

## 2.09 Housing tenure type

The tenure status of a person's occupancy of a residence: owning without a mortgage; owning with a mortgage; renting public housing; renting community housing; and renting privately

### Data sources

Data presented for this measure come predominantly from 2006 Census data. The 2004–05 National Aboriginal and Torres Strait Islander Health Survey is used for the analysis of housing tenure type by selected health characteristics. The 2002 National Aboriginal and Torres Strait Islander Social Survey is used for the analysis of housing tenure type by selected population characteristics.

#### Census of Population and Housing

The Census of Population and Housing is conducted by the ABS at 5-yearly intervals with 2006 being the most recent, and is designed to include all Australian households. The Census uses the ABS standard Indigenous status question and it is asked for each household member.

Although the Census data are adjusted for undercounts at the person level to arrive at the estimated resident population, no such adjustment is done for the statistics used in this measure.

The Census includes data on housing tenure type that are published at a household level. For the purposes of data analysis, Indigenous households can be defined in two different ways:

- a household where the reference person or the spouse is Indigenous
- a household containing one or more Indigenous people.

For this measure, the second definition of an Indigenous household is used, that is, a household containing one or more Indigenous people. This is the definition used in the *National housing assistance data dictionary* (AIHW 2006).

#### National Aboriginal and Torres Strait Islander Health Survey (NATSIHS)

The 2004–05 NATSIHS collected information from 10,439 Indigenous Australians of all ages. This sample was considerably larger than the supplementary Indigenous samples in the 1995 and 2001 National Health Surveys. The survey was conducted in remote and non-remote areas of Australia and collected a range of information from Indigenous Australians about health-related issues including health-related actions, health risk factors, health status, socioeconomic circumstances and women's health. It is planned to repeat the NATSIHS at 6-yearly intervals, with the next NATSIHS to be conducted in 2010–11. Selected non-Indigenous comparisons are available through the 2004–05 National Health Survey (NHS).

#### National Aboriginal and Torres Strait Islander Social Survey (NATSISS)

The 2002 NATSISS collected information from 9,400 Indigenous Australians across all states and territories of Australia. The sample covered persons aged 15 years and over who were usual residents of private dwellings. It collected information on a wide range of subjects including family and culture, health, education, employment, income, financial stress, housing, and law and justice. The 2002 NATSISS is the second national social survey of

Indigenous Australians conducted by the ABS. Selected non-Indigenous comparisons are available through the 2002 General Social Survey (GSS). The ABS plans to conduct the NATSISS every 6 years. The next survey is planned for 2008.

## Data analyses

### Comparisons between NATSIHS, NATSISS and Census

The NATSIHS, NATSISS and Census collect information on housing tenure. The 2006 Census collected comparable information on housing tenure for both Indigenous and non-Indigenous persons and households. The 2002 NATSISS collected information on Indigenous Australians using different rental tenure type categories from the 2002 General Social Survey and therefore Indigenous and non-Indigenous comparisons are not available for some tenure type categories from this survey. The 2004–05 NATSIHS did not include a question on landlord type and therefore does not provide data on rentals broken down by private, state/territory housing authority and community housing. The 2004–05 National Health Survey did not include any questions on housing tenure, so non-Indigenous comparisons are also not available from this survey.

When comparing data on tenure type for Indigenous persons aged 18 years and over from the 2002 NATSISS and 2006 Census, the estimates for most tenure type categories are very similar. For example, the proportion of home owners was 27% in the NATSISS and 31% in the Census; the proportion of renters was 70% and 68% in the two surveys respectively. The largest differences were for home purchasers (17% and 21% respectively), renters of community or cooperative housing (25% and 19% respectively) and other tenure type (4% and 1% respectively). The difference in the proportions for 'other tenure type' between the two surveys is likely to be due to differences in the tenure types included under this category.

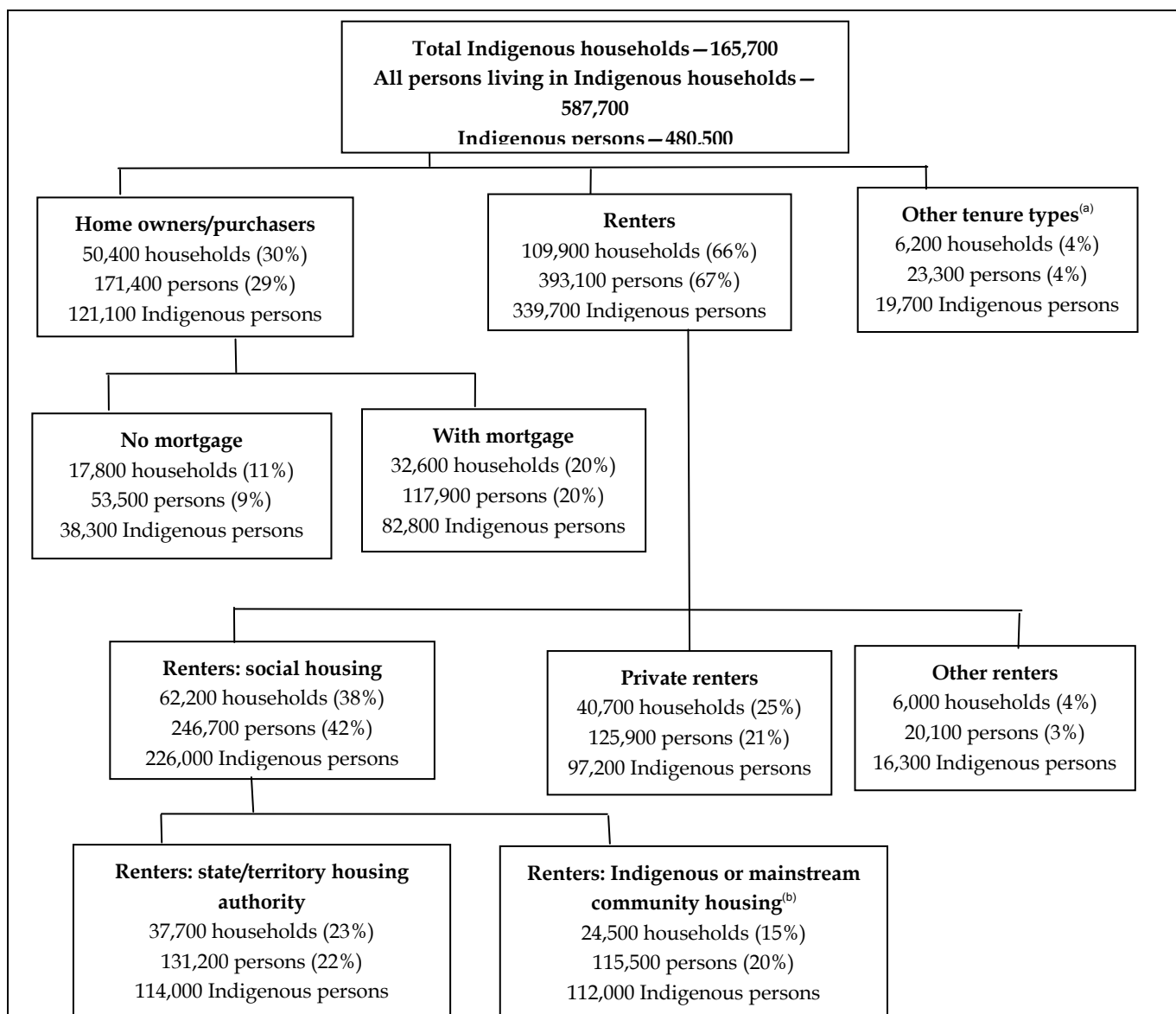
This measure presents data included in the 2006 edition of this report for persons aged 18 years and over (2002 NATSISS data) and for persons aged 15 years and over (2004–05 NATSIHS data) and new data from the 2006 Census for persons aged 18 years and over. Data from the NATSISS and NATSIHS are presented first followed by data from the 2006 Census.

### NATSIHS and NATSISS data

#### Tenure type

- Among the estimated 165,700 Indigenous households in 2002, 31% were home owners or purchasers, 28% were private and other renters, and 38% were renters of some form of social housing (Figure 2.09.1). This can be compared with non-Indigenous households where 71% were home owners or purchasers, and 27% were renters (Table 2.09.1).
- Home ownership provides a relatively secure form of housing tenure but there are much lower rates of home ownership among Indigenous households. This is indicative of the lower socioeconomic status of many Indigenous households and the fact that many Indigenous people who live in remote areas live on Aboriginal and Torres Strait Islander community land where individual home ownership is generally not possible. In 2002, 11% of Indigenous households owned their homes outright and 20% were purchasing their homes.

- In 2002, the majority of Indigenous households lived in some form of rental accommodation (66%). The largest group were renters of social housing, which included those renting from state or territory housing authorities (that is, those in public housing and State Owned and Managed Indigenous Housing, SOMIH) (23%) and those renting from Indigenous community housing organisations and, to a lesser extent, from mainstream community housing organisations (15%). Around one-quarter of Indigenous households were in the private rental market.
- In 2002, approximately 27% of Indigenous persons aged 18 years and over were home owners and 70% were renters. Around one-quarter of Indigenous adults were renters of community or cooperative housing (24.5%). In comparison, 73% of non-Indigenous adults were home owners, and 24% were renters (Table 2.09.1).



(a) Includes households and persons in rent/buy schemes, living rent-free or under a life tenure scheme.

(b) Indigenous community housing managed by Indigenous community housing organisations and community housing within mainstream programs.

Source: 2002 NATSISS.

**Figure 2.09.1: Indigenous households, by tenure type, 2002**

**Table 2.09.1: Households and persons, by tenure type and Indigenous status, 2002**

	Persons <sup>(a)</sup>				Households			
	Indigenous		Non-Indigenous		Indigenous		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%
<b>Home owners</b>								
Owned without a mortgage	25,248	10.0*	5,527,272	38.5*	17,833	10.8*	2,903,901	39.2*
Being purchased	41,456	16.5*	4,971,283	34.6*	32,610	19.7*	2,315,629	31.3*
<i>Total home owners</i>	<i>66,703</i>	<i>26.5*</i>	<i>10,498,555</i>	<i>73.1*</i>	<i>50,443</i>	<i>30.5*</i>	<i>5,219,530</i>	<i>70.5*</i>
<b>Renters</b>								
Private and other landlord types <sup>(b)</sup>	61,943	23.9	n.p.	n.p.	46,780	28.2	n.p.	n.p.
State/territory housing authority	53,184	21.2	n.p.	n.p.	37,673	22.7	n.p.	n.p.
Community or cooperative housing	59,904	24.5	n.p.	n.p.	24,493	14.8	n.p.	n.p.
<i>Total renters<sup>(c)</sup></i>	<i>175,031</i>	<i>69.6*</i>	<i>3,491,054</i>	<i>24.3*</i>	<i>108,946</i>	<i>65.7*</i>	<i>1,988,918</i>	<i>26.8*</i>
Other <sup>(d)</sup>	9,664	3.9	364,181	2.6	6,163	3.7	200,129	2.7
<b>Total<sup>(e)</sup></b>	<b>251,398</b>	<b>100.0</b>	<b>14,353,790</b>	<b>100.0</b>	<b>165,674</b>	<b>100.0</b>	<b>7,408,577</b>	<b>100.0</b>

\* Represents statistically significant differences in the Indigenous and non-Indigenous comparisons.

(a) Persons aged 18 years and over.

(b) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(c) Includes landlord type not stated.

(d) Includes persons living under life tenure schemes, those living rent-free and participants in rent/buy schemes.

(e) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2002 NATSISS and 2002 GSS.

## Tenure type by age

- In 2002, the highest proportion of Indigenous home owners were aged 45–54 years (37%), whereas non-Indigenous Australians aged 55 years and over were most likely to be home owners (86%) (Table 2.09.2).
- Indigenous and non-Indigenous Australians aged 18–24 years were more likely to be renting in 2002 (80% and 40% respectively) than those in the older age groups.
- Across all age groups, Indigenous Australians were more likely to be renting and less likely to be home owners than non-Indigenous Australians in 2002.

**Table 2.09.2: Proportion of Indigenous and non-Indigenous persons,<sup>(a)</sup> by tenure type and age group, 2002**

	18–24		25–34		35–44		45–54		55+	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
<b>Home owners</b>										
Owned without a mortgage	*6	*25	*5	*13	*8	*19	*16	*41	*24	*74
Being purchased	*11	*32	*18	*46	*22	*53	*21	*39	*8	*12
<i>Total home owners</i>	*17	*57	*23	*59	*29	*73	*37	*80	*32	*86
<b>Renters</b>										
Private and other renter <sup>(b)</sup>	34	n.p.	27	n.p.	23	n.p.	18	n.p.	12	n.p.
Renter—state/territory housing authority	20	n.p.	20	n.p.	22	n.p.	20	n.p.	25	n.p.
Renter—Indigenous/mainstream community housing	26	n.p.	26	n.p.	23	n.p.	20	n.p.	26	n.p.
<i>Subtotal renters<sup>(c)</sup></i>	*80	*40	*73	*38	*67	24	*58	*17	*63	*12
Other <sup>(d)</sup>	2	3	4	2	4	3	6	3	5	2
<b>Total<sup>(e)</sup></b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

\* Represents statistically significant differences in the Indigenous/non-Indigenous comparisons.

(a) Persons aged 18 years and over.

(b) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(c) Includes landlord type not stated.

(d) Includes persons living under life tenure schemes, those living rent-free and participants in rent/buy schemes.

(e) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2002 NATSISS and 2002 GSS.

## Tenure type by state/territory

- In 2002, the Northern Territory had the lowest proportion of Indigenous households who were home owners (13%) and the highest proportion living in Indigenous or community housing (49%). For those living in Indigenous communities, the dwellings are owned by the community (Table 2.09.3).
- The proportion of Indigenous persons aged 18 years and over who were home owners/purchasers was highest in Tasmania (57%) and the Australian Capital Territory (41%).
- Western Australia (32%) and South Australia (27%) had a relatively high proportion of households renting from the state housing authority, that is, those in public housing and SOMIH. Western Australia also had a relatively high proportion of households in the 'other' category, which includes those living rent-free (6%).

**Table 2.09.3: Proportion of households and persons, by tenure type, Indigenous status and state/territory, 2002**

	NSW		Vic		Qld		WA		SA		Tas		NT		ACT	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
<b>Persons<sup>(a)</sup></b>																
Owned without a mortgage	*14	*39	*12	*41	*10	*35	*6 <sup>(b)</sup>	*34	*8	*40	*24	*42	*3 <sup>(b)</sup>	*15	*10	*36
Being purchased	*19	*33	*23	*35	*17	*33	*13	*41	*19	*34	33	34	*5 <sup>(b)</sup>	*38	32	39
<i>Total home owners</i>	*32	*73	*35	*77	*27	*68	*19	*74	*26	*74	*57	*77	*8	*52	*41	*75
Private and other renter <sup>(c)</sup>	30	n.p.	30	n.p.	28	n.p.	22	n.p.	18	n.p.	20	n.p.	7 <sup>(b)</sup>	n.p.	29	n.p.
Renter—state/territory housing authority	21	n.p.	22	n.p.	20	n.p.	31	n.p.	26	n.p.	17	n.p.	10	n.p.	27	n.p.
Renter—Indigenous/mainstream community housing	12	n.p.	10	n.p.	23	n.p.	24	n.p.	27	n.p.	3 <sup>(d)</sup>	n.p.	68	n.p.	2 <sup>(d)</sup>	n.p.
<i>Total renters<sup>(e)</sup></i>	*63	*25	*62	*21	*71	*30	*76	*22	*72	*24	*39	*21	*86	*44	*58	*24
Other <sup>(f)</sup>	4 <sup>(b)</sup>	2	3 <sup>(b)</sup>	3	2 <sup>(b)</sup>	2	5	4	2 <sup>(b)</sup>	2	4 <sup>(b)</sup>	2	7 <sup>(b)</sup>	4	1 <sup>(d)</sup>	1 <sup>(b)</sup>
<b>Total<sup>(g)</sup></b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

(continued)

**Table 2.09.3 (continued): Proportion of households and persons, by tenure type, Indigenous status and state/territory, 2002**

	NSW		Vic		Qld		WA		SA		Tas		NT		ACT	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
<b>Households</b>																
Owned without a mortgage	*13	*40	*12	*42	*10	*36	*7 <sup>(b)</sup>	*34	*8	*40	*23	*42	*5 <sup>(b)</sup>	*14	*9	*35
Being purchased	*19	*29	*24	*33	*20	*29	*17	*37	*21	*30	33	32	*8 <sup>(b)</sup>	*36	31	36
<i>Total home owners</i>	*32	*70	*36	*75	*30	*66	*24	*71	*29	*71	*55	*73	*13 <sup>(b)</sup>	*49	*39	*72
Private and other renter <sup>(c)</sup>	32	n.p.	30	n.p.	31	n.p.	25	n.p.	22	n.p.	21	n.p.	15 <sup>(b)</sup>	n.p.	30	n.p.
Renter—state/territory housing authority	22	n.p.	21	n.p.	20	n.p.	32	n.p.	27	n.p.	18	n.p.	18	n.p.	29	n.p.
Renter—Indigenous/mainstream community housing	9	n.p.	9	n.p.	16	n.p.	14	n.p.	20	n.p.	3 <sup>(b)</sup>	n.p.	49	n.p.	1 <sup>(d)</sup>	n.p.
<i>Total renters<sup>(e)</sup></i>	*64	*28	*60	*22	*68	*32	*70	*26	*69	*27	*41	*24	*81	*46	*60	*27
Other <sup>(f)</sup>	4 <sup>(b)</sup>	3	4 <sup>(b)</sup>	3	2 <sup>(b)</sup>	2	6	4	2 <sup>(b)</sup>	3	4 <sup>(b)</sup>	2	6 <sup>(b)</sup>	5	1 <sup>(d)</sup>	1
<b>Total<sup>(g)</sup></b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

\* Represents statistically significant differences in the Indigenous/non-Indigenous comparisons.

- (a) Persons aged 18 years and over.
- (b) Estimate has a relative standard error of between 25% and 50% and should be used with caution.
- (c) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.
- (d) Estimate has a relative standard error greater than 50% and is considered too unreliable for general use.
- (e) Includes landlord type not stated.
- (f) Includes persons living under life tenure schemes, those living rent-free and participants in rent/buy schemes.
- (g) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2002 NATSISS and 2002 GSS.

### **Tenure type by remoteness**

- In 2002, a total of 29,200 Indigenous households lived in remote areas of Australia and 136,500 lived in non-remote areas. Tenure type varied by remoteness, reflecting the availability of different housing options for Indigenous people and their lower socioeconomic status (Table 2.09.4).
- Among Indigenous households living in remote areas of Australia, half (50%) were renters of Indigenous or community housing, 17% were renters of state or territory housing and 14% were home owners.
- In comparison, among Indigenous households in non-remote areas, the highest proportion were home owners (34%) followed by private or other renters (32%) and renters of state and territory housing (24%).

**Table 2.09.4: Indigenous households and persons, by tenure type and remoteness, 2002**

Tenure type	Persons <sup>(a)</sup>		Households	
	Remote	Non-remote	Remote	Non-remote
<b>Per cent</b>				
<b>Home owners</b>				
Owned without a mortgage	3.8	12.0	5.9	11.8
Being purchased	4.8	21.3	7.7	22.2
<i>Total home owners</i>	8.6	33.3	13.6	34.0
<b>Renters</b>				
Private and other landlord types	8.5	28.9	12.3	31.6
State/territory housing authority	13.2	25.4	17.1	24.0
Community or cooperative housing	63.9	9.3	50.0	7.3
<i>Total renters</i>	85.6	63.7	79.4	62.9
Other <sup>(b)</sup>	5.8	3.0	7.0	3.0
<b>Total<sup>(c)</sup></b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

(a) Persons aged 15 years and over.

(b) Includes other, life tenure, rent/buy/shared equity scheme.

(c) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2002 NATSISS.

### Time series

- Between 1994 and 2002, there was an increase in the proportion of Indigenous households and persons aged 18 years and over who were home owners. Over the same period, there was an increase in the proportion of households and persons who were private or other renters, a decline in the proportion of renters of state/territory housing, and an increase in those renting community or cooperative housing (Table 2.09.5).

**Table 2.09.5: Indigenous households and persons, by tenure type, 1994 and 2002**

	Persons <sup>(a)</sup>				Households			
	1994		2002		1994		2002	
	Number	%	Number	%	Number	%	Number	%
<b>Home owners</b>								
Owned without a mortgage	20,837	10.9	25,248	10.0	13,831	12.7	17,833	10.8
Being purchased	20,195	10.6	41,456	16.5	13,881	12.8	32,610	19.7
<i>Total home owners</i>	<i>41,032</i>	<i>21.5</i>	<i>66,703</i>	<i>26.5</i>	<i>27,712</i>	<i>25.5</i>	<i>50,443</i>	<i>30.5</i>
<b>Renters</b>								
Private and other landlord types <sup>(b)</sup>	40,346	21.1	60,842	24.2	24,952	23.0	46,780	28.2
State/territory housing authority	63,583	33.3	53,184	21.2	37,796	34.8	37,673	22.7
Community or cooperative housing	31,559	16.5	60,788	24.2	11,900	11.0	24,493	14.8
<i>Total renters<sup>(c)</sup></i>	<i>136,384</i>	<i>71.5</i>	<i>175,031</i>	<i>69.6</i>	<i>75,029</i>	<i>69.1</i>	<i>108,946</i>	<i>65.7</i>
Other <sup>(d)</sup>	10,016	5.2	9,664	3.9	4,210	3.9	6,163	3.7
<b>Total<sup>(e)</sup></b>	<b>190,843</b>	<b>100.0</b>	<b>251,398</b>	<b>100.0</b>	<b>108,579</b>	<b>100.0</b>	<b>165,674</b>	<b>100.0</b>

(a) Persons aged 18 years and over.

(b) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(c) Includes landlord type not stated.

(d) Includes persons living under life tenure schemes, those living rent-free and participants in rent/buy schemes.

(e) Includes tenure type not stated.

Source: ABS and AIHW analysis of 1994 National Aboriginal and Torres Strait Islander Survey and 2002 NATSISS.

### Tenure type by selected health and population characteristics

- In 2004–05, a higher proportion of Indigenous Australians with reported fair/poor health status were renters than Indigenous Australians with excellent/very good health status (79% compared with 67%). A lower proportion of Indigenous Australians with no long-term health conditions were home owners than Indigenous Australians with one or more long-term health conditions (Table 2.09.6).
- In 2002, a higher proportion of Indigenous Australians who were renters than home owners or purchasers spoke a language other than English, were in the lowest (1st) quintile of household income, were unable to raise \$2,000 within a week for something important, were unemployed, had housing problems (that is, structural problems, repairs or maintenance) and had moved in the last 12 months (Table 2.09.7).

Table 2.09.6: Summary health characteristics and housing tenure, by Indigenous status: 2004–05<sup>(a)</sup>

	Self-assessed health status						Number of long-term health conditions												All persons		
	Excellent/very good /good			Fair/poor			0			1			2			3+					
	Indig.	Non-Indig.	Rate ratio	Indig.	Non-Indig.	Rate ratio	Indig.	Non-Indig.	Rate ratio	Indig.	Non-Indig.	Rate ratio	Indig.	Non-Indig.	Rate ratio	Indig.	Non-Indig.	Rate ratio	Indig.	Non-Indig.	Rate ratio
	%	%		%	%		%	%		%	%		%	%		%	%		%	%	
Owners without a mortgage	12	30	0.4*	8	27	0.3*	6 <sup>(a)</sup>	19	0.3*	11 <sup>(b)</sup>	25	0.4*	8	27	0.3*	10	25	0.4*	10	26	0.4*
Owner with a mortgage	19	37	0.5*	11	26	0.4*	13 <sup>(b)</sup>	42	0.3*	14	41	0.3*	19	41	0.5*	16	37	0.4*	16	39	0.4*
<i>Subtotal owners</i>	30	68	0.4*	19	53	0.4*	19 <sup>(b)</sup>	61	0.3*	24	67	0.4*	28	68	0.4*	27	63	0.4*	26	65	0.4*
Renter	67	22	3.0*	79	33	2.4*	79	27	2.9*	73	24	3.1*	69	23	3.0*	70	27	2.6*	70	24	2.9*
Boarder	— <sup>(a)</sup>	4	0.1*	— <sup>(a)</sup>	7	0.1*	— <sup>(a)</sup>	4	0.1*	n.p.	4	np	n.p.	4 <sup>(b)</sup>	n.p.	— <sup>(b)</sup>	4	0.1*	—	4 <sup>(b)</sup>	0.1*
Other tenure type <sup>(c)</sup>	2 <sup>(b)</sup>	6	0.4*	2 <sup>(b)</sup>	7	0.2*	2 <sup>(a)</sup>	8	0.2*	2 <sup>(b)</sup>	6	0.4*	2 <sup>(b)</sup>	6 <sup>(b)</sup>	0.4*	2 <sup>(b)</sup>	7	0.4*	2	6	0.4*
<b>Total<sup>(d)</sup></b>	<b>100</b>	<b>100</b>	<b>..</b>	<b>100</b>	<b>100</b>	<b>..</b>	<b>100</b>	<b>100</b>	<b>..</b>	<b>100</b>	<b>100</b>	<b>..</b>	<b>100</b>	<b>100</b>	<b>..</b>	<b>100</b>	<b>100</b>	<b>..</b>	<b>100</b>	<b>100</b>	<b>..</b>

\* Represents results with statistically significant differences in the Indigenous/non-Indigenous comparisons.

(a) Estimate has a relative standard error greater than 50% and is considered too unreliable for general use.

(b) Estimate has a relative standard error of between 25% and 50% and should be used with caution.

(c) Includes persons living under life tenure schemes, those living rent-free and participants in rent/buy schemes.

(d) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2004–05 NATSIHS and 2004–05 NHS.

**Table 2.09.7: Tenure type by selected population characteristics, persons aged 18 years and over, by Indigenous status, 2002**

	Home owner/purchaser		Renter		Total <sup>(a)</sup>	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
<b>Per cent</b>						
<b>Main language spoken at home</b>						
English	*98	*84	81	84	86	84
Language other than English	*2 <sup>(b)</sup>	*16	19	16	*14	*16
<b>Household income</b>						
1st quintile	17	16	*42	*24	*35	*18
5th quintile	*13	*23	*2	*17	*5	*21
<b>Index of disparity</b>						
1st quintile (lowest)	*29	*15	*53	*29	*46	*19
5th quintile (highest)	*5 <sup>(b)</sup>	*25	*3 <sup>(b)</sup>	*16	*3	*23
<b>Financial stress</b>						
Unable to raise \$2,000 within a week for something important	*21	*8	*67	*30	*54	*14
<b>Employment<sup>(c)</sup></b>						
Employed CDEP	3 <sup>(b)</sup>	..	16	..	13	..
Employed non-CDEP	64	..	26	..	38	..
Total employed	*68	*77	*42	*66	*50	*74
Unemployed	*6	*3	*14	*8	*11	*4
<i>Subtotal in labour force</i>	74	81	*56	*75	*62	*79
Not in labour force	*26	*19	*44	*25	*38	*21
<b>Housing</b>						
Dwelling has major structural problems	23	..	46	..	39	..
Repairs and maintenance carried out in last 12 months	69	..	60	..	62	..
Dwelling requires additional bedroom(s)	10 <sup>(b)</sup>	..	31	..	25	..
<b>Mobility</b>						
Moved dwellings in last 12 months	19	..	35	..	31	..
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

\* Represents results with statistically significant differences in the Indigenous/non-Indigenous comparisons.

(a) Includes persons living under life tenure schemes, those living rent-free and participants in rent/buy schemes.

(b) Estimate has a relative standard error of between 25% and 50% and should be used with caution.

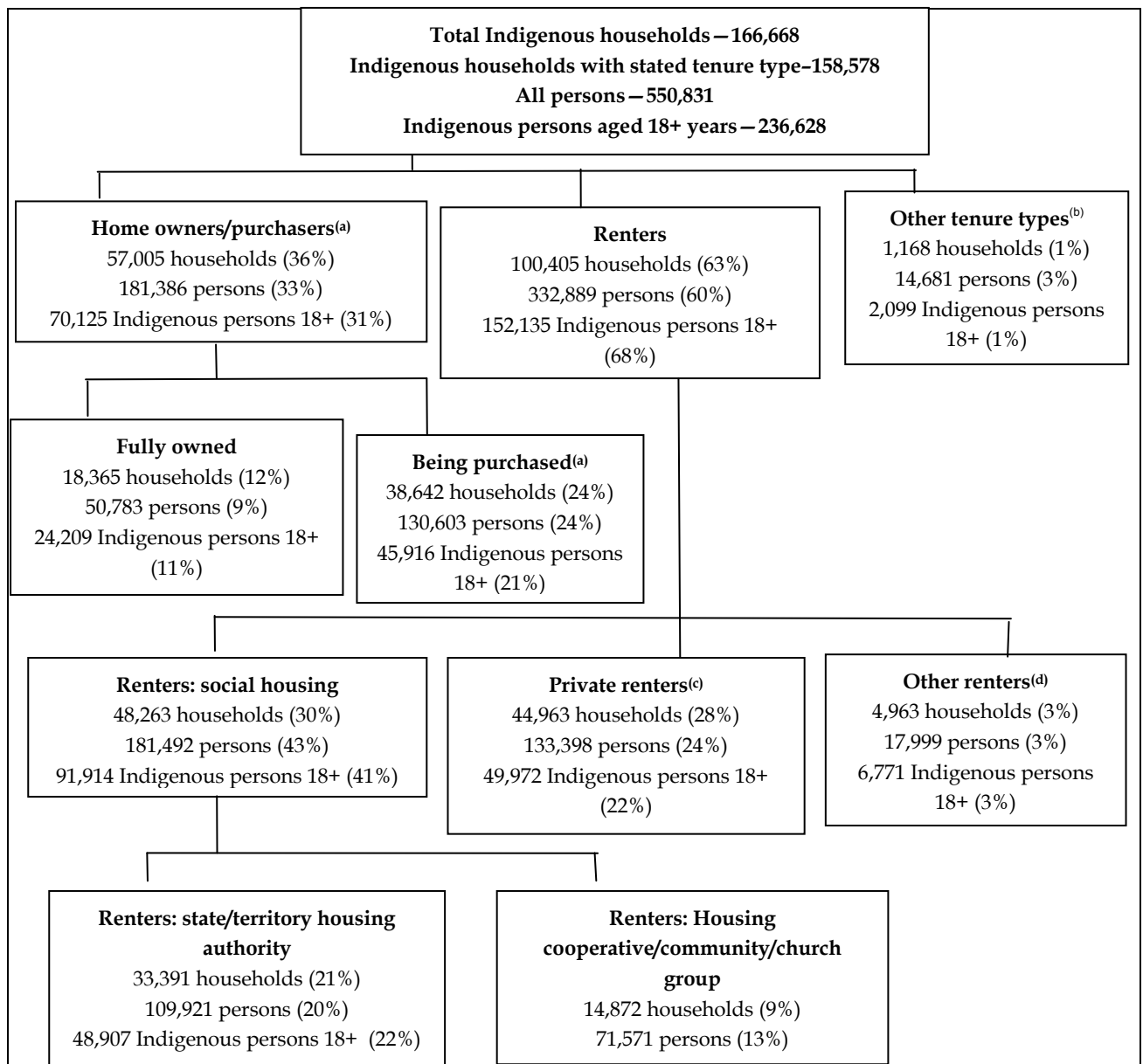
(c) Persons aged 15–64 years.

Source: ABS and AIHW analysis of 2002 NATSISS and 2002 GSS.

## Census data

### Tenure type

- In 2006 there were 166,668 Indigenous households with 550,831 total persons. There were 411,334 total Indigenous persons and 236,682 Indigenous persons aged 18 years and over living in Indigenous households.
- Among the 158,578 Indigenous households where tenure type was stated in 2006, 36% were home owners or purchasers, 31.5% were private and other renters, and 30% were renters of some form of social housing (Figure 2.09.2). This can be compared with non-Indigenous households where 71% were home owners or purchasers, and 28% were renters (Table 2.09.8).
- Home ownership provides a relatively secure form of housing tenure but there are much lower rates of home ownership among Indigenous households. This is indicative of the lower socioeconomic status of many Indigenous households and the fact that many Indigenous households live in remote areas on Indigenous land where individual home ownership is generally not possible. In 2006, 12% of Indigenous households owned their homes outright and 24% were purchasing their homes.
- In 2006, the majority of Indigenous households lived in some form of rental accommodation (63%). The largest group were renters of social housing, which included those renting from state or territory housing authorities (that is, those in public housing and SOMIH (21%) and those renting from housing cooperatives, communities or church groups (9%). Around 28% of Indigenous households were in the private rental market.
- In 2006, approximately 31% of Indigenous persons aged 18 years and over were home owners and 68% were renters. Around 19% of Indigenous adults were renters of housing cooperative, community or church group housing. In comparison, 74% of non-Indigenous adults were home owners, and 26% were renters (Table 2.09.8).



(a) Includes households and persons in rent/buy schemes.

(b) Includes households and persons under a life tenure scheme.

(c) Includes households and persons renting from real estate agents, unrelated persons and relatives.

(d) Includes households and persons renting through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority) and employer—other (private).

Source: ABS and AIHW analysis of 2006 Census data.

**Figure 2.09.2: Indigenous households and persons, by tenure type, 2006**

**Table 2.09.8: Households and persons, by tenure type and Indigenous status, 2006**

	Persons <sup>(a)</sup>				Households			
	Indigenous		Non-Indigenous		Indigenous <sup>(b)</sup>		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%
<b>Home owners</b>								
Fully owned	24,209	10.8	4,708,619	35.7	18,365	11.6	2,412,368	35.6
Being purchased	45,916	20.5	4,990,162	37.8	38,642	24.4	2,397,477	35.4
<i>Total home owners</i>	<i>70,125</i>	<i>31.3</i>	<i>9,698,781</i>	<i>73.5</i>	<i>57,005</i>	<i>35.9</i>	<i>4,809,842</i>	<i>71.0</i>
<b>Renters</b>								
State or territory housing authority	48,907	21.8	422,469	3.2	33,391	21.1	271,024	4.0
Housing cooperative/ community/church group	43,007	19.2	52,117	0.4	14,872	9.4	35,282	0.5
Private <sup>(c)</sup>	49,972	22.3	2,641,717	20.0	44,963	28.4	1,453,235	21.4
Other <sup>(d)</sup>	6,771	3.0	182,002	1.4	4,963	3.1	94,474	1.4
<i>Total renters<sup>(e)</sup></i>	<i>152,135</i>	<i>67.8</i>	<i>3,394,685</i>	<i>25.7</i>	<i>100,405</i>	<i>63.3</i>	<i>1,910,044</i>	<i>28.2</i>
Other tenure types <sup>(f)</sup>	2,099	0.9	98,090	0.7	1,168	0.7	58,914	0.9
<b>Total stated</b>	<b>224,359</b>	<b>100.0</b>	<b>13,191,556</b>	<b>100.0</b>	<b>158,578</b>	<b>100.0</b>	<b>6,778,800</b>	<b>100.0</b>
Tenure type not stated	12,269	5.2	304,791	2.3	8,090	4.9	198,624	2.8
<b>Total<sup>(g)</sup></b>	<b>236,628</b>	<b>100.0</b>	<b>13,496,347</b>	<b>100.0</b>	<b>166,668</b>	<b>100.0</b>	<b>6,977,424</b>	<b>100.0</b>

(a) Persons aged 18 years and over.

(b) A household with Indigenous person(s) is any household that had at least one person of any age as a resident at the time of the Census who identified as having Aboriginal and/or Torres Strait Islander origins.

(c) Includes dwellings being rented from a parent/other relative or other person.

(d) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), and not stated.

(e) Total includes rental type status not stated.

(f) Includes dwellings being purchased under a rent/buy scheme, being occupied rent-free, being occupied under a life tenure scheme, other tenure type not further defined.

(g) Includes not stated.

Source: ABS and AIHW analysis of 2006 Census data.

## Tenure type by age

- Indigenous and non-Indigenous Australians aged 55 years and over were most likely to be home owners in 2006 (41% and 84% respectively) than those in the other age groups (Table 2.09.9).
- In 2006, the highest proportion of Indigenous renters were aged 18–24 years (74%), and the highest proportion of non-Indigenous renters were aged 25–34 years (41%).
- Across all age groups Indigenous Australians were more likely to be renting and less likely to be home owners than non-Indigenous Australians in 2006.

**Table 2.09.9: Proportion of Indigenous and non-Indigenous persons<sup>(a)</sup>, by tenure type and age group, 2006**

	18–24		25–34		35–44		45–54		55+		Total	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
Per cent												
<b>Home owners</b>												
Fully owned	7.2	21.9	5.1	12.8	7.2	17.2	13.4	33.0	28.3	67.6	10.8	35.7
Being purchased	17.9	36.9	20.0	45.7	25.1	55.7	24.7	47.2	13.0	16.6	20.5	37.8
<b>Total home owners</b>	<b>25.1</b>	<b>58.8</b>	<b>25.1</b>	<b>58.5</b>	<b>32.3</b>	<b>72.9</b>	<b>38.2</b>	<b>80.2</b>	<b>41.3</b>	<b>84.1</b>	<b>31.3</b>	<b>73.5</b>
<b>Renters</b>												
State or territory housing authority	20.9	3.2	21.4	2.4	22.2	2.9	21.6	3.2	23.5	3.9	21.8	3.2
Housing cooperative/ community/ church group	19.8	0.4	20.5	0.3	19.0	0.3	17.4	0.3	18.2	0.6	19.2	0.4
Private <sup>(b)</sup>	28.8	34.7	27.4	35.4	20.9	21.2	17.3	14.1	11.6	8.3	22.3	20.0
Other <sup>(c)</sup>	3.1	1.8	3.2	2.1	3.2	1.6	2.9	1.2	2.2	0.8	3.0	1.4
<b>Total renters<sup>(d)</sup></b>	<b>74.1</b>	<b>40.8</b>	<b>74.0</b>	<b>41.0</b>	<b>66.7</b>	<b>26.6</b>	<b>60.8</b>	<b>19.3</b>	<b>57.4</b>	<b>14.4</b>	<b>67.8</b>	<b>25.7</b>
Other tenure types <sup>(e)</sup>	0.7	0.4	0.9	0.4	1.0	0.4	1.0	0.4	1.2	1.4	0.9	0.7
<b>Total stated</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Tenure type not stated	4.7	2.1	4.9	1.7	5.0	1.6	5.2	1.6	6.7	3.4	5.2	2.3
<b>Total number<sup>(f)</sup></b>	<b>51,155</b>	<b>1,637,271</b>	<b>57,824</b>	<b>2,393,620</b>	<b>54,156</b>	<b>2,670,759</b>	<b>38,508</b>	<b>2,527,839</b>	<b>34,987</b>	<b>4,266,856</b>	<b>236,630</b>	<b>13,496,345</b>

(a) Persons aged 18 years and over.

(b) Includes dwellings being rented from a real estate agent, parent/other relative or other person.

(c) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), and not stated.

(d) Total includes rental type status not stated.

(e) Includes being purchased under a rent/buy scheme, being occupied rent-free, being occupied under a life tenure scheme, other tenure type not further defined.

(f) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2006 Census data.

## **Tenure type by state/territory**

- In 2006, the proportion of Indigenous persons aged 18 years and over who were home owners/purchasers was highest in Tasmania (57%) and the Australian Capital Territory (43%) (Table 2.09.10).
- In 2006, the Northern Territory had the lowest proportion of Indigenous households who were home owners (20%) and the highest proportion living in housing cooperative, community or church group housing (46%) (Table 2.09.10).
- South Australia (31%) and Western Australia (28%) had a relatively high proportion of households renting from the state housing authority, that is, those in public housing and SOMIH.

Table 2.09.10: Proportion of households and persons aged 18 years and over, by tenure type, Indigenous status and state/territory, 2006

	NSW		Vic		Qld		WA		SA		Tas		NT		ACT	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
<b>Persons<sup>(a)</sup></b>																
<b>Home owners</b>																
Fully owned	14.3	36.5	15.3	37.6	9.7	32.9	7.0	33.4	9.5	36.9	20.8	39.6	3.3	20.1	9.2	31.3
Being purchased <sup>(b)</sup>	23.0	35.9	27.9	38.9	19.3	37.4	19.2	41.3	22.4	38.6	35.8	36.9	7.2	39.2	33.4	40.9
<i>Total home owners</i>	<i>37.3</i>	<i>72.3</i>	<i>43.2</i>	<i>76.6</i>	<i>29.0</i>	<i>70.4</i>	<i>26.2</i>	<i>74.7</i>	<i>31.9</i>	<i>75.5</i>	<i>56.6</i>	<i>76.5</i>	<i>10.5</i>	<i>59.3</i>	<i>42.6</i>	<i>72.1</i>
<b>Renters</b>																
State or territory housing authority	23.1	3.6	21.3	2.4	20.2	2.5	29.9	2.8	32.7	5.2	16.2	4.4	10.6	5.8	26.7	6.2
Housing cooperative/ community/church group	7.9	0.4	3.4	0.3	16.5	0.4	21.7	0.3	13.8	0.8	1.0	0.5	68.3	0.9	3.1	0.3
Private renter <sup>(c)</sup>	26.8	21.2	27.7	18.6	27.3	23.2	15.8	18.5	16.6	15.3	22.1	15.6	5.8	21.6	24.8	19.1
Other landlord type <sup>(d)</sup>	2.4	1.1	2.1	0.9	4.3	2.0	3.5	2.0	2.8	1.4	2.2	1.4	2.1	10.1	1.3	1.4
<i>Total renters<sup>(e)</sup></i>	<i>62.0</i>	<i>27.0</i>	<i>55.8</i>	<i>22.8</i>	<i>70.0</i>	<i>28.9</i>	<i>72.5</i>	<i>24.4</i>	<i>67.4</i>	<i>23.4</i>	<i>42.7</i>	<i>22.8</i>	<i>88.3</i>	<i>39.9</i>	<i>56.7</i>	<i>27.4</i>
Other tenure type <sup>(f)</sup>	0.7	0.7	1.0	0.6	1.0	0.8	1.3	0.9	0.8	1.1	0.6	0.7	1.2	0.8	0.7	0.5
<b>Total stated</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Tenure type not stated	4.4	2.3	6.0	2.4	4.7	2.1	6.7	2.1	6.3	2.3	2.8	2.3	6.5	2.2	1.8	1.4
<b>Total number ('000)</b>	<b>71.3</b>	<b>4,454.5</b>	<b>16.2</b>	<b>3,449.3</b>	<b>64.7</b>	<b>2,596.5</b>	<b>29.9</b>	<b>1,293.8</b>	<b>13.6</b>	<b>1,065.3</b>	<b>9.1</b>	<b>324.1</b>	<b>29.5</b>	<b>87.1</b>	<b>2.1</b>	<b>224.4</b>

(continued)

Table 2.09.10 (continued): Proportion of households and persons aged 18 years and over, by tenure type, Indigenous status and state/territory, 2006

	NSW		Vic		Qld		WA		SA		Tas		NT		ACT	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
<b>Households</b>																
<b>Home owners</b>																
Fully owned	13.8	36.4	14.0	37.5	10.2	33.2	8.2	32.9	9.9	36.2	18.6	39.9	4.9	18.8	8.9	30.7
Being purchased <sup>(b)</sup>	24.0	33.1	28.3	36.7	23.2	35.1	24.3	39.0	26.0	36.0	35.5	34.4	15.2	37.6	33.5	39.3
<i>Total home owners</i>	<i>37.8</i>	<i>69.5</i>	<i>42.3</i>	<i>74.1</i>	<i>33.4</i>	<i>68.3</i>	<i>32.5</i>	<i>72.0</i>	<i>35.9</i>	<i>72.2</i>	<i>54.1</i>	<i>74.3</i>	<i>20.0</i>	<i>56.4</i>	<i>42.4</i>	<i>70.0</i>
<b>Renters</b>																
State or territory housing authority	22.0	4.4	20.7	3.0	17.1	3.1	27.7	3.6	30.6	6.7	17.1	5.4	15.9	6.9	26.9	7.7
Housing cooperative/ community/church group	5.1	0.5	2.6	0.4	9.5	0.4	12.0	0.4	6.9	1.0	0.9	0.6	46.0	0.9	2.2	0.4
Private renter <sup>(c)</sup>	30.7	22.8	30.4	20.2	33.6	24.3	21.7	20.1	21.8	16.6	23.8	16.6	11.7	22.9	25.8	19.6
Other landlord type <sup>(d)</sup>	2.3	1.1	2.0	0.8	4.3	2.0	4.0	2.0	2.8	1.3	2.2	1.4	3.8	10.6	1.3	1.4
<i>Total renters<sup>(e)</sup></i>	<i>61.6</i>	<i>29.6</i>	<i>56.8</i>	<i>25.2</i>	<i>65.9</i>	<i>30.8</i>	<i>66.7</i>	<i>27.0</i>	<i>63.3</i>	<i>26.4</i>	<i>45.3</i>	<i>24.9</i>	<i>78.9</i>	<i>42.9</i>	<i>56.8</i>	<i>29.4</i>
Other tenure type <sup>(f)</sup>	0.6	0.9	0.9	0.7	0.7	0.9	0.9	1.1	0.8	1.3	0.6	0.8	1.1	0.7	0.7	0.5
<b>Total stated</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Tenure type not stated	4.2	2.9	5.3	3.0	4.3	2.7	6.4	2.7	5.6	2.9	2.7	3.0	8.7	2.7	1.7	1.7
<b>Total number ('000)</b>	<b>57.2</b>	<b>2,271.0</b>	<b>14.2</b>	<b>1,767.5</b>	<b>45.9</b>	<b>1,345.7</b>	<b>18.4</b>	<b>684.8</b>	<b>10.0</b>	<b>574.0</b>	<b>7.9</b>	<b>174.0</b>	<b>11.2</b>	<b>44.7</b>	<b>1.8</b>	<b>115.1</b>

(a) Persons aged 18 years and over. Excludes visitors to private dwellings.

(b) Includes dwellings being purchased under a rent/buy scheme.

(c) Includes dwellings being rented from a real estate agent, parent/other relative or other person.

(d) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority) and employer—other employer (private).

(e) Total includes rental type status not stated.

(f) Includes dwellings occupied under a life tenure scheme.

Source: ABS and AIHW analysis of 2006 Census data.

### **Tenure type by remoteness**

- In 2006, the proportion of Indigenous persons in the different tenure types varied by remoteness. Of the estimated 56,089 Indigenous persons aged 18 years and over in remote areas for whom tenure type was stated, 59% were renters of housing cooperative, community or church group housing, 17% were renters of state/territory housing, 5% were renters through private landlords and 11% were home owners. In comparison, among the estimated 167,548 Indigenous persons aged 18 years and over in non-remote areas for whom tenure type was stated, 6% were renters of housing cooperative, community or church group housing, 23% were renters of state/territory housing, 28% were renters through private landlords and over one-third (38%) were homeowners (Table 2.09.11).
- In 2006, the proportion of non-Indigenous persons in the different tenure types also varied by remoteness, but not as much as among Indigenous persons. Among non-Indigenous persons aged 18 years and over in remote areas for whom tenure type was stated, approximately 62% were home owners and 37% were renters. This compared with 74% and 26% respectively of non-Indigenous adults in non-remote areas (Figure 2.09.3).

Table 2.09.11: Households and persons, by tenure type, Indigenous status and remoteness, 2006

	Remote				Non-remote				Total			
	Indigenous		Non-Indigenous		Indigenous		Non-Indigenous		Indigenous		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Persons<sup>(a)</sup></b>												
Home owners												
Fully owned	2,905	5.2	74,085	35.2	21,188	12.6	4,624,346	35.7	24,209	10.8	4,708,619	35.7
Being purchased	3,232	5.8	55,641	26.4	42,589	25.4	4,929,751	38.0	45,916	20.5	4,990,162	37.8
<i>Total home owners</i>	<i>6,137</i>	<i>10.9</i>	<i>129,726</i>	<i>61.6</i>	<i>63,777</i>	<i>38.1</i>	<i>9,554,097</i>	<i>73.7</i>	<i>70,125</i>	<i>31.3</i>	<i>9,698,781</i>	<i>73.5</i>
Renters												
State or territory housing authority	9,434	16.8	9,080	4.3	39,233	23.4	411,809	3.2	48,907	21.8	422,469	3.2
Housing cooperative/community/ church group	33,090	59.0	2,173	1.0	9,882	5.9	49,730	0.4	43,007	19.2	52,117	0.4
Private <sup>(b)</sup>	2,916	5.2	29,658	14.1	46,884	28.0	2,606,561	20.1	49,972	22.3	2,641,717	20.0
Other <sup>(c)</sup>	2,386	4.3	29,586	14.0	4,354	2.6	151,324	1.2	6,771	3.0	182,002	1.4
<i>Total renters<sup>(d)</sup></i>	<i>48,964</i>	<i>87.3</i>	<i>77,441</i>	<i>36.8</i>	<i>102,683</i>	<i>61.3</i>	<i>3,308,283</i>	<i>25.5</i>	<i>152,135</i>	<i>67.8</i>	<i>3,394,685</i>	<i>25.7</i>
Other tenure types <sup>(e)</sup>	988	1.8	3,415	1.6	1,088	0.6	94,167	0.7	2,099	0.9	98,090	0.7
<b>Total stated</b>	<b>56,089</b>	<b>100.0</b>	<b>210,582</b>	<b>100.0</b>	<b>167,548</b>	<b>100.0</b>	<b>12,956,547</b>	<b>100.0</b>	<b>224,359</b>	<b>100.0</b>	<b>13,191,556</b>	<b>100.0</b>
Tenure type not stated	3,596	6.0	5,936	2.7	8,579	4.9	297,599	2.2	12,269	5.2	304,791	2.3
<b>Total<sup>(f)</sup></b>	<b>59,685</b>	<b>100.0</b>	<b>216,518</b>	<b>100.0</b>	<b>176,127</b>	<b>100.0</b>	<b>13,254,146</b>	<b>100.0</b>	<b>236,628</b>	<b>100.0</b>	<b>13,496,347</b>	<b>100.0</b>

(continued)

**Table 2.09.11 (continued): Households and persons, by tenure type, Indigenous status and remoteness, 2006**

	Remote				Non-remote				Total			
	Indigenous		Non-Indigenous		Indigenous		Non-Indigenous		Indigenous		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Households<sup>(g)</sup></b>												
Home owners												
Fully owned	1,804	8.0	39,461	35.3	16,555	12.2	2,372,911	35.6	18,365	11.6	2,412,368	35.6
Being purchased	2,222	9.8	27,345	24.4	36,415	26.8	2,370,129	35.6	38,642	24.4	2,397,477	35.4
<b>Total home owners</b>	<b>4,028</b>	<b>17.8</b>	<b>66,807</b>	<b>59.7</b>	<b>52,973</b>	<b>39.0</b>	<b>4,743,036</b>	<b>71.1</b>	<b>57,005</b>	<b>35.9</b>	<b>4,809,842</b>	<b>71.0</b>
Renters												
State or territory housing authority	4,460	19.7	5,558	5.0	28,939	21.3	265,471	4.0	33,391	21.1	271,024	4.0
Housing cooperative/community/church group	9,758	43.0	1,183	1.1	5,118	3.8	34,098	0.5	14,872	9.4	35,282	0.5
Private <sup>(b)</sup>	1,987	8.8	16,268	14.5	42,971	31.6	1,436,964	21.6	44,963	28.4	1,453,235	21.4
Other <sup>(c)</sup>	1,560	6.9	16,330	14.6	3,402	2.5	78,145	1.2	4,963	3.1	94,474	1.4
<b>Total renters<sup>(d)</sup></b>	<b>18,292</b>	<b>80.7</b>	<b>43,339</b>	<b>38.7</b>	<b>82,110</b>	<b>60.4</b>	<b>1,866,707</b>	<b>28.0</b>	<b>100,405</b>	<b>63.3</b>	<b>1,910,044</b>	<b>28.2</b>
Other tenure types <sup>(e)</sup>	360	1.6	1,777	1.6	811	0.6	57,136	0.9	1,168	0.7	58,914	0.9
<b>Total stated</b>	<b>22,680</b>	<b>100.0</b>	<b>111,923</b>	<b>100.0</b>	<b>135,894</b>	<b>100.0</b>	<b>6,666,879</b>	<b>100.0</b>	<b>158,578</b>	<b>100.0</b>	<b>6,778,800</b>	<b>100.0</b>
Tenure type not stated	1,657	6.8	4,002	3.5	6,433	4.5	194,622	2.8	8,090	4.9	198,624	2.8
<b>Total<sup>(f)</sup></b>	<b>24,337</b>	<b>100.0</b>	<b>115,925</b>	<b>100.0</b>	<b>142,327</b>	<b>100.0</b>	<b>6,861,501</b>	<b>100.0</b>	<b>166,668</b>	<b>100.0</b>	<b>6,977,424</b>	<b>100.0</b>

(a) Persons aged 18 years and over.

(b) Includes dwellings being rented from a real estate agent, parent/other relative or other person.

(c) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), and not stated.

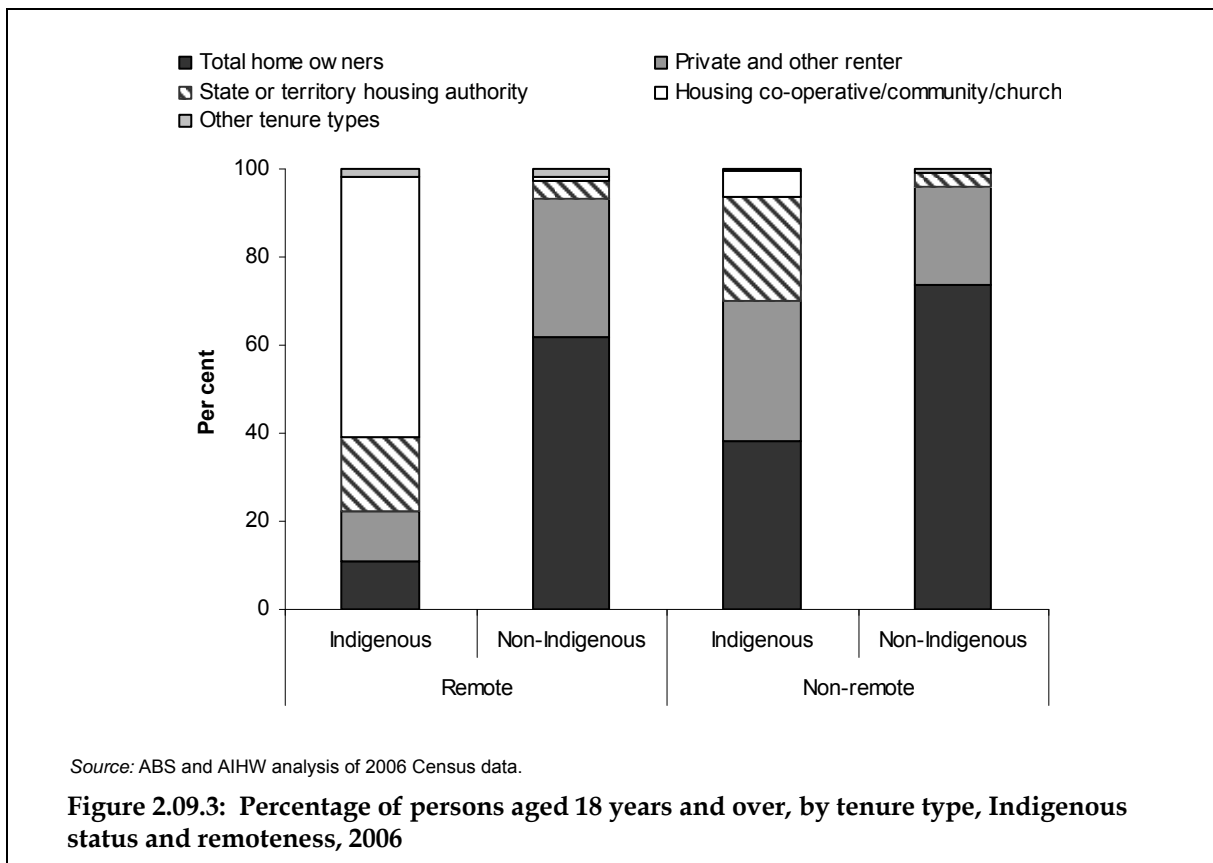
(d) Total includes rental type status not stated.

(e) Includes dwellings being purchased under a rent/buy scheme, occupied rent-free, occupied under a life tenure scheme, other tenure type not further defined.

(f) Includes tenure type not stated.

(g) A household with Indigenous person(s) is any household that had at least one person of any age as a resident at the time of the Census who identified as having Aboriginal and/or Torres Strait Islander origins.

Source: ABS and AIHW analysis of 2006 Census data.



### Time series

- Between 1996 and 2006, there was a decrease in the proportion of Indigenous households and Indigenous persons aged 18 years and over who were home owners without a mortgage, but an increase in the proportion of Indigenous households who were purchasing their homes.
- Over the same period, there was a slight decrease in the proportion of Indigenous households and Indigenous persons who were renters (Table 2.09.12).

**Table 2.09.12: Indigenous households and persons, by tenure type, 1996, 2001 and 2006**

	1996		2001		2006	
	Number	%	Number	%	Number	%
<b>Persons<sup>(a)</sup></b>						
<b>Home owners</b>						
Owned without a mortgage	19,757	12.6	24,019	11.8	24,212	10.3
Being purchased	22,729	14.5	32,940	16.2	44,545	19.0
<b>Total home owners</b>	<b>42,486</b>	<b>27.0</b>	<b>56,959</b>	<b>28.1</b>	<b>68,757</b>	<b>29.3</b>
<b>Renters</b>						
Private	34,543	22.0	44,721	22.0	49,307	21.0
State or territory housing authority	36,920	23.5	42,645	21.0	48,751	20.8
Housing cooperative/ community/church group	27,098	17.2	44,834	22.1	41,723	17.8
<i>Total renters<sup>(b)</sup></i>	<i>112,872</i>	<i>71.8</i>	<i>142,542</i>	<i>70.3</i>	<i>153,509</i>	<i>65.4</i>
Other tenure type <sup>(c)</sup>	1,802	1.1	3,346	1.6	12,636	5.4
<b>Total stated</b>	<b>157,160</b>	<b>100.0</b>	<b>202,847</b>	<b>100.0</b>	<b>234,902</b>	<b>100.0</b>
Tenure type not stated	11,863	7.0	7,152	3.4	1,727	0.7
<b>Total</b>	<b>169,023</b>	<b>100.0</b>	<b>209,999</b>	<b>100.0</b>	<b>236,629</b>	<b>100.0</b>
<b>Households</b>						
<b>Home owners</b>						
Owned without a mortgage	15,016	13.3	18,184	13.0	18,364	11.6
Being purchased	20,711	18.3	28,035	20.0	37,663	23.8
<b>Total home owners</b>	<b>35,727</b>	<b>31.6</b>	<b>46,219</b>	<b>33.0</b>	<b>56,027</b>	<b>35.3</b>
<b>Renters</b>						
Private	31,943	28.3	39,601	28.3	44,406	28.0
State or territory housing authority	26,869	23.8	29,517	21.1	33,294	21.0
Housing cooperative/ community/church group	10,576	9.4	15,733	11.2	14,458	9.1
<i>Total renters<sup>(b)</sup></i>	<i>76,202</i>	<i>67.4</i>	<i>91,878</i>	<i>65.6</i>	<i>101,387</i>	<i>63.9</i>
Other tenure type <sup>(c)</sup>	1,075	1.0	1,892	1.4	1,164	0.7
<b>Total stated</b>	<b>113,004</b>	<b>100.0</b>	<b>139,989</b>	<b>100.0</b>	<b>158,578</b>	<b>100.0</b>
Tenure type not stated	5,135	4.3	4,743	3.3	8,092	4.9
<b>Total</b>	<b>118,140</b>	<b>100</b>	<b>144,731</b>	<b>100</b>	<b>166,670</b>	<b>100</b>

(a) Persons aged 18 years and over.

(b) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer' (private), rent/buy schemes, rent-free dwellings and landlord type not stated.

(c) Includes dwellings occupied under a life tenure scheme.

*Note:* The figures for 2006 in this table differ slightly from those in the other tables in this measure which use 2006 Census data. This is because the categories of tenure type used in this table have been altered from those in other tables to enable consistency across the three Census years.

*Source:* ABS and AIHW analysis of 2006 Census data.

## **Additional information**

The Supported Accommodation Assistance Program (SAAP) is part of Australia's overall response to homelessness. The SAAP funds non-government, community or local government agencies that provide accommodation and support services to a range of groups – single men, single women, young people, families, women and children escaping domestic violence, or a combination of client groups (AIHW 2008).

- In 2006–07 it is estimated that 187,900 people who were homeless or at risk of becoming homeless received some form of assistance from SAAP.
- Indigenous people were over-represented as SAAP clients relative to their population size: 2% of Australians aged 10 years and over were estimated to be Aboriginal and/or Torres Strait Islander at 30 June 2006, but they made up 18% of all SAAP clients in 2006–07. The rate of use was particularly high for accompanying Aboriginal and Torres Strait Islander children (1 in 13) compared with all children (1 in 71).

## **Data quality issues**

### **National Aboriginal and Torres Strait Islander Health Survey (NATSIHS) and National Aboriginal and Torres Strait Islander Social Survey (NATSISS)**

*The NATSIHS and NATSISS both use the standard Indigenous status question. The survey samples were specifically designed to select a representative sample of Aboriginal and Torres Strait Islander Australians and thus overcome the problem inherent in most national surveys with small and unrepresentative Indigenous samples. As with other surveys, the NATSIHS and NATSISS are subject to sampling and non-sampling errors. Calculations of standard errors and significance testing help to establish the accuracy of the estimates and differences.*

*Information recorded in these surveys is essentially 'as reported' by respondents. The ABS makes every effort to collect accurate information from respondents, particularly through careful questionnaire design, pre-testing of questionnaires, use of trained interviewers and assistance from Indigenous facilitators. Nevertheless, some responses may be affected by imperfect recall or individual interpretation of survey questions.*

*Non-Indigenous comparisons are available through the National Health Survey (NHS) and the 2002 General Social Survey. The NHS was conducted in Major Cities and regional and Remote areas, but Very Remote areas were excluded from the sample.*

*In remote communities there were some modifications to the NATSIHS and NATSISS content in order to accommodate language and cultural appropriateness in traditional communities and help respondents understand the concepts. Some questions were excluded and some reworded. Also, paper forms were used in communities in remote areas and computer-assisted interview (CAI) instruments were used in non-remote areas. The CAI process included built-in edit checks and sequencing.*

*Further information on NATSIHS and NATSISS data quality issues can be found in the 2004–05 NATSIHS and the 2002 NATSISS publications (ABS 2006, 2004).*

### **Housing tenure data**

*The 2004–05 NATSIHS does not include a question on landlord type. Therefore, it does not provide data on rentals broken down by private, state/territory housing authority and community housing. The 2004–05 National Health Survey did not include any questions on housing tenure, so non-Indigenous comparisons are not available from these surveys.*

*The NATSISS can provide non-Indigenous comparisons with the General Social Survey (GSS).*

### **Census of Population and Housing**

*The Census uses the National health data dictionary standard Indigenous status question and it is asked for each household member. Measures that are drawn from Census data are subject to broad data concerns relating to the unexplainable growth in the Aboriginal and Torres Strait Islander population since the 1991 Census, and limitations of self-identification. Other Census data issues relate to the accuracy of the Census count itself, for example whether people are counted more than once or are undercounted (ABS 1996).*

*(continued)*

### **Data quality issues (continued)**

*For the 2002 NATSISS it was estimated that there were 165,700 Indigenous households compared with 144,700 enumerated in the 2001 Census. Although the Census data are adjusted for undercounts at the person level to arrive at the estimated resident population, no such adjustment is done at the household level. This affects the accuracy of the person counts at the household level to provide adjusted household estimates.*

#### **Housing tenure data**

*It is likely that the Census data understate the number of households and residents in community rental housing. The Community Housing and Infrastructure Needs Survey counted 21,854 permanent dwellings managed by Indigenous housing organisations, of which 20,407 were occupied. The Census data for the same period found 14,879 households with Indigenous residents in community rental housing. It is likely that some households with Indigenous residents have recorded a state/territory housing authority or private owner as their landlord on the Census when they were actually renting community housing (SCRGSP 2003).*

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