

8-HOUSING

The 2004 population census recorded almost 70 000 dwellings (69 646) in New Caledonia. The vast majority were located in the Southern province (75%, of which 89% in Greater Nouméa), to a lesser extent in the Northern province (17%) and Loyalty islands (8%). Compared to 1996, the increase in the number of dwellings continued : +26.5% in the Loyalty islands, +23.5 in the Southern province and +12% in the Northern province. The most common form of dwelling was the main residence (92%), with the remainder comprising vacant dwellings (4%), secondary residences (3%) and occasional dwellings (0.5%).

Accordingly, 64 345 main residences were recorded in 2004 (compared to 51 497 in 1996), which is an increase of almost one-quarter (+24.9%). Their share in terms of all dwellings increased by 2.5 percentage points in eight years. Accordingly, in 2004, 92% of dwellings were main residences ; the proportion varies from 91 to 94% across the provinces.

48 342 residences were located in the Southern province, 11 077 in the Northern province, and 4 926 in the Loyalty islands.

Of these dwellings, 46 163 were individual houses (or 72%, of which 91% were modern houses, and 9% traditional houses). The individual traditional houses (or Melanesian huts) only accounted for 7% of all New Caledonian residences in 2004 (compared to 13% in 1996 and 24% in 1989). 14 922 main residences were communal buildings (or 23%), mainly located in Nouméa (95%), where almost half (44%) of the population live in apartments. Temporary constructions (4% of residences in 2004) were mainly concentrated in Greater Nouméa (63%). In Dumbéa, over 15% of the population still lived in shacks.

76% of New Caledonia's population lived in individual houses, 18% in communal buildings, and 5% in temporary constructions, of which 2/3 in Greater Nouméa.

► **Population census.** See 5.4.

► **Dwelling.** In terms of a census, the meaning of "dwelling" is more restrictive than the usual definition as "independent premises used as a dwelling". Are in fact excluded caravans, boats and mobile dwellings, even though they may be permanently occupied, as well as dwellings for communities. The restriction only affects 1.3% (approximately 3 000 people) of the New Caledonian population, and enables an estimation of the population living on boats. Dwellings are considered in four categories, in reference to their usage : main residence, occasionally used dwelling or independent room, the secondary residence, and the vacant dwelling.

► **Main residence.** Dwelling lived in permanently by an ordinary household.

► **Secondary residence.** Dwelling occupied in an occasional, yet regular, manner.

► **Ordinary households.** See 5.9.

► **Temporary constructions.** In New Caledonia, these are mainly "squats" or shacks.

SOURCES

[1] INSEE-ISEE, Recensements de la population de la Nouvelle-Calédonie de 1996 et 2004.

Institut de la Statistique et des Études Économiques (ISEE), données sur le Recensement de la population. Disponibles sur : www.isee.nc

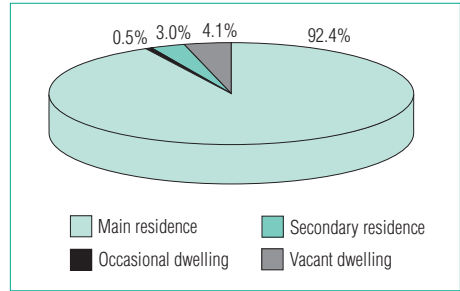
8.1 DWELLINGS

Dwellings by category and by province (2004 Census) [1]

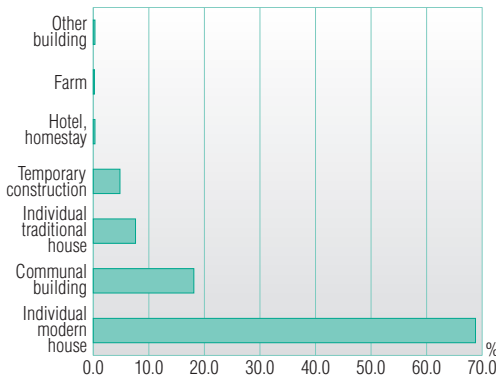
	Loyalty isl. prov.	North. prov.	South. prov.	Greater Nouméa	New Caledonia
Main residence					
Number	4 926	11 077	48 342	43 299	64 345
%	91.2	94.4	92.1	92.9	92.4
Occasional dwelling					
Number	7	113	223	196	343
%	0.1	1.0	0.4	0.4	0.5
Secondary residence					
Number	266	314	1 482	899	2 062
%	4.9	2.7	2.8	1.9	3.0
Vacant dwelling					
Number	202	224	2 470	2 219	2 896
%	3.8	1.9	4.7	4.8	4.1
All					
Number	5 401	11 728	52 517	46 613	69 646
%	100.0	100.0	100.0	100.0	100.0

Units : number, %

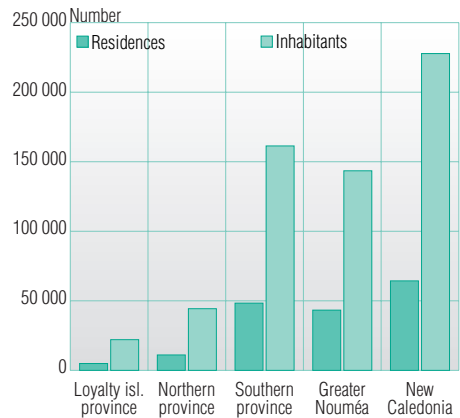
Dwellings by category (2004 census) [1]



Population of main residences by construction type [1]



Main residences and their populations by province (2004 Census) [1]



Main residences by construction type and province (Census 2004) [1]

	Farm	Temporary construction	Hotel, homestay	Individual modern house	Individual traditional house	Communal building	Other building (a)	Total
Loyalty islands province	5	124	9	3 278	1 501	5	4	4 926
Northern province	70	644	38	8 343	1 802	153	27	11 077
Southern province	30	1 950	145	30 272	967	14 764	214	48 342
incl. Greater Nouméa	-	1 713	125	25 970	607	14 680	204	43 299
New Caledonia	105	2 718	192	41 893	4 270	14 922	245	64 345
Share	0.2	4.2	0.3	65.1	6.6	23.2	0.4	100.0

(a) Building used for purposes other than a dwelling (mainly industrial, commercial, administrative or public) that incorporates at least one dwelling.

Units : number, %

Population of main residences by type of construction and province (Census 2004) [1]

	Farm	Temporary construction	Hotel, homestay	Individual modern house	Individual traditional house	Communal building	Other building (a)	Total
Loyalty islands province	15	521	37	15 166	6 304	17	11	22 071
Northern province	292	2 332	140	33 675	7 433	404	64	44 340
Southern province	109	8 049	446	107 767	3 535	40 868	591	161 365
incl. Greater Nouméa	-	7 263	373	92 568	2 082	40 641	564	143 491
New Caledonia	416	10 902	623	156 608	17 272	41 289	666	227 776
Share	0.2	4.8	0.3	68.8	7.6	18.1	0.3	100.0

(a) Building used for purposes other than a dwelling (mainly industrial, commercial, administrative or public) that incorporates at least one dwelling.

Units : inhabitant, %