

Port Phillip City Council

POPULATION AND HOUSEHOLD FORECASTS



Population and household forecasts for:

Middle Park-Albert Park

The Port Phillip City Council Population and Household Forecasts is designed to inform council and planning process provision. To achieve this, the forecasts are formatted to present the data in simple, clear tables and charts with concise factual commentary.

The population and household forecasts uses estimated resident population data for 2001 as the base for forecasting and uses the most up to date information on land development, fertility and household structure to inform assumptions. The Port Phillip City Council forecasts are available from 2001-2021 for the Port Phillip City Council as a whole and its 7 small areas. Port Phillip City Council as a whole and its 7 small areas.

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What are the key results?

Summary

The City of Port Phillip is located in the inner southern suburbs of Melbourne. In 2001, the total population of the municipality was estimated at 80,552. It is expected to increase by just over 20,050 people to 100,605 by 2016, at an average annual growth rate of 1.49%. This is based on an increase of just under than 10,500 households during the period, with the average number of person per household falling marginally from 1.921 to 1.917.

Forecast POPULATION (Key statistics)	Forecast year		Change between 2001 and 2016	
	2001	2016	number	average annual % change
City of Port Phillip	80,552	100,605	20,053 ↗	1.49
East St Kilda	13,928	15,534	1,606 ↗	0.73
Elwood-Ripponlea	13,709	14,761	1,052 ↗	0.49
Middle Park-Albert Park	11,167	11,837	670 ↗	0.39
Port Melbourne	11,076	17,345	6,269 ↗	3.04
South Melbourne	7,640	9,915	2,275 ↗	1.75
St Kilda	18,254	21,592	3,338 ↗	1.13
St Kilda Road	4,778	9,621	4,843 ↗	4.78

↔ stable* from previous year ↗ increase from previous year ↘ decrease from previous year

* stable refers to between +/- 0.5% change

All areas in the City of Port Phillip are expected to increase in population to 2016, with the largest gains expected in Port Melbourne and St Kilda Rd. Significant but smaller gains are also expected in St Kilda, South Melbourne and East St Kilda. More moderate increases are expected in Elwood-Ripponlea and Middle Park-Albert Park. The population increases are based on household growth, which in turn relates to new residential opportunities. The forecast population growth rates are marginally lower than household growth as a result of the minor fall in the average number of people per household. This is a pattern that is likely to affect most areas of the City of Port Phillip during this period.

Forecast HOUSEHOLDS (Key statistics)	Forecast year		Change between 2001 and 2016	
	2001	2016	number	average annual % change
City of Port Phillip	40,245	50,742	10,497 ↗	1.56
East St Kilda	7,131	8,028	897 ↗	0.79
Elwood-Ripponlea	7,076	7,691	615 ↗	0.56
Middle Park-Albert Park	5,199	5,515	316 ↗	0.39
Port Melbourne	5,013	7,946	2,933 ↗	3.12
South Melbourne	3,585	4,707	1,122 ↗	1.83
St Kilda	9,915	11,794	1,879 ↗	1.16
St Kilda Road	2,327	5,060	2,733 ↗	5.32

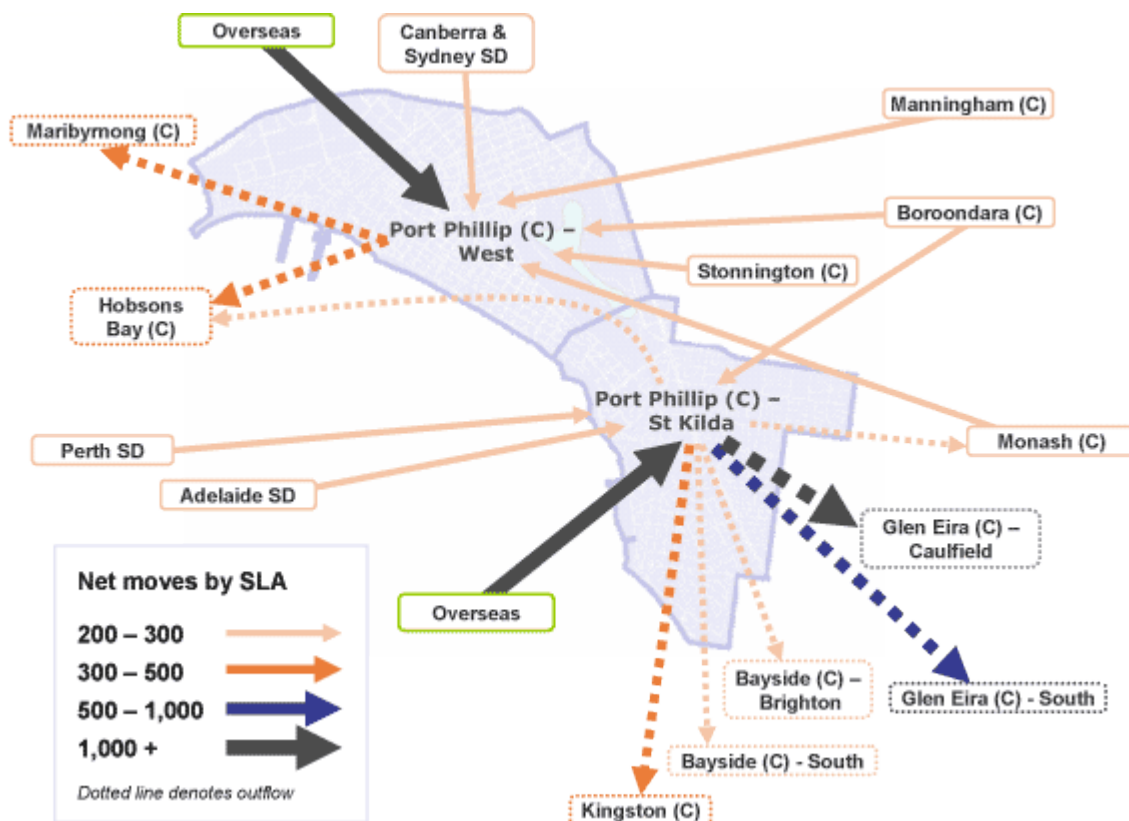
↔ stable* from previous year ↗ increase from previous year ↘ decrease from previous year

* stable refers to between +/- 0.5% change

What are the key results? Key drivers of change

The City of Port Phillip is located in Melbourne's inner south and is highly diverse in terms of land uses. The northern and western areas of the City are dominated by employment uses, while there are major retail and commercial strips in St Kilda on Acland and Fitzroy Sts, in Port Melbourne on Bay St and in South Melbourne on Clarendon St. The southern and eastern areas are generally residential in nature, while the central part of the City is dominated by Albert Park and Albert Park Lake. Urban development in the City dates back to the nineteenth century, with development initially occurring around the current centres of St Kilda, Port Melbourne (Sandridge) and South Melbourne (Emerald Hill) and accelerating after the 1850s. These areas became more accessible to Central Melbourne due to railway and tram links. Urban development continued for most of the 19th century with most of the City of Port Phillip being built out by the First World War, with Elwood and East St Kilda being the last areas to be developed.

Migration flows, Port Phillip City Council, 1996 to 2001.



Note: The migration flows depicted above do not represent future or forecast migration flows. The arrows represent migration flows to the LGA as a whole and do not indicate an origin or destination for any specific localities within the LGA.

However, there have been major areas of development since this time, including the development of 'Garden City' in Port Melbourne on reclaimed land during the interwar years, as well as the significant 'flat boom' of the 1960s when a large share of the housing stock across the City (notably in St Kilda) was redeveloped for higher density stock. There was also large areas of the City redeveloped for public housing during the 1960s. Throughout this post-war period, the population of Port Phillip was changing from one dominated by working class families to having a larger share of young people (18-29 years). They were attracted to the affordable rental stock and access to education and employment opportunities in central Melbourne.

During the late 1980s and 1990s, new development opportunities were taken, with the conversion of industrial sites in Port Melbourne (Beacon Cove) and surplus government and utility land to residential purposes, which further facilitated this process. There is significant pressure for residential expansion within Port Phillip from both existing residents and from external migrants, most notably from overseas, interstate and regional Victorian sources, although affordability issues have resulted in the loss of people to the inner and middle western and south-eastern suburbs. It is assumed that a number of these patterns will continue into the future, notably the large overseas flows into the City. It is assumed that a number of these patterns will continue into the future, notably the large overseas flows into the City.

Areas have developed different roles within the housing market. These roles generally fall under two categories: 1. Young adults and tertiary students and; 2. Young adults and older adults-'empty-nesters'. The first pattern dominates most areas in the municipality, especially St Kilda, East St Kilda and Elwood-Ripponlea due to the proximity and access to tertiary education facilities an employment in the inner City and the large amount of rental stock. The profiles in South Melbourne, St Kilda Rd and Middle Park-Albert Park tend to have a higher share of migrants aged 25-29 years. The second pattern is noteworthy in Port Melbourne, where the construction of the Beacon Cove Estate and the very different housing stock in the 'Garden City' area facilitates a broader migration profile. This difference in function and role of the small areas in the City of Port Phillip means that population outcomes differ across the municipality.

This process is heightened by the significant differences in the supply of residential development opportunities within the City which will have a major influence in structuring different population and household futures over the next five to fifteen years. Large development sites have been identified in Port Melbourne, St Kilda Rd and St Kilda Rd, while Middle Park-Albert Park and Elwood-Ripponlea are expected to grow more moderately with most development coming from small sites and infill type developments.

What are the key results?

Key age specific results

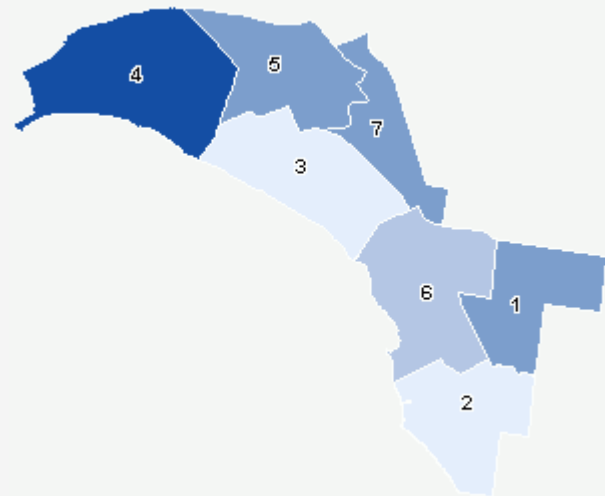
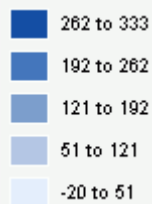
Children aged 0 to 4 years

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



0-4 years: The map and table show the proportion of 0-4 year olds in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. Like the 5-11 years, the most significant concentration of pre-schoolers was in the small areas of Elwood-Ripponlea, South Melbourne, Port Melbourne and Middle Park-Albert Park. By contrast, the areas with the smallest share of this age group was St Kilda Rd, where the large share of apartments tends to appeal less to families.

Modest increases in this age group are expected in most areas to 2016, although Middle Park-Albert Park is forecast to have a minor decrease.

Children aged 0 to 4 years		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	571	4.1	760	4.9	189
2	Elwood-Ripponlea	730	5.3	754	5.1	24
3	Middle Park-Albert Park	546	4.9	526	4.4	-20
4	Port Melbourne	551	5.0	884	5.1	333
5	South Melbourne	390	5.1	568	5.7	178
6	St Kilda	594	3.3	684	3.2	90
7	St Kilda Road	65	1.4	234	2.4	169

What are the key results?

Key age specific results

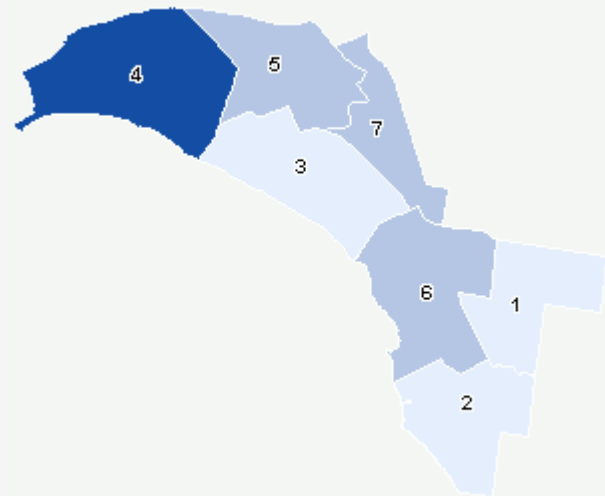
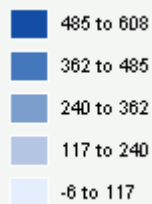
Children aged 5 to 11 years

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



5-11 years: The map and table show the proportion of 5-11 year olds in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. Like the 0-4 years, the most significant concentration of pre-schoolers was in the small areas of Elwood-Ripponlea, South Melbourne, Port Melbourne and Middle Park-Albert Park. By contrast, the areas with the smallest share of this age group was St Kilda Rd, where the large share of apartments tends to appeal less to families.

Significant increases in this age group are expected in most areas to 2016 (especially Port Melbourne), although Elwood-Ripponlea is forecast to have a minor decrease.

Children aged 5 to 11 years		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	648	4.7	734	4.7	86
2	Elwood-Ripponlea	744	5.4	738	5.0	-6
3	Middle Park-Albert Park	556	5.0	606	5.1	50
4	Port Melbourne	543	4.9	1,151	6.6	608
5	South Melbourne	383	5.0	546	5.5	163
6	St Kilda	523	2.9	688	3.2	165
7	St Kilda Road	65	1.4	287	3.0	222

What are the key results? Key age specific results

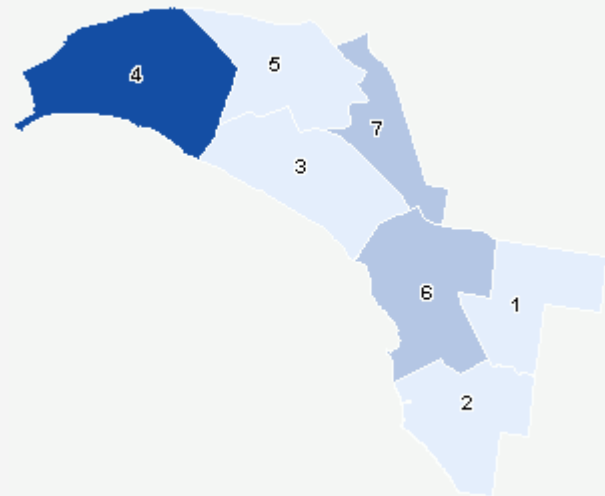
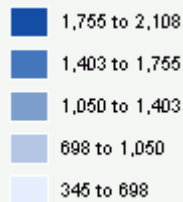
People aged 55 to 74 years

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



55-74 years: The map and table show the proportion of 55-74 year olds in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. The most significant concentration of ages 55-74 was in the west of the City, notably in Port Melbourne, South Melbourne and Middle Park-Albert Park. Port Melbourne has attracted a number of the people in recent years through migration, while the numbers in South Melbourne and Middle Park-Albert Park are a result of ageing in place. A number of areas in the City have much smaller shares of this age group, such as St Kilda Rd and Elwood-Ripponlea. These are all areas that have increased their populations significantly over the last ten years through in-migration of young singles and couples.

Increases are expected in all areas of the City to 2016, predominantly as a result of ageing and the in-migration of these ages in places such as Port Melbourne.

People aged 55 to 74 years		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	1,819	13.1	2,164	13.9	345
2	Elwood-Ripponlea	1,500	10.9	2,093	14.2	593
3	Middle Park-Albert Park	1,978	17.7	2,509	21.2	531
4	Port Melbourne	1,890	17.1	3,998	23.0	2,108
5	South Melbourne	1,360	17.8	1,745	17.6	385
6	St Kilda	2,309	12.7	3,320	15.4	1,011
7	St Kilda Road	476	9.9	1,206	12.5	730

What are the key results? Key age specific results

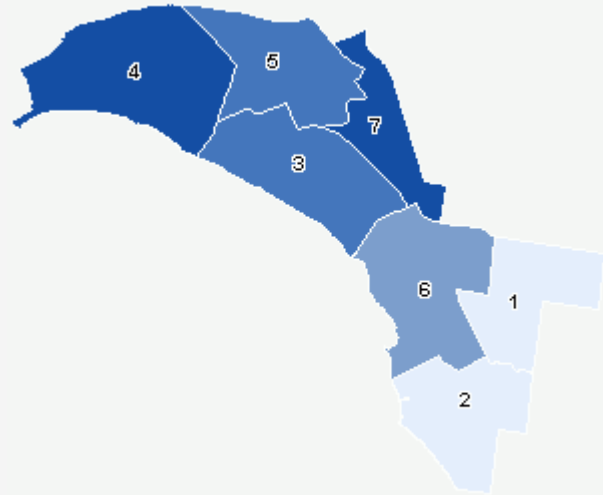
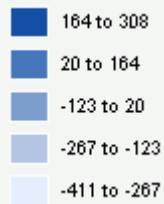
People aged 75 years and over

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



75+ years: The map and table show the proportion of 75+ year olds in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. Few areas in the Shire had a large share of the population aged 75+, although the most significant concentration of ages 75+ was in the small areas of St Kilda Rd, where there are several large aged care facilities (Central Park Aged Care and Montefiore Home for the Aged). By contrast, Elwood-Ripponlea and Port Melbourne had less than 5% aged 75 and over in 2001.

Increases are expected in many areas of the City to 2016 as a result of ageing, although both East St Kilda and Elwood-Ripponlea are expected to experience a decline in these ages as a result of mortality.

People aged 75 years and over		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	827	5.9	416	2.7	-411
2	Elwood-Ripponlea	609	4.4	335	2.3	-274
3	Middle Park-Albert Park	680	6.1	728	6.2	48
4	Port Melbourne	501	4.5	809	4.7	308
5	South Melbourne	544	7.1	675	6.8	131
6	St Kilda	868	4.8	887	4.1	19
7	St Kilda Road	467	9.8	646	6.7	179

What are the key results? Key household results

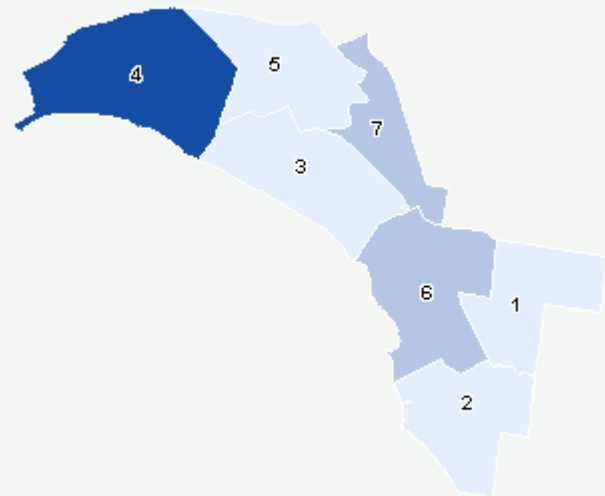
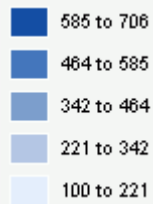
Couple families with children

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



Couple families with children: The map and table show the proportion of couple families with children households in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. The most significant concentration of couples with children was in the western end of the City (Port Melbourne and Middle Park-Albert Park), although most areas have a relatively small share of couple families.

All areas in the City of port Phillip are anticipated to have a moderate increase in the number of couples with children between 2001 and 2016, most notably in the rapid growth area of Port Melbourne and to a lesser extent St Kilda and St Kilda Rd. Overall, the share of households that are couples with children is expected to decrease between 2001 and 2016 in all areas.

Couple families with children		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	873	12.2	1,051	13.1	178
2	Elwood-Ripponlea	969	13.7	1,073	14.0	104
3	Middle Park-Albert Park	1,031	19.8	1,131	20.5	100
4	Port Melbourne	1,001	20.0	1,707	21.5	706
5	South Melbourne	546	15.2	731	15.5	185
6	St Kilda	833	8.4	1,107	9.4	274
7	St Kilda Road	163	7.0	416	8.2	253

What are the key results? Key household results

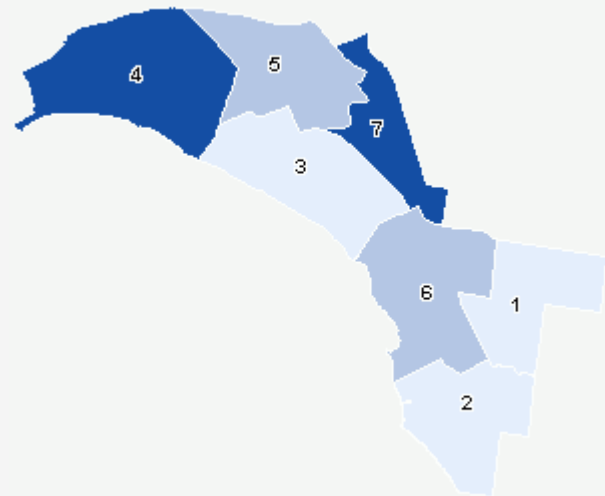
Couples without children

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



Couples without children: The map and table show the proportion of couples without children households in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. The most significant concentration of couples without children was in the areas of Port Melbourne, Middle Park-Albert Park and St Kilda Rd. East St Kilda, St Kilda and Elwood-Ripponlea had fewer couples without children, which is a reflection on the greater share of lone person and group households.

All areas in the City of Port Phillip are anticipated to have an increase in the number of couples without children between 2001 and 2016. This trend is most notable in Port Melbourne and St Kilda Rd, where there will be large gains in mature couples in the former area and young couples in the latter area. The share of couples without children is also expected to increase marginally or remain stable over the period to 2016.

Couples without children		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	1,607	22.5	1,712	21.3	105
2	Elwood-Ripponlea	1,680	23.7	1,797	23.4	117
3	Middle Park-Albert Park	1,447	27.8	1,514	27.5	67
4	Port Melbourne	1,463	29.2	2,303	29.0	840
5	South Melbourne	925	25.8	1,211	25.7	286
6	St Kilda	2,347	23.7	2,691	22.8	344
7	St Kilda Road	645	27.7	1,481	29.3	836

What are the key results?

Key household results

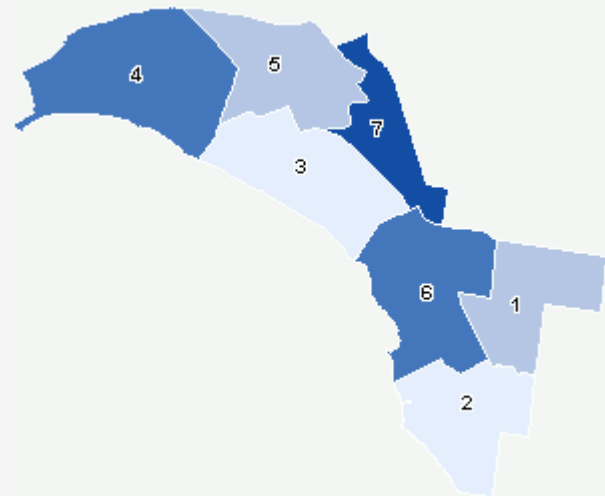
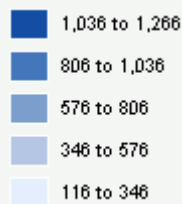
Lone person households

Change 01-16 (numbers)

This map does not include Ward boundaries

Numbers on the map correspond to the small area names in the table below.

Legend



Lone person households: The map and table show the proportion of lone person households in all small areas of the City of Port Phillip and the forecast change in the number between 2001 and 2016. The most significant concentration of lone persons households was in St Kilda, East St Kilda and Elwood-Ripponlea, which reflects the type of housing (small rental apartments). Port Melbourne had a lower share of lone person households, which relates to the higher share of families in these areas.

The moderate increase of lone person households in all areas is consistent with some ageing across the municipality, with St Kilda Rd and Port Melbourne having the largest gains.

Lone person households		2001		2016		Change
Map area num		number	%	number	%	2001-2016
1	East St Kilda	3,105	43.5	3,523	43.9	418
2	Elwood-Ripponlea	3,024	42.7	3,303	42.9	279
3	Middle Park-Albert Park	1,878	36.1	1,994	36.2	116
4	Port Melbourne	1,506	30.0	2,454	30.9	948
5	South Melbourne	1,332	37.2	1,750	37.2	418
6	St Kilda	4,870	49.1	5,788	49.1	918
7	St Kilda Road	951	40.9	2,217	43.8	1,266



Middle Park-Albert Park

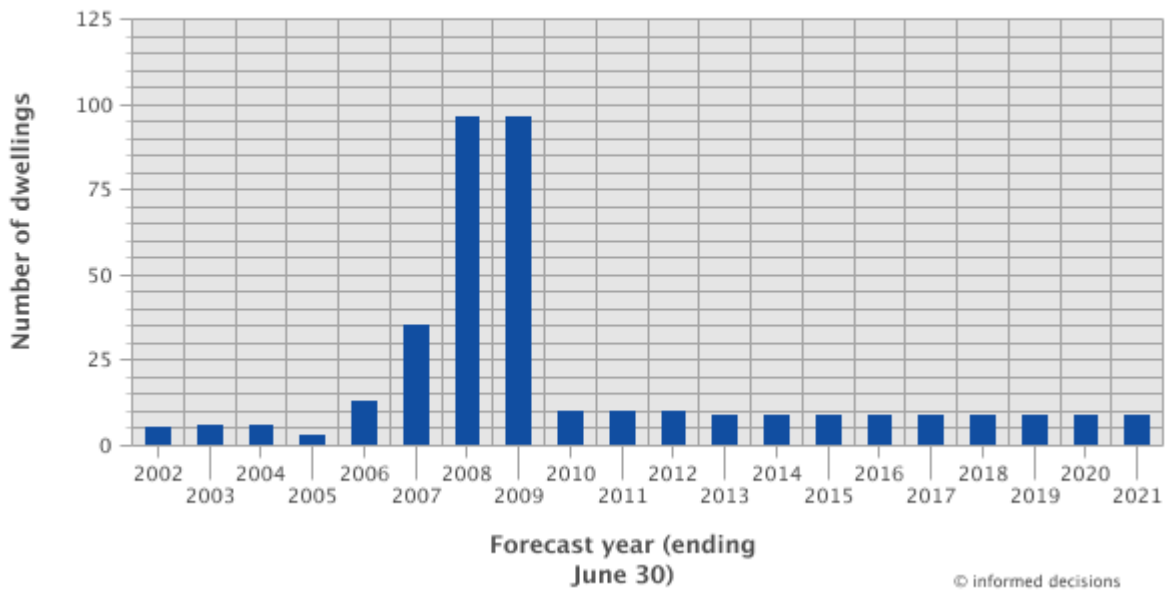
Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

What are our assumptions? Residential development

List of forecast land developments and infill assumptions:

- 2001-2006 dwelling additions are based on ABS dwelling approvals
- 178 Victoria Ave - 25 dwellings (2006-2007)
- 2 Graham St - 172 dwellings (2007-2009)
- Minor level of redevelopment in mixed use, commercial and industrial areas (up to 5 dwellings per annum)
- Minor level of infill development (5 dwellings per annum)

Middle Park-Albert Park assumed new dwelling gain (per annum), 2002 to 2021





Middle Park-Albert Park

Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

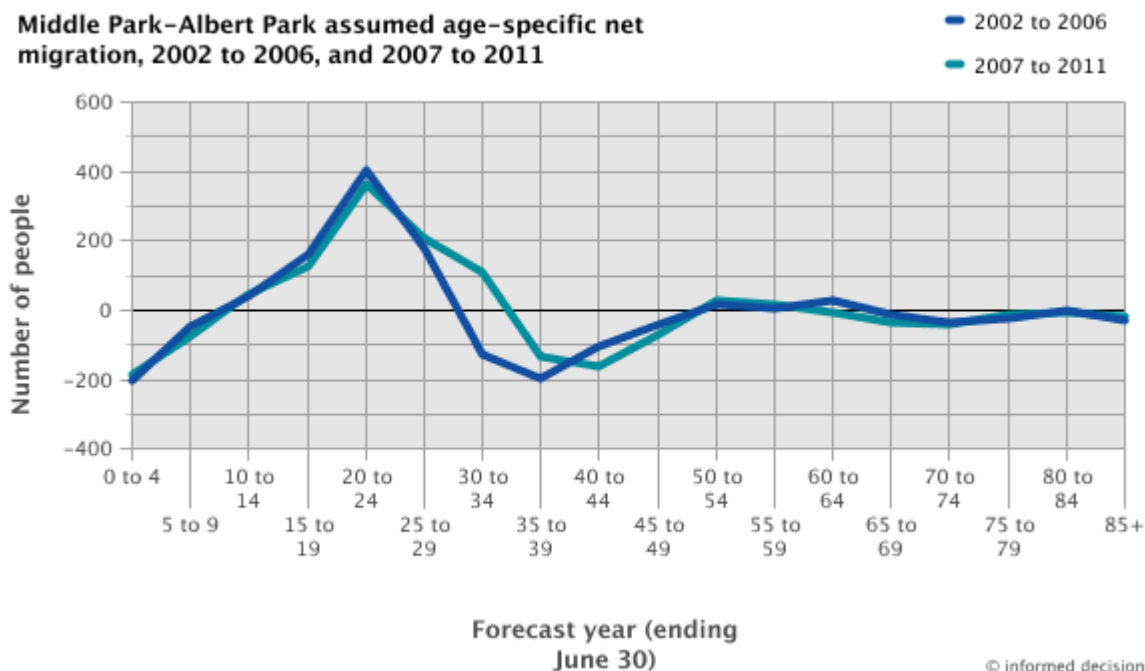
What are our assumptions?

Migration

Major migration assumptions:

- Relatively stable migration profile expected across the 2001-2021 period
- Large gain of young adults (18-29 years)
- Loss of young couples and families (30-49 and 0-9 year olds)

Middle Park-Albert Park assumed age-specific net migration, 2002 to 2006, and 2007 to 2011



© informed decisions



Middle Park-Albert Park

Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

What are our assumptions?

Other assumptions

Fertility rates: The current fertility rate in Middle Park-Albert Park is marginally higher than the average for the City of Port Phillip. It is assumed to remain steady at about 1.15 children per woman aged 15-44 between 2001 and 2021. This is based on a decreased rate of births in the younger age groups (15-31 years) and a moderate increase in older age groups (33+ years).

Death rates: The death rates are based on historical estimates for the City of Port Phillip, which have been extrapolated into the future, assuming an increase in expectation of life in all age groups (except 85+). Although women are still forecast to outlive men, the increase in the expectation of life over time for men is expected to be higher compared to women.

Non-private dwellings: The overall number of persons in non-private dwellings is assumed to remain stable at 355 persons between 2001 and 2021. Non-private dwellings of note in the area as of 2006 included:

- 1. South Port CHG - 21 Canterbury Rd (7 places)
- 2. Catholic Homes - 177 Pages St (16 places)
- 3. South Port CHG - 124 Victoria Ave (10 places)
- 4. South Port CHG - 18-30 Richardson St (60 places)



Middle Park-Albert Park

Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

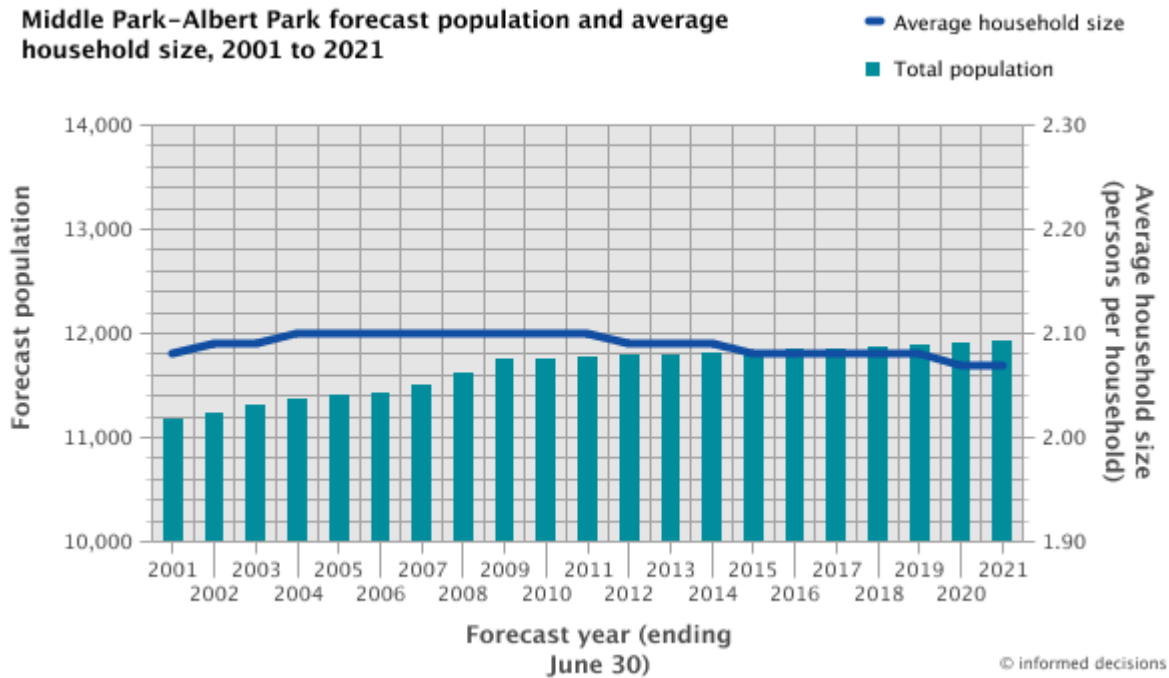
How many people will live here? How many will live here in the future?

Summary data	Forecast year				
	2001	2006	2011	2016	2021
Total population	11,167	11,432 ↗	11,770 ↗	11,837 ↗	11,922 ↗
Resident population in non-private dwellings	355	355 ≈	355 ≈	355 ≈	355 ≈
Resident population in private dwellings	10,812	11,077 ↗	11,415 ↗	11,482 ↗	11,567 ↗
Households	5,199	5,263 ↗	5,443 ↗	5,515 ↗	5,587 ↗
Dwellings	5,687	5,720 ↗	5,967 ↗	6,013 ↗	6,058 ↗
Average household size	2.08	2.10 ↗	2.10 ↗	2.08 ↗	2.07 ↗

≈ stable* from previous year ↗ increase from previous year ↘ decrease from previous year

* stable refers to between +/- 0.5% change

Middle Park-Albert Park forecast population and average household size, 2001 to 2021



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Middle Park-Albert Park

Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

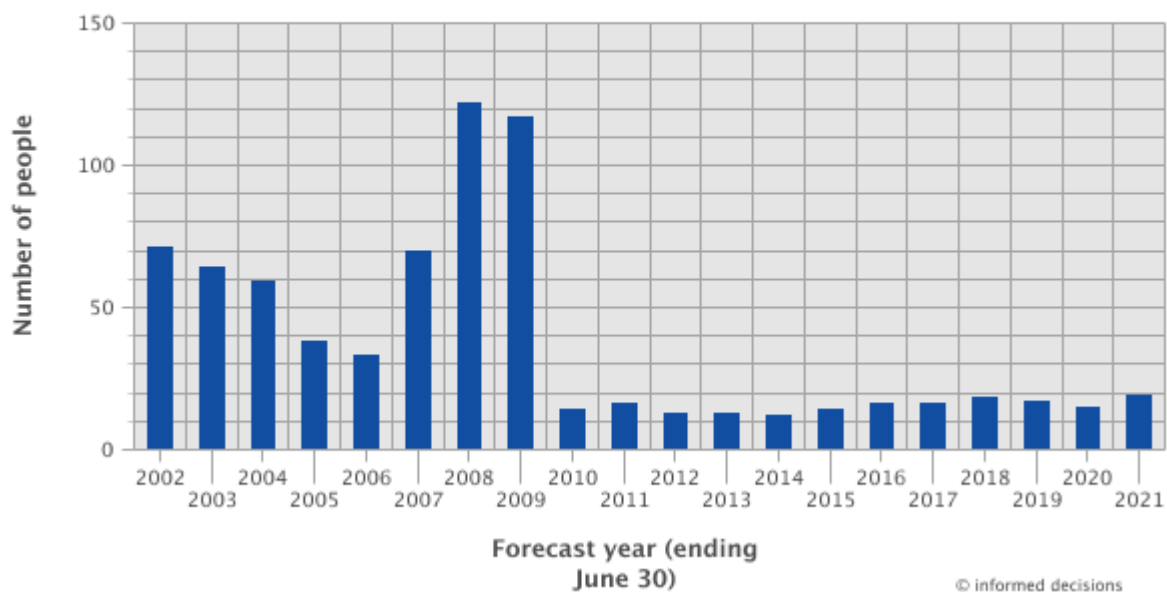
How many people will live here? How will our population change?

Components of population change	Forecast period (years)			
	2002 to 2006	2007 to 2011	2012 to 2016	2017 to 2021
Net Change	265	339↗	68↗	85↗
Births	716	659↘	622↘	615↘
Deaths	477	479↗	477↗	468↗
Net migration	25	158↗	-77↗	-62↗

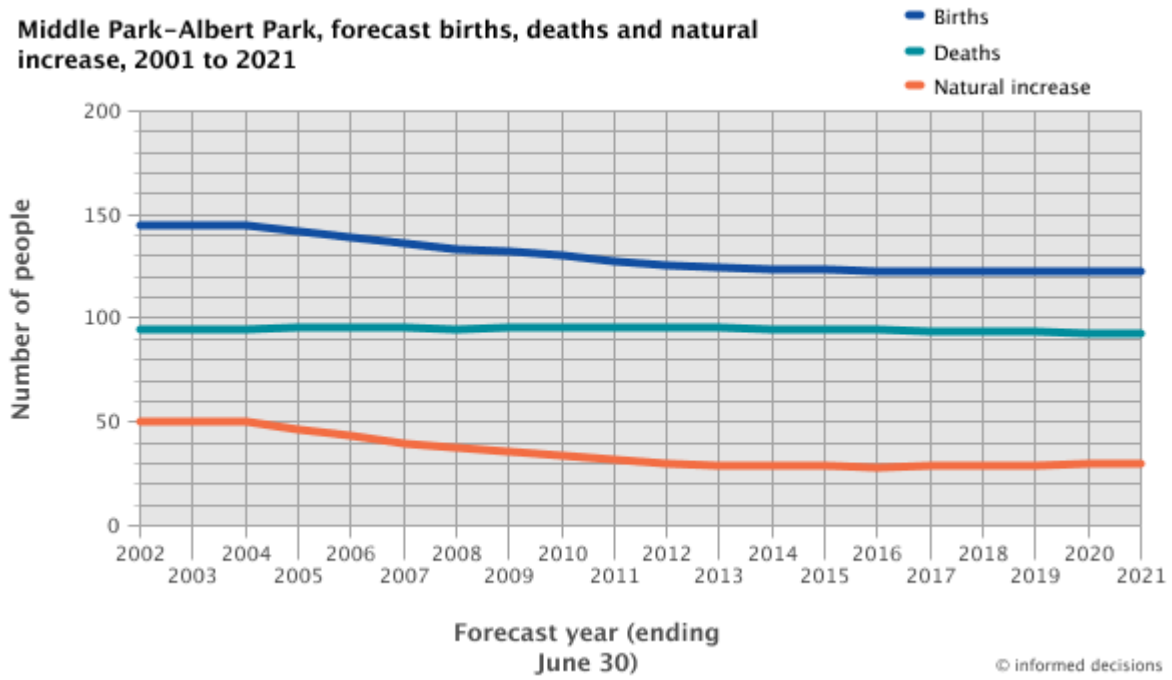
↔ stable* from previous year ↗ increase from previous year ↘ decrease from previous year

* stable refers to between +/- 0.5% change

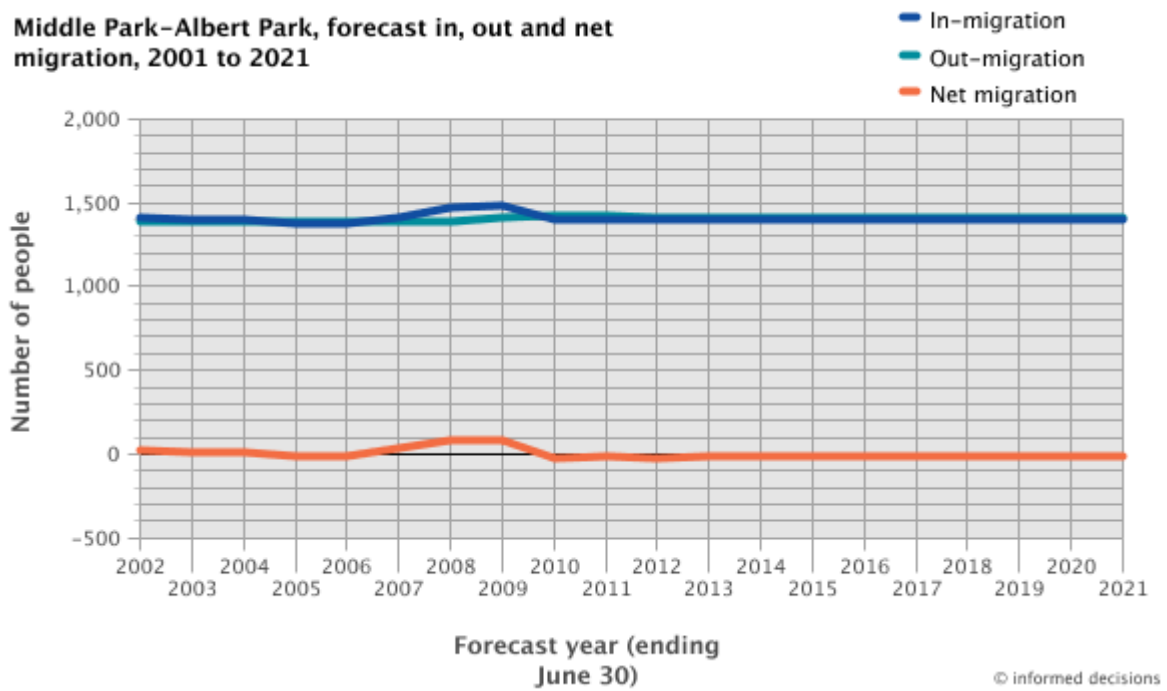
Middle Park-Albert Park forecast population change, 2001 to 2021



Middle Park–Albert Park, forecast births, deaths and natural increase, 2001 to 2021



Middle Park–Albert Park, forecast in, out and net migration, 2001 to 2021





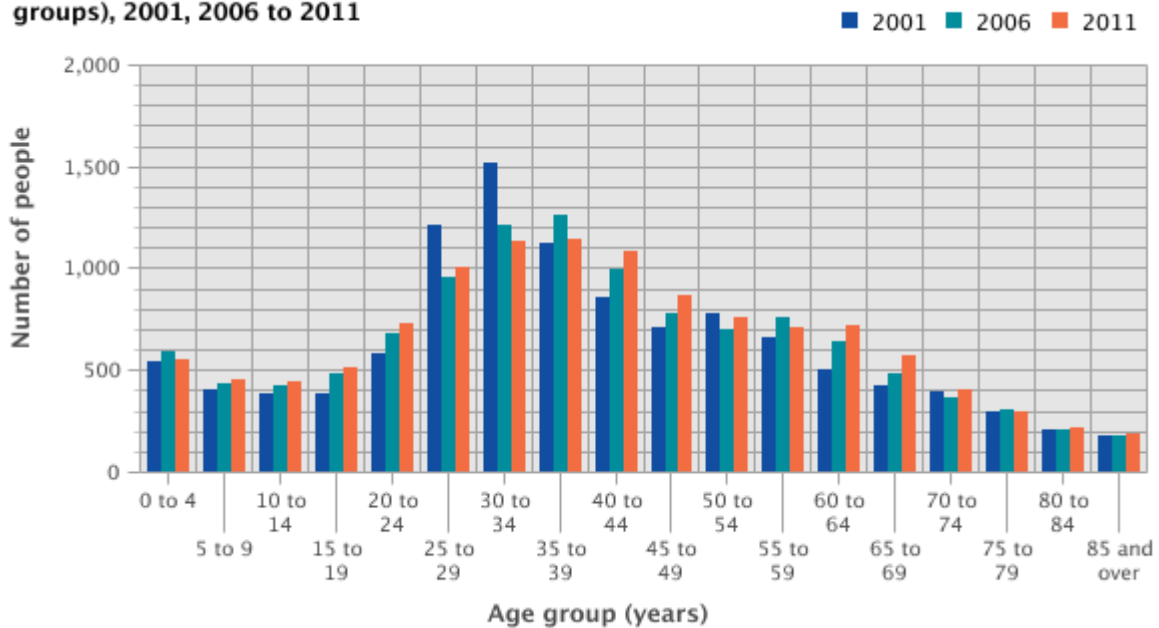
Middle Park-Albert Park

Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

How old will we be? What will our age structure be?

Age structure 5 year age groups (persons)	Forecast year					
	2001		2006		2011	
	number	%	number	%	number	%
0 to 4	546	4.9	588	5.1	553	4.7
5 to 9	402	3.6	429	3.8	452	3.8
10 to 14	380	3.4	422	3.7	439	3.7
15 to 19	386	3.5	483	4.2	512	4.3
20 to 24	577	5.2	681	6.0	726	6.2
25 to 29	1,215	10.9	955	8.4	1,008	8.6
30 to 34	1,522	13.6	1,212	10.6	1,131	9.6
35 to 39	1,128	10.1	1,261	11.0	1,142	9.7
40 to 44	859	7.7	994	8.7	1,082	9.2
45 to 49	705	6.3	778	6.8	866	7.4
50 to 54	782	7.0	702	6.1	759	6.4
55 to 59	659	5.9	758	6.6	710	6.0
60 to 64	506	4.5	638	5.6	715	6.1
65 to 69	423	3.8	478	4.2	571	4.9
70 to 74	390	3.5	363	3.2	402	3.4
75 to 79	296	2.7	303	2.6	292	2.5
80 to 84	202	1.8	210	1.8	221	1.9
85 and over	182	1.6	182	1.6	191	1.6

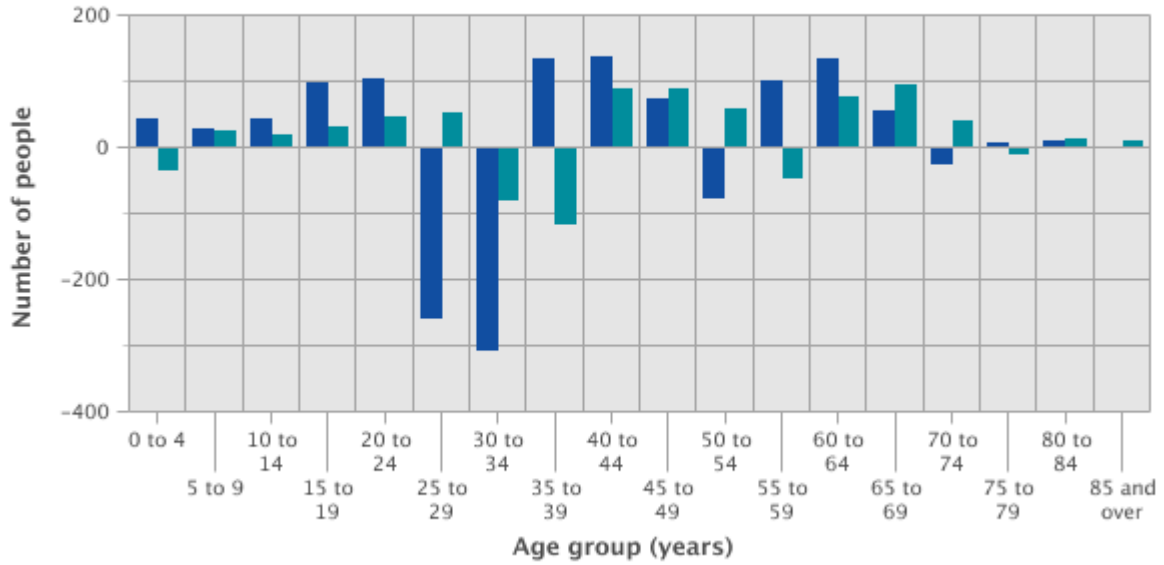
Middle Park-Albert Park forecast age structure, (5 year age groups), 2001, 2006 to 2011



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Middle Park-Albert Park change in forecast age structure, (5 year age groups), 2001, 2006 to 2011

■ 2001 to 2006
■ 2006 to 2011



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Middle Park-Albert Park

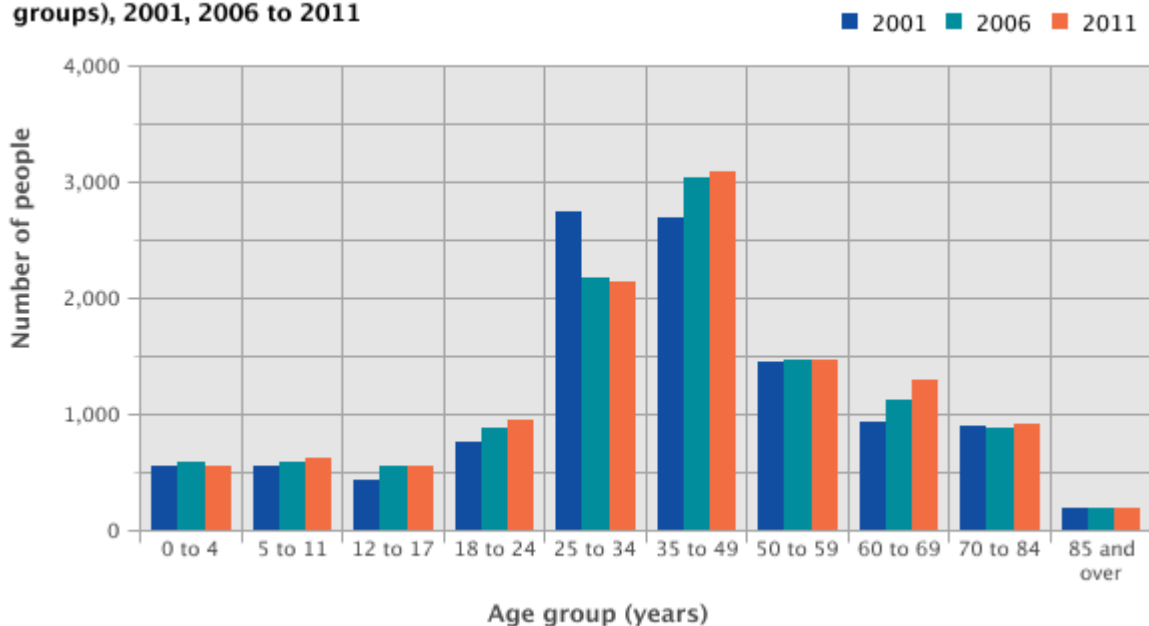
Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

How old will we be?

What will our service age structure be?

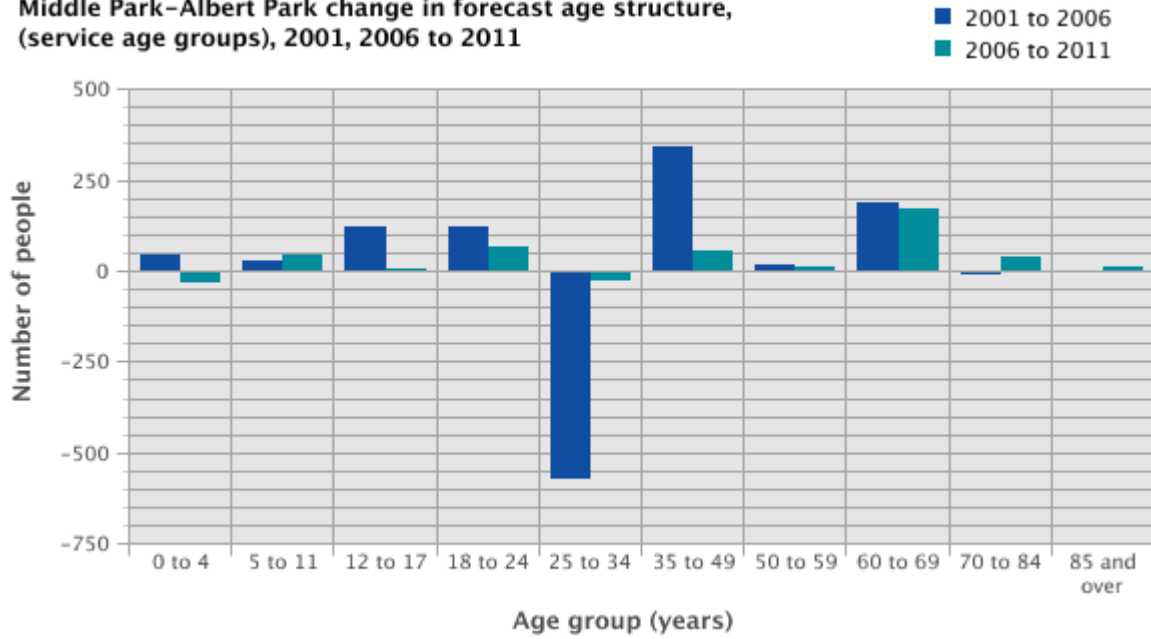
Age structure service age groups (persons)	Forecast year					
	2001		2006		2011	
	number	%	number	%	number	%
0 to 4	546	4.9	588	5.1	553	4.7
5 to 11	556	5.0	585	5.1	629	5.3
12 to 17	428	3.8	548	4.8	551	4.7
18 to 24	761	6.8	882	7.7	949	8.1
25 to 34	2,737	24.5	2,167	18.9	2,139	18.2
35 to 49	2,692	24.1	3,033	26.5	3,090	26.2
50 to 59	1,441	12.9	1,460	12.8	1,469	12.5
60 to 69	929	8.3	1,116	9.8	1,286	10.9
70 to 84	888	8.0	876	7.7	915	7.8
85 and over	182	1.6	182	1.6	191	1.6

Middle Park-Albert Park forecast age structure, (service age groups), 2001, 2006 to 2011



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**Middle Park-Albert Park change in forecast age structure,
(service age groups), 2001, 2006 to 2011**



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Middle Park-Albert Park

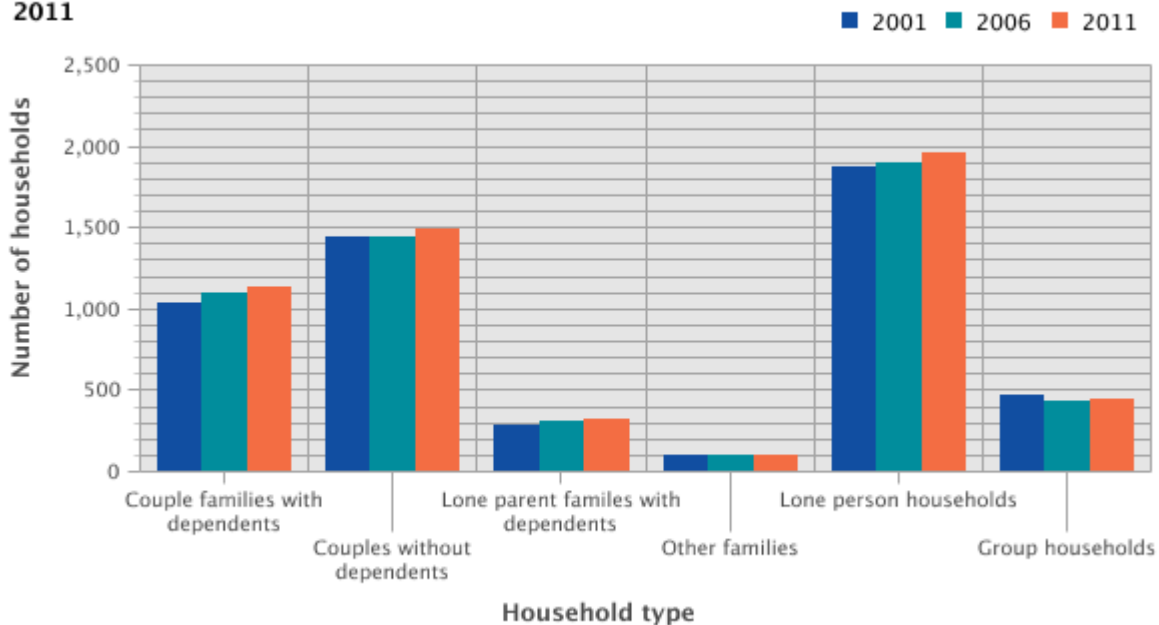
Middle Park-Albert Park is bounded by St Vincents St, Brooke St, Bevan St, Ferrars Rd and Albert Park in the east, Cowderoy St and Port Phillip in the south and Pickles St in the west.

How will we live?

What type of household will we live in?

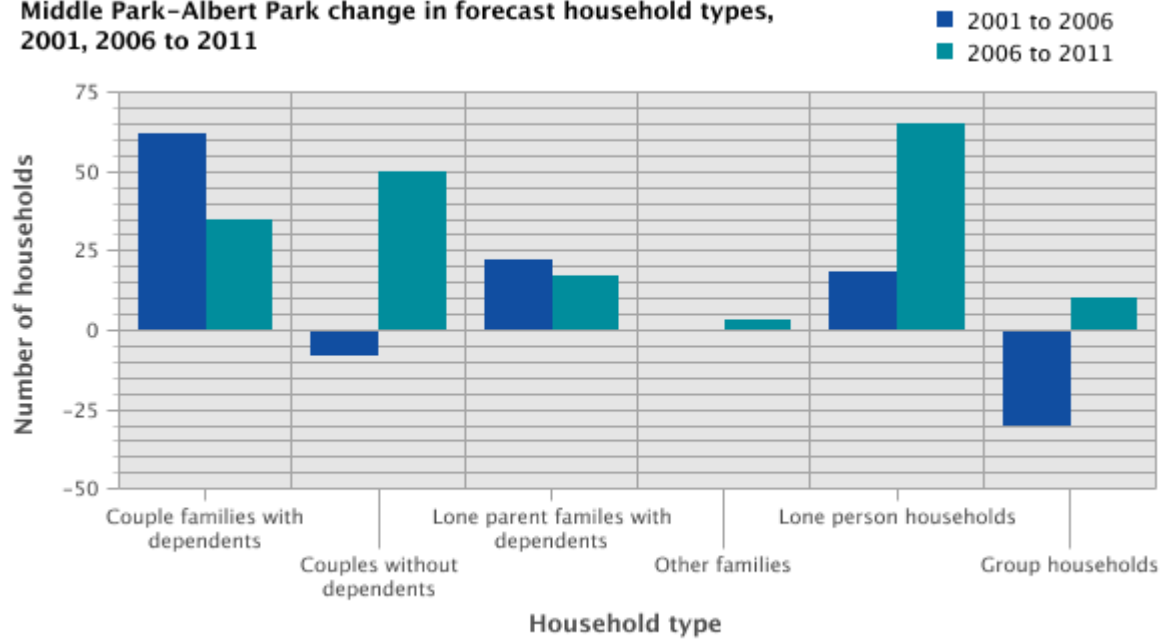
Household types households (occupied private dwellings)	Forecast year					
	number	2001 %	2006 number	2006 %	2011 number	2011 %
Couple families with dependents	1,031	19.8	1,093	20.8	1,128	20.7
Couples without dependents	1,447	27.8	1,439	27.3	1,489	27.4
Lone parent families with dependents	287	5.5	309	5.9	326	6.0
Other families	94	1.8	94	1.8	97	1.8
Lone person households	1,878	36.1	1,896	36.0	1,961	36.0
Group households	462	8.9	432	8.2	442	8.1
Total households	5,199	100.0	5,263	100.0	5,443	100.0

Middle Park-Albert Park forecast household types, 2001, 2006 to 2011



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Middle Park–Albert Park change in forecast household types, 2001, 2006 to 2011



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