### Hume City

#### Housing tenure

Bulla - Rural's Housing Tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters ([Household Summary](households?[QS])). Tenure can also reflect built form ([Dwelling Type](dwellings?[QS])), with a significantly higher share of renters in high density housing and a substantially larger proportion of home-owners in separate houses, although this is not always the case.

In conjunction with other socio-economic status indicators in Bulla - Rural, Tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

Further reading: [How can Councils influence affordable housing.](https://content.id.com.au/ebook-2021-how-councils-can-influence-affordable-housing%22%20%5Ct%20%22blank)

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| --- | --- | --- | --- | --- | --- | --- | --- |
| **Housing tenure** |  |  |  |  |  |  |  |
| **Bulla - Rural - Households (Enumerated)** | **2021** |  |  | **2016** |  |  | **Change** |
| **Tenure type** | **Number** | **%** | **Hume City %** | **Number** | **%** | **Hume City %** | **2016 to 2021** |
| Fully owned | 215 | 40.7 | 23.5 | 184 | 37.6 | 25.2 | +31 |
| Mortgage | 189 | 35.7 | 45.3 | 176 | 35.9 | 43.3 | +13 |
| Renting - Total | 52 | 9.8 | 24.2 | 42 | 8.6 | 23.0 | +10 |
| Renting - Social housing | 0 | 0.0 | 2.3 | 0 | 0.0 | 2.7 | 0 |
| Renting - Private | 52 | 9.8 | 21.7 | 42 | 8.6 | 20.1 | +10 |
| Renting - Not stated | 0 | 0.0 | 0.2 | 0 | 0.0 | 0.2 | 0 |
| Other tenure type | 9 | 1.8 | 1.1 | 9 | 2.0 | 1.1 | 0 |
| Not stated | 62 | 11.9 | 5.9 | 78 | 15.9 | 7.3 | -15 |
| **Total households** | **529** | **100.0** | **100.0** | **490** | **100.0** | **100.0** | **+38** |

Analysis of the housing tenure of households of Bulla - Rural in 2021 compared to Hume City shows that there was a larger proportion of households who owned their dwelling; a smaller proportion purchasing their dwelling; and a smaller proportion who were renters.

Overall, 40.7% of households owned their dwelling; 35.7% were purchasing, and 9.8% were renting, compared with 23.5%, 45.3% and 24.2% respectively for Hume City.

*There were no major differences in Bulla - Rural between 2016 and 2021.*

The total number of households in Bulla - Rural increased by 39 between 2016 and 2021.