example, asked nearly 2,000 people to rate aspects of their current suburb that they liked: ‘close to employment’ ranked 9th.¹³ Since then, the rise in both double-income households and the frequency with which Australians change jobs has further complicated the relationship between housing location and employment.

Similarly, it may come as a surprise that being near a school was not ranked highly.¹⁴ In the aggregate results, this was partly a function of the fact that less than half of Australia’s households have children.¹⁵ Even in families with children, however, proximity

to schools was not a prominent variable. Although evidence from Australia is rare, this result is in keeping with the literature. As Montgomery and Curtis note in their review of housing mobility and location choice “the limited number of Australian studies in this field show that the emphasis on school quality is not nearly as strong as it is overseas.”¹⁶

Of course, the relationship between housing location and workplaces/schools, runs two ways. People may end up living close to work and schools because in many cases they choose a job or a school close to where they live. Our survey suggests that people may often choose their housing location first, and employment and education location second.

¹² For example, the 1991 Housing and Location Choice Survey of 8,530 households in Melbourne and Sydney (one of the most comprehensive surveys on housing and location preferences done in Australia) found that proximity to work was the most important locational variable other than price. See Burgess and Skeltys (1992) p.31.

¹³ The variable did not feature in the ‘dislikes associated with present suburb’ analysis. See King (1983) p.85. Around the same time, a Sydney survey of around 800 households living in “medium density” found that for the 32% of households who nominated “convenience” as the primary reason for choosing their current home, the dominant explanations provided were ‘being close to relatives or friends’ or ‘general convenience’– not proximity to work. See Thorne (1983) p.80.

¹⁴ A range of research from overseas suggests that school quality is an important variable to housing and location choice. See Montgomery and Curtis (2006).

¹⁵ See Table 5.

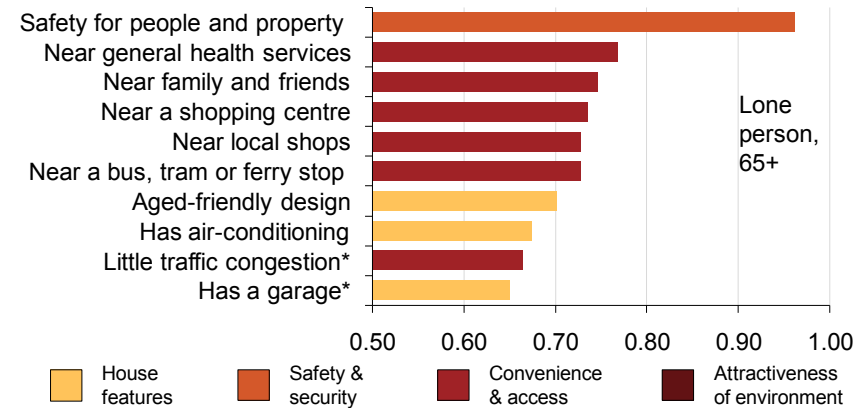
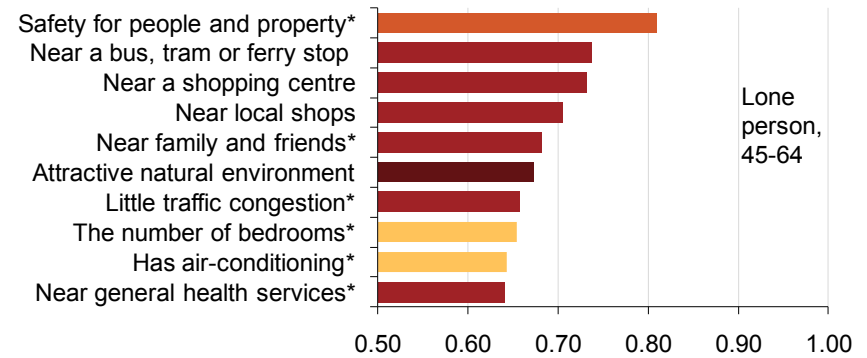
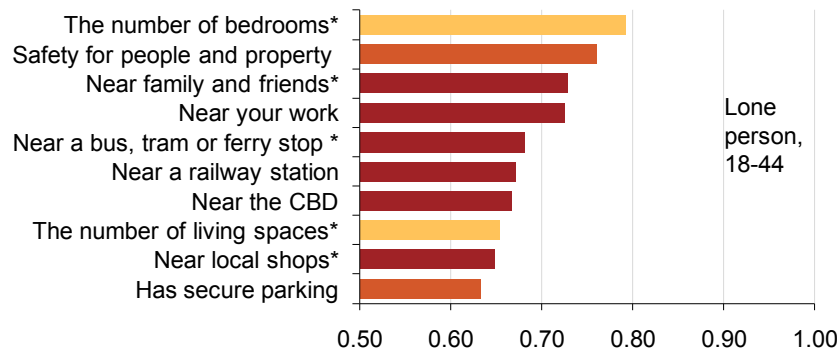
¹⁶ Montgomery and Curtis (2006) p.19

3.2 Results by demographic group

Lone person households: more focussed on location

Although the number of bedrooms ranked highly for lone-person households, the results broadly suggest that locational features were more important for this household type than for the population more generally. Figure 6 shows the top 10 attributes for lone-person households of different ages. Clearly, variables associated with *security, convenience and access* have been emphasised.

Figure 6 – Top 10 variables for lone person households (with “location” features emphasised across all age segments)



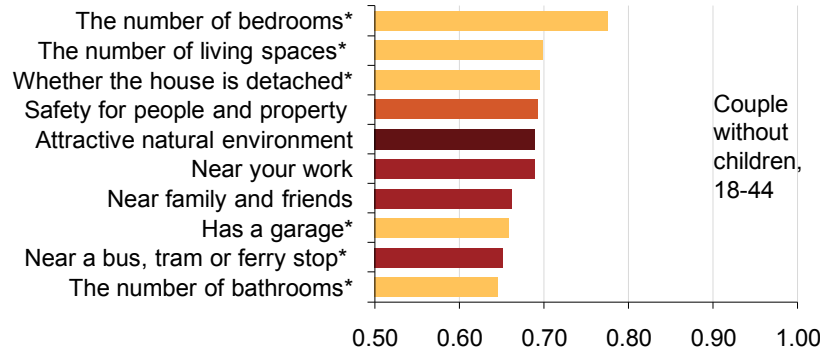
*indicates that the score for this group was not significantly different (at a 5% level of confidence) from the average

Older households tend to care more about the local area

A similar, albeit weaker, trend applies to households as they age: the primary dwelling features (number of bedrooms, living spaces, and the type of house) tend to be lower in the priorities of older households. This is illustrated in Figure 7, which shows the top 10 variables nominated by households of couples without children. (A similar trend is observed in the preferences of Lone Person households in Figure 6.)

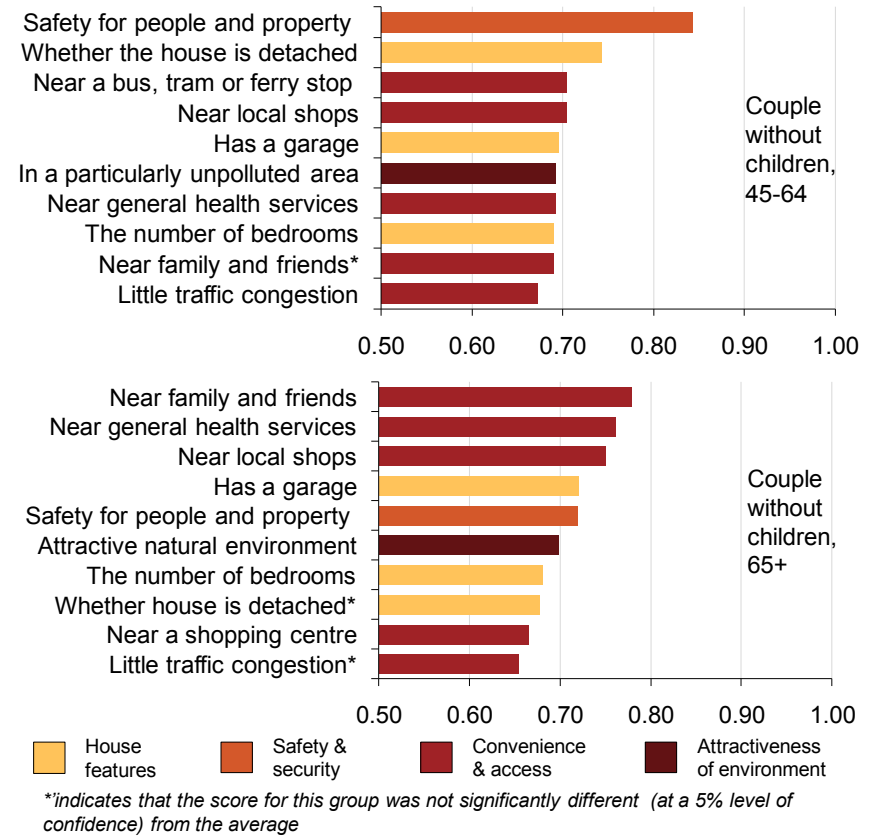
It is also of note that among older households the features which are fundamental to the size of a dwelling (for example the number of bedrooms and the type of house) become less important. For example, 18-44 year olds without children rank the number of bedrooms as most important; 45-64 year olds rank it 8th.

Figure 7 - Top 10 variables for couples without children (with the younger group prioritising “dwelling” features)



*indicates that the score for this group was not significantly different (at a 5% level of confidence) from the average

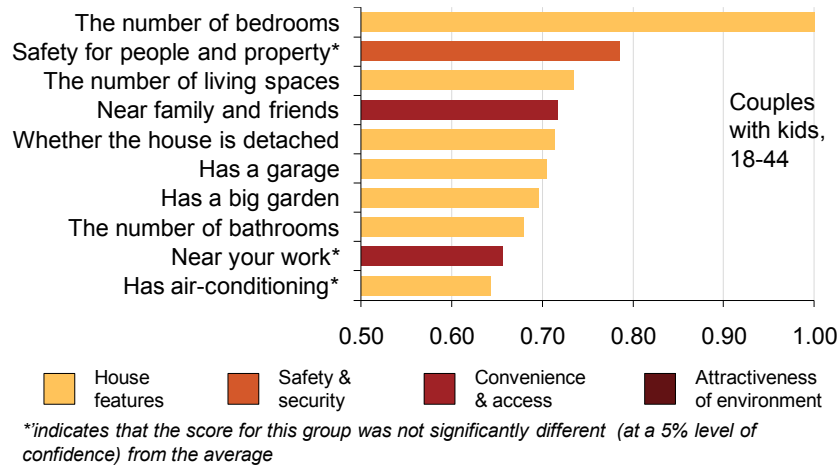
[Figure 7 continued in next column]



Children make dwelling features a priority

The presence of children significantly altered households' priorities.¹⁷ The number of bedrooms dominated, along with other dwelling features such as the number of living spaces and having a detached house. The centrality of dwelling features was particularly prominent for young couples with children, as shown in Figure 8.

Figure 8 - Top 10 variables for young couples with children (18-44)

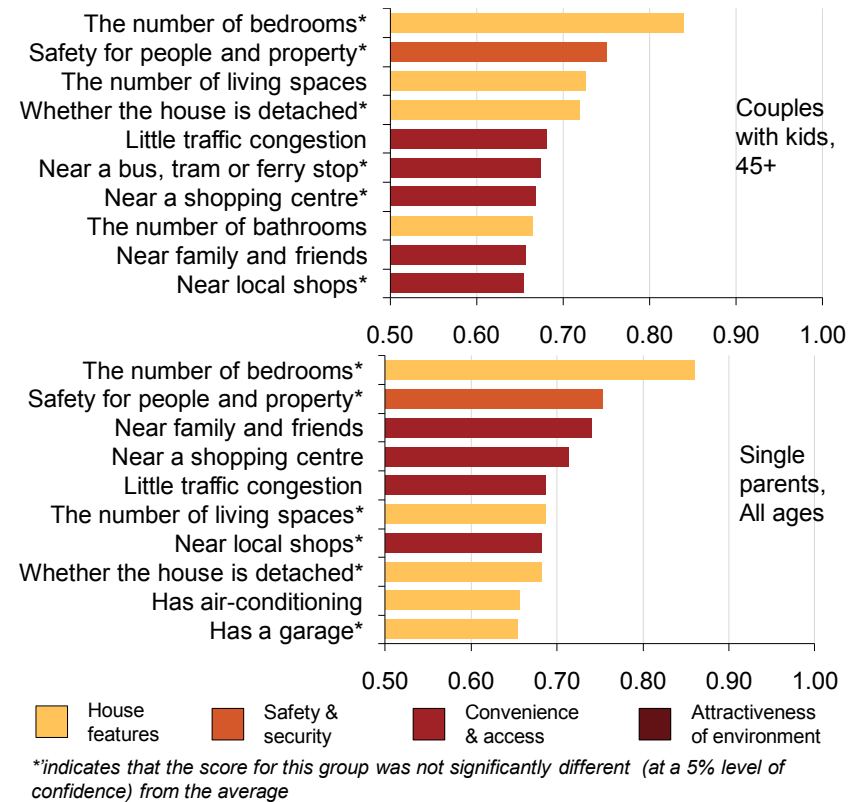


Dwelling features were also more important for older couples with children, and sole parents (see Figure 9).

¹⁷ Based on similar results in the group "Couples without children 18-44" it seems plausible that the *potential* for children similarly changes housing priorities.

Lastly, our results suggest that the potential of having children may also alter housing preferences. The pattern of increased importance for dwelling features was also present in young couples *without* children (shown at the top of Figure 7).

Figure 9 - Top 10 variables for couples with children (45+), and single parents of all ages



4. Conclusion

Differences between demographic segments in the *What Matters Most* survey should not be over-stated. Demography is only one of a range of factors which determines housing preferences, and households in the same segment may have radically different priorities. We should also bear in mind that demographic changes – even the significant changes happening among the Australian population – happen slowly.

Bearing these caveats in mind, our results support the conclusion that as the population ages and households shrink, there will be a change in housing preferences. This implies that there may be need for a more varied *mix of housing* than currently exists in Australian cities. In particular, the results suggest that demographic change will drive an increased demand for housing in locations characterised by convenience, access and safety – which are particularly important to older and lone-person households.

The extent to which changing preferences will result in changes to the housing stock remains unclear. The design of the housing market – and the incentives faced by industry – will play a central role. *The Housing We'd Choose* provided an initial analysis of this issue, and future work by the Grattan Institute will aim to gain a deeper understanding of whether the current market design helps or hinders people in satisfying their housing preferences.

Appendix

Table 6 - Variables included in *What Matters Survey*

Convenience and Access	Attractiveness of environment	Safety and Security	Dwelling Features
Near family and friends	A natural environment you find attractive	Safety for people and property	The number of bedrooms
Near local shops	A mix of different housing types in the neighbourhood	Has secure parking	The number of living spaces (lounge/living rooms)
Near a shopping centre	A neighbourhood design you find attractive	Away from jails/ correctional facility	Whether the house is detached
Near a bus, tram or ferry stop	Away from a cemetery		Has a garage
Little traffic congestion in the area	Has a diverse mix of people in the neighbourhood		Has air-conditioning
Near general health services	Has particularly good weather		The number of bathrooms / en-suites
Near a railway station	Is in a particularly clean/unpolluted area		Has a big garden (eg. for kids to play in)
Near your work	Near a national park		Has double brick walls
Near cafes and restaurants	Near a park or reserve		Has an outdoor dining space
Near a hospital	Near an airport		Has a separate dining room
Near community gardens/ garden space	Near railway lines		Has walk-in wardrobe(s)
Near recreational facilities (e.g. sports grounds and clubs)			Has floorboards (eg. timber)
Near the CBD (Central Business District)			Whether the dwelling has Stilts or a Concrete Slab foundation.
Near a school and/or university			The number of floors it has (for apartments)
Near the beach			The presence of a water view
Near a local swimming pool			The presence of aged person friendly design
Near aged care facilities			Has weather-board cladding
Near a pre-school			The presence of a city view
Near nightlife (i.e. pubs)			Has a swimming pool within the facility
			Has a fireplace
			Has a gym within the facility
			Has a home cinema
			Whether the house is detached

Table 7 - Full results to *What Matters Most* survey (Best/Worst Score)

Variable	Aggregate Ranking (out of 56)	Lone person (18 - 44)	Lone person (45 - 64)	Lone person (65+)	Couple w/o children (18 - 44)	Couple w/o children (45 - 64)	Couple w/o children (65+)	Couple with children (18 - 44)	Couple with children (45+)	Sole parent (all ages)
Near family and friends	3	0.73	0.68	0.75	0.66	0.69	0.78	0.72	0.66	0.74
Near local shops	6	0.65	0.70	0.73	0.63	0.70	0.75	0.64	0.65	0.68
Near a shopping centre	7	0.61	0.73	0.73	0.62	0.67	0.66	0.63	0.67	0.71
Near a bus, tram or ferry stop	8	0.68	0.74	0.73	0.65	0.70	0.65	0.59	0.67	0.65
Little traffic congestion in the area	10	0.60	0.66	0.66	0.63	0.67	0.65	0.62	0.68	0.69
Near general health services	15	0.56	0.64	0.77	0.54	0.69	0.76	0.56	0.62	0.59
Near a railway station	16	0.67	0.63	0.63	0.64	0.57	0.59	0.59	0.62	0.59
Near your work	17	0.73	0.62	0.45	0.69	0.57	0.45	0.66	0.61	0.60
Near cafes and restaurants	26	0.62	0.57	0.51	0.60	0.54	0.50	0.50	0.53	0.52
Near a hospital	27	0.50	0.57	0.64	0.52	0.55	0.56	0.51	0.55	0.52
Near community gardens/ garden space	28	0.53	0.54	0.53	0.57	0.54	0.54	0.53	0.52	0.54
Near recreational facilities (e.g. sports grounds)	31	0.53	0.50	0.48	0.52	0.50	0.48	0.56	0.52	0.53
Near the CBD (Central Business District)	33	0.67	0.52	0.51	0.54	0.45	0.47	0.46	0.50	0.50
Near a school and/or university	34	0.44	0.42	0.41	0.50	0.37	0.38	0.63	0.56	0.59
Near the beach	35	0.51	0.49	0.48	0.51	0.51	0.47	0.50	0.55	0.48
Near a local swimming pool	43	0.45	0.46	0.43	0.45	0.45	0.45	0.49	0.47	0.48
Near aged care facilities	50	0.31	0.44	0.59	0.33	0.47	0.54	0.33	0.40	0.37
Near a pre-school	53	0.42	0.33	0.32	0.41	0.32	0.34	0.50	0.35	0.38
Near nightlife (i.e. pubs)	55	0.46	0.36	0.33	0.41	0.33	0.35	0.33	0.36	0.34
A natural environment you find attractive	11	0.62	0.67	0.64	0.69	0.66	0.70	0.63	0.65	0.64
A mix of different housing types in the neighbourhood	37	0.51	0.49	0.51	0.49	0.51	0.53	0.47	0.50	0.49
A neighbourhood design you find attractive	19	0.57	0.59	0.61	0.63	0.60	0.62	0.58	0.61	0.62
Away from a cemetery	45	0.47	0.47	0.45	0.44	0.50	0.44	0.49	0.40	0.45
Has a diverse mix of people in the neighbourhood	39	0.52	0.49	0.52	0.47	0.52	0.52	0.47	0.49	0.50
Has particularly good weather	36	0.49	0.52	0.53	0.49	0.55	0.51	0.50	0.49	0.51

Table 7 – continued

Variable	Aggregate Ranking (out of 56)	Lone person (18 - 44)	Lone person (45 - 64)	Lone person (65+)	Couple w/o children (18 - 44)	Couple w/o children (45 - 64)	Couple w/o children (65+)	Couple with children (18 - 44)	Couple with children (45+)	Sole parent (all ages)
Is in a particularly clean/unpolluted area	13	0.62	0.63	0.62	0.61	0.69	0.65	0.63	0.62	0.65
Near a national park	42	0.45	0.49	0.50	0.46	0.46	0.50	0.45	0.46	0.46
Near a park or reserve	22	0.55	0.58	0.54	0.57	0.54	0.59	0.58	0.57	0.57
Near an airport	49	0.41	0.44	0.42	0.40	0.41	0.42	0.39	0.44	0.36
Near railway lines	25	0.53	0.58	0.57	0.56	0.55	0.54	0.57	0.55	0.51
Safety for people and property	2	0.76	0.81	0.96	0.69	0.84	0.72	0.79	0.75	0.75
Has secure parking	18	0.63	0.59	0.63	0.63	0.63	0.60	0.60	0.57	0.58
Away from jails/ correctional facility	21	0.56	0.55	0.63	0.59	0.59	0.50	0.55	0.59	0.60
The number of bedrooms	1	0.79	0.65	0.63	0.78	0.69	0.68	1.00	0.84	0.86
The number of living spaces (lounge/living rooms)	4	0.65	0.62	0.60	0.70	0.67	0.64	0.73	0.73	0.69
Whether the house is detached	5	0.57	0.61	0.62	0.70	0.74	0.68	0.71	0.72	0.68
Has a garage	9	0.62	0.62	0.65	0.66	0.70	0.72	0.70	0.63	0.65
Has air-conditioning	12	0.62	0.64	0.67	0.64	0.65	0.65	0.64	0.63	0.66
The number of bathrooms / en-suites	14	0.62	0.57	0.53	0.65	0.61	0.57	0.68	0.66	0.61
Has a big garden (eg. for kids to play in)	20	0.52	0.52	0.46	0.64	0.52	0.51	0.70	0.58	0.58
Has double brick walls	23	0.59	0.56	0.62	0.55	0.55	0.57	0.54	0.56	0.58
Has an outdoor dining space	24	0.55	0.52	0.50	0.59	0.57	0.56	0.57	0.56	0.55
Has a separate dining room	29	0.55	0.50	0.50	0.52	0.52	0.55	0.50	0.56	0.55
Has walk-in wardrobe(s)	30	0.53	0.54	0.49	0.54	0.52	0.52	0.52	0.53	0.54
Has floorboards (eg. timber)	32	0.51	0.52	0.52	0.53	0.51	0.49	0.51	0.50	0.52
Whether the dwelling has Stilts or a Concrete Slab foundation.	38	0.50	0.51	0.49	0.50	0.49	0.49	0.50	0.49	0.49
The number of floors it has (for apartments)	40	0.53	0.51	0.51	0.47	0.53	0.46	0.49	0.48	0.50
The presence of a water view	41	0.50	0.50	0.45	0.48	0.49	0.52	0.45	0.47	0.48
The presence of aged person friendly design	44	0.36	0.53	0.70	0.35	0.57	0.65	0.36	0.43	0.43
Has weather-board cladding	46	0.46	0.46	0.45	0.43	0.44	0.45	0.44	0.42	0.42
The presence of a city view	47	0.48	0.43	0.49	0.44	0.41	0.42	0.40	0.42	0.41

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