

Housing vacancy

Second home ownership

The Victorian coast has long been the location for holiday homes. It is difficult to accurately estimate the number of holiday homes in an area because a second home may be used part time, seasonally or rented out for part of the year. A count of unoccupied dwellings is available from the Census which, because it is collected in winter, does give some indication of coastal holiday home numbers which are likely to be unoccupied in winter.

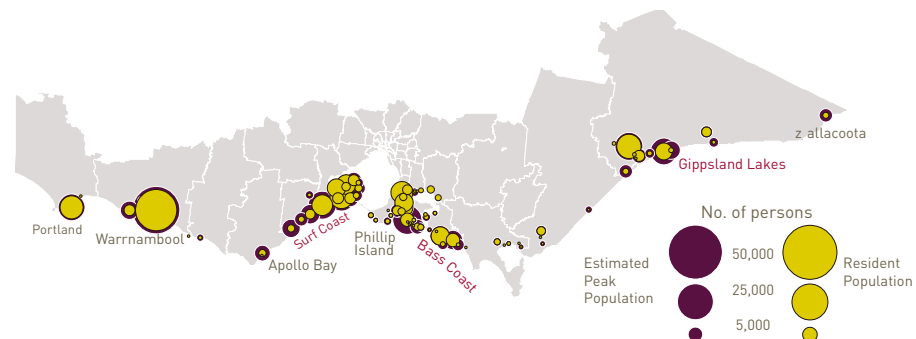
Housing vacancy and peak population

Because of the large amount of vacant housing in coastal regions, population levels can vary greatly between winter and summer or between week days and weekends. This can create infrastructure and servicing issues. For example, water and drainage systems need to be able to cope with peak season loads, as do roads, parking provision and waste collection. Along areas like the Great Ocean Road this may mean servicing a population of many tens of thousands of residents, holiday makers and day visitors.

Unoccupied dwellings in selected coastal settlements 2001¹

Town	No. unoccupied dwellings 2001	% of dwellings unoccupied
Cowes	2,834	64.0
Anglesea	1,657	63.8
Torquay	1,398	30.6
Ocean Grove	1,245	24.1
Point Lonsdale	1,223	51.0
Lorne	1,034	69.6
Inverloch	1,033	36.9
Newhaven	950	61.3
Venus Bay	946	80.5
Airey's Inlet	920	67.4

Peak population estimates for selected coastal settlements* 2001³

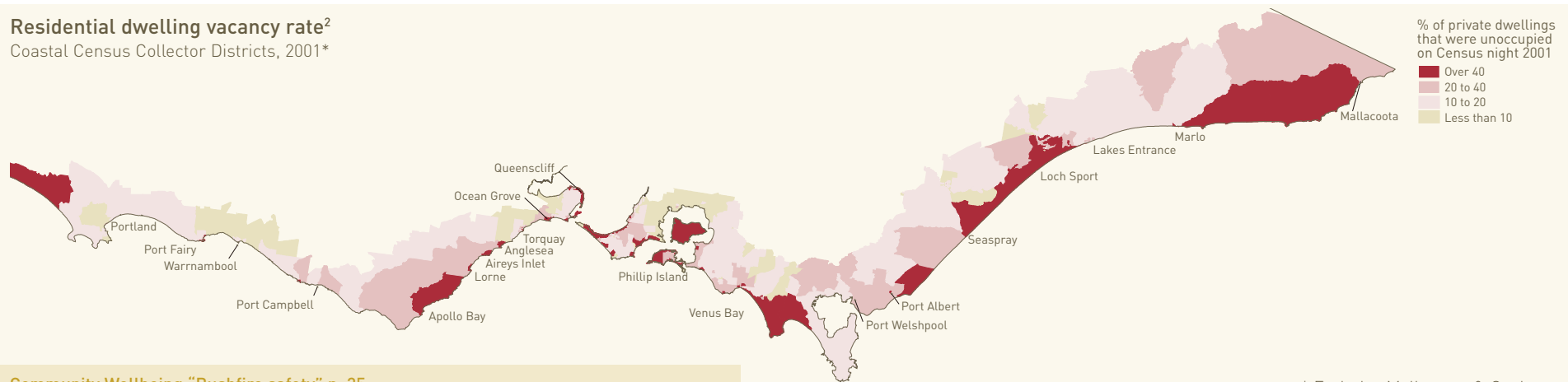


*Excludes Geelong

NOTE: Peak population estimates take into account potential population should unoccupied dwellings and tourist accommodation be utilised. A count of unoccupied dwellings is provided by the ABS Census and this number has been multiplied by the average household size for regional Victoria in 2001 (2.52 persons). Tourist accommodation data has been obtained from the RACV Experience Victoria accommodation guide and the number of persons in tourist accommodation determined on the basis of either 2 persons per bedroom, or a person capacity where this was stated. The Geographical Unit used in this analysis is Urban Centre / Rural Locality.

Residential dwelling vacancy rate²

Coastal Census Collector Districts, 2001*



Community Wellbeing "Bushfire safety" p. 35

* Excludes Melbourne & Geelong

Sources ¹DSE 2004 *Towns in Time* ²ABS Census 2001 ³DSE 2004 "Peak Population Estimates"