



**Australian Government**

**Australian Institute of  
Health and Welfare**

# Housing assistance in Australia

2012



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*Authoritative information and statistics  
to promote better health and wellbeing*

# **Housing assistance in Australia**

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Australian Institute of Health and Welfare  
Canberra

Cat. no. HOU 266

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ISBN 978-1-74249-381-7

#### **Suggested citation**

Australian Institute of Health and Welfare 2012. Housing assistance in Australia 2012. Cat. no. HOU 266. Canberra: AIHW.

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Published by the Australian Institute of Health and Welfare

**Please note that there is the potential for minor revisions of data in this report. Please check the online version at <[www.aihw.gov.au](http://www.aihw.gov.au)> for any amendments.**

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# Acknowledgments

This report is the product of the collective effort of staff of the Housing Unit of the Australian Institute of Health and Welfare.

The information contained in this report is obtained from data provided by all states and territories, the Commonwealth and mainstream and Indigenous community housing organisations, and social housing tenants. The authors would like to acknowledge the vital role played by these data providers; their efforts and cooperation are appreciated.

Members of the Housing and Homelessness Information Management Group are also acknowledged for their contributions.

# Abbreviations

ACHA	Assistance with Care and Housing for the Aged
AIHW	Australian Institute of Health and Welfare
CH	Community housing
CNOS	Canadian National Occupancy Standard
COAG	Council of Australian Governments
CRA	Commonwealth Rent Assistance
FaHCSIA	Australian Government Department of Families, Housing, Community Services and Indigenous Affairs
FHOB	First Home Owners Boost
FHOG	First Home Owners Grant
GST	Goods and Services Tax
ICH	Indigenous Community Housing
ICHO	Indigenous Community Housing Organisation
HEF	Housing Establishment Fund
NAHA	National Affordable Housing Agreement
NHSC	National Housing Supply Council
NPARIH	National Partnership Agreement on Remote Indigenous Housing
PH	Public rental housing
SOMIH	State Owned and Managed Indigenous Housing

# Australian jurisdictions

ACT	Australian Capital Territory
Aust	Australia
NSW	New South Wales
NT	Northern Territory
Qld	Queensland
SA	South Australia
Tas	Tasmania
Vic	Victoria
WA	Western Australia

# Symbols

..	not applicable
n.a.	not available
\$	Australian dollars
—	nil or rounded to zero
n.p.	not published
*	data are known for between 90.0% and 99.9% of permanent dwellings managed by funded ICHOs (or, in NSW, actively registered ICHOs)
**	data are known for between 50.0% and 89.9% of permanent dwellings managed by funded ICHOs (or, in NSW, actively registered ICHOs)
***	data are known for between 0.01% and 49.9% of permanent dwellings managed by funded ICHOs (or, in NSW, actively registered ICHOs)

*Note:* If no symbol is present for ICH data, data are known for 100% of permanent dwellings managed by funded ICHOs (or, in NSW, actively registered ICHOs).



# Summary

A home for most Australians is a dwelling that provides shelter, safety, security and privacy. Housing plays a critical role in the health and wellbeing of individual Australians. The availability of affordable, sustainable and appropriate housing underpins good health and the social, educational and economic participation of individuals (AIHW 2011a).

A range of factors, including Australia's growing population and decreasing household size, impact on the supply and cost of housing. The number of households experiencing housing stress – that is, spending more than 30% of their income on housing costs – continues to rise. As the number of households in housing stress increases, so, too, does the importance of housing assistance as an essential 'safety net' for Australians. This report provides information on the range of ways Australians receive housing assistance and details characteristics of those receiving various types of assistance.

In June 2011:

- more than 1.1 million income units (a single person or couple, with or without dependent children) were receiving Commonwealth Rent Assistance, up slightly (increase of 31,903) from 2010
- 331,371 households were in public rental housing, and 9,820 in state owned and managed Indigenous housing, down from 333,383 and 11,952, respectively, in 2010
- 57,901 households were in mainstream community housing, up from 45,975 in 2010
- 17,543 dwellings were managed and/or owned by Indigenous community housing organisations, down from 19,096 in 2010
- 38,568 households had been newly assisted by public housing, state owned and managed Indigenous housing and by mainstream community housing programs during 2010–11, up from 34,031 in 2010
- 159,323 households were supported by private rent assistance programs, up from 154,435 in 2010
- 44,060 households were supported by home purchase assistance programs, down marginally from 44,210 in 2010.

In recent years, numbers of social housing dwellings have increased only slightly. There has, however, been a gradual but steady shift of focus from the public to the community-managed sector. At 30 June 2011, mainstream community housing managed 14% of social housing dwellings (up from 7% in 2004 and 11% in 2010), public housing managed 79% and the remaining 6% were managed by Indigenous community housing (4%) and state owned and managed Indigenous housing (2%).

Continuing the trend over the last decade, social housing continues to support those in the highest category of need. A total of 75% of allocations in public housing, 59% of state owned and managed Indigenous housing and 72% of mainstream community housing have been provided to people who were homeless, whose life or safety was at risk in their accommodation, whose condition was aggravated by their housing or who had very high rental costs. Housing assistance is also targeted towards special needs groups including Indigenous Australians, young and older Australians and people with disability.

# 1 Housing in Australia

## 1.1 Introduction

A home for most Australians is a dwelling that provides shelter, safety and security as well as privacy. Housing, however, provides much more than just meeting these basic needs. The availability of affordable, sustainable and appropriate housing underpins good health and the social, educational and economic participation of individuals (AIHW 2011a). Housing, therefore, plays a major role in the living standards, health and wellbeing of Australians.

Housing assistance provides an essential 'safety net' for those Australians who, due to low income along with a variety of other reasons, experience difficulty in securing or sustaining affordable and appropriate housing in the private market. Housing assistance grows in importance as pressure increases on the private rental market, where many low-income households compete for housing with those on higher incomes.

Both the Australian Government and state and territory governments provide assistance to alleviate the financial burdens placed on these individuals and families who are purchasing or renting their home. The National Affordable Housing Agreement (NAHA) is a commitment by all governments in Australia to deliver housing assistance; its broad aim is to ensure that all Australians have 'access to affordable, safe and sustainable housing that contributes to social and economic participation'. This publication presents data about the first 2 years of the NAHA, namely 2009–11.

Information is provided on housing assistance in each segment of the housing sector: government, not-for-profit, and the private sector. The report then focuses on the housing assistance provided to special needs groups including Indigenous Australians, young and older Australians, and people with disability.

## 1.2 Importance of housing

Currently, Australia's population is estimated to be 22.7 million, comprising more than 8.6 million households (ABS 2011a). Viewed as a basic human right (Senate Select Committee on Housing Affordability in Australia 2008), housing is a dominant feature of the economic and social landscape in Australia, providing shelter, security and privacy, and supporting health.

Home ownership remains a major source of wealth in Australia. Just over one-sixth of Australia's total assets are dwellings, while 59% of the household sector's assets are land and dwellings (ABS 2009; ABS 2010b). At the same time, housing remains a major source of household debt. The Reserve Bank of Australia reported that at June 2010 total housing debt was 42% larger than the annual national household disposable income (RBA 2011).

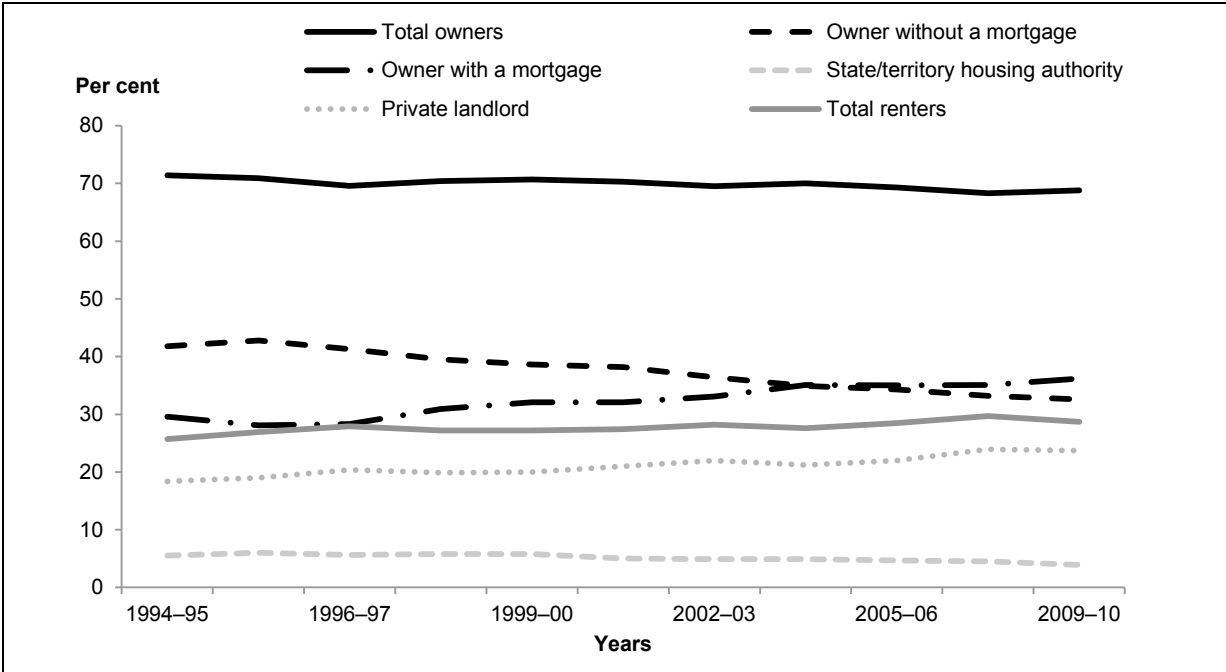
Households experiencing socioeconomic disadvantage, particularly those in housing stress (that is, spending more than 30% of their household income on housing costs) are less likely than other Australian households to sustain their housing situation if the affordability of their housing deteriorates. Low-income households (those whose income is in the bottom two-fifths of the population) in housing stress are of particular concern, as the burden of high housing costs reduces their ability to meet their other living expenses. It is estimated that 1.4 million Australian households are in housing stress (Table A1.1). Of these, more than

half a million have low incomes (ABS 2011h). There are also a number of people who, for a variety of reasons, may be more likely to experience difficulty in securing or sustaining appropriate housing in the private market. For example, people with disability are likely to have lower incomes than the general population, fewer housing options and a higher dependence on social housing and support services (Beer & Faulkner 2008). A severe consequence of not being able to secure or sustain appropriate or affordable housing is homelessness. In 2010–11, an estimated 230,500 people used government specialist homelessness services (AIHW 2011c).

### 1.3 Australia’s housing profile

Excluding hotels, motels, boarding houses and hospitals, there are currently an estimated 8.6 million occupied dwellings in Australia (ABS 2011i). The vast majority of dwellings (98%) are located in *Major cities* and *Inner and outer regional* areas. In the Northern Territory, however, more than one-third (37%) of dwellings are located in *Remote and very remote* areas (Table A1.2). Most occupied private dwellings are separate detached houses (79%), with a further 10% being semi-detached and 11% flats (Table A1.3).

Between 1994–95 and 2009–10, the proportion of households that were owner-occupiers fell slightly, from 71% to 69% (Figure 1.1). However, there was a considerable shift within this group: until 2003–04, more households owned their homes outright than had a mortgage. Over the period 1994–95 to 2009–10, the share of households that were paying off a mortgage rose from 30% to 36% while the share of households that owned outright fell from 42% to 33%. A higher proportion of households rented privately in 2009–10 compared with 1994–95 (24% and 18%, respectively), while relatively fewer were renting from a state/territory housing authority (5.5% and 3.9%, respectively).



Source: ABS 2011g.

Figure 1.1: Trends in tenure types, 1994–95 to 2009–10 (percentage of all households)

## 1.4 Housing assistance in Australia

### Housing assistance governance

Since 1 January 2009, housing assistance in Australia has been delivered under the NAHA. The NAHA replaced the former Commonwealth–State Housing Agreements, the most recent of which was in effect from 2003 to the end of 2008. The NAHA aims to ensure that ‘all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation’ (COAG 2009a).

The NAHA represents a considerable shift in housing policy, combining funding for housing and homelessness services. Under the agreement, all levels of government are accountable for the following six outcomes:

- people who are homeless or at risk of homelessness achieve sustainable housing and social inclusion
- people are able to rent housing that meets their needs
- people can purchase affordable housing
- people have access to housing through an efficient and responsive housing market
- Indigenous people have the same housing opportunities (in relation to homelessness services, housing rental, housing purchase, and access to housing through an efficient and responsive housing market) as other Australians
- Indigenous people have improved housing amenity and reduced overcrowding, particularly in remote areas and discrete communities (COAG 2009a).

The Australian Government, together with state and territory governments, has also signed a number of national partnership agreements to fund specific projects and deliver substantial reforms. One of these is the National Partnership Agreement on Homelessness which, together with the NAHA, provides an additional \$800 million in funding over the financial years 2009–10 to 2012–13. Other funding includes a commitment of \$5.6 billion by the Australian Government over the years 2008–09 to 2011–12 to fund the construction of over 19,300 additional social housing dwellings (primarily aimed at people who are homeless or at risk of homelessness) and repairs to over 12,000 social housing dwellings that would otherwise have been lost to stock. In addition, the Australian Government has committed to spending \$5.5 billion over the next 10 years under the National Partnership Agreement on Remote Indigenous Housing (NPARIH) to improve the standard of Indigenous housing. While the focus of the NPARIH is on remote areas, this commitment also includes \$684.4 million in funding for reforms to Indigenous community housing in urban and regional areas.

### Main housing assistance programs in Australia

In Australia, housing assistance is provided through a range of programs to assist both home owners and renters, both private and public. The main housing assistance programs operating in Australia during 2010–11 are outlined as follows, grouped by tenure type.

## Assistance to home buyers

Governments provide assistance to people buying their home through a range of direct and indirect measures. The following programs represent the major types of direct assistance available in 2010–11:

- **First Home Owners Grant (FHOG)** was introduced on 1 July 2000 to offset the effect of the Goods and Services Tax (GST) on home ownership. It is a national scheme funded by the states and territories and administered under their own legislation. Under the scheme, a one-off grant of up to \$7,000 is payable to first home owners that satisfy the eligibility criteria.
- **First Home Saver Accounts** aid Australians saving for their first home through a combination of Australian Government contributions and low taxes.
- **First Home Owners Boost (FHOB)** was a temporary measure introduced by the Australian Government from October 2008 until December 2009, whereby eligible first home purchasers were able to receive an additional grant of between \$3,500 and \$14,000 for their purchase. While the FHOB ceased on 31 December 2009, FHOB payments continued in 2010–11 due to the 12-month application period and the time frames allowed for the construction of new homes.
- **Home purchase assistance** is the provision of financial assistance to households to improve access to home ownership. It includes direct lending (including government loans, shared equity loans and bridging loans), deposit assistance, interest rate assistance, mortgage relief and other assistance grants.
- **Home purchase assistance for Indigenous Australians.** The Home Ownership Program and the Home Ownership on Indigenous Land Program assist low-income Indigenous households to purchase their own homes.

## Assistance in the private rental sector

Almost one-quarter of households rent their home from a private landlord. Direct government assistance to eligible households in the private rental sector is mainly provided under the following two programs:

- **Commonwealth Rent Assistance (CRA)** is a demand-based subsidy exclusively funded by the Australian Government. The principal objective is to provide income support to low-income families in the private rental market.
- **Private rent assistance** is provided by state and territory governments to low-income households experiencing difficulty in securing or maintaining private rental accommodation. The program assists households in meeting rental payments, relocation costs and the cost of bonds, and may offer advice or information services. Assistance may be provided by not-for-profit organisations funded by government.

## Social housing assistance

Housing that the government and community sectors provide is collectively referred to as social housing. In contrast to the other housing assistance programs, social housing assistance provides assistance in the form of a dwelling. In 2010–11, there were four main social housing programs operating in Australia:

- **Public rental housing (PH)** includes publicly owned or leased dwellings administered by state and territory governments. It provides affordable and accessible housing for largely low-income households who are in housing need.
- **State owned and managed Indigenous housing (SOMIH)** is also administered by state and territory governments but is specifically targeted to households with at least one Indigenous member. It also provides appropriate, affordable and accessible housing for low- to moderate-income households. Currently, the only jurisdictions to offer SOMIH are New South Wales, Queensland, South Australia and Tasmania.
- **Mainstream community housing (CH)** is provided for low- to moderate-income or special needs households and is managed by community-based organisations. Community housing models vary across jurisdictions and housing stock is owned by a variety of groups.
- **Indigenous community housing (ICH)** has been funded in a variety of ways by the Australian Government and various state and territory governments, and is managed by community housing organisations. It is now funded with mainstream housing services under the NAHA (COAG 2009a), including through the NPARIH (COAG 2009b).

## 1.5 Housing needs into the future

### Population growth and demographic changes

Between 2006 and 2031, it is estimated that Australia's population will increase by almost 40%, from about 20.7 million in 2006 to almost 28.8 million (Table 1.1). The proportions of couples without children and lone parents are expected to increase alongside an increase in lone-person households. As a consequence, the number of households in Australia is projected to increase from almost 7.8 million to nearly 11.6 million by 2031, an increase of almost 49%.

**Table 1.1: Projected growth of households, families and population, 2006–2031**

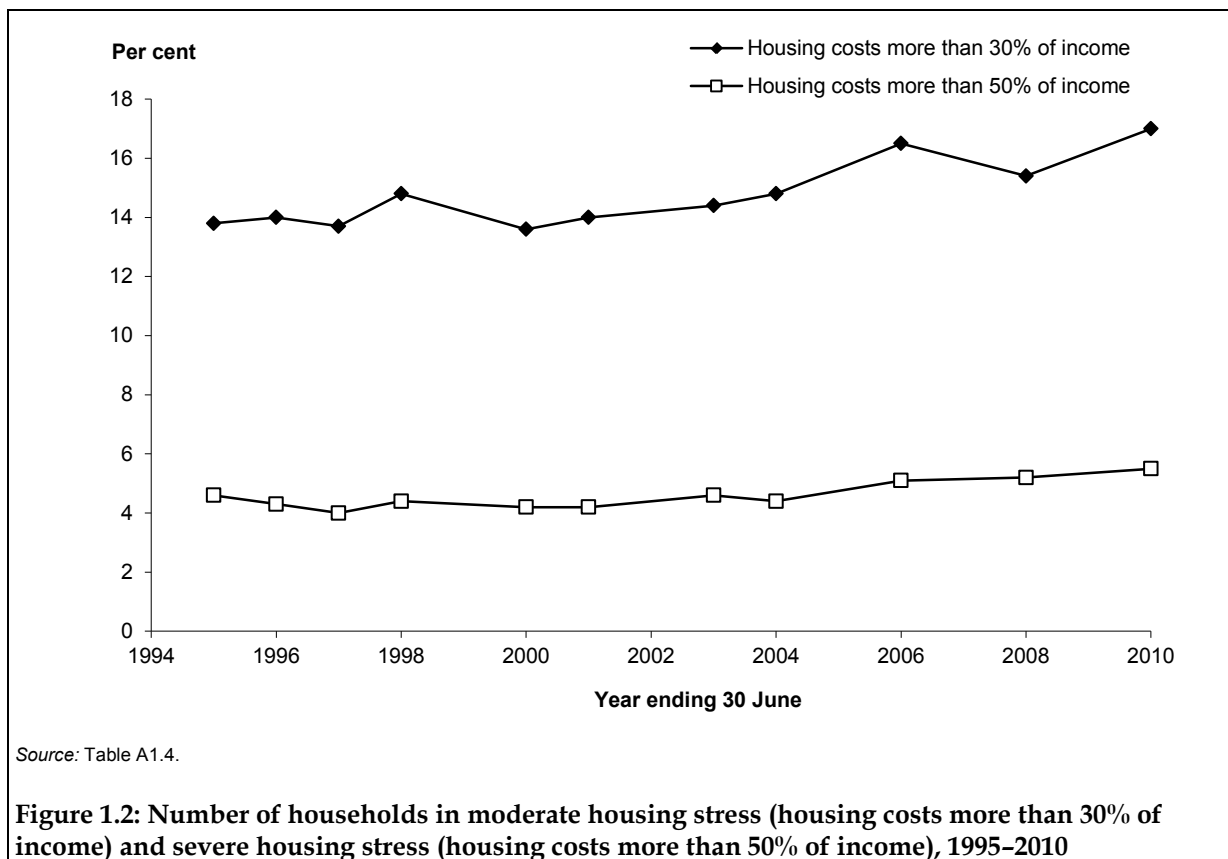
	No.		Change (per cent)
	2006	2031	
<b>Households<sup>(a)</sup></b>			
Family	5,628,705	7,978,512	41.7
Group	291,446	378,707	29.9
Lone person	1,860,042	3,219,297	73.1
<b>Total</b>	<b>7,780,193</b>	<b>11,576,516</b>	<b>48.8</b>
<b>Families<sup>(b)</sup></b>			
Couples with children	2,576,014	3,057,899	18.7
Couples without children	2,134,939	3,532,154	65.4
Lone parent	920,914	1,412,643	53.4
Other	103,184	127,880	23.9
<b>Total</b>	<b>5,735,051</b>	<b>8,130,576</b>	<b>41.8</b>
Population	20,697,900	28,786,500	39.1

Sources: <sup>(a)</sup>ABS 2008c; <sup>(b)</sup>ABS 2010a.

## Affordability

Figure 1.2 illustrates that an increasing number of Australian households are finding themselves in housing stress (ABS 2011h). Indeed, the number of households in moderate housing stress – defined as housing costs more than 30% of gross household income – has increased from just over 900,000 in 1995 to more than 1.4 million in 2010. Figure 1.2 shows that over the same period the number of households in severe housing stress – defined as housing costs more than 50% of gross household income – has increased from 300,000 to more than 460,000. This increase exceeds that explained by population growth alone. In 1995, 14% of Australian households were in moderate housing stress and 4.6% were in severe housing stress. By 2010, these figures had increased to 17% and 5.5%, respectively.

In the government housing sector, rents are set so that households pay no more than 30% of their incomes in rent. Arrangements vary between states and territories in the community housing sector, but tenants are usually assisted through receipt of CRA and/or payment of below-market rents to minimise the number of households paying more than 30% of their gross income on rent.

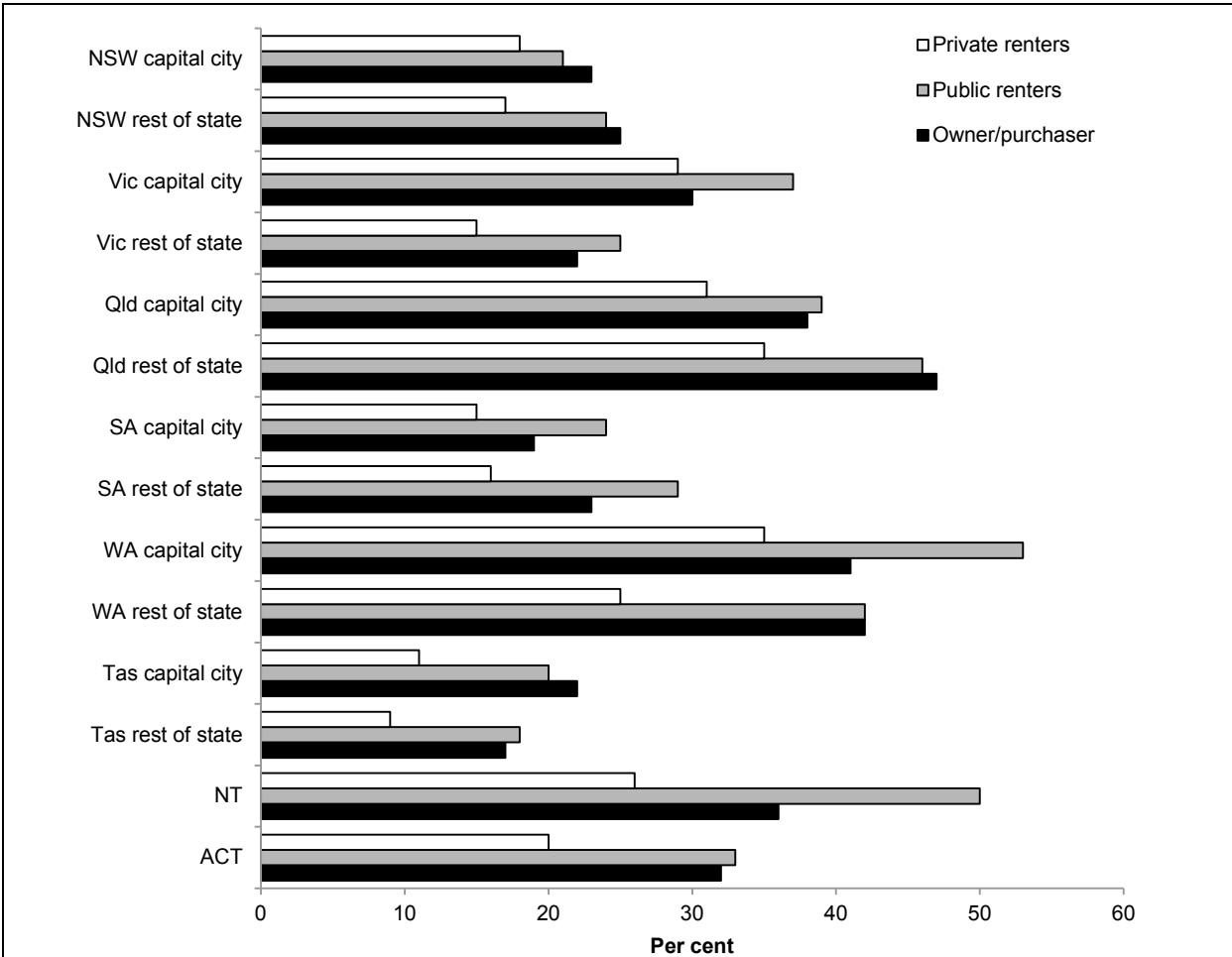


## Housing supply

The National Housing Supply Council (NHSC) was established by the Australian Government Treasurer and Minister for Housing in 2008 to monitor housing demand, supply and affordability in Australia. In addition, the NHSC aims to identify gaps between housing supply and demand and to highlight the strain on the housing system.

The NHSC has estimated the gap between total underlying demand (that is, the need for housing based on the number of households in the population) and total supply as a shortfall of 158,500 dwellings at June 2010. It is further predicted that the overall gap will grow to over 640,000 dwellings in 2030 (NHSC 2011b).

Compared with private rentals or home ownership, the projected increased demand for housing (as produced by the NHSC) in most states and territories is stronger in the government-provided (public) rental sector than in the private rental or home ownership sectors (Figure 1.3). The reason for this is that the overall growing shortage of housing would differentially affect households by tenure type, with those on the lowest incomes being most adversely affected. For example, the NHSC projections indicate that in 2024, relative to 2009, the increased demand for housing will vary from around a 10% increase in demand for private rentals in both Hobart and the rest of Tasmania to a more than 50% increase in demand for PH in Perth (Figure 1.3).



Source: NHSC 2011b.

Figure 1.3: Projected increased demand for dwellings in 2024 relative to 2009, by tenure type



## 2 Social housing provided by government

### **Box 2.1: Public rental housing, and state owned and managed Indigenous housing**

PH and SOMIH collections are managed by the Australian Institute of Health and Welfare (AIHW) and reported annually. They contain administrative data collected by state and territory housing authorities in the course of managing their social housing programs.

The data gathered include information about PH and SOMIH tenancies covered by the NAHA. Included are data on households residing in PH or SOMIH dwellings where the dwelling is either:

- owned by the housing authority, or
- leased from the private sector or other housing program areas and used to provide PH or SOMIH.

Details about the households and the people who make them up are collected, along with information about the PH and SOMIH dwelling stock.

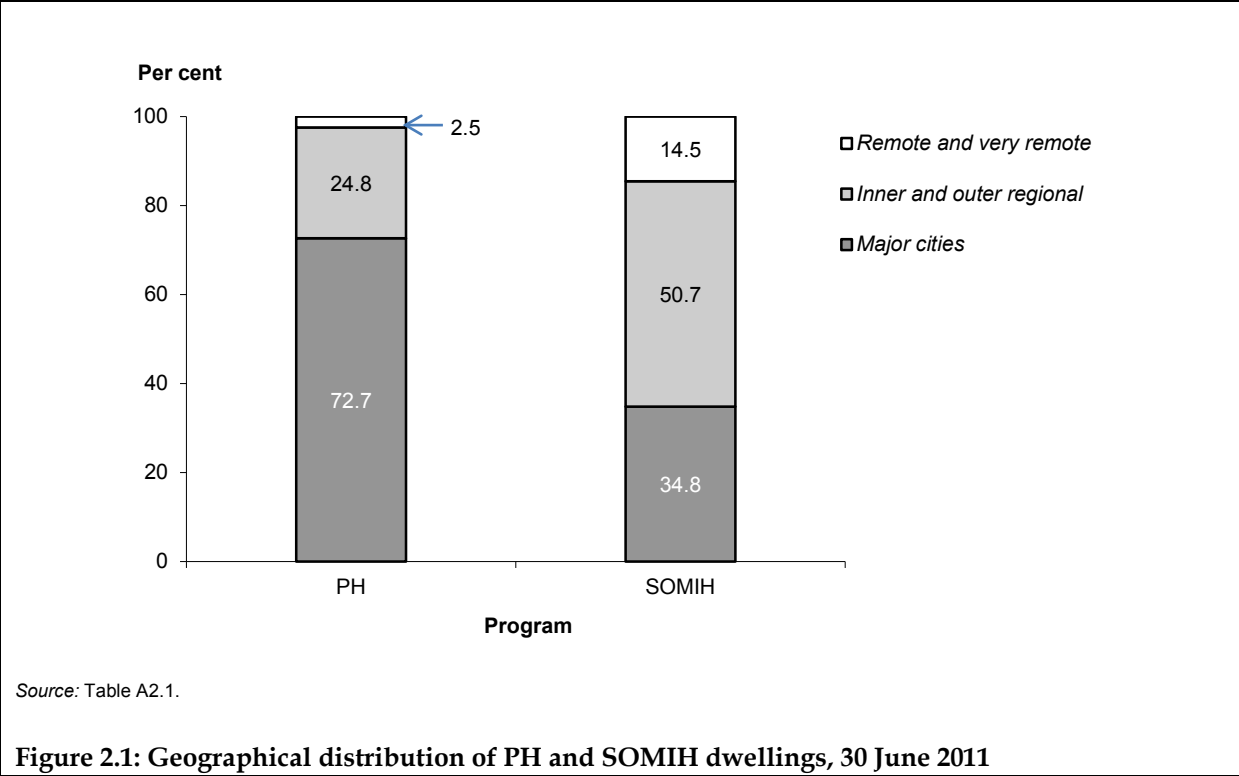
The information gathered is held by the AIHW, together with information from other social housing collections, in the National Housing Assistance Data Repository.

PH and SOMIH (Box 2.1), delivered by state and territory governments, comprise most social housing and represent a substantial component of overall housing assistance in Australia. PH operates in all states and territories while SOMIH operates in New South Wales, Queensland, South Australia and Tasmania. Victoria, the Australian Capital Territory and the Northern Territory do not have a separately identified or funded public Indigenous housing program. Western Australia transferred the dwellings and households previously reported under SOMIH to PH in 2010–11 and no longer has a separately identified or funded public Indigenous housing program.

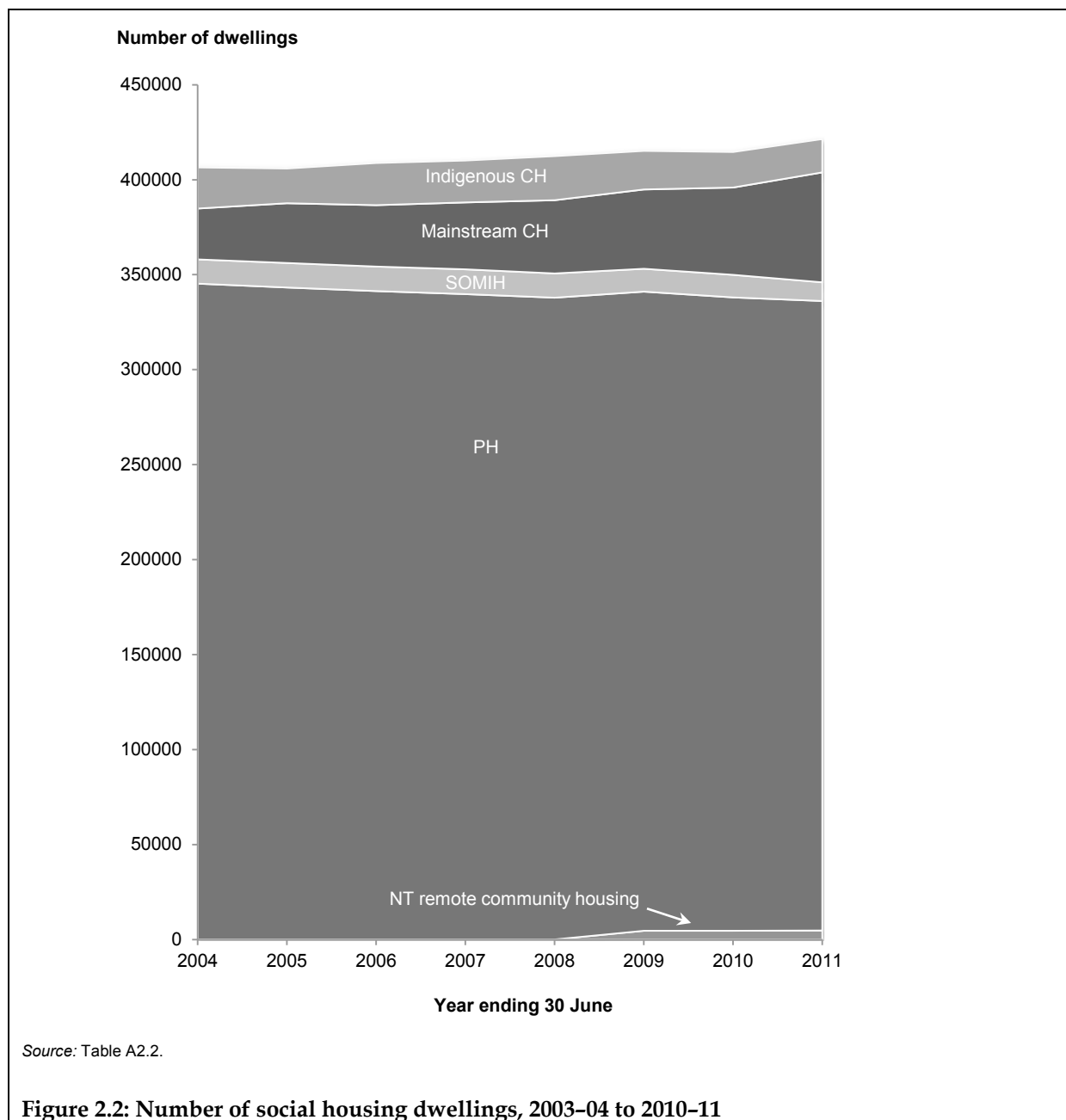
At 30 June 2011, PH was assisting almost 325,000 households, including over 29,000 Indigenous households. SOMIH housed almost 9,600 Indigenous households at the same time (Table A2.3). A substantial investment in this sector has occurred since 2009 under the NAHA and associated national partnership agreements. Under the Nation Building and Jobs Stimulus Plan, 15,400 new social housing dwellings have been built, with a further 3,800 dwellings under construction (Commonwealth of Australia 2011). In addition, around 80,000 social and community housing dwellings have benefited from repairs and maintenance work (Department of Infrastructure and Transport 2011).

## 2.1 Government-provided housing sector

The PH program administers more than 331,000 dwellings in all states and territories. Almost three-quarters are located in *Major cities*, one-quarter in *Inner and outer regional* areas and the remaining 2.5% in *Remote and very remote* areas. SOMIH has a large presence outside *Major cities*, with almost two-thirds of its dwellings in *Regional and remote* areas (Figure 2.1).

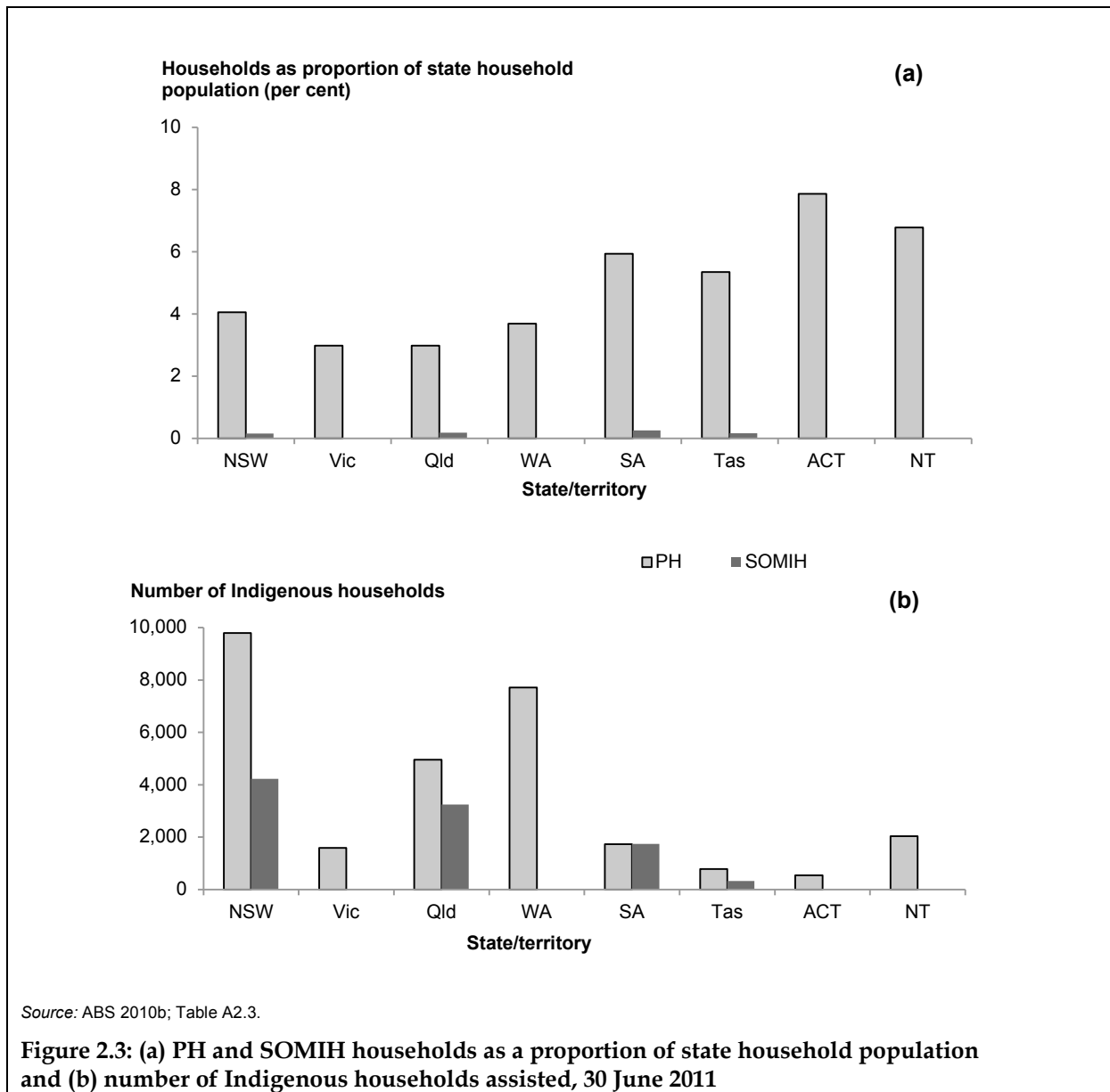


Social housing in Australia has seen a gradual but steady shift of focus from the public to the community-managed sector. In the last 7 years, the number of PH dwellings has decreased by almost 14,000, from over 345,000 in 2004 to just over 331,000 in 2011 (Figure 2.2). In contrast, the mainstream CH sector has continued to expand, with the number of dwellings increasing by over 31,000 over the same period.



Together, PH and SOMIH accommodate more than 80% of households in social housing in Australia. At 30 June 2011:

- about 325,000 households were in PH; over one-third of these were in New South Wales (34%), followed by Victoria (19%) and Queensland (16%) (Table A2.3)
- the Australian Capital Territory had the highest concentration of PH of all states and territories of Australia at 8% of the total household population – Figure 2.3(a), and Victoria and Queensland the lowest at 3% (ABS 2010a)
- overall, 9% of PH households had at least one member who identified as Indigenous; almost 10,000 of these Indigenous households were located in New South Wales and a further 7,700 in Western Australia – Figure 2.3(b)
- SOMIH assisted a further 9,550 Indigenous households across Australia (Table A2.3).



The profile of households occupying government-provided social housing has not changed substantially over the last 5 years (Table 2.1). Between 2005–06 and 2010–11, the proportion of newly allocated households with low incomes remained relatively stable, while the proportion classified as being in greatest need (homeless or at risk of homelessness) has at least doubled in both PH (from 38% to 75%) and SOMIH (from 26% to 59%). Some of this increase can be attributed to the recent inclusion by one jurisdiction (New South Wales) of households in rental stress. The proportion of households that have at least one member with disability has increased, while other characteristics such as gender balance, age and household size have remained relatively stable.

**Table 2.1: Demographic profile in PH and SOMIH, 2005–06 and 2010–11**

	PH		SOMIH	
	2005–06	2010–11	2005–06	2010–11
<b>All households at 30 June</b>				
Main tenant: male <sup>(a)</sup> (per cent)	37	38	26	24
Main tenant: female <sup>(a)</sup> (per cent)	63	62	74	76
Mean age of main tenant (years)	54	55	44	46
Mean household size (persons)	2	2	3	3
Rebated (per cent)	88	91	84	78
With disability (per cent) <sup>(b)</sup>	29	40	19	29
<b>Newly allocated households for the year</b>				
Low income <sup>(c)</sup> (per cent)	91	94	90	81
In greatest need <sup>(d)</sup> (per cent)	38	75	26	59

(a) Excludes records where sex of main tenant is unknown.

(b) Caution should be taken when comparing across years as the proportion of 'unknowns' for disability differ.

(c) In 2005–06, low-income households were defined as those with an income equivalent at or below 100% of the government income support benefits at the pensioner rate. In 2010–11, they are defined as those in the bottom 40% of the gross equivalised household income.

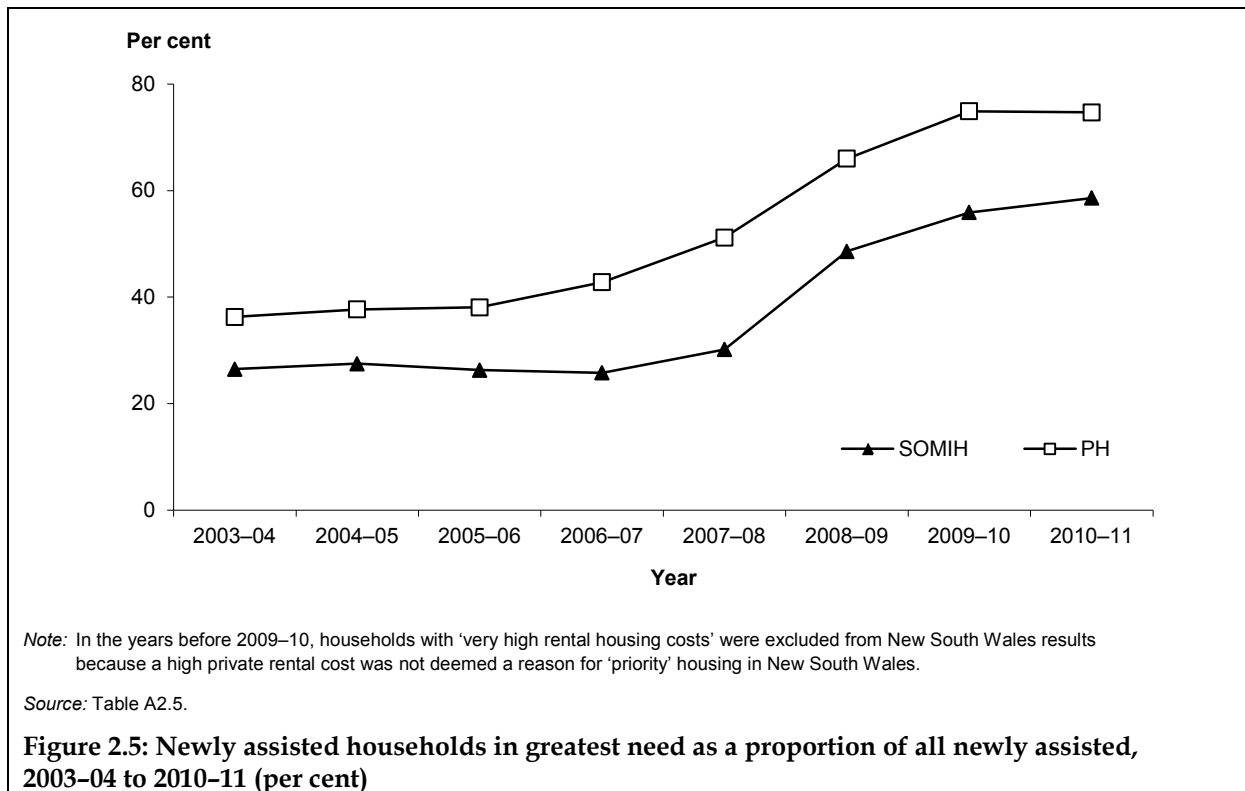
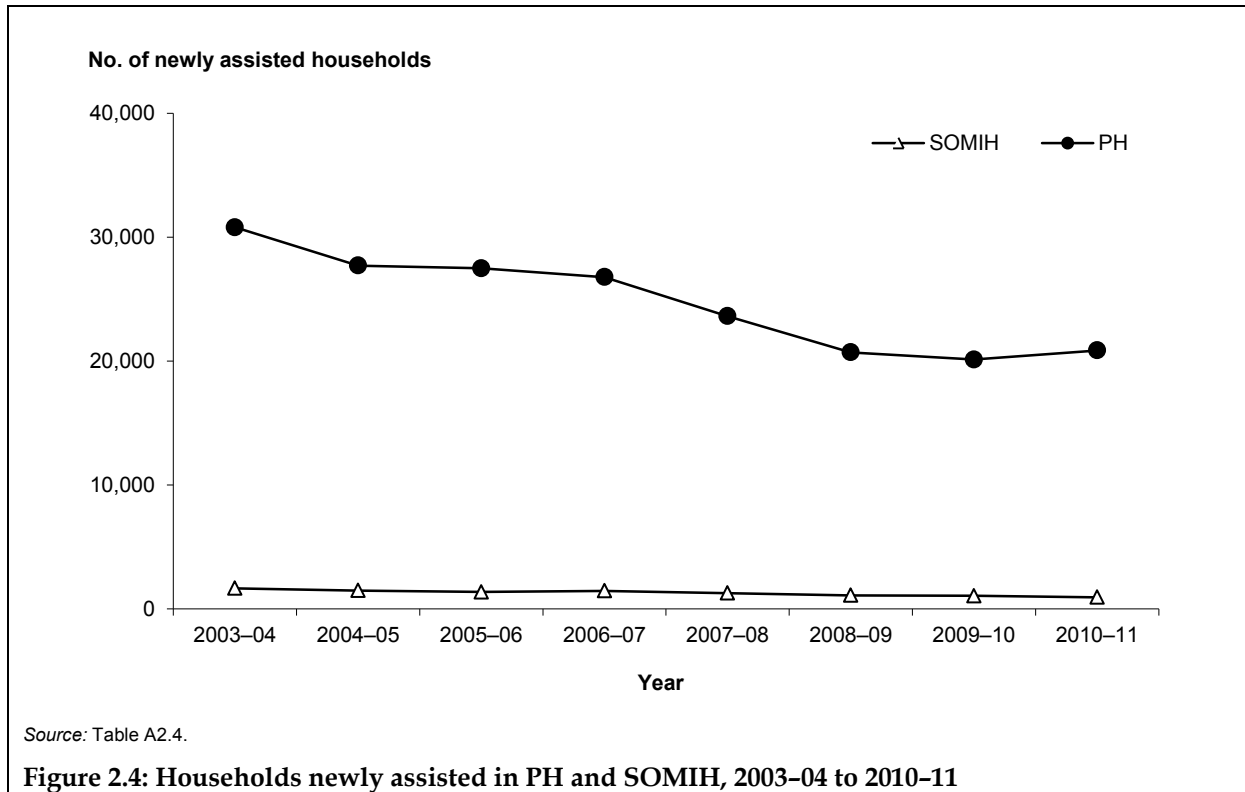
(d) Caution should be taken when comparing between years as New South Wales has included only the 'very high housing costs' greatest need reason since 2009–10.

Sources: AIHW 2008b; AIHW analysis of National Housing Assistance Data Repository 2010–11.

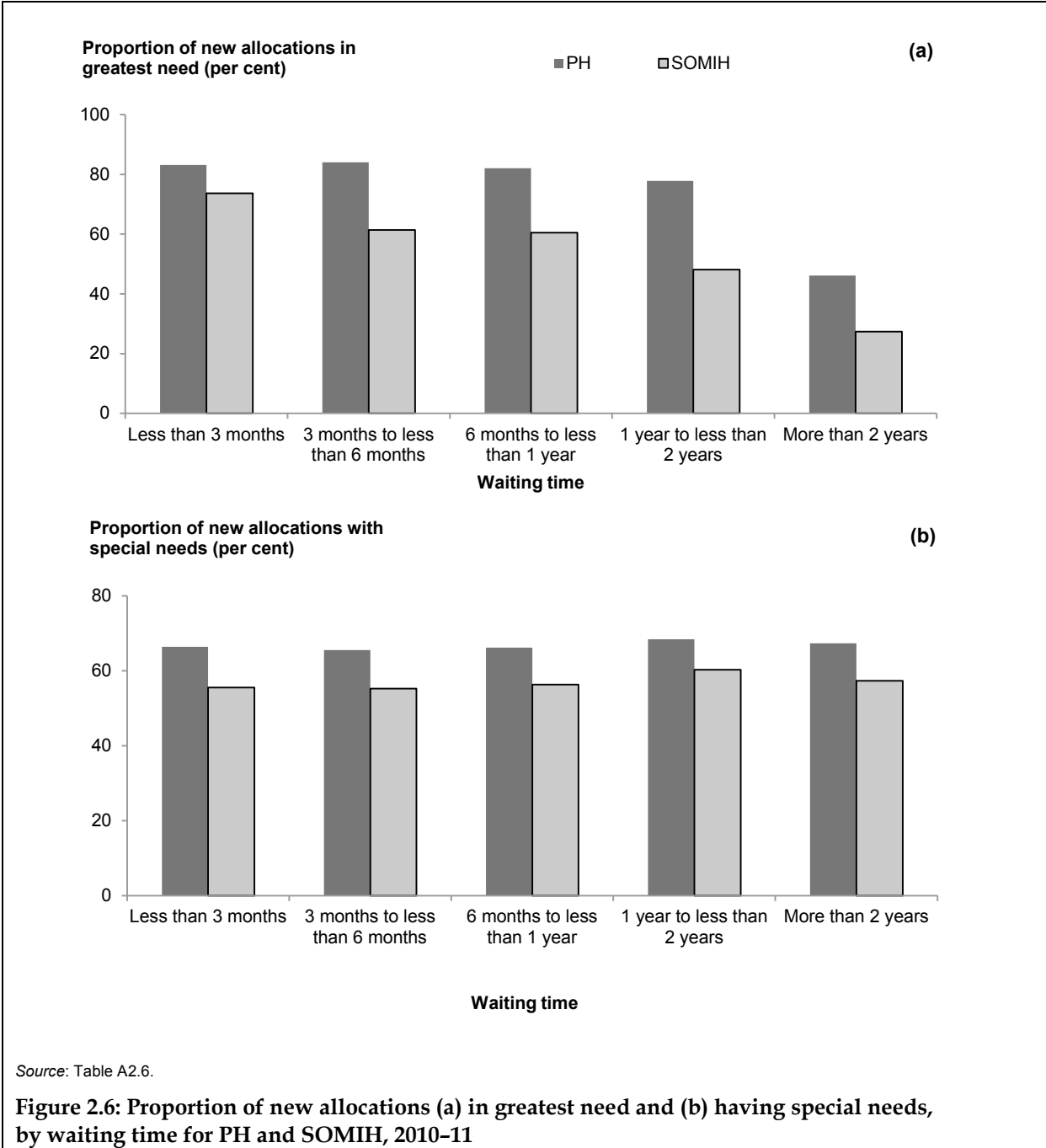
## 2.2 Allocation of government-provided housing

The number of new allocations to PH has been in decline over the past 7 years. Just over 20,000 new allocations were made to PH in 2010–11 (Figure 2.4), compared with almost 31,000 new allocations in PH in 2003–04. This trend is likely to have resulted from the combination of low turnover rates and the reduction in the overall dwelling numbers over that same period (Figure 2.2). The number of new allocations to SOMIH has shown a similar decline.

While the number of allocations has been decreasing, the proportion of allocations to households in 'greatest need' has been increasing (Figure 2.5). Households are classified as being in greatest need if they are homeless or find themselves in circumstances that are adversely affecting their health or place their life or safety at risk, are in housing that is inappropriate to their needs, or have very high rental housing costs relative to their income (AIHW 2006b). This trend reflects the increased emphasis on allocation based on priority needs.



As well as being more likely to receive assistance, households in greatest need are generally housed more quickly than others on the waiting list. In 2010-11, of those new PH tenants allocated within 3 months, 83% were in greatest need – Figure 2.6(a). This proportion was 78% for those waiting between 1 and 2 years for allocation, and 46% for applicants who waited more than 2 years. For SOMIH, the proportion of allocations to those in greatest need was 74% for a waiting time of less than 3 months, and was lower for longer waiting times.

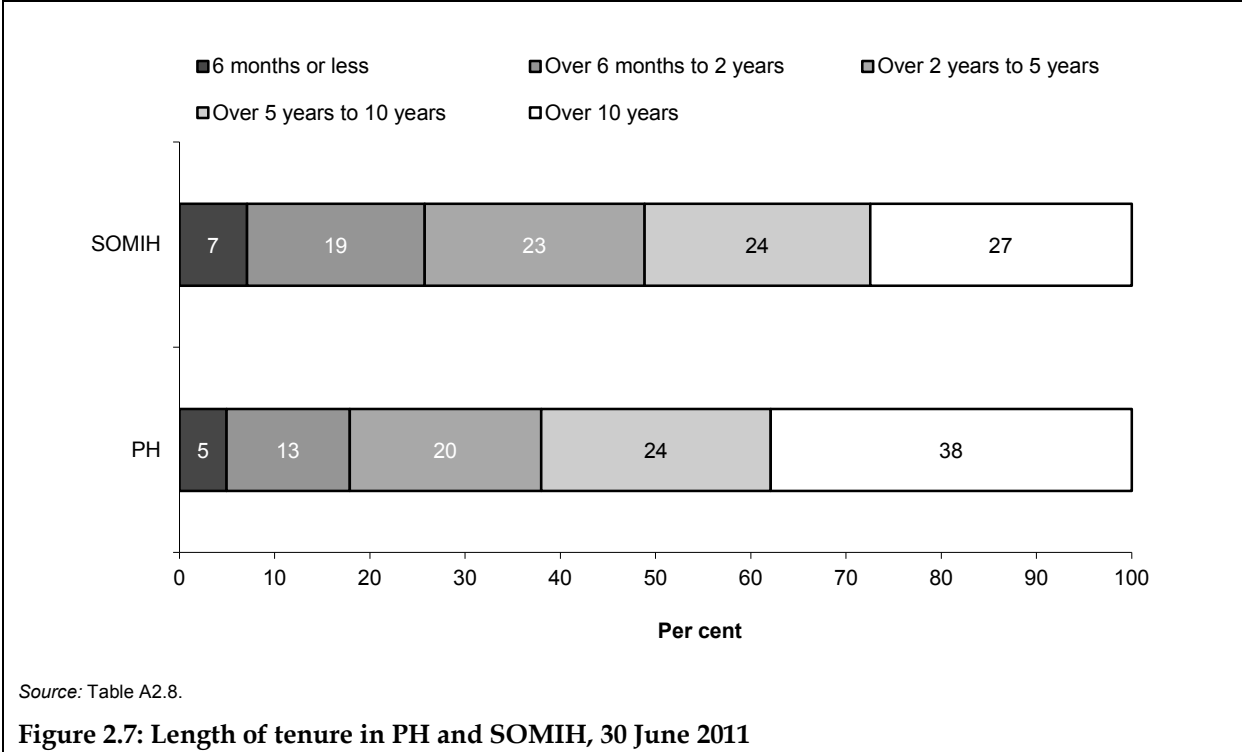


The allocation of households with special needs is also monitored by the AIHW and these data are collected for Report on Government Services reporting requirements. Special needs households in this context are defined as those that have at least one member with disability, a principal tenant aged either under 25 or over 74, or one or more Indigenous persons. SOMIH households with special needs are those with at least one member with disability or a principal tenant aged either under 25 or over 49.

About two-thirds of newly assisted households in PH in 2010-11 were deemed as having special needs (Table A2.7). Over half of new tenancies in SOMIH were classified as having special needs. The proportion of allocations to households with special needs is relatively independent of waiting time for PH – Figure 2.6(b), varying between 66% and 68%. For SOMIH, the proportion reaches a maximum of 60% at a waiting time of 1 year to less than 2 years.

### Movement within PH and SOMIH

Households in PH and SOMIH tend to remain in tenure for long periods, contributing to the low number of new allocations in government-provided housing. The majority of tenancies in PH (62%) have been in effect for more than 5 years and over half of SOMIH households (51%) had similarly long tenures. More than one-third of PH households had been in the same tenancy for more than a decade (Figure 2.7).



Security of tenure has been shown to enhance household health and education outcomes (AHURI 2005), especially for those in high need; it is also seen to enhance social connectedness (Beer & Faulkner 2008).

Consistent with length of tenure and new allocation figures, current levels of transfer within and exits from PH and SOMIH are low. Nationally, less than 3% of PH tenants and 4% of



SOMIH tenants transferred to a new dwelling in 2010–11 (Table 2.2). Exit rates were slightly higher: 6% of PH tenants and 7% of SOMIH households ended their tenancies in 2010–11.

**Table 2.2: Proportion of households that transferred and exited from PH and SOMIH, by state and territory, 2010–11 (per cent)**

	NSW	Vic	Qld	WA <sup>(a)</sup>	SA	Tas	ACT	NT	Aust
<b>Households that transferred to a new dwelling</b>									
PH	2.6	2.5	2.3	4.0	2.5	1.9	2.5	3.3	2.6
SOMIH	3.8	..	3.8	..	3.0	3.7	..	..	3.7
<b>Households that exited</b>									
PH	7.2	5.6	6.2	3.0	6.7	8.7	4.7	8.7	6.3
SOMIH	7.8	..	6.7	..	6.5	9.6	..	..	7.2

(a) Western Australia ceased its SOMIH program in 2010–11. Households and dwellings that were previously reported in SOMIH have been transferred to PH.

Source: Table A2.9.

## Waiting lists

Across Australia, more than 202,000 applicants are currently waiting for allocation to or transfer within the PH and SOMIH programs. Of these, more than 67,000 (34%) were classified as being in greatest need (Table 2.3).

**Table 2.3: Number of applicants on the waiting list for PH and SOMIH, by state and territory, 30 June 2011**

	NSW	Vic	Qld <sup>(a)</sup>	WA	SA	Tas	ACT	NT	Aust
<b>Applicants on the waiting list (including applicants for transfer)</b>									
PH	53,062	46,029	33,638	25,669	25,516	3,482	2,614	2,822	192,832
SOMIH	2,241	..	5,292	..	1,871	132	..	..	9,536
<b>Total</b>	<b>55,303</b>	<b>46,029</b>	<b>38,930</b>	<b>25,669</b>	<b>27,387</b>	<b>3,614</b>	<b>2,614</b>	<b>2,822</b>	<b>202,368</b>
<b>New applicants on the waiting list who have greatest need</b>									
PH	21,182	8,814	24,309	3,238	2,002	2,251	1,271	319	63,386
SOMIH	453	..	3,902	..	96	n.a	..	..	4,451
<b>Total</b>	<b>21,635</b>	<b>8,814</b>	<b>28,211</b>	<b>3,238</b>	<b>2,098</b>	<b>2,251</b>	<b>1,271</b>	<b>319</b>	<b>67,837</b>
<b>Proportion of new applicants on the waiting list who have greatest need (per cent)</b>									
PH	39.9	19.1	72.3	12.6	7.8	64.6	48.6	11.3	32.9
SOMIH	20.2	..	73.7	..	5.1	n.a	..	..	46.7
<b>Total</b>	<b>39.1</b>	<b>19.1</b>	<b>72.5</b>	<b>12.6</b>	<b>7.7</b>	<b>62.3</b>	<b>48.6</b>	<b>11.3</b>	<b>33.5</b>

(a) Waiting lists are reported for each program and cannot be combined to create an integrated waiting list – to do so would lead to an over count of the number of households waiting for housing assistance.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

Housing ministers in all states and territories have agreed to integrate their waiting lists by July 2011; this reform was completed in Queensland in 2009 and in the Australian Capital Territory in 2010. It should be noted that, in states without a consolidated waiting list, households may be on more than one list. Table 2.3 therefore overestimates the total number of households waiting to be allocated in all states and territories except Queensland and the Australian Capital Territory.

## 2.3 Affordability in government-provided housing

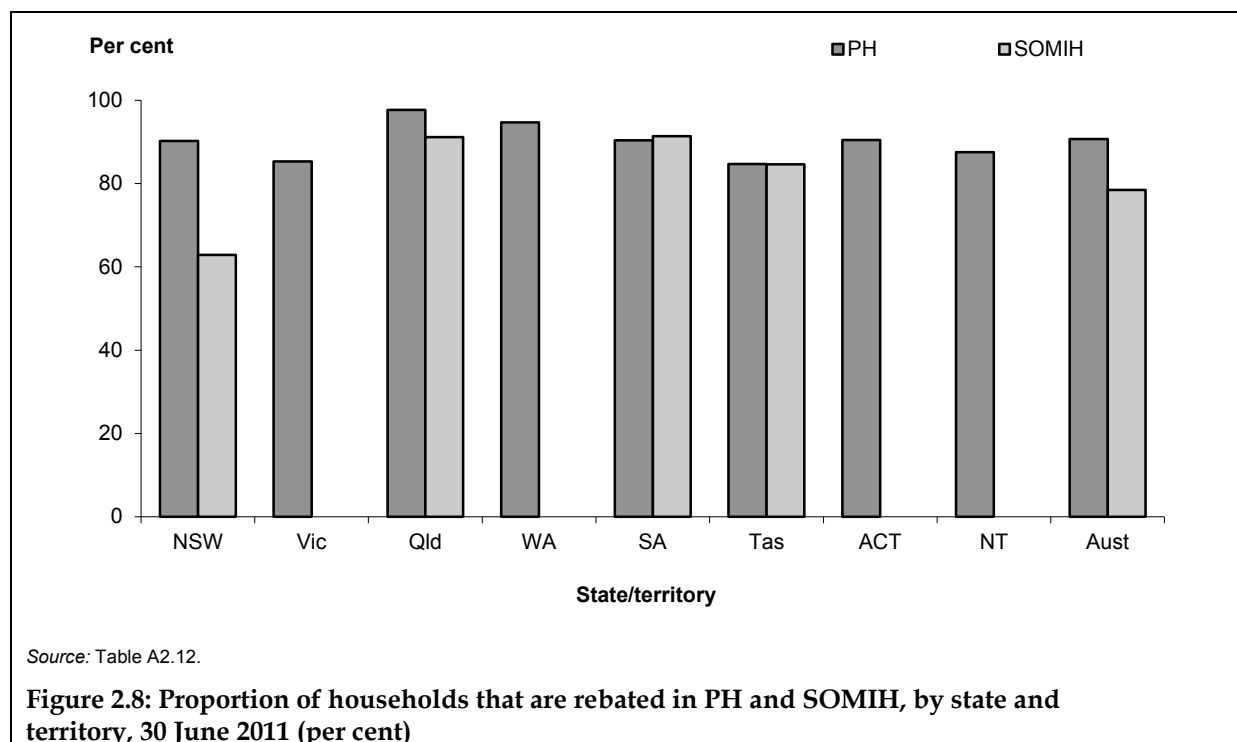
Low-income households – defined as those in the bottom 40% of equivalised gross household incomes – made up 98% of all PH and 96% of all SOMIH households (Table 2.4).

**Table 2.4: PH and SOMIH households classified as low income, by state and territory, 30 June 2011 (per cent)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
PH	99.1	99.3	97.0	97.4	97.3	92.3	99.2	98.9	98.1
SOMIH	98.5	..	93.9	..	94.9	91.7	..	..	95.6

Source: Table A2.10.

Housing affordability is a key issue for low-income households. In the government housing sector, rents are set so that households pay no more than 30% of their incomes in rent (Table A2.11). Households are 'rebated' the difference between the rent charged and the market rent. Nationally, 91% of PH and 79% of SOMIH households were rebated, ranging from 63% in SOMIH in New South Wales to 98% in PH in Queensland (Figure 2.8). One factor contributing to the lower proportion of SOMIH households that are rebated in New South Wales is that they are eligible to receive CRA.



Source: Table A2.12.

**Figure 2.8: Proportion of households that are rebated in PH and SOMIH, by state and territory, 30 June 2011 (per cent)**

Average rental rebates in PH ranged from \$91 per week in Tasmania to \$239 in the Australian Capital Territory (Table 2.5). This is consistent with the average market rents for public rental dwellings across Australia, which is lowest in Tasmania and highest in the Australian Capital Territory.

**Table 2.5: Average weekly rebate per household and average weekly market rent values in PH and SOMIH, by state and territory, week of 30 June 2011 (\$)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>PH</b>									
Average weekly rebate per household	152	100	156	144	104	91	239	164	138
Average weekly market rent per household <sup>(a)</sup>	252	196	255	246	205	186	358	256	237
<b>SOMIH</b>									
Average weekly rebate per household	115	..	160	..	126	107	..	..	135
Average weekly market rent per household <sup>(a)</sup>	240	..	270	..	236	213	..	..	248

(a) Average weekly market rent has been calculated by dividing the total market rent value of dwellings for which a rent was charged for the week of 30 June 2011 by the total number of households as at 30 June 2011.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

## 2.4 Use of public sector dwellings

There are several measures by which the efficiency of dwelling stock use can be assessed. These include occupancy and vacancy rates as well as the measure of the match between dwelling size and the size of the household.

### Occupancy

Occupancy rates were consistently high in both PH and SOMIH at 98% and 97%, respectively (Table 2.6 and Table A2.14). Occupancy rates across the two programs vary from 95% for SOMIH in South Australia up to almost 100% for PH and SOMIH in New South Wales.

**Table 2.6: Occupancy rates in PH and SOMIH, by state and territory, 30 June 2011 (per cent)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
PH	99.9	96.9	98.6	96.1	95.8	98.4	97.9	96.1	98.0
SOMIH	99.9	..	95.7	..	94.6	98.0	..	..	97.4

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

Vacant properties include those that are unavailable for occupation due to refurbishment work. At 30 June 2011, 1,498 PH and 52 SOMIH dwellings were undergoing major redevelopment and were therefore unavailable for occupation (Table 2.7). This corresponds to 0.5% in each case, of the PH dwelling stock and SOMIH dwelling stock.

**Table 2.7: Number of PH and SOMIH dwellings undergoing major redevelopment, by state and territory, 30 June 2011**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
PH	0	521	51	369	496	9	0	52	1,498
SOMIH	0	..	26	..	26	0	..	..	52

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

## Match of dwelling to household size

Matching the size of the dwelling to the size of the household ensures that existing dwelling stock is used to its capacity and that households are housed according to their requirements.

Overcrowding occurs when the dwelling size is too small for the size and composition of the household living in it. Underuse occurs when the dwelling size is larger than that required to adequately house the household. The currently accepted standard by which the dwelling size requirements of a household are measured is the Canadian National Occupancy Standard (CNOS) (Box 2.2).

Overcrowding of dwellings increases the stress on kitchens, bathrooms, laundry facilities and sewage systems, which in turn increases the risk of spreading infectious diseases between residents and places unnecessary strain on interpersonal relationships.

Overcrowding rates in PH and SOMIH were 4% and 10%, respectively, at 30 June 2011.

Underuse was more prevalent, with 53% of PH and 61% of SOMIH households occupying a dwelling with more bedrooms than required according to the CNOS. Of these, 37% of PH and 38% of SOMIH households had only 1 bedroom in excess to requirements while 16% of PH and 23% of SOMIH households had 2 or more additional bedrooms (AIHW analysis of National Housing Assistance Data Repository 2010–11). Underuse rates in the overall rental population are also high; at last count (2010), 61% of Australian rental households had at least 1 bedroom additional to the CNOS requirement for their household (ABS 2011h).

### Box 2.2: Canadian National Occupancy Standard

The CNOS calculates the bedroom requirements of a household based on the number, sex, age and relationships of household members. It specifies that:

- no more than two people share a bedroom
- parents or couples may share a bedroom
- children under 5 years, either of the same sex or opposite sex, may share a bedroom
- children under 18 years of the same sex may share a bedroom
- a child aged 5 to 17 years should not share a bedroom with a child under 5 of the opposite sex, and
- single adults 18 years and over and any unpaired children require a separate bedroom.

Closer investigation of data on overcrowded households in PH and SOMIH shows that overcrowded households were more likely than the average household to be a group or mixed composition household and be in *Remote* or *Very remote* areas (Table 2.8).

Overcrowded households also had significantly higher mean household sizes: 5 persons per household compared with the PH average of 2 persons; and 6 persons per household

compared with the SOMIH average of 3 persons. Further, 74% of overcrowded PH households and 92% of overcrowded SOMIH households require large homes (4 or more bedrooms) to meet the CNOS. Large households are particularly challenging for jurisdictions to accommodate, particularly as the overall demand for large homes is relatively low at 5% for PH and 16% for SOMIH (Table 2.8) – meaning that the balance between stock flexibility and cost has resulted in the majority of existing dwelling stock being 3 bedrooms or smaller (AIHW 2010c).

**Table 2.8: Selected characteristics of PH and SOMIH households in overcrowded dwellings compared with all households, 30 June 2011<sup>(a)</sup>**

	PH		SOMIH	
	Overcrowded households	All households	Overcrowded households	All households
Number of households with overcrowding	13,809	..	973	..
Proportion of most prevalent household type (group and mixed composition) (per cent)	45.8	14.7	39.3	18.3
Proportion in <i>Remote</i> and <i>Very remote</i> areas (per cent)	4.8	2.4	21.1	13.8
Mean household size (persons)	5	2	6	3
Proportion requiring large homes (4 bedrooms or larger) (per cent)	73.8	5.0	91.5	15.7

(a) Due to a change to the household types included in the calculation, numbers cannot be compared with those for previous years; previously, group households and unknown household types were excluded.

Note: Remoteness categories are based on the Australian Standard Geographical Classification (ABS 2007b).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

SOMIH households in underused dwellings were the most likely group to be classified as having special needs (65% compared with the SOMIH average of 56% and PH average of 60%). Also, PH and SOMIH households in underused dwellings tended to be longer term tenants than the average household: 11.3 years compared with an average of 9.5 years in PH, and 8.6 years compared with 7.6 years on average in SOMIH (Table 2.9). These observations suggest that contributors to underuse may be contraction of household size over long tenures or allocation of dwellings based on special dwelling modifications rather than size.

Closer investigation of PH and SOMIH households in underused dwellings showed that these were most likely to be single adult households (55% and 38% of all households with underuse, respectively). Indeed, 93% of single adult households and 97% of couple-only households in SOMIH at 30 June 2011 were living in underused dwellings, while 56% of single adult households and 88% of couple-only households in PH were living in underused dwellings. Under the CNOS, both of these household types can be adequately accommodated in a single-bedroom dwelling. The challenge of accommodating small households such as single adults and couples in dwelling stock that is primarily made up of 3-bedroom dwellings is clearly a major contributor to the observed underuse rates. In addition, the CNOS is based on a minimum acceptable standard and some jurisdictions have allocation policies that do not align with the CNOS.

**Table 2.9: Selected characteristics of PH and SOMIH households in underused dwellings compared with all households, 30 June 2011<sup>(a)</sup>**

	PH		SOMIH	
	Households with underuse	All households	Households with underuse	All households
Number of households with underuse	169,619	..	5,751	..
Mean length of tenure (years)	11.3	9.5	8.6	7.6
Proportion with special needs (per cent)	58.7	59.5	65.1	56.1
Most prevalent household type (per cent)	Single adult (54.8)	Single adult (51.5)	Single adult (38.1)	Sole parent with children (39.5)
Proportion of single adult households that are underused (per cent)	..	55.5	..	93.2
Proportion of couple-only households that are underused (per cent)	..	88.3	..	97.4

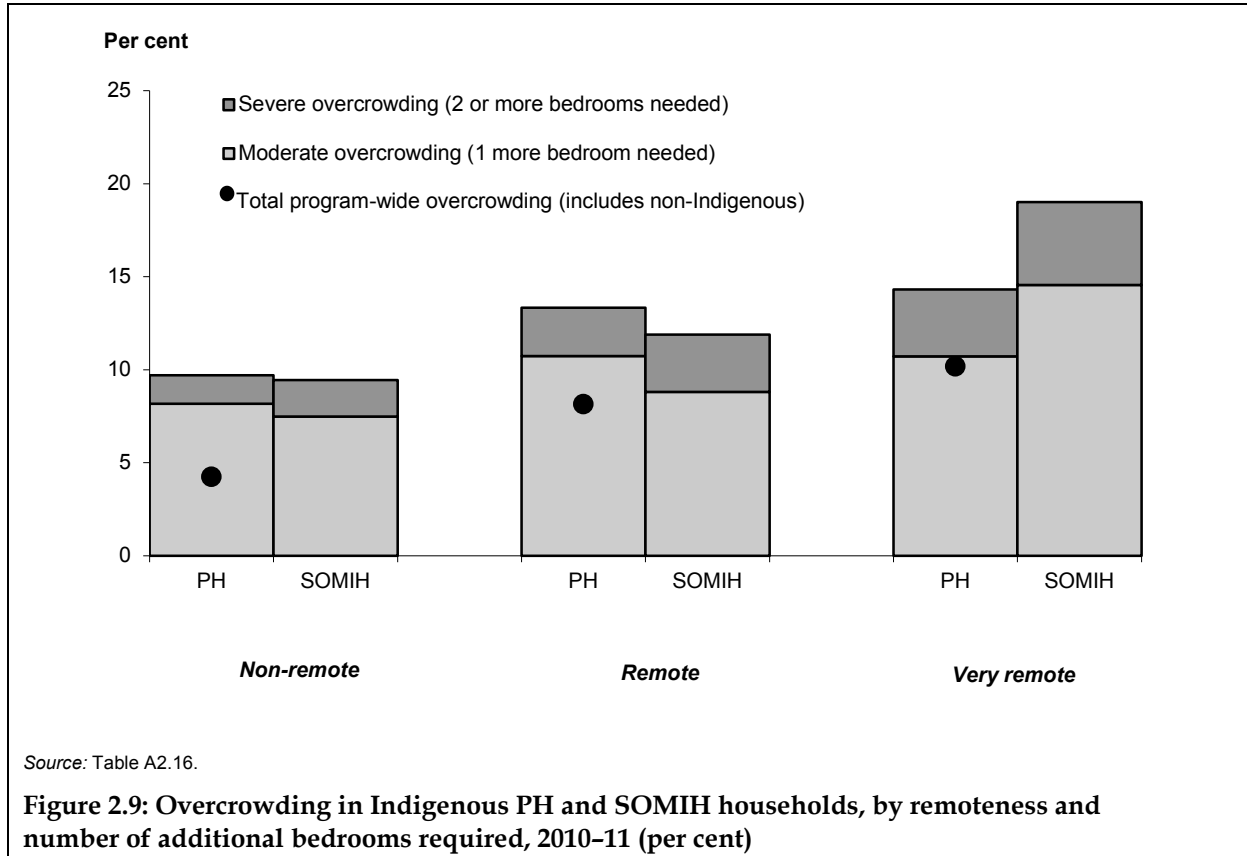
(a) Due to a change to the household types included in the calculation, numbers cannot be compared with those for previous years; previously, group households and unknown household types were excluded.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

## Indigenous overcrowding

Overcrowding for Indigenous households is of particular interest to governments and the community, with great emphasis being placed on ensuring that Indigenous Australians have access to suitable housing. Figure 2.9 depicts the overcrowding rates for Indigenous households in PH and SOMIH dwellings by remoteness. For comparison, the total overcrowding rate for all public housing households is also indicated.

Indigenous overcrowding is most prevalent in *Very remote* areas: 11% of Indigenous PH households in *Very remote* areas were moderately overcrowded (requiring 1 additional bedroom) and a further 3.6% were severely overcrowded (requiring 2 or more additional bedrooms). Similarly, 15% of *Very remote* SOMIH households were moderately overcrowded and a further 4.5% severely overcrowded. In all regions, Indigenous overcrowding is significantly higher than the program average (that is, including both Indigenous and non-Indigenous households). The difference was most pronounced in *Non-remote* areas, where the total Indigenous overcrowding rate was 9.7% compared with the program average of 4.2% (Figure 2.9).



### 3 Social housing provided by the not-for-profit sector

#### Box 3.1: Community housing and Indigenous community housing

The CH and ICH collections are conducted annually by the AIHW. Information is collected through surveys completed by community housing organisations and through administrative data from state and territory housing authorities collected in the course of managing their social housing programs.

Details about the households and the people who make up those households are collected, along with information about the CH and ICH dwelling stock. It includes information about CH and ICH tenancies covered by the National Affordable Housing Agreement.

The information gathered is held by the AIHW, along with information from other social housing collections, in the National Housing Assistance Data Repository.

In addition to housing provided by state and territory governments, social housing is also provided by the not-for-profit sector. In mainstream CH, dwellings may be owned or leased by third-party community-based organisations that carry out the tenancy and dwelling management functions. ICH is housing owned and/or managed by Indigenous community housing organisations (ICHOs) to provide housing to Indigenous Australians (see Appendix B for details). At 30 June 2011, almost 55,000 households were helped through mainstream CH (Table 3.1). Over 14,500 households were assisted through currently funded ICH (Table A3.2), while just under 18,000 households were assisted across the whole ICH sector (currently funded and not currently funded) at 30 June 2011 (Table 3.1).

**Table 3.1: Households assisted in the not-for-profit housing sector, 30 June 2011**

	Mainstream CH		ICH	
	No.	Per cent	No.	Per cent
Indigenous households	3,498	6.4	17,934 <sup>(a)</sup>	100.0
Other households	51,413	93.6	..	..
<b>All households</b>	<b>54,911</b>		<b>17,934<sup>(a)</sup></b>	

(a) The number of households for ICH is estimated using 'number of dwellings' as data on households are collected only for the funded portion of the sector.

Sources: Tables A3.1 and A3.2.

The mainstream not-for-profit housing sector has grown rapidly over the past 5 years. This growth will continue, with housing ministers committing to a large-scale not-for-profit sector comprising up to just over one-third of all social housing by 2014 (FaHCSIA 2010). The sector is also expanding under the National Rental Affordability Scheme (NRAS).

These changes will have implications for the ICH sector, with providers encouraged to participate in regulatory reform. Reforms of this sector are also underway under the NPARIH (COAG 2009b), and involve ICH being brought within state and territory regulatory frameworks for community housing providers, and reforms of property and tenancy management.



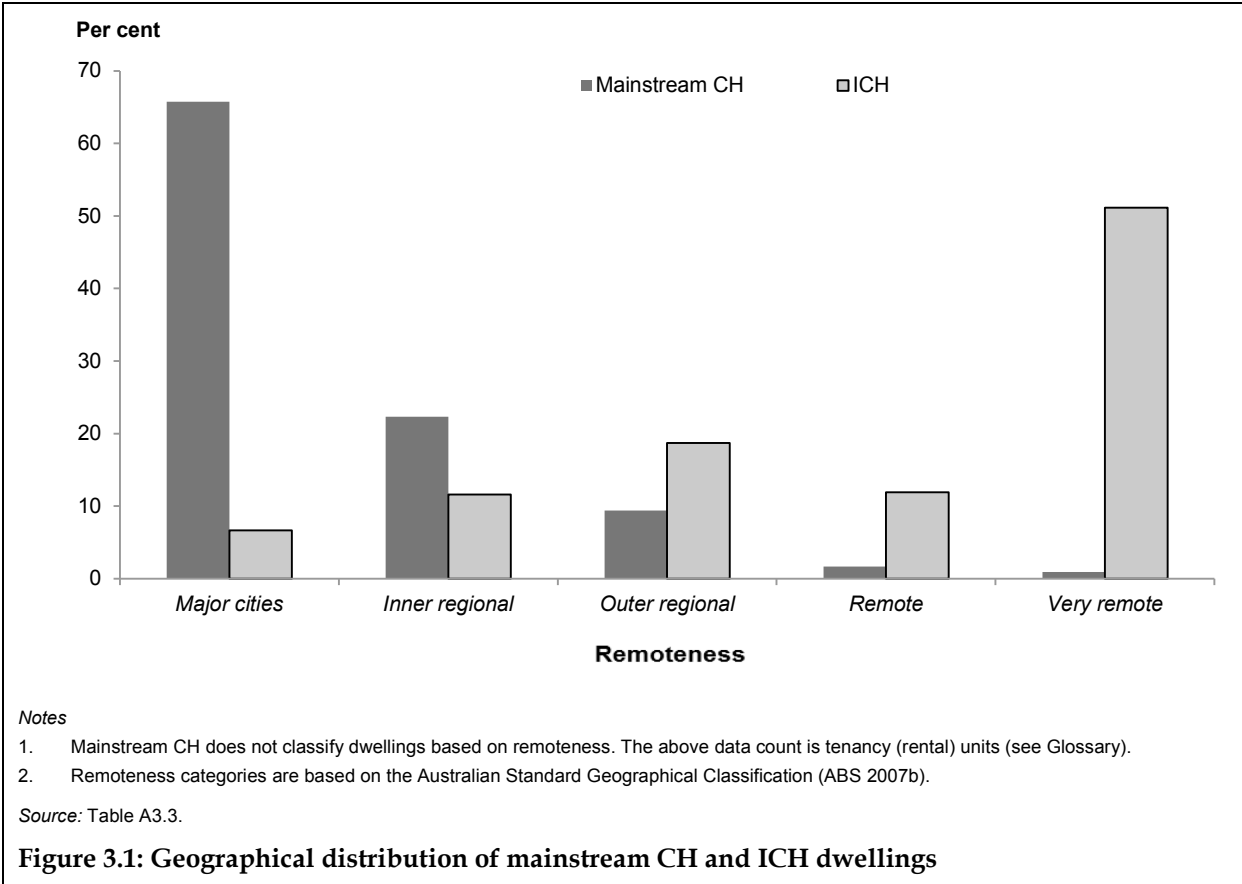
These and other reforms affect the quality, scope and comparability of ICH data in this report. Data quality statements for the ICH data collection are provided at Appendix B and detail the numerous data limitations for ICH.

### 3.1 Not-for-profit housing sector

Organisations in the not-for-profit sector include housing associations, housing cooperatives and other community service organisations. At 30 June 2011, there were over 900 mainstream CH organisations and almost 330 ICH organisations (ICHOs) operating in the not-for-profit housing sector. These organisations managed nearly 58,000 mainstream CH dwellings and just under 18,000 ICH dwellings (Tables A3.1 and A3.2). Of the almost 18,000 permanent ICH dwellings, more than 14,000 were managed by funded or actively registered ICHOs, constituting 80% of the sector.

The number of dwellings managed by unfunded or not actively registered ICHOs is estimated from aggregate figures and often based on historical records. Confirming the exact number of permanent dwellings for unfunded or not actively registered ICHOs is difficult.

Figure 3.1 highlights the difference between the geographic distribution of dwellings in mainstream CH and ICH. In mainstream CH, two-thirds of tenancy (rental) units are located in *Major cities*, while only about 3% of tenancy (rental) units were located in *Remote* and *Very remote* areas. In contrast, ICH is primarily located outside metropolitan areas, with 1 in 8 dwellings located in *Remote* areas and just over half in *Very remote* areas.



Despite the distinctly different geographical distributions of mainstream CH and ICH dwellings, the organisational profile is comparable. In both cases, a considerable portion of the sector is managed by a small number of large organisations, with the remainder managed by numerous very small organisations (Table 3.2).

In mainstream CH, almost 80% of dwellings are managed by about 10% of organisations in mainstream CH (Table 3.2). Additionally, the number of organisations has decreased from over 950 at 30 June 2010 to just over 900 at 30 June 2011.

In ICH, the total number of ICHOs and dwellings decreased between 2010 and 2011 – the number of ICHOs reduced by over 16% from 30 June 2010 to 30 June 2011 (from 391 to 328, respectively), and the total number of dwellings decreased from 19,096 to 17,934 (AIHW analysis of National Housing Assistance Data Repository 2010–11). Data on the number of dwellings each ICHO manages were not available for 2010–11. The number of ICHOs includes Indigenous councils in Queensland that transferred tenancy management to the state government, and two state-managed service models in Western Australia under which dwellings had been transferred to state management.

**Table 3.2: Mainstream CH organisations, by size**

	Less than 20 dwellings	20–49 dwellings	50–99 dwellings	100 or more dwellings	Total
<b>Mainstream CH</b>					
No. of organisations, 30 June 2009	672	146	40	73	931
Total dwellings, 30 June 2009	n.a.	n.a.	n.a.	n.a.	41,718
No. of organisations, 30 June 2010	692	157	34	76	959
Total dwellings, 30 June 2010 <sup>(a)</sup>	4,828	4,629	2,394	34,120	45,971
No. of organisations, 30 June 2011	636	141	48	81	906
Total dwellings, 30 June 2011 <sup>(a)</sup>	4,609	4,267	3,328	45,697	57,901

(a) Total dwellings excludes 4 dwellings that are under state management.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

## 3.2 Allocation of not-for-profit housing

Mainstream CH allocation policies are comparable to those in PH and SOMIH, where households are given priority allocation based on assessment of need. Greatest need households are defined as households that at the time of allocation were either homeless, in housing inappropriate to their needs, in housing that is adversely affecting their health or placing their life and safety at risk, or that have very high rental costs (AIHW 2012).

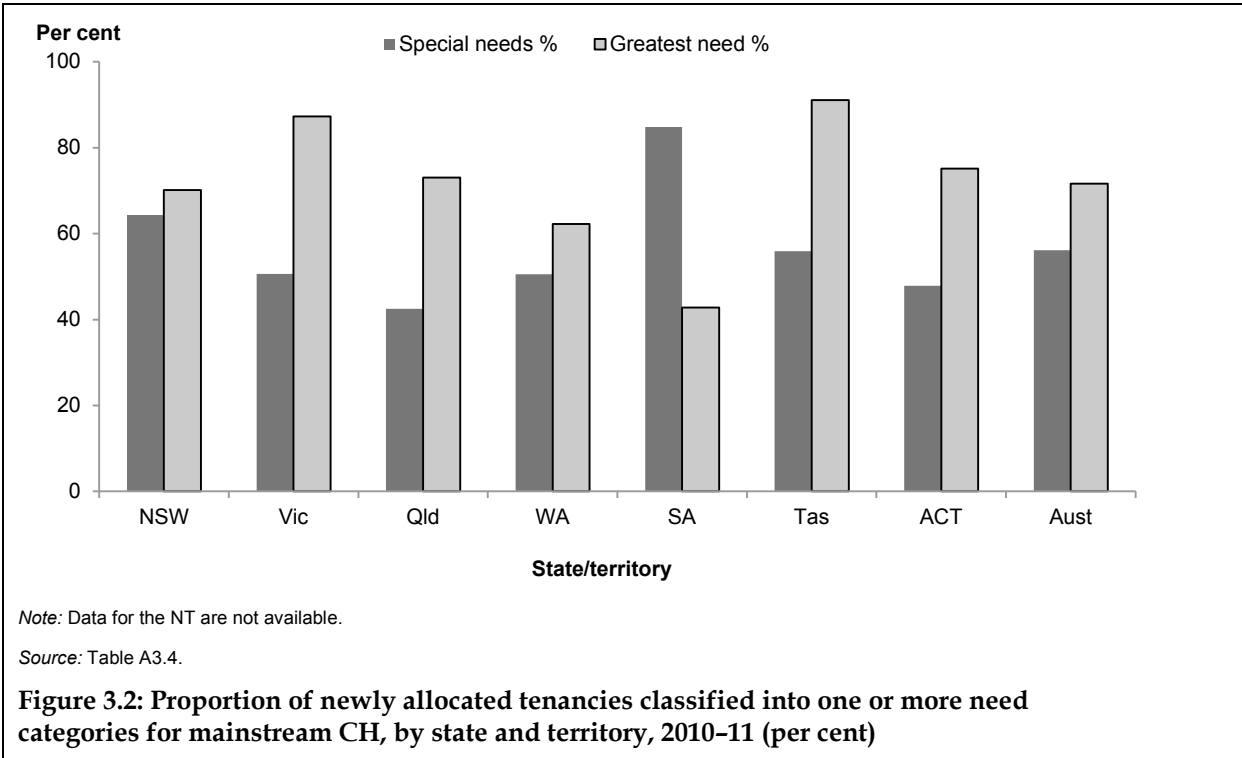
ICH dwellings, by contrast, are allocated to Indigenous tenants as they become available. Most ICHOs use their own waiting list and a set of selection criteria to help them assess the degree of need of applicants for housing (AIHW 2009b). It should be noted that, as the ICH collection does not include tenant-level data other than for calculating overcrowding, it is not possible to analyse the demographic profile of tenants allocated to housing.

Priority allocation to households in greatest need in mainstream CH has been consistently high. In 2010–11, over 70% of new allocations across Australia were to those in greatest need (Figure 3.2).

Households that are in greatest need may also be classed as having special needs. These include households that have either a household member with disability, a principal tenant aged under 25 or over 74, or one or more Indigenous members.

In Australia, for the year ending 30 June 2011:

- over 56% of newly assisted households were special needs households
- Tasmania had the highest proportion of allocations to those in greatest need (91%)
- South Australia had the highest reported proportion of special needs allocations (85%) (Figure 3.2)
- across Australia more than 12,000 applicants in greatest need were allocated to mainstream CH in 2010–11 (Table 3.3).



### Waiting lists

At 30 June 2011, there were almost 40,000 applicants on waiting lists for mainstream CH across Victoria, Queensland and South Australia. Of these, just under 25,000 were classified as being in greatest need (Table 3.3).

It should be noted that there are a number of data quality issues with CH waiting list data. Applicants may appear on waiting lists of more than one community housing organisation, with the exception of Queensland and South Australia where consolidated waiting lists are in operation.

**Table 3.3: Number of households on waiting lists, in greatest need and newly assisted for mainstream CH**

No.	NSW <sup>(a)</sup>	Vic	Qld <sup>(b)</sup>	WA	SA <sup>(c)</sup>	Tas	ACT <sup>(d)</sup>	NT
Applicants on the waiting list, 30 June 2011	n.a.	13,024	23,978	n.a.	2,850	n.a.	n.a.	n.a.
New applicants on the waiting list in greatest need, 30 June 2011	n.a.	7,559	16,834	n.a.	559	n.a.	n.a.	n.a.
New allocations to those in greatest need, 2010–11	5,516	1,946	2,633	1,170	275	307	160	n.a.

- (a) In April 2010, New South Wales implemented an integrated social housing waiting list, combining public and community housing into a single list. Waiting list data are now reported as public housing. This has resulted in data not being available for all community housing providers at 30 June 2011.
- (b) Coherence over time of the measurement of the number of new applicants on the waiting list that are in 'greatest need' has been affected by a change in methodology. Queensland has one waiting list for all social housing. Using this list to report against individual programs leads to an overestimate of the number of households waiting to be allocated, as many applicants are eligible for allocation to more than one program.
- (c) A centralised community housing waiting list was implemented in March 2010 and most organisations use this waiting list. In the 2010–11 community housing survey, a number of organisations also provided separate waiting list figures. These figures have been added to the centralised community housing waiting list figure, which may overstate the waiting list figure. Category 1 need is used as a proxy for greatest need for the centralised waiting list. Category 1 need includes those who are deemed to be in urgent housing need with long-term barriers to accessing or maintaining private housing options.
- (d) The Australian Capital Territory began a Social Housing Register (a common waiting list for PH and CH) on 1 September 2010. Applicants may nominate for allocation to PH, CH or both. Data quality issues prevented separate reporting for 2011.

*Note:* Applicants may appear on waiting lists of more than one community housing organisation, with the exception of Queensland and South Australia where consolidated waiting lists are in operation. New applicants are defined as a household that has applied for rental housing assistance and has been deemed eligible for, but has not previously received, the assistance.

*Source:* AIHW analysis of National Housing Assistance Data Repository 2010–11.

### 3.3 Affordability in not-for-profit housing

Low-income households are defined as households in the bottom two-fifths of equivalised gross household income, excluding CRA. Nationally, over 90% of mainstream CH households were classed as low income (Table 3.4). Different limits to determine low income are applied, depending on the location of a household. For example, the cut-off for determining a low-income household is higher if a person lives in a high-income area (generally a capital city), and lower if a person lives in a low-income area (generally a regional or remote area). This is not always the case, however; for example, in Western Australia, income limits for people defined as low income are higher in the north-west than in the metropolitan area. Data on income and rent for households in ICH were not available for analysis of affordability outcomes.

**Table 3.4: Number and proportion of mainstream CH tenants classified as low income, by state and territory, 30 June 2011**

	NSW <sup>(a)</sup>	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
No. of low-income households	21,426	7,946	n.a.	3,934	3,709	356	549	n.a.	37,920
Low-income households as a proportion of all households (per cent)	91.0	93.1	n.a.	96.2	91.4	91.3	99.1	n.a.	92.1

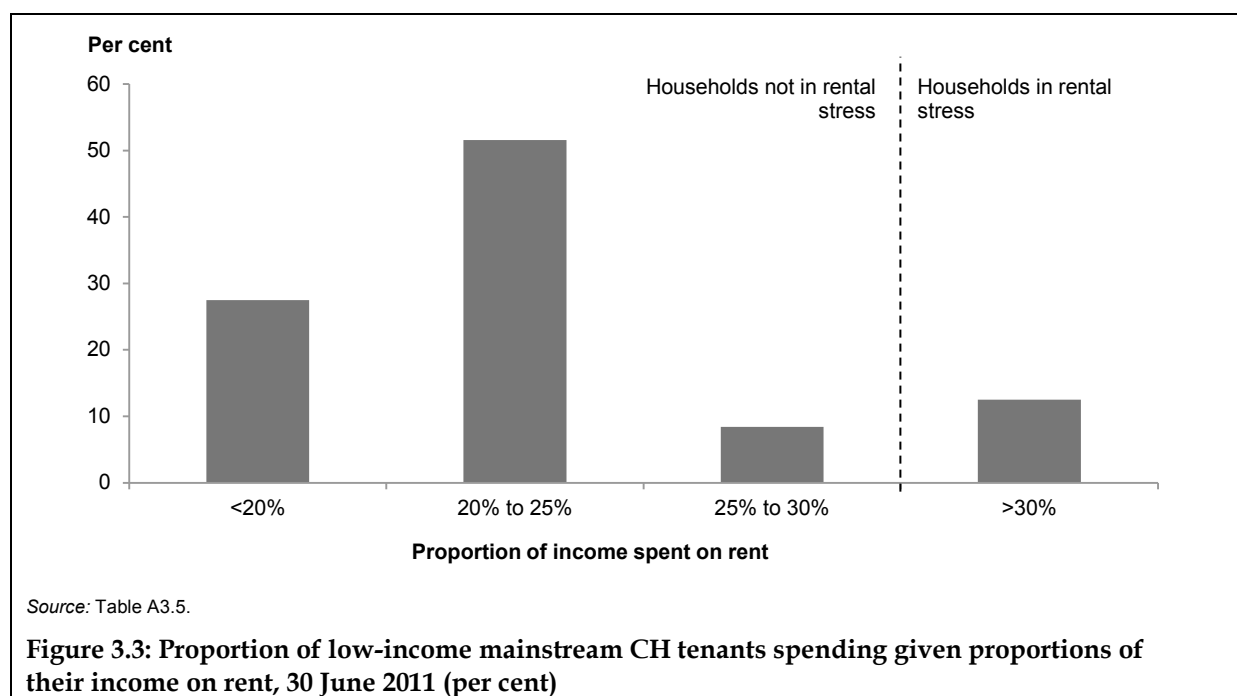
(a) Affordability measures for New South Wales are captured via the jurisdiction's own survey. To provide an estimate of low-income households, receipt of Centrelink benefits as the main source of household income has been used as a proxy. New South Wales is unable to provide gross income, so assessable income has been used to calculate equivalised 'gross' income for determining low-income status.

*Notes*

1. Households for which gross household income and household member ages (used to determine equivalised household income) could not be determined have been excluded. Households where rent charged and/or gross income is equal to or less than zero have also been excluded.
2. Measurement of low income cannot be compared with that for previous years due to a change in methodology.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

With most households that access CH being on low incomes, the affordable tenure offered by mainstream CH represents a considerable benefit for tenants. Arrangements vary between states and territories, but tenants are usually assisted through receipt of CRA and/or payment of below-market rents. Over three-quarters of low-income households in mainstream CH paid less than 25% of their income in rent, with over one-quarter paying less than 20% (Figure 3.3). However, 1 in 8 low-income mainstream CH households were in rental stress at 30 June 2011. Rental stress is defined as paying more than 30% of gross income on rent.



On average, just under three-quarters of income is available to households after rent is paid (Table 3.5). Variance exists among the states and territories on the proportion of household income left after rent is paid, from 61% in Queensland to about 77% in both Victoria and South Australia.

**Table 3.5: Rental stress<sup>(a)</sup> for low-income households in mainstream CH households, by state and territory, week of 30 June 2011 (per cent)**

	NSW <sup>(b)</sup>	Vic	Qld	WA	SA	Tas	ACT	NT	Aust <sup>(c)</sup>
Proportion of households spending more than 30% of their gross income on rent <sup>(d)</sup>	10.8	12.2	n.a.	32.2	1.2	35.5	2.0	n.a.	12.5
Proportion of household income left after rent <sup>(e)</sup>	72.5	77.0	61.0	74.6	77.1	74.2	76.7	n.a.	73.1

- (a) Rental stress is calculated by dividing the total number of low-income households paying more than 30% of their gross income (excluding CRA) by the total number of low-income households for which gross income and rent details are known.
- (b) Affordability measures for New South Wales are captured via the jurisdiction's own survey. To provide an estimate of low-income households, receipt of Centrelink benefits as the main source of household income has been used as a proxy. New South Wales is unable to provide gross income, so assessable income has been used to calculate equalised 'gross' income for determining low-income status.
- (c) Australian totals may not represent national totals because complete data were not available for all states and territories.
- (d) These figures should be interpreted with caution as there is some uncertainty about the treatment of CRA by organisations.
- (e) For Victoria, Western Australia, South Australia, Tasmania and the Australian Capital Territory, households have been excluded from this indicator where rent charged or household assessable income are unknown, or where rent charged or household assessable income is equal to or less than zero.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

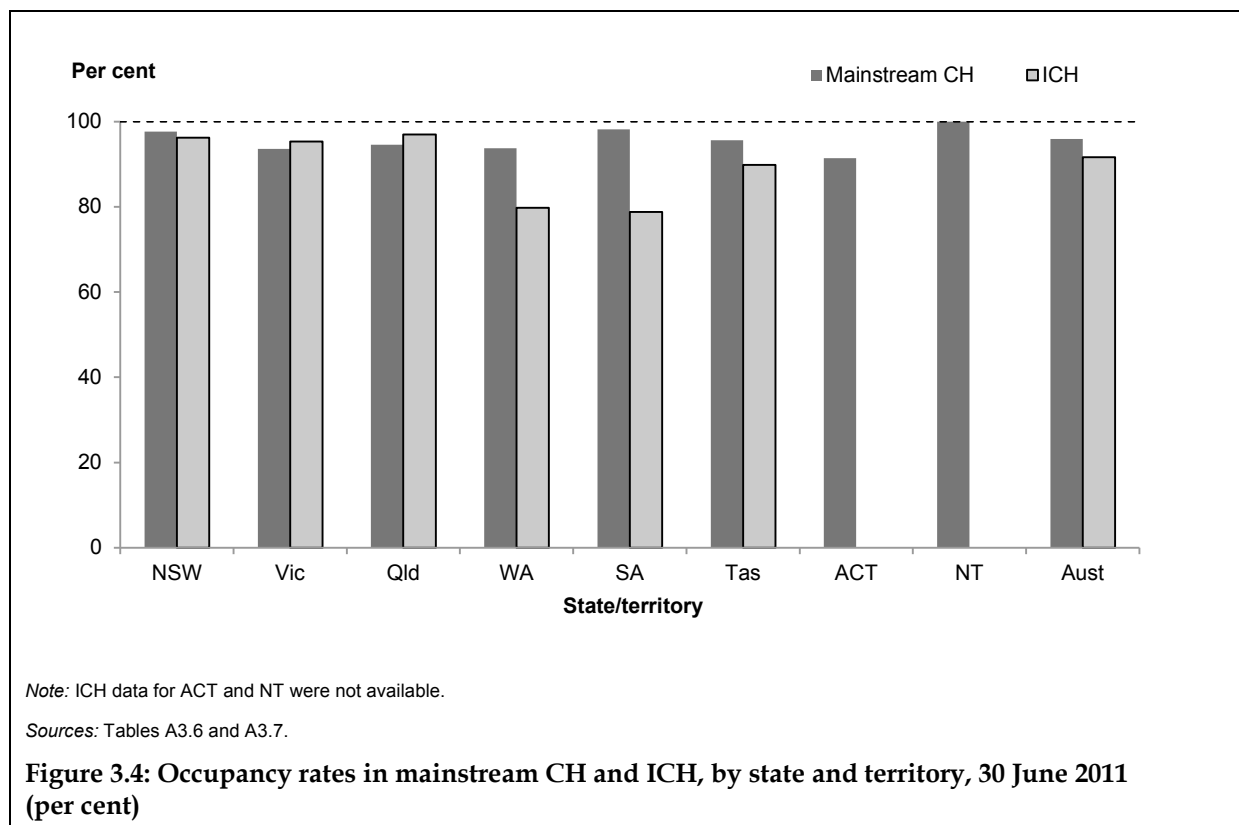
## 3.4 Use of not-for-profit sector dwellings

The occupancy rate and the match between dwelling size and household size are measures by which the efficiency of dwelling stock use can be measured.

### Occupancy

National dwelling occupancy rates were consistently high in both mainstream CH and ICH at 30 June 2011 (Tables A3.6 and A3.7). Occupancy rates for mainstream CH varied from 91% in the Australian Capital Territory up to 100% in the Northern Territory (Figure 3.4).

Occupancy rates varied significantly across jurisdictions in ICH. Western Australia and South Australia had occupancy rates below 80%, whereas New South Wales, Victoria and Queensland's occupancy rates were above 95%.



## Match of dwelling to household size

Matching the size of the dwelling to the size of the household ensures that the existing dwelling stock is used to its capacity and that households are housed according to their requirements. The degree of overcrowding or underuse in a dwelling is estimated based on bedroom requirements, as determined by the CNOS (Box 2.2). Overcrowding occurs when the dwelling size is too small for the size and composition of the household as measured by the CNOS. Underuse occurs when the dwelling size is larger than required by the CNOS. At 30 June 2011, fewer than 2% of mainstream CH households were overcrowded. Underuse was far more prevalent, with over one-quarter of occupied dwellings classed as underused (Table 3.6).

While overcrowding and underuse are based on the CNOS, the CNOS does not account for all relevant factors in determining appropriate dwelling size. Some older Australians prefer to age in place and consider extra space as being necessary for their lifestyle (AHURI 2010). There may be specific circumstances where larger houses are allocated to a smaller family in order to meet other needs. Additionally, due to a shortage in the stock of one-bedroom houses in the social housing sector, households may be allocated larger homes.

Overcrowding in Indigenous households is of particular interest to governments, and much work is being undertaken to ensure that Indigenous Australians have access to suitable housing. Overcrowding is more prevalent for Indigenous households than non-Indigenous households in mainstream CH, at about 4% nationally (Table 3.6). In ICH, over half of the dwellings in South Australia were reported as overcrowded at 30 June 2011. Table 3.6 also highlights the proportion of Indigenous households in mainstream CH and ICH dwellings with overcrowding. ICH overcrowding figures should be treated with caution due to a number of data quality issues (see notes below Table 3.6 and Appendix B for details).

Although the effect is the most prominent in the not-for-profit housing sector, Indigenous Australians experience overcrowding at higher rates than non-Indigenous Australians across all tenure types (14% overall, compared with 3% for non-Indigenous households) (ABS 2007a). Indigenous overcrowding is particularly prevalent in *Remote* and *Very remote* areas (22% and 41%, respectively) compared with 9% in *Major cities* (ABS 2007a).

**Table 3.6: Match of dwelling to household size in mainstream CH and ICH, by state and territory, 30 June 2011 (per cent)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>Mainstream CH</b>									
Proportion of households with overcrowding (requiring 1 or more additional bedrooms)									
All households	1.5	2.6	n.a.	1.2	2.6	1.4	0.3	n.a.	1.8
Indigenous households	n.a.	2.7	n.a.	5.0	n.p.	n.p.	0.0	n.a.	3.9
Proportion of households with underuse									
All households	9.0	33.0	n.a.	43.6	71.0	19.8	28.9	n.a.	24.7
Indigenous households	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
<b>ICH</b>									
Proportion of households with overcrowding									
	n.a.	*** 5.7 <sup>(a)</sup>	** 13.9 <sup>(b)</sup>	*** 32.9	*** 52.0 <sup>(c)</sup>	n.a.	n.a.	n.a.	n.a.

(a) Before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, Victoria has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, which was previously managed by the Australian Government.

(b) Household information provided is for 11 department-managed communities and 6 dwellings in Kowanyama. Data are not available for dwellings managed by the Indigenous Local Councils and Indigenous Community Housing Registered Providers.

(c) All dwelling and household data are based on tenancy and asset audits conducted in 2008–2009, with updates performed on some communities.

Note: Asterisks against ICH data indicate incomplete coverage (see Symbols for interpretation).

Sources: Table A3.8: Department of Communities 30/06/2011 and 'Annexure 2a' Quarterly Performance Reports for remaining Councils (in respect to (b)).

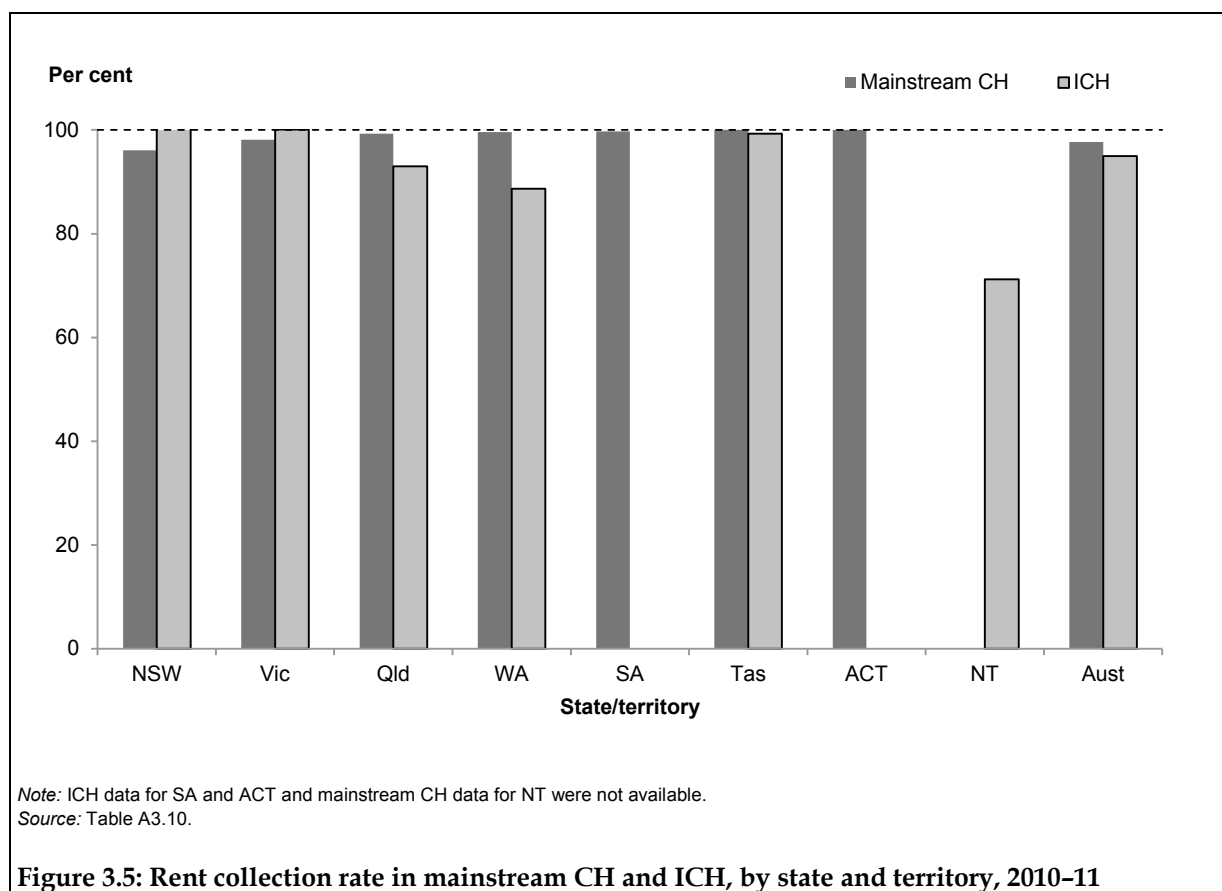
### 3.5 Management of not-for-profit housing

Financial data provides a measure of the performance and sustainability of housing organisations as well as the cost per dwelling of providing assistance. Financial data on mainstream CH are reported with a 1-year lag. For ICH, data are collected only for dwellings managed by currently funded ICHOs – over 14,000 out of the 17,934 estimated dwellings (Table A3.2) and data are often incomplete or missing (see Table A3.9 for coverage details). Financial data for ICH should, therefore, be interpreted with caution.

The rent collection rate (which is the rent collected from tenants as a proportion of rent charged to tenants) is one such measure and provides some indication of the sustainability of services as rental income is required by housing organisations to meet the costs of providing housing. The national rent collection rates of mainstream CH (98%) and ICH (95%) were quite high and comparable; however, substantial variability exists between jurisdictions in both programs. In mainstream CH, the rate varies from over 100% in the Australian Capital



Territory and Tasmania to just over 96% in New South Wales. Similarly in ICH, the rent collection rate varies from over 100% in New South Wales and Victoria to just over 70% in the Northern Territory (Figure 3.5). Rent collection rates of over 100% may occur when payments on the debts of previous financial years are paid.



**Figure 3.5: Rent collection rate in mainstream CH and ICH, by state and territory, 2010-11**

Net recurrent cost per unit assesses the cost of providing social housing by measuring the average cost of providing assistance per dwelling or rental unit. Net recurrent costs include administrative and maintenance expenditures, but exclude capital costs. In 2009-10, the average cost of providing assistance in mainstream CH was just over \$9,000 per rental unit (Table 3.7).

The net recurrent cost per dwelling for ICH in 2010-11 was reported to be over \$7,000. However, in many cases it is difficult for ICHOs to separate housing-related expenditure, particularly staff costs, from that relating to other functions of the organisation. This information should be interpreted with caution.

**Table 3.7: Net recurrent costs per rental unit or dwelling in mainstream CH and ICH, by state and territory (\$)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
Mainstream CH 2009-10 <sup>(a)</sup>	10,175	8,445 <sup>(b)</sup>	7,263	8,062 <sup>(c)</sup>	7,459 <sup>(d)</sup>	21,312 <sup>(e)</sup>	10,268 <sup>(f)</sup>	n.a.	9,120
ICH 2010-11	10,656 <sup>(g)</sup>	**4,851 <sup>(h)</sup>	5,538	*9,063 <sup>(i)</sup>	n.a.	4,960	n.a.	n.a.	*7,327

**Notes**

1. Asterisks against ICH data indicate incomplete coverage; see Table A3.11 for interpretation of superscripts (a)-(i).
2. Financial data for 2010-11 for mainstream CH are not yet available.

Source: Table A3.11.

While ICH maintenance expenditure data has incomplete coverage for 2010–11, the data indicate an increase in maintenance expenditure relative to that for 2009–10. This is consistent with increased funding provided to states and territories for this purpose under the NAHA and NPARIH (Table 3.8). Additional financial data collected for ICH are provided in Appendix A (Table A3.13).

**Table 3.8: Maintenance expenditure for ICH, by jurisdiction, 2008–09 to 2010–11 (\$'000)**

	NSW	Vic	Qld	WA	SA	Tas <sup>(a)</sup>	ACT	NT	Aust Govt	Aust
2008–09 <sup>(b)</sup>	11,084 <sup>(c)</sup>	2,062	14,974	12,796	1,805 <sup>(d)</sup>	..	n.a. <sup>(e)</sup>	5,948 <sup>(f)</sup>	2,415 <sup>(g)</sup>	51,084
2009–10	**19,310 <sup>(h)</sup>	**7,823 <sup>(i)</sup>	*15,705	*8,161 <sup>(i)</sup>	*3,235 <sup>(k)</sup>	86	n.a.	5,215 <sup>(l)</sup>	..	*59,534
2010–11	**24,026	**6,122 <sup>(m)</sup>	24,943	*12,080	3,716	98	n.a.	*4,603	..	*75,587

*Notes*

1. Funding arrangements vary across jurisdictions; see Table A3.12 for an explanation of superscripts (a) to (m) inclusive.
2. Asterisks against ICH data for 2009–10 and 2010–11 indicate incomplete coverage (see Symbols for interpretation).
3. Coverage for 2008–09 data is not available.

Source: Table A3.12.

## 4 Housing assistance in the private sector

### 4.1 Commonwealth Rent Assistance

#### **Box: 4.1 Commonwealth Housing Data Set**

The CRA data presented in Housing Assistance Australia are derived from the Commonwealth Housing Data Set which is drawn from administrative data used to monitor the Rent Assistance program.

The Data Set provides point-in-time data about income units in receipt of Centrelink payments – specifically, social security payments or Family Tax Benefit, Part A.

The Data Set is provided to the AIHW under the National Housing Data Agreement as part of the Australian Government’s contribution to housing data.

CRA is a demand-based subsidy that the Australian Government funds. The principal objective of CRA is to provide additional financial assistance to income support recipients and low- and moderate-income families (with children) in the private rental market and community housing. Further, recipients of CRA may also have received some form of private rent assistance (Section 4.2). As a result, there is some overlap with other programs.

The unit used when reporting CRA is the income unit (Box 4.2). At 30 June 2011, around 1.1 million income units were receiving CRA. Of these, about 4.1% were Indigenous (46,177 income units), and only 1.2% resided in dwellings located in *Remote* and *Very remote* areas (Table 4.1). The most common income unit type receiving CRA in June 2011 was a single person without children, followed by a single person with children (Table A4.1).

#### **Box: 4.2 Income units**

An income unit is defined as a single person or a couple, with or without dependent children. A dependent child is one for whom Family Tax Benefit is payable.

It should be noted that income units are not equivalent to households (the measurement unit used in social housing) as multiple income units may occupy dwellings.

**Table 4.1: Number of income units assisted with CRA, by state and territory, June 2011**

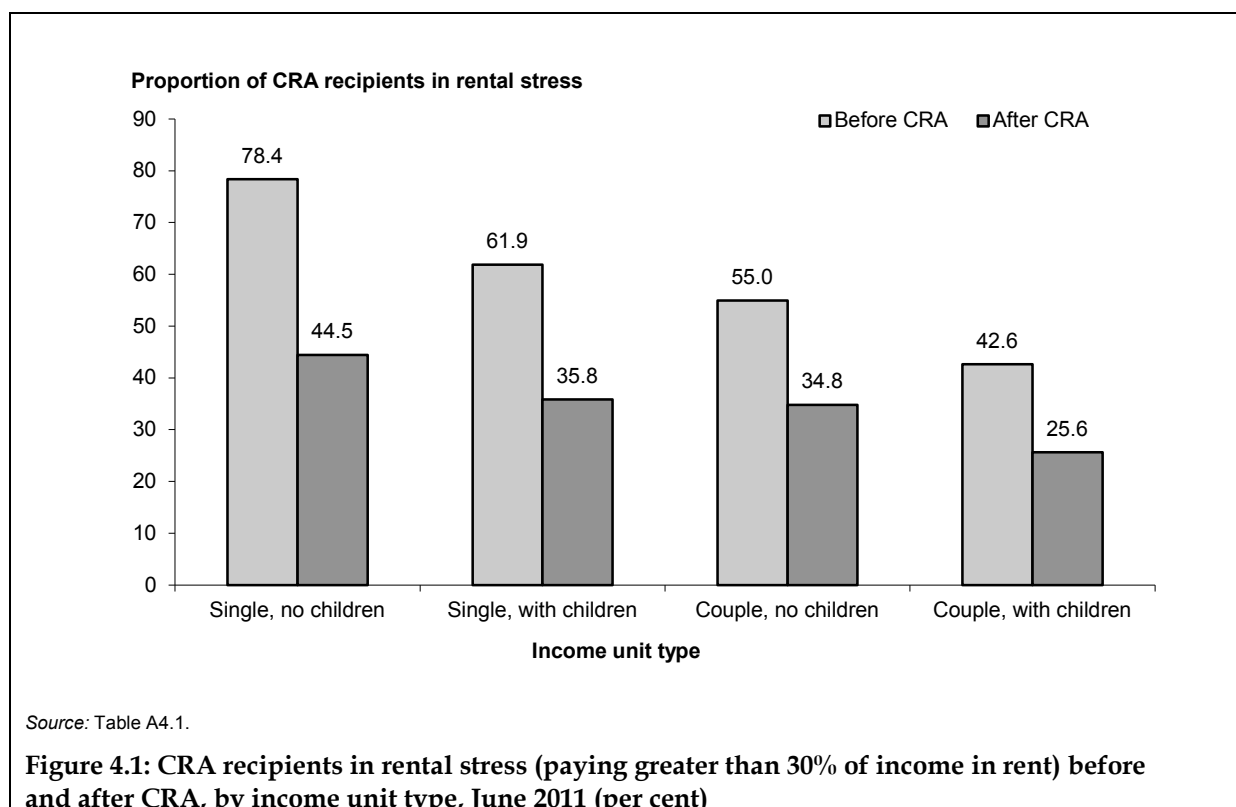
	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>Total income units</b>	<b>384,559</b>	<b>251,593</b>	<b>284,090</b>	<b>90,107</b>	<b>83,235</b>	<b>28,652</b>	<b>9,220</b>	<b>5,571</b>	<b>1,137,057</b>
Of which:									
Indigenous	18,927	3,858	15,224	3,176	2,153	1,551	213	1058	46,177
Remote and Very remote areas	1,947	151	4,527	2,950	2,353	435	..	1,355	13,718

*Notes*

1. Data may not add to Australian totals due to missing or incomplete state data.
2. Australian total includes 'Other territories' (ABS 2007b).
3. Remoteness categories are based on the Australian Standard Geographical Classification (ABS 2007b).

*Sources:* AIHW analysis of Australian Government Housing Data Set, June 2011; Steering Committee for the Review of Government Service Provision 2011.

The goal of CRA is to alleviate affordability pressures and reduce the levels of rental stress among those in most need of assistance. Figure 4.1 shows that the proportion of income units in rental stress (paying greater than 30% of their income in rent) reduces considerably once CRA has been provided; however, a considerable proportion of income units remain in rental stress even after receipt of CRA. Rental stress for those on low incomes is of particular concern. More than 9 in 10 (92%) CRA income units are classified as low income (AIHW analysis of Australian Government Housing Data Set, June 2011).



## 4.2 Private rent assistance

Private rent assistance relates to financial assistance provided by state and territory governments to eligible low-income households renting in the private market. Private rent assistance is usually provided as a one-off form of support and includes bond loans, rental grants, rental subsidies and payment of relocation expenses. In 2010–11, states and territories provided \$152.1 million in private rent assistance to about 126,000 households (AIHW analysis of National Housing Assistance Data Repository 2010–11).

The range of private rent assistance programs differs across the states and territories, as does the eligibility criteria that applicants must meet before being granted a specific type of assistance. During 2010–11, all states and territories provided bond loans: six provided rental grants, subsidies and relief (New South Wales, Victoria, Queensland, South Australia, Tasmania and the Northern Territory); two provided relocation expenses (Victoria and Tasmania); and three provided other types of assistance (New South Wales, Victoria and Tasmania).

Table 4.2 provides a breakdown of the number of households helped by type of private rent assistance. Of the 126,000 households helped in 2010–11, around two-thirds (64%) received bond loan assistance; a further 47% received rental grants, subsidies and relief; almost 1% received relocation assistance; and 14% received other assistance. The average amount of assistance provided per household per year was \$975 for bond loans; \$794 for rental grants, subsidies and relief; \$394 for relocation assistance; and \$1,484 for other assistance (Figure 4.2).

**Table 4.2: Number of households helped by private rent assistance, by state and territory, 2010–11<sup>(a)</sup>**

	NSW	Vic <sup>(b)(c)(d)</sup>	Qld	WA	SA	Tas	ACT <sup>(e)</sup>	NT	Aust
Bond loans	19,010	10,625	21,816	8,441	17,270	3,349	218	245	80,974
Rental grants, subsidies and relief	16,840	18,133	2,863	..	18,773	2,953	..	2	59,564
Relocation expenses	..	833	..	..	..	95	..	..	928
Other	15,987	894	..	..	..	324	..	..	17,205
<b>Total</b>	<b>36,978</b>	<b>30,485</b>	<b>24,679</b>	<b>8,441</b>	<b>21,246</b>	<b>3,744</b>	<b>218</b>	<b>245</b>	<b>126,036</b>

(a) The total includes all households who started receiving assistance for the financial year 2010–11 and all households who started receiving an ongoing form of assistance in a previous financial year and continued to receive this assistance from 1 July 2010 to 30 June 2011.

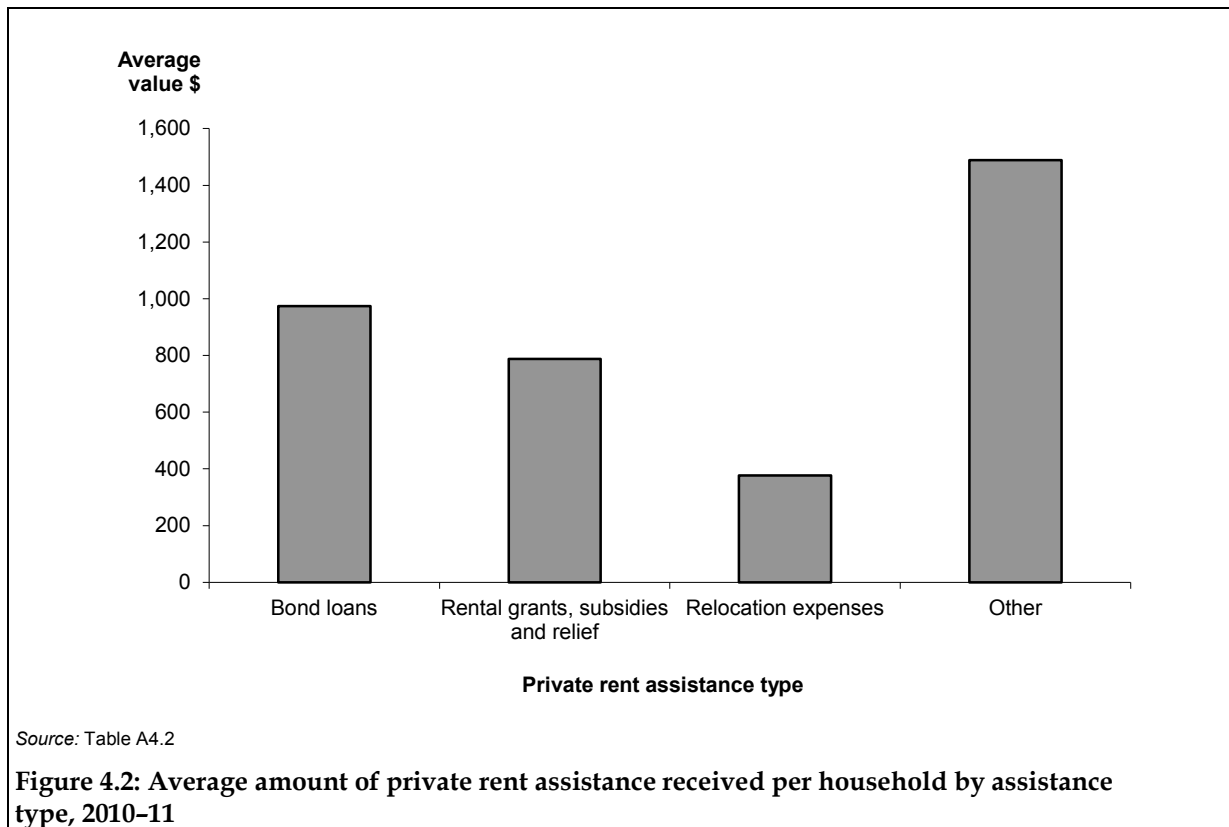
(b) Bond loans includes 10,461 bond loans provided by the Office of Housing, Department of Human Services, Victoria and 164 bond loans derived from Victorian Assessment and Planning module Housing Establishment Fund (HEF) transactions. Note that a small number of duplicate HEF transactions were removed in the derivation of this estimate. Note that care should be exercised in interpreting this number due to the method of compilation (based on data availability) using a combination of data at household level and HEF data at transactional level.

(c) Rental grants figure includes 18,114 Rental Grants one-off and 19 ongoing rental subsidies. Both components have been derived from Victorian Assessment and Planning module HEF transactions. Note that a small number of duplicate HEF transactions were removed in the derivation of this estimate.

(d) The relocation expenses figure is derived from Victorian Assessment and Planning module HEF transactions. A small number of duplicate HEF transactions were removed in the derivation of this estimate.

(e) Households receiving a bond loan are also provided with a \$100 non-repayable grant to assist with the costs for establishing their new tenancy.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.



### 4.3 Home purchase assistance

As outlined in *Australia's future tax system: final report* (Treasury 2010), government policies have traditionally favoured owner-occupied housing as the preferred tenure type. This policy position reflects the Australian community's perception that home ownership provides greater security in retirement and is a lifelong form of household saving and wealth creation that benefits the Australian economy (Treasury 2010). Under current policy settings, there are two main forms of government assistance available to home buyers. They are:

- home purchase assistance administered by states and territories
- the FHOG, funded by the Australian Government and administered by state and territory treasury departments.

#### Home purchase assistance provided by states and territories

Home purchase assistance programs delivered by the states and territories under the NAHA provide financial assistance to households to improve their access to home ownership. The home purchase assistance programs include:

- direct lending (including government loans, shared equity and bridging loans)
- deposit assistance
- interest rate assistance
- mortgage relief
- other assistance grants.

Non-financial assistance, home renovation and/or maintenance services, and sale-to-tenant programs are out of scope for the purposes of this report.

In 2010–11, states and territories provided home purchase assistance to around 44,000 households (Table 4.3) across Australia (comprising direct lending, deposit assistance, interest rate assistance, mortgage relief, and other assistance).

Approximately half of these households were assisted by direct lending. Interest rate assistance helped around 20,000 households and the remaining programs (deposit assistance, mortgage relief, and other assistance) were delivered to around 2,000 households (Table 4.3).

**Table 4.3: Number of households assisted through home purchase assistance programs, by state and territory, 2010–11<sup>(a)</sup>**

	NSW	Vic	Qld	WA <sup>(b)</sup>	SA	Tas	ACT	NT <sup>(c)</sup>	Aust
Direct lending	473 <sup>(d)</sup>	1,291	1,991	2,234	15,158	..	..	1,059	22,206
Deposit assistance	..	..	22	44	..	33	..	..	99
Interest rate assistance	..	..	..	16,858	3,070	..	..	..	19,928
Mortgage relief	474	20	130	111	..	..	23	..	758
Other	..	257	..	169	..	37	..	606	1,069
<b>Total</b>	<b>947</b>	<b>1,568</b>	<b>2,143</b>	<b>19,416</b>	<b>18,228</b>	<b>70</b>	<b>23</b>	<b>1,665</b>	<b>44,060</b>

(a) The number of households includes all households that started receiving home purchase assistance for the financial year 2010–11 and all households that started receiving an ongoing form of home purchase assistance in a previous financial year and they continued to receive this assistance from 1 July 2010 to 30 June 2011.

(b) Due to a change of program structure, data for Western Australia are not comparable with those for previous years.

(c) 'Other' comprises Fee Assistance Loans administered by Homestart Northern Territory.

(d) Direct lending relates to the New South Wales Homefund Scheme, which was closed to new entrants in 1993.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

## First Home Owners Grant

A range of government initiatives and programs are designed to help households to pay for housing, and to increase the supply of affordable housing. These initiatives include direct assistance to first home buyers through schemes such as the FHOG and the FHOB. These schemes are funded by the Australian Government and administered by state and territory governments (see page 4 for further details).

Governments provide financial assistance to people purchasing homes, particularly first home owners and low-income home owners. Nationally in 2010–11, 103,598 people received the FHOG compared with 168,562 people in 2009–10 (Table 4.4; Steering Committee for the Review of Government Service Provision 2012).

**Table 4.4: Number of first home buyers assisted through the FHOG and the FHOB schemes, by state and territory, 2009–10 and 2010–11**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>FHOG recipients<sup>(a)</sup></b>									
2009–10	51,912	49,108	27,609	21,556	10,944	3,106	3,304	1,023	<b>168,562</b>
2010–11 <sup>(c)</sup>	32,512	30,683	15,870	12,584	6,567	2,016	2,623	743	<b>103,598</b>
<b>FHOB recipients<sup>(a)(b)</sup></b>									
2009–10	41,660	42,040	22,256	18,294	8,884	2,494	2,606	789	<b>139,023</b>
2010–11 <sup>(c)</sup>	2,506	7,365	1,110	1,450	708	221	690	47	<b>14,097</b>

(a) Data exclude other grants provided to first home owners by states and territories.

(b) FHOB assistance is a subset of the FHOG scheme. While the FHOB ceased on 31 December 2009, the continuation of FHOB payments in 2010–11 reflects the 12-month application period and the time frames allowed for the construction of new homes.

(c) Data for Victoria, Western Australia and Tasmania exclude reclaimed FHOS or FHOB grants.

Source: Steering Committee for the Review of Government Service Provision 2012.



## 5 Assistance for groups with special housing needs

Some groups within the Australian population are disadvantaged in terms of their access to the full range of housing options. Similarly, some groups require housing that is appropriate for their particular needs. This chapter discusses four groups, based on those identified for social housing data purposes as having special needs: Aboriginal and Torres Strait Islander people, younger Australians, older Australians, and people with disability.

### 5.1 Aboriginal and Torres Strait Islander people

The socioeconomic disadvantage of Aboriginal and Torres Strait Islander people is well established. Indigenous people are more likely to be in receipt of low incomes than non-indigenous people and this affects their housing choices and circumstances (ABS 2011f).

A life-cycle or housing-career view of housing circumstances is often used to explain issues such as differences in tenure type between groups. For example, families with children are more likely to purchase or own their home than single people. However, it has been noted that a housing-career view is not as relevant to Indigenous people because renting is the dominant tenure throughout the life course (AHURI 2008; Birdsall-Jones & Corunna 2008).

Another issue of particular importance in the Indigenous population as compared with the non-Indigenous population is that of overcrowding. Overcrowding is a substantial issue in Indigenous households in both *Remote* and *non-Remote* areas (Biddle 2008). Further, while 'living with relations' is accepted in Indigenous culture, there is no evidence that long-term overcrowding is culturally sanctioned (Birdsall-Jones & Corunna 2008).

#### Indigenous people's housing

At the time of the 2011 Census, there were approximately 209,000 Indigenous households in Australia and about 7.5 million other households (ABS 2012). Indigenous households were defined as those containing at least one Indigenous person, excluding visitors, who identified as being of Aboriginal and/or Torres Strait Islander origin.

The level of home ownership among Indigenous households was much lower than that of non-Indigenous households for both purchasers and outright owners (ABS 2011f; AIHW 2011d; Table 5.1). Nationally, less than one-third (30%) of Indigenous households were purchasing or owned their homes compared with almost three-quarters (72%) of non-Indigenous households. At the regional level, the rate of Indigenous home ownership is highly variable. One study showed regions with home ownership rates as low as 2–3% and no regions in which the rate of Indigenous ownership matched that of non-Indigenous ownership (Biddle 2008).

Consistent with the low rate of Indigenous home ownership, Indigenous households were much more likely to rent than other Australians. This difference is notable for social housing – around 39% of Indigenous households were renting from public or community housing providers compared with 3% of non-Indigenous households.

**Table 5.1: Tenure type for Indigenous and non-Indigenous households <sup>(a)</sup>, (per cent)**

	Indigenous <sup>(b)</sup>	Non-Indigenous <sup>(c)</sup>
<b>Owners</b>		
Fully owned	8.5	33.4
Being purchased	20.1	39.0
<b>Renters</b>		
State or territory housing authority	23.3	3.2
Indigenous housing organisation/community housing <sup>(d)</sup>	15.3	..
Private and other renter <sup>(e)</sup>	29.8	23.0
<b>Total<sup>(f)</sup></b>	<b>100.0</b>	<b>100.0</b>

(a) Persons aged 15 and over.

(b) Data are from the 2008 National Aboriginal and Torres Strait Islander Social Survey. Due to changes in collection methodology across these surveys, landlord type estimates (for renters) for the 2008 survey may overestimate 'Private and other renters' and underestimate 'State and territory housing authority' and 'Indigenous housing organisation/community housing'. Estimates should be used with caution, particularly when examining changes over time.

(c) Data are from the 2007–08 Survey of Income and Housing.

(d) This tenure type is only collected in the National Aboriginal and Torres Strait Islander Social Survey. As a result, there are no data for non-Indigenous households.

(e) Includes households paying rent to caravan parks, employers, housing cooperatives, church or community groups and others.

(f) Includes persons in households of other tenure types.

Sources: ABS 2011f; AIHW 2011c.

Another feature of Indigenous housing tenure is a greater likelihood of living in caravans, cabins or improvised dwellings than non-Indigenous people – 2.2% of Indigenous people lived in this type of housing compared with 0.8% of non-Indigenous people (Biddle 2008).

Indigenous households are more likely to be multiple family households (7%) compared with non-Indigenous households (1%). This is particularly the case in remote areas where 16% of Indigenous households were multiple family households (AIHW 2011d).

Additionally, in 2008, approximately 26,000 Aboriginal and Torres Strait Islander households (13% of households) and 81,500 Aboriginal and Torres Strait Islander people aged 15 and over (25% of adults) were living in overcrowded conditions (ABS 2011f).

## Housing assistance for Indigenous people

Housing assistance is provided to Indigenous Australians through a range of programs. A large proportion of housing assistance provided to Indigenous households occurs through mainstream social housing assistance programs. CRA provides assistance to the largest group (Table 5.2).

After CRA, PH is the next largest housing assistance program for Indigenous people. In PH and other social housing programs, an Indigenous household is one where at least one person (and possibly all residents) is an Aboriginal or Torres Strait Islander. In 2010–11, around 30,000 Indigenous households were housed in mainstream public housing and almost 10,000 were in SOMIH.

In the community housing sector, the situation is reversed. Indigenous-specific housing provided more assistance than mainstream housing to the Indigenous community. ICH had just under 18,000 dwellings in 2010–11, while mainstream CH housed around 3,500 Indigenous households.

**Table 5.2: Number of targeted and mainstream housing assistance provided to Indigenous Australians, by state and territory, 30 June 2011**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
<b>Targeted Indigenous housing assistance</b>									
ICH (dwellings <sup>(a)</sup> )	4,716	1,915	4,504 <sup>(b)</sup>	3,268 <sup>(c)</sup>	943 <sup>(d)</sup>	138 <sup>(e)</sup>	24 <sup>(f)</sup>	2,426 <sup>(g)</sup>	<b>17,934</b>
SOMIH (households)	4,233	..	3,243	..	1,749	339	..	..	<b>9,564</b>
<b>Indigenous access to mainstream housing assistance</b>									
PH households	9,800	1,588	4,962	7,711	1,732	786	545	2,034	<b>29,158</b>
Mainstream CH households	1,928	210	866	339	100	21	34	na	<b>3,498</b>
CRA income units (at 3 June 2011)	18,927	3,858	15,224	3,176	2,153	1,551	213	1,058	<b>46,177<sup>(h)</sup></b>

(a) ICH dwelling count includes permanent and improvised dwellings.

(b) Data on improvised dwellings are not available.

(c) This is an estimated number based on historical survey results.

(d) All dwelling data are based on asset audits conducted in 2007–2008, with updates performed on some communities.

(e) Dwelling number for one unfunded ICHO is based on historical records.

(f) Administrative data are used for dwelling data items, as the sole ICHO in the Australian Capital Territory did not complete a survey for 2010–11.

(g) No data collected on outstation dwellings due to distance between communities/outstations.

(h) Australian total includes 'Other territories' (ABS 2007b).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11; AIHW analysis of the Australian Government Housing Data Set, June 2011.

Table 5.3 shows the allocation of new housing assistance to Indigenous households for the year ending 30 June 2011 compared with total new allocations. Of all new allocations to PH, nearly 18% were to households with at least one member identifying as Indigenous. In addition, just over 8% of new allocations in mainstream CH were to Indigenous households.

**Table 5.3: Indigenous recipients of assistance through major housing assistance programs, for the year ending 30 June 2011**

	New allocations: No. of Indigenous households	New allocations: No. of all households	New allocations to Indigenous households (per cent)
PH	3,720	20,853	17.8
SOMIH	945	948	99.7
Mainstream CH	1,361	16,767	8.1
<b>Total</b>	<b>6,026</b>	<b>38,568</b>	<b>15.6</b>

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

National data about the provision of Home Purchase Assistance to Indigenous people are not available due to incomplete Indigenous identification in the relevant data collection. Box 5.1 presents an example of a state-based scheme to assist Indigenous families to buy their own home.

**Box 5.1: Helping Aboriginal and Torres Strait Islander people to purchase homes**

Several schemes to assist Indigenous people to purchase homes are available from state or territory housing departments. An example from South Australia is the Nunga Loans program. These loans allow Indigenous households to borrow up to 97% of the property value and set repayments based on household income (Government of SA 2012).

## 5.2 Young Australians

Young people have been identified as having special housing needs for reasons such as lower income and discrimination in the private rental market (see, for example, NYCH 2000). Young people are often defined as those aged up to 24. In the context of housing research, the focus is generally on those young people who are independent of their family of origin. This group tends to be at a disadvantage because of their reduced ability to prove a good rental history and to pay rent due to low incomes (Tenants Union of Victoria 2008).

Recent research has also highlighted the vulnerability of specific groups of young people, particularly those leaving state care to periods of homelessness and housing instability (AHURI 2010). Housing stability for a young person is of particular concern because, the younger people are when they first become homeless, the more likely it is that they will remain homeless for longer (AHURI 2010).

### Young people’s housing

Young people who no longer live in their family home are far more likely to be renting than all households (Table 5.4). Accordingly, the proportion of households classified as ‘owners with a mortgage’ is low for households in the 15–24-year bracket (just over 16%). Among 25–34-year-olds, while the proportion renting is still high (53%) compared with all households, a large group is purchasing their home (41%).

**Table 5.4: Proportion of young households and all households by tenure type, 2009–10 (per cent)**

	15–24 years <sup>(a)</sup>	25–34 years <sup>(a)</sup>	All households
<b>Proportion of households (per cent)</b>			
Owner without a mortgage	#0.6	3.3	32.6
Owner with a mortgage	16.2	41.3	36.2
Renters <sup>(b)</sup>	76.9	53.0	28.7
Renting from state or territory housing authority	4.1	2.3	3.9
Renting from private landlord	71.3	49.1	23.7

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

(a) Refers to the age span of the reference person for the household.

(b) Includes ‘other’ landlord types.

Source: ABS 2011h.

While Table 5.4 describes the housing situation of young people who have left home, there is some concern that young people may need to stay in the parental home for longer due to the general housing shortage in Australia (NHSC 2011a).

Research using a 'housing career', rather than 'point-in-time' approach, has contributed to the picture. Most young people leave home by their early 20s and only around 3% of 25–34-year-olds live in their family home (Beer & Faulkner 2009). It also appears that younger people are not delaying purchase of homes, but are more often exiting home ownership due to divorce or relationship breakdown (Beer & Faulkner 2009).

## Housing assistance for young people

There are a variety of service responses to young people in housing need. These responses include support, the provision of housing and a combination of support and housing (see Box 5.2 for an example of the latter).

Young people aged 15–19 who are experiencing housing instability may seek assistance from a specialist homelessness service. In fact, people in this age group were the most likely out of all age groups to be assisted by these services. Independent young people aged 15–19 were more than twice as likely to receive assistance as all age groups in 2010–11 (Table 5.5).

**Table 5.5: Specialist homelessness services client rate per 10,000 population for selected age groups**

	15–19 years	20–24 years	25–44 years	Total
<b>Reporting period</b>				
2006–07	154	119	96	65
2007–08	158	122	98	67
2008–09	154	121	95	66
2009–10	155	125	101	70
2010–11	154	128	105	72

Source: AIHW 2011c

Single young people under the age of 25 most often sought assistance because of relationship breakdown with a family member or partner, followed by accommodation-related issues (AIHW 2011b). The type of assistance received by young people also differed compared with that for other age groups. Single young people were more likely to require assistance with obtaining income support, employment and training than were other age groups (AIHW 2011c).

In regards to housing assistance more broadly, young people were most likely to receive assistance from the CRA program. In 2011, over 157,000 income units aged 24 or under received CRA. This compares with much smaller numbers of young people receiving assistance through direct housing provision. For example, around 3,000 households with main tenants aged 24 or under were accommodated as main tenants in mainstream CH in 2011. A similar number of new young households received assistance from public housing in that year.

**Box 5.2: More than housing: Youth Foyers**

Youth Foyers are a response to the needs of some young people for not only housing but also other services that will assist them to remain in stable housing. For example, the Illawarra Youth Foyer project provides medium- to long-term supported accommodation for young people aged 16–23. The service includes support to continue education or prepare for employment with a view to the young person's long-term independence (Southern Youth and Family Services 2012).

## 5.3 Older Australians

Older Australians are commonly defined as those aged 65 and over but, in the social housing context, those aged 75 and over are defined as a special needs group. Older Australians can be considered a special needs group because most are no longer working and are living on fixed incomes. The majority of these older people live in the community in their own or rented housing, even in the oldest age groups (AIHW 2011a).

Those older Australians who do not own their own homes are particularly vulnerable to housing difficulties. The design of the age pension is based on home ownership (AHURI & Benevolent Society 2011). It is expected that, as the baby boomers age, the number of older renters will increase. Part of this increase will be from those who were previously home owners, but were unable to sustain home ownership due to factors such as relationship breakdown (Beer & Faulkner 2009).

Recent research has also found that those older Australians who lose their homes (frequently after divorce or the death of a partner, or due to unemployment) were more likely to need housing assistance than their counterparts who were long-term renters (AHURI 2011). In this study, 11% of older Australians who owned a home in 2002 had lost home owner status by 2006 (AHURI 2011).

### Older Australians' housing

Unsurprisingly, given the relatively long period older Australians have had to earn income and accumulate assets, older Australians had high rates of home ownership in 2009–10 (Table 5.6).

**Table 5.6: Housing circumstances of older households and all households, 2009–10**

	Couple only, reference person aged 65 and over	Lone person aged 65 and over	All households
<b>Proportion of households (per cent)</b>			
Owner without a mortgage	84.0	71.8	32.6
Owner with a mortgage	7.3	4.1	36.2
Renters <sup>(a)</sup>	6.4	19.3	28.7
Renting from state or territory housing authority	2.0	8.3	3.9
Renting from private landlord	3.9	9.3	23.7
<b>Housing costs as proportion of gross income<sup>(b)</sup> (per cent)</b>			
25% or less	94.4	86.7	75.7
More than 25% to 30%	1.8	2.1	7.3
More than 30% to 50%	2.4	7.1	11.5
More than 50%	1.4	4.1	5.5

(a) Includes 'Other landlord'.

(b) Excludes households with nil or negative income.

Source: ABS 2011h.

Couples over the age of 65 were the most likely group to own their home (84% compared with 72% of singles in that age group). The difference between couples and singles is notable for renters. Almost 1 in 5 single people aged over 65 was a renter compared with 1 in 15 couples.

The high rates of home ownership among older Australians mean that, on average, they spend a small proportion of their incomes on housing. Older Australian couples spend around 3% of their income on housing costs, and singles around 10% (ABS 2011h). However, these costs relate only to rent, mortgage and rate payments. Other costs, such as maintenance of the home and insurance, are not included.

However, for those older people in rental accommodation, affordability is largely determined by whether they secure rental accommodation in the public or private sectors (Table 5.7). Older households in private rental had average housing costs consistent with rental stress in 2009–10. Almost 1 in 10 single-person older households were renting privately.

Older households in public housing generally had affordable housing as they paid 21–23% of their incomes on rent.

**Table 5.7: Proportion of income paid for rent by age group, 2009-10 (per cent)**

	55-64	65-74	75 and over	All households
<b>Type of renter</b>				
State/territory housing authority	21	21	23	19
Private landlord	23	33	34	20
Total renters	23	30	28	20

Source: ABS 2011h.

## Housing assistance for older Australians

Older Australians may receive housing assistance in a variety of ways, including rent assistance, social housing or other support services. Box 5.3 contains an example of a support service for older people experiencing housing difficulties.

The majority of older people who received housing assistance in 2011 were supported through CRA to assist with the cost of private rental; more than 194,000 people received CRA in 2011 (Table 5.8).

**Table 5.8: Older recipients of housing assistance by type of assistance, June 2011**

	PH	SOMIH	CRA
No. of people aged 65 and older	117,502	1,512	206,699
Total no. of people	648,828	28,957	1,137,057
Older people as a proportion of all people (per cent)	18.1	5.2	18.2

Sources: AIHW analysis of National Housing Assistance Data Repository 2010-11; AIHW analysis of Australian Government Housing Data Set, June 2011.

After receiving CRA, almost three-quarters of older recipients had affordable housing, as their rent cost less than 30% of their income (Table 5.9). However, around one-quarter of older CRA recipients were still in rental stress after receiving CRA; 1 in 5 paid between 30% and 50% of their income on rent, and 1 in 20 paid more than 50%.

**Table 5.9: Proportion of recipients of CRA aged 65 or older, by proportion of income spent on rent with and without CRA payment, June 2011 (per cent)**

	30% or less	31% to 50%	Over 50%	Total
Before CRA	40.1	44.3	15.6	100.0
After CRA	72.8	21.0	6.2	100.0

Source: AIHW analysis of Australian Government Housing Data Set, June 2011.

Apart from CRA, a substantial number of older Australians were assisted through public housing – 117,502 in 2011, including just over 1,500 Indigenous households in SOMIH (Table 5.8). Mainstream CH also supports older Australians. Data for households with a main tenant aged 65 or over are not available; however, there were over 4,500 households with a main tenant aged 75 or over (AIHW analysis of National Housing Assistance Data Repository 2010-11).



### Box 5.3: Assisting older people in insecure accommodation: ACHA

The Assistance with Care and Housing for the Aged (ACHA) program is funded by the Department of Health and Ageing to support older people who are in insecure accommodation or are homeless. The services provided to each older person are tailored to their needs, but typically include assistance to locate affordable, sustainable accommodation; co-ordination of removals; and referrals to longer term support services. In 2010–2011, ACHA providers were located in all states and territories. Almost 4,000 people were assisted for an average of 16 weeks. The average ACHA client was aged 68 (DoHA 2012).

## 5.4 People with disability

Almost 1 in 5 Australians has some form of disability. Disability is a broad concept that includes having an impairment, health condition or limitation that restricts everyday activities for at least 6 months. The severity of disability varies. The 2009 Survey of Disability, Ageing and Carers found that just under 6% of Australians had a profound or severe core activity limitation and sometimes or always needed assistance with self-care, communication or mobility (ABS 2011e).

People with disability are a special needs category for housing because they are likely to have lower incomes than the general population, fewer housing options, and higher dependence on social housing and support services (Beer & Faulkner 2009).

### Housing circumstances of people with disability

In the Australian community, people with disability are more likely to own their own homes than those without disability (Table 5.10). This reflects the fact that the prevalence of disability increases steeply in older age groups. As outlined earlier, life-cycle analyses of housing tenure show that older people are more likely to own their homes. Accordingly, a smaller proportion of those with schooling or employment restrictions (that apply to people under retirement age) own their homes compared with all those reporting a disability.

Table 5.10: Proportion of people aged 15 or older with disability and tenure type, 2009 (per cent)

	Profound core activity limitation	Schooling or employment restriction	All with reported disability	Without disability
<b>Proportion of persons aged 15 and over (per cent)</b>				
Owner without a mortgage	44.2	22.9	40.6	21.3
Owner with a mortgage	14.5	32.6	25.5	41.7
Renters				
Renting from state or territory housing authority	7.3	8.6	6.1	1.5
Renting from other landlord	9.1	20.9	15.5	22.0
Other tenure type <sup>(a)</sup>	24.9	15.0	12.2	13.5

(a) Includes boarder, rent-free, lives in a non-private dwelling and other.

Source: ABS 2011e.

In regards to renting, people with disability are much more likely to rent public housing than those without disability.

## Housing assistance for people with disability

In 2011, CRA supported almost 220,000 households with a member that was receiving a Disability Support Pension (Steering Committee for the Review of Government Service Provision 2011). Although CRA provides substantial assistance to those households, around 3 in 10 income units in receipt of the Disability Support Pension were still spending more than 30% of gross household income on rent after CRA was paid to them (Steering Committee for the Review of Government Service Provision 2011).

People with disability may also be able to access social housing for more affordable or appropriate accommodation. As at 30 June 2011, PH provided accommodation to almost 130,000 households with at least one member with disability (Table 5.11). These data generally reflect people with housing-related disability or those who receive a Disability Support Pension, rather than people with all types of disability. Nonetheless, people with disability are a large group in social housing, corresponding to 40% of PH households and 35% of community housing households.

**Table 5.11: Allocation and support provided by social housing programs to households with a member with disability, 30 June 2011**

	PH	SOMIH	Mainstream CH
No. of households with a member with disability <sup>(a)</sup>	129,840	2,776	19,409
Total no. of households	324,908	9,564	54,911
Disability households as a proportion of all households <sup>(b)</sup> (per cent)	40.0	24.9	35.3

(a) In some jurisdictions, disability status is derived using the receipt of a disability pension as a proxy.

(b) All households include those with unknown disability status.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

At 30 June 2011, mainstream CH accommodated almost 20,000 households with a member with disability. This represented an increase of over 40% since 30 June 2010. This substantial increase largely reflects the substantial growth in community housing (which increased by 30% from June 2010 to June 2011).

People with disability in social housing may also be assisted by physical modifications to their homes, housing models tailored to their needs, or by other support services such as those that assist people with psychiatric disabilities. National data are not available about these services presently. Box 5.4 provides an example of a housing model tailored to people with mental illness.

### Box 5.4: Haven South Yarra – long-term housing for people with mental illness

The Haven Foundation provides permanent accommodation to people with mental illness in flats located close to shops, health services and transport in Melbourne. Support is also provided to tenants by a Tenants' Assistant. The aim is to facilitate community inclusion, family connectedness, healthy living, education and employment for tenants as well as to provide housing (The Haven Foundation 2012).

# Appendix A: Additional tables

## A.1 Housing and housing assistance in Australia

Table A1.1: Subpopulations in Australia<sup>(a)</sup>

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>State populations<sup>(b)</sup></b>									
No. of people (millions)	7.3	5.6	4.6	2.4	1.7	0.5	0.4	0.2	22.7
Proportion of Australian population (per cent)	32.1	24.7	20.3	10.6	7.5	2.2	1.8	0.9	100
<b>Population in the most socioeconomically disadvantaged areas (bottom two-fifths)<sup>(c)</sup></b>									
No. of people (millions)	3.1	2.4	1.8	0.8	0.7	0.3	0.1	0.0	9.2
Proportion of total population (per cent)	44.3	43.4	41.6	37.7	45.6	53.1	21.6	25.7	42.6
<b>Population in <i>Remote and Very remote</i> areas<sup>(d)</sup></b>									
No. of people ('000s)	37.5	4.7	138.0	148.3	60.6	10.4	0.0	101.1	502.8
Proportion of total population (per cent)	0.5	0.1	3.0	6.2	3.4	2.1	—	50.1	2.2
<b>Indigenous population<sup>(e)</sup></b>									
No. of Indigenous people ('000s)	158.8	35.1	152.5	73.5	29.2	18.6	4.4	66.3	539.4
Proportion of total population (per cent)	2.3	0.7	3.6	3.4	1.8	3.7	1.3	30.2	2.5
Proportion in <i>Remote and Very remote</i> areas (per cent)	5.2	n.p.	22.2	42.6	18.7	n.p.	—	79.8	24.6
<b>Households in housing stress (spending more than 30% of gross income on housing)<sup>(c)</sup></b>									
No. of households ('000s)	509.3	310.7	312.4	151.2	88.4	26.1	15.4	11.1	1427.7
Proportion of total population (per cent)	18.8	14.8	18.7	17.5	13.5	12.8	11.7	17.0	17.0
<b>Homelessness<sup>(f)</sup></b>									
No. of homeless persons ('000s)	27.4	20.5	26.8	13.4	8.0	2.5	1.4	4.8	104.7
Proportion of total population (per cent)	0.4	0.4	0.7	0.7	0.5	0.5	0.4	2.5	0.5
<b>People with disability<sup>(g)</sup></b>									
No. of people with disability ('000s)	1,329.2	1,000.1	781.5	382.3	335.9	113.9	56.7	26.7	4,026.3
Proportion of total population (per cent)	18.2	17.9	17.0	15.9	19.8	22.8	14.2	13.4	17.7
<b>Older Australians<sup>(b)</sup></b>									
No. of people aged 65 or over ('000s)	1,047.5	781.9	589.2	287.1	263.6	81.3	38.8	13.5	3,103.2
Proportion of total population (per cent)	14.3	14.0	12.8	12.0	15.5	16.3	9.7	6.8	13.7

(a) Data are drawn from most recent data sources but time frames vary.

### Notes

1. Remoteness categories are based on the Australian Standard Geographical Classification (ABS 2007b).
2. Indigenous data are based on estimated resident population for 2011 (ABS 2011b).

Sources: <sup>(b)</sup>ABS 2011b; <sup>(c)</sup>ABS 2011h; <sup>(d)</sup>ABS 2011i; <sup>(e)</sup>ABS 2008b; <sup>(f)</sup>ABS 2008a; <sup>(g)</sup>ABS 2011d.

**Table A1.2: Dwelling numbers by state and territory and tenure type for all of Australia and for Remote and Very remote areas only, 2006 ('000s)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>All of Australia</b>									
Owned/being purchased	1,552.9	1,276.5	909.8	485.3	406.0	129.6	80.0	26.6	4,866.8
Private rental	519.2	349.9	333.1	137.9	94.4	29.9	22.6	11.1	1,498.2
Real estate agent	389.7	251.5	220.0	78.4	49.4	14.1	14.1	6.9	1,024.2
Person not in same household	129.5	98.4	113.1	59.4	45.0	15.8	8.5	4.2	474.0
Public housing	108.8	54.5	47.9	28.6	40.2	10.4	9.2	4.6	304.4
Community housing	14.6	7.5	10.0	5.1	6.4	1.1	0.45	5.1	50.2
Other landlord type	25.7	14.5	28.6	13.9	7.6	2.5	1.6	5.0	99.4
Landlord type not stated	19.1	12.7	12.7	6.0	4.7	1.7	0.5	0.8	58.2
Other tenure type	19.3	11.9	11.7	7.2	7.5	1.4	0.6	0.4	60.1
Tenure type not stated	68.7	54.3	37.8	19.3	17.1	5.4	1.9	2.2	206.7
<b>Total</b>	<b>2,328.2</b>	<b>1,781.7</b>	<b>1,391.6</b>	<b>703.2</b>	<b>584.0</b>	<b>181.9</b>	<b>116.9</b>	<b>55.9</b>	<b>7,144.1</b>
<b>Remote and Very remote areas</b>									
Owned/being purchased	7.9	1.5	20.9	18.0	13.0	2.8	n.a.	6.6	70.6
Private rental	1.6	0.2	5.0	5.3	3.0	0.6	n.a.	2.5	18.2
Real estate agent	0.4	0.0	1.9	2.8	1.1	0.1	n.a.	1.4	7.8
Person not in same household	1.2	0.2	3.1	2.5	1.8	0.5	n.a.	1.1	10.4
Public housing	0.6	0.0	2.4	4.0	1.2	0.1	n.a.	1.5	9.9
Community housing	0.5	0.0	2.8	2.2	0.5	0.0	n.a.	4.9	10.9
Other landlord type	1.4	0.1	5.2	6.5	1.3	0.3	n.a.	3.1	17.8
Landlord type not stated	0.6	0.0	1.6	1.2	0.4	0.1	n.a.	0.5	4.5
Other tenure type	0.3	0.0	0.7	0.5	0.3	0.0	n.a.	0.3	2.1
Tenure type not stated	0.6	0.1	1.6	1.5	0.8	0.1	n.a.	1.0	5.6
<b>Total</b>	<b>13.4</b>	<b>1.9</b>	<b>40.2</b>	<b>39.1</b>	<b>20.6</b>	<b>4.0</b>	<b>n.a.</b>	<b>20.5</b>	<b>139.6</b>

Note: Remoteness categories are based on the Australian Standard Geographical Classification (ABS 2007b).

Source: ABS 2007a.

**Table A1.3: Housing stock and use, 1999–2009**

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Housing stock</b>											
No. of occupied private dwellings <sup>(a)</sup> ('000)	7,127	7,250	7,368	7,489	7,612	7,732	7,851	7,968	8,086	8,203	8,555
Dwelling structure <sup>(b)</sup>											
Separate house (per cent)	n.a.	79.4	78.1	n.a.	77.7	80.0	n.a.	79.0	n.a.	78.1	78.6
Semi-detached (per cent)	n.a.	9.8	9.9	n.a.	10.2	8.3	n.a.	9.4	n.a.	8.6	10.4
Flat (per cent)	n.a.	10.0	11.3	n.a.	11.4	11.2	n.a.	10.6	n.a.	12.9	10.7
<b>Housing use</b>											
Average persons per household	n.a.	2.62	2.58	n.a.	2.53	2.53	n.a.	2.51	n.a.	2.56	2.57
Average bedrooms per dwelling	n.a.	3.00	3.00	n.a.	3.00	3.02	n.a.	3.06	n.a.	3.07	3.11

(a) Data for 1998–2001 are estimates based on 1996 Census data. Data for 2002–2005 are series II projections based on 2001 Census data. Data for 2006–2011 are series II projections based on 2006 Census data.

(b) Components do not total 100% because 'other' dwellings are not included.

Source: ABS 2011c.

**Table A1.4: Proportion of households in each housing cost category, 1995–96 to 2009–10<sup>(a)</sup> (per cent)**

	1995–96	1996–97	1997–98	1999–00	2000–01	2002–03	2003–04	2005–06	2007–08	2009–10
<b>Housing costs as a proportion of gross income</b>										
25% or less	80.3	80.5	79.5	80.8	80.3	79.2	78.7	76.5	78.2	75.7
More than 25% to 30%	5.6	5.8	5.8	5.6	5.8	6.4	6.6	7.0	6.4	7.3
More than 30% to 50%	9.7	9.7	10.4	9.4	9.8	9.8	10.4	11.4	10.3	11.5
More than 50%	4.3	4.0	4.4	4.2	4.2	4.6	4.4	5.1	5.2	5.5
<b>All households</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>
Estimated no. of households ('000)	6,657.2	6,770.6	6,902.3	7,121.2	7,314.9	7,638.2	7,735.8	7,926.2	8,077.3	8,398.5

(a) Data not available for 1998–99, 2001–02 and 2004–05.

Source: ABS 2011h.

**Table A1.5: Projected demand for housing: number of dwellings in 2024 relative to 2009, by tenure type**

<b>City/region</b>	<b>Owner/purchaser</b>	<b>Public renters</b>	<b>Private renters</b>
NSW capital city	1.24	1.22	1.18
NSW rest of state	1.25	1.24	1.15
Vic capital city	1.30	1.38	1.27
Vic rest of state	1.23	1.26	1.15
Qld capital city	1.39	1.41	1.31
Qld rest of state	1.46	1.45	1.33
SA capital city	1.17	1.21	1.10
SA rest of state	1.21	1.28	1.14
WA capital city	1.42	1.55	1.34
WA rest of state	1.41	1.42	1.23
Tas capital city	1.21	1.19	1.10
Tas rest of state	1.16	1.17	1.09
NT	1.35	1.48	1.24
ACT	1.27	1.28	1.14

Source: NHSC 2011b.

## A.2 Housing provided by government

Table A2.1: Geographical distribution of PH and SOMIH dwellings, 30 June 2011

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>PH</b>									
<i>Major cities</i>	93,158	46,979	34,892	22,617	32,178	..	11,052	..	240,876
<i>Inner regional</i>	14,817	14,610	8,527	3,326	2,800	8,293	11	..	52,384
<i>Outer regional</i>	3,268	3,335	7,408	3,576	5,828	2,941	..	3,563	29,919
<i>Remote</i>	272	18	870	2,802	749	56	..	1,305	6,072
<i>Very remote</i>	31	..	280	1,519	83	26	..	182	2,121
<b>Total</b>	<b>111,547</b>	<b>64,941</b>	<b>51,976</b>	<b>33,840</b>	<b>41,638</b>	<b>11,316</b>	<b>11,063</b>	<b>5,050</b>	<b>331,371</b>
<b>SOMIH</b>									
<i>Major cities</i>	1,840	..	457	..	1,120	..	..	..	3,417
<i>Inner regional</i>	1,360	..	633	..	144	287	..	..	2,424
<i>Outer regional</i>	801	..	1,353	..	337	59	..	..	2,550
<i>Remote</i>	205	..	351	..	96	0	..	..	652
<i>Very remote</i>	31	..	593	..	152	0	..	..	776
<b>Total</b>	<b>4,238</b>	<b>..</b>	<b>3,388</b>	<b>..</b>	<b>1,848</b>	<b>346</b>	<b>..</b>	<b>..</b>	<b>9,820</b>

### Notes

1. Remoteness categories are based on the Australian Standard Geographical Classification (ABS 2007b).
2. Totals may not add due to rounding.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.2: Number of social housing dwellings, by program, 2003–04 to 2010–11**

At 30 June	Government-managed sector		Community-managed sector		Total
	PH	SOMIH	Mainstream CH	Indigenous CH <sup>(a)</sup>	
2004	345,335	12,725	26,753 <sup>(b)</sup>	21,717	406,530
2005	343,301	12,860	31,496 <sup>(c)</sup>	18,261	405,918
2006	341,378	12,893	32,349 <sup>(c)</sup>	22,192	408,812
2007	339,771	13,098	35,161	22,018	410,048
2008	337,866	12,778	38,519	23,279	412,442
2009	336,464	12,056	41,718	20,232	415,101 <sup>(d)</sup>
2010	333,383	11,952	45,975	19,096	415,037 <sup>(d)</sup>
2011	331,371	9,820	57,901	17,543	421,133 <sup>(d)</sup>

(a) ICH figures include improvised dwellings. Caution should be used when comparing dwelling numbers over time for reasons of data quality and changes to data definitions and scope.

(b) Mainstream CH dwelling numbers for 2004 are subject to survey response rate.

(c) Mainstream CH data for 2005 and 2006 were sourced from the trial collection of unit record-level dwellings and organisation administrative data that excluded the Australian Capital Territory. Figures for the Australian Capital Territory have been included but sourced from Commonwealth–State Housing Agreement national data reports. A number of these dwellings are boarding houses that may include multiple tenancies. Consequently, the total social housing dwelling number may be revised in the future as data for these dwellings are aligned with social housing program collection definitions.

(d) Total number of dwellings includes 4,765 remote community housing dwellings in the Northern Territory. These are not included in any of the program totals as data for these dwellings are not yet available for reporting.

Sources: AIHW 2005a; AIHW 2005b; AIHW 2005c; AIHW 2005d; AIHW 2005e; AIHW 2005f; AIHW 2006a; AIHW 2006c; AIHW 2006d; AIHW 2007a; AIHW 2007b; AIHW 2008a; AIHW 2008c; AIHW 2008d; AIHW 2009a; AIHW 2009b; AIHW 2009c; AIHW 2009d; AIHW 2010c; AIHW 2010a; AIHW 2010b; AIHW 2010d; AIHW 2010e; AIHW analysis of National Housing Assistance Data Repository 2010–11; NT 2012.

**Table A2.3: Number of households assisted in PH and SOMIH, by state and territory, 30 June 2011**

	NSW	Vic	Qld	WA <sup>(a)</sup>	SA	Tas	ACT	NT	Aust
<b>PH</b>									
Total households assisted	111,448	62,928	51,262	32,519	39,876	11,132	10,836	4,907	324,908
Total Indigenous households assisted	9,800	1,588	4,962	7,711	1,732	786	545	2,034	29,158
Proportion of Indigenous households assisted (per cent)	8.8	2.5	9.7	23.7	4.3	7.1	5.0	41.5	9.0
<b>SOMIH</b>									
Total households assisted	4,233	..	3,243	..	1,749	339	..	..	9,564
Total Indigenous households assisted	4,233	..	3,243	..	1,749	325	..	..	9,550
Proportion of Indigenous households assisted (per cent)	100.0	..	100.0	..	100.0	95.9	..	..	99.9

(a) Western Australia ceased to have a SOMIH program in 2010–11. Households and dwellings that were previously reported in SOMIH have been transferred to PH.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.



**Table A2.4: Number of households newly assisted in PH, SOMIH and mainstream CH, 2003–04 to 2010–11**

	PH	SOMIH	Mainstream CH	Total
2003–04	30,787	1,667	6,108	38,562
2004–05	27,702	1,492	7,696	36,890
2005–06	27,482	1,371	6,486	35,339
2006–07	26,770	1,462	8,741	36,973
2007–08	23,627	1,284	8,728	33,639
2008–09	20,702	1,105	9,910	31,717
2009–10	20,128	1,069	12,834	34,031
2010–11	20,853	948	16,767	38,568

Sources: AIHW 2005a; AIHW 2005b; AIHW 2005c; AIHW 2005d; AIHW 2005e; AIHW 2006a; AIHW 2006c; AIHW 2006d; AIHW 2007a; AIHW 2008a; AIHW 2008c; AIHW 2008d; AIHW 2009a; AIHW 2009c; AIHW 2009d; AIHW 2010c; AIHW 2010a; AIHW 2010d; AIHW 2010e; AIHW 2011e; AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.5: Proportion of newly assisted households that are in greatest need, 2003–2004 to 2010–2011 (per cent)**

	PH	SOMIH	Mainstream CH
2003–04	36.3	26.5	70.1
2004–05	37.7	27.5	78.9
2005–06	38.1	26.3	71.0
2006–07	42.8	25.8	69.6
2007–08	51.2	30.2	71.2
2008–09	66.0	48.6	75.0
2009–10	74.9	55.9	63.1
2010–11	74.7	58.6	71.6

Sources: AIHW 2005a; AIHW 2005b; AIHW 2005c; AIHW 2005d; AIHW 2005e; AIHW 2006a; AIHW 2006c; AIHW 2006d; AIHW 2007a; AIHW 2008a; AIHW 2008c; AIHW 2008d; AIHW 2009a; AIHW 2009c; AIHW 2009d; AIHW 2010c; AIHW 2010a; AIHW 2010d; AIHW 2010e; AIHW 2011e; AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.6: Proportion of new allocations in the time period to those in greatest need and to those with special needs, by program, 2010–11 (per cent)**

	Greatest need		Special needs	
	PH	SOMIH	PH	SOMIH
Less than 3 months	83.1	73.6	66.4	55.5
3 months to less than 6 months	84.0	61.4	65.5	55.2
6 months to less than 1 year	82.1	60.5	66.2	56.3
1 year to less than 2 years	77.9	48.1	68.4	60.2
More than 2 years	46.2	27.3	67.3	57.3
<b>All</b>	<b>74.7</b>	<b>58.6</b>	<b>66.9</b>	<b>56.7</b>

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.7: Allocation and access in PH and SOMIH, by state and territory, 2010–11**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>Total new households assisted</b>									
PH	5,653	4,038	3,614	2,971	2,548	921	639	469	20,853
SOMIH	467	..	330	..	117	34	..	..	948
<b>Indigenous access to PH</b>									
New Indigenous households assisted in PH	870	259	766	1026	391	98	58	252	3,720
Proportion of new PH households that are Indigenous (per cent)	15.4	6.4	21.2	34.5	15.3	10.6	9.1	53.7	17.8
<b>Proportion of new tenancies that are allocated to households with special needs</b>									
PH (per cent)	65.4	67.5	71.5	62.3	71.1	66.8	55.7	64.8	66.9
SOMIH (per cent)	56.1	..	57.0	..	48.7	82.4	..	..	56.4
<b>Proportion of new tenancies that are allocated to households in greatest need</b>									
PH (per cent)	66.2	73.1	92.1	61.2	80.1	96.2	92.5	45.2	74.7
SOMIH (per cent)	31.2	..	93.6	..	84.6	n.a	..	..	58.6

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.8: Number of PH and SOMIH households, by length of tenure, 30 June 2011**

	PH	SOMIH
6 months or less	16,135	680
Over 6 months to 2 years	41,954	1,782
Over 2 years to 5 years	65,358	2,210
Over 5 years to 10 years	78,285	2,265
Over 10 years	123,122	2,627

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.9: Transfers and exits from PH and SOMIH, 2010–11**

	NSW	Vic	Qld	WA <sup>(a)</sup>	SA	Tas	ACT	NT	Aust
<b>No. of households that transferred</b>									
PH	3,125	1,645	1,237	1,352	1,084	234	287	175	9,139
SOMIH	176	..	131	..	56	14	..	..	377
<b>Total</b>	<b>3,301</b>	<b>1,645</b>	<b>1,368</b>	<b>1,352</b>	<b>1,140</b>	<b>248</b>	<b>287</b>	<b>175</b>	<b>9,516</b>
<b>No. of households that exited</b>									
PH	8,626	3,703	3,393	1,010	2,878	1,055	540	466	21,671
SOMIH	356	..	234	..	121	36	..	..	747
<b>Total</b>	<b>8,982</b>	<b>3,703</b>	<b>3,627</b>	<b>1,010</b>	<b>2,999</b>	<b>1,091</b>	<b>540</b>	<b>466</b>	<b>22,418</b>

(a) Households and dwellings that were previously reported under the SOMIH program are, as of 2010–11, being reported under PH. As such, 2010–11 figures are not comparable with those for previous years.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.10: Number and proportion of PH and SOMIH households classified as low income, by state and territory, 30 June 2011**

	NSW <sup>(a)</sup>	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>PH</b>									
No. of low-income households	99,335	53,276	49,635	31,627	34,448	9,491	10,738	4,776	293,326
No. of households for which income and tenancy details are known	100,241	53,634	51,188	32,481	35,388	10,280	10,825	4,828	298,865
Low-income households as a proportion of all households (per cent)	99.1	99.3	97.0	97.4	97.3	92.3	99.2	98.9	98.1
<b>SOMIH</b>									
No. of low-income households	2,614	..	3,040	..	1,411	278	..	..	7,343
No. of households for which income and tenancy details are known	2,653	..	3,236	..	1,487	303	..	..	7,679
Low-income households as a proportion of all households (per cent)	98.5	..	93.9	..	94.9	91.7	..	..	95.6

(a) In 2010–11, CRA is no longer included in household income. This will lead to an increase in the number of household identified as low income.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.11: Number and proportion of low-income PH and SOMIH households paying given proportions of their gross income in rent, by state and territory, 30 June 2011**

	NSW	Vic	Qld	WA	SA <sup>(a)</sup>	Tas	ACT	NT	Aust
<b>PH</b>									
No. of households paying given proportion of gross income in rent									
20% or less	12,038	7,639	17,144	10,151	8,439	6,954	918	2,898	66,181
More than 20% but less than 25%	85,698	45,480	32,401	20,211	25,770	2,160	8,416	1,541	221,677
More than 25% but less than 30%	1,319	11	47	749	0	319	23	131	2,599
More than 30%	218	13	30	455	0	2	76	82	876
Proportion paying more than 30% of gross income in rent (per cent)	0.2	0.0	0.1	1.4	0.0	0.0	0.8	1.8	0.3
<b>SOMIH</b>									
No. of households paying given proportion of gross income in rent									
20% or less	641	..	1,871	..	560	193	..	..	3,265
More than 20% but less than 25%	1,941	..	1,157	..	842	77	..	..	4,017
More than 25% but less than 30%	23	..	3	..	0	8	..	..	34
More than 30%	8	..	7	..	0	0	..	..	15
Proportion paying more than 30% of gross income in rent (per cent)	0.3	..	0.2	..	0.0	0.0	..	..	0.2

(a) The values reported for both 'more than 25% but less than 30%' and 'more than 30%' for South Australia were provided by the jurisdiction and used in place of those derived from the Social Housing Data Repository due to errors in the unit record data.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.12: Number and proportion of rebated and non-rebated PH and SOMIH households, by state and territory, 30 June 2011**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>PH</b>									
No. of rebated households									
	100,547	53,701	50,098	30,794	36,060	9,431	9,802	4,295	294,728
No. of households paying market rent									
	10,901	9,227	1,164	1,725	3,816	1,701	1,034	558	30,126
Rebated households as a proportion of all households (per cent)									
	90.2	85.3	97.7	94.7	90.4	84.7	90.5	87.5	90.7
<b>SOMIH</b>									
No. of rebated households									
	2,663	..	2,957	..	1,598	287	..	..	7,505
No. of households paying market rent									
	1,570	..	286	..	151	52	..	..	2,059
Rebated households as a proportion of all households (per cent)									
	62.9	..	91.2	..	91.4	84.7	..	..	78.5

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.13: Rents charged and rebates received in PH and SOMIH, by state and territory, week of 30 June 2011 (\$'000)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>PH</b>									
Total rent charged to tenants	12,774.0	6,961.3	5,265.3	3,561.7	4,400.9	1,208.8	1,532.6	555.0	36,259.7
Total market rent value of dwellings	28,092.1	12,333.1	13,078.0	7,997.9	8,162.9	2,070.9	3,879.7	1,258.5	76,873.2
<b>SOMIH</b>									
Total rent charged to tenants	709.6	..	401.7	..	210.6	41.4	..	..	1363.2
Total market rent value of dwellings	1016.5	..	875.2	..	412.6	72.1	..	..	2376.5

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.14: Occupancy and dwelling status in PH and SOMIH, by state and territory, 30 June 2011**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>PH</b>									
No. of tenantable dwellings	111,547	64,420	51,485	32,741	40,698	11,182	10,885	4,932	327,890
No. of untenable dwellings	0	0	440	730	444	125	178	66	1,983
No. of occupied dwellings	111,448	62,928	51,262	32,505	39,876	11,132	10,833	4,853	324,837
Average turnaround time of dwelling stock (days), year ending 30 June 2011	31.3	29.2	27.8	26.9	27.6	29.3	38.2	58.8	30.0
<b>SOMIH</b>									
No. of tenantable dwellings	4,238	..	3,270	..	1,818	345	..	..	9,671
No. of untenable dwellings	0	..	92	..	4	1	..	..	97
No. of occupied dwellings	4,233	..	3,243	..	1,749	339	..	..	9,564
Average turnaround time of dwelling stock (days), for year ending 30 June 2011	20.4	..	40.9	..	26.4	39.5	..	..	27.7

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.15: Number and proportion of households in PH and SOMIH where dwelling is not matched to household size, by state and territory, 30 June 2011<sup>(a)</sup>**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>No. of households for which bedroom requirements and dwelling details are known</b>									
PH	109,634	57,964	51,262	32,519	39,870	11,132	10,764	4,801	317,946
SOMIH	4,115	..	3,243	..	1,749	339	..	..	9,446
<b>No. of households where dwelling size is not appropriate due to overcrowding</b>									
PH	4,742	2,386	2,580	1,462	953	519	774	393	13,809
SOMIH	287	..	476	..	194	16	..	..	973
<b>Proportion of households where dwelling size is not appropriate due to overcrowding</b>									
PH (per cent)	4.3	4.1	5.0	4.5	2.4	4.7	7.2	8.2	4.3
SOMIH (per cent)	7.0	..	14.7	..	11.1	4.7	..	..	10.3
<b>No. of households with underuse</b>									
PH	59,277	27,120	23,494	17,133	29,216	5,764	5,863	1,752	169,619
SOMIH	2,719	..	1,679	..	1,122	231	..	..	5,751

(a) Due to a change in the households included in the calculation, measurement of overcrowding and underuse cannot be compared with measurements for previous years.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A2.16: Number of households requiring additional bedrooms due to overcrowding, by remoteness, 2010–11<sup>(a)</sup>**

	Non-remote <sup>(b)</sup>		Remote		Very remote	
	No.	Per cent	No.	Per cent	No.	Per cent
<b>PH</b>						
No. of Indigenous households with overcrowding	2,021	9.7	393	13.3	189	14.3
1 more bedroom needed	1,700	8.2	316	10.7	142	10.7
2 or more bedrooms needed	321	1.5	77	2.6	48	3.6
No. of Indigenous households	20,816	100.0	2,948	100.0	1,322	100.0
No. of households with overcrowding	13,145	4.2	464	8.1	200	10.2
No. of households	310,288	100.0	5,696	100.0	1,962	100.0
<b>SOMIH</b>						
No. of Indigenous households with overcrowding	767	9.4	72	11.9	134	19.0
1 more bedroom needed	608	7.5	54	8.8	102	14.6
2 or more bedrooms needed	159	2.0	19	3.1	31	4.5
No. of Indigenous households	8,121	100.0	608	100.0	704	100.0

(a) In 2010–11, CRA no longer included in household income; this will increase the number of households identified as low income.

(b) Combined remoteness areas of *Major cities*, *Inner regional* and *Outer regional*.

Note: Remoteness categories are based on the Australian Standard Geographical Classification (ABS 2007b).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

### A.3 Social housing provided by the not-for-profit sector

**Table A3.1: Number of organisations, dwellings and assisted households in mainstream CH, by state and territory, 30 June 2011**

	<b>NSW</b>	<b>Vic<sup>(a)</sup></b>	<b>Qld<sup>(b)</sup></b>	<b>WA<sup>(c)</sup></b>	<b>SA</b>	<b>Tas</b>	<b>ACT<sup>(d)</sup></b>	<b>NT<sup>(e)</sup></b>	<b>Aust</b>
No. of CH organisations	135	110	259	182	89	91	6	34	906
No. of dwellings	24,090	9,934	10,203	6,952	4,509	1,366	599	248	57,901
No. of households assisted	24,298	10,225	9,647	4,945	4,557	635	604	n.a.	54,911
No. of Indigenous households assisted	1,928	210	866	339	100	21	34	n.a.	3,498

- (a) Due to data quality issues identified with data returns, a number of households previously flagged as Indigenous now have a status of unknown.
- (b) There has been an increased response rate from larger community housing organisations which may have contributed to the increase in the number of Indigenous households.
- (c) The number of households may be an overestimate due to underlying data quality issues.
- (d) The number of households may be an underestimate due to underlying data quality issues.
- (e) No household data are available for mainstream CH in the Northern Territory.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.2: Number of organisations, dwellings and assisted households in ICH, by state and territory, 30 June 2011**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld <sup>(c)</sup>	WA	SA <sup>(d)</sup>	Tas <sup>(e)</sup>	ACT <sup>(f)</sup>	NT <sup>(g)</sup>	Aust
Total no. of ICHOs	206	19	28	n.a.	41	3	1	30	328
No. of funded ICHOs	97	19	28	8	32	2	1	30	217
Total no. of dwellings	4,716	1,915	4,504	3,268	943	138	24	2,426	19,934
No. of permanent dwellings managed by funded ICHOs	2,445	1,915	4,504	2,414	920	59	24	2,043	14,324
No. of improvised dwellings managed by funded ICHOs	0	0	n.a.	8	n.a.	0	0	383	391
No. of bedrooms in permanent dwellings managed by funded ICHOs	* 7,644	* 4,754	14,630	* 7,198	** 2,231	158	75	n.a.	* 36,690
No. of households in permanent dwellings managed by funded ICHOs	* 2,583	1,557	4,369	3,167	** 922	53	n.a.	2,043	* 14,694
No. of people in permanent dwellings managed by funded ICHOs	** 6,647	* 4,189	** 7,590	7,524	** 3,032	**73	n.a.	n.a.	** 29,055

- (a) The data provided are for permanent dwellings managed by Aboriginal community housing providers that are registered with the NSW Aboriginal Housing Office and provided data as at June 2011. They do not include data on permanent dwellings managed by providers that did not provide data as at June 2011.  
The data provided are for permanent dwellings managed by all Aboriginal housing providers in New South Wales irrespective of whether they are actively registered and provided data as at June 2011 or not.  
The data are not for the whole Indigenous community housing sector. The 2,583 households live in permanent dwellings managed by funded housing providers. The total is the actual figure based on the 2,138 dwellings for which valid household information is available (or 1.2 households per dwelling).  
The number of bedrooms is not complete data for the sector. It is only for the 2,445 dwellings managed by organisations that provided data to the NSW Aboriginal Housing Office in 2011.  
The data are not complete for the 4,716 dwellings in the ICH sector in New South Wales. They are only for the 2,125 dwellings that are occupied and with valid data, and managed by organisations that provided data to the NSW Aboriginal Housing Office in 2011.  
This refers to the Aboriginal housing organisations that are registered with the NSW Aboriginal Housing Office and/or provided data as at June 2011.
- (b) Before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, it has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.
- (c) Household information provided is for 11 department-managed communities and 6 dwellings in Kowanyama. Data are not available for dwellings managed by the Indigenous local councils and ICH registered providers.
- (d) All dwelling data are based on asset audits conducted in 2008 and 2009, with updates performed on some communities.  
Dwelling details for unfunded communities is not collected and historical data have been used.  
All household data are based on tenancy audits conducted in 2008 and 2009, with updates performed on some communities.  
All dwelling and household data are based on tenancy and asset audits conducted in 2008 and 2009, with updates performed on some communities.
- (e) Data include 6 new constructions awaiting handover.  
The number of dwellings for one unfunded ICHO is based on historical records.
- (f) Number of ICHOs, number of funded ICHOs, number of dwellings and number of bedrooms are based on administrative data as the sole ICHO in the Australian Capital Territory did not complete a survey for 2010–11.
- (g) Only limited administrative data have been collected on outstations dwellings. Northern Territory relies on the information collected by the organisations as well as historical records.

Note: Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.



**Table A3.3: Geographical distribution of mainstream CH and ICH dwellings, 2010–11**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<b>Mainstream CH</b>									
<i>Major cities</i>	16,121	8,372	5,115	5,015	4,007	..	660	..	39,290
<i>Inner regional</i>	6,350	2,307	2,364	890	386	407	2	..	13,342
<i>Outer regional</i>	1,586	401	2,032	832	223	407	..	119	5,600
<i>Remote</i>	28	15	291	469	60	16	..	125	1,004
<i>Very remote</i>	4	..	400	128	4	0	..	4	541
<b>Total</b>	<b>24,089</b>	<b>11,095</b>	<b>10,202</b>	<b>7,334<sup>(a)</sup></b>	<b>4,680</b>	<b>1,466<sup>(b)</sup></b>	<b>662<sup>(c)</sup></b>	<b>248</b>	<b>59,777</b>
<b>ICH<sup>(d)</sup></b>									
<i>Major cities</i>	295	617	19	0	0	..	24	..	955
<i>Inner regional</i>	858	721	77	0	9	0	0	..	1,665
<i>Outer regional</i>	846	535	754	17	132	0	..	399	2,683
<i>Remote</i>	338	42	890	160	59	0	..	213	1,702
<i>Very remote</i>	108	..	2,764	2,237	720	59	..	1,431	7,319
<b>Total</b>	<b>2,445</b>	<b>1,915</b>	<b>4,504</b>	<b>2,414<sup>(e)</sup></b>	<b>920</b>	<b>59</b>	<b>24<sup>(f)</sup></b>	<b>2,043<sup>(e)(f)</sup></b>	<b>14,324</b>

(a) Occupied tenancy (rental) units used to provide additional housing support are not included.

(b) Includes 1 occupied tenancy (rental) unit used to provide additional housing support.

(c) The number of tenancy (rental) units may be overestimated due to underlying data quality issues.

(d) Permanent dwellings managed by funded ICHOs.

(e) Improvised dwellings are not included.

(f) The geographical distribution is based on the postcode of the organisation, as geographical dwelling data were unavailable.

*Notes*

1. Remoteness categories are based on the Australian Standard Geographical Classification ABS 2007b.

2. Mainstream CH does not classify dwellings based on remoteness. The above data count tenancy (rental) units (see Glossary).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.4: Allocation and access in mainstream CH, by state and territory, 2010–11**

	NSW	Vic <sup>(a)</sup>	Qld <sup>(b)</sup>	WA	SA <sup>(c)</sup>	Tas	ACT	NT	Aust
<b>Total new households assisted</b>	<b>7,860</b>	<b>2,230</b>	<b>3,605</b>	<b>1,879</b>	<b>643</b>	<b>337</b>	<b>213</b>	<b>n.a.</b>	<b>16,767</b>
<b>Indigenous access</b>									
New Indigenous households assisted	820	59	284	138	25	25	10	n.a.	1,361
Proportion of new households that are Indigenous (per cent) <sup>(d)</sup>	10.4	2.6	7.9	7.3	3.9	7.4	4.7	n.a.	8.1
<b>Special needs</b>									
No. of new allocations to households with special needs	4,296	1,076	1,519	856	482	185	102	n.a.	8,516
Proportion of new allocations to households with special needs (per cent) <sup>(d)</sup>	64.3	50.7	42.5	50.5	84.9	55.9	47.9	n.a.	56.1
<b>Greatest need</b>									
No. of new allocations to those in greatest need	5,516	1,946	2,633	1,170	275	307	160	n.a.	12,007
Proportion of new allocations to households in greatest need (per cent) <sup>(d)</sup>	70.2	87.3	73.0	62.3	42.8	91.1	75.1	n.a.	71.6

(a) Due to data quality issues identified with data returns, a number of households previously flagged as Indigenous now have a status of unknown.

(b) There have been changes in the methodology for collecting data on allocation of new households, which may affect the number of new households.

There has been an increased response rate from larger community housing organisations, which may have affected the number of Indigenous and disability households.

(c) Improving data quality may have increased the number of newly assisted households. The increased number of newly assisted households that were in greatest need at time of allocation, and the increased number of disability households, may be due to improvements in collection methods.

(d) Percentages have been calculated only where all relevant details are known.

Note: Data for the Northern Territory are not available.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.5: Number of low-income mainstream CH households paying given proportions of their assessable income in rent, by state and territory, 2010–11**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld	WA <sup>(b)(c)</sup>	SA <sup>(b)</sup>	Tas <sup>(b)</sup>	ACT <sup>(b)</sup>	NT	Aust <sup>(d)</sup>
20% or less of assessable income in rent	5,885	2,425	n.a.	1,083	497	130	77	n.a.	10,097
More than 20% but not more than 25% of assessable income in rent	11,552	3,626	n.a.	1,113	2,147	83	446	n.a.	18,967
More than 25% but not more than 30% of assessable income in rent	690	915	n.a.	456	1,004	16	15	n.a.	3,096
More than 30% of assessable income in rent	2,190	971	n.a.	1,259	44	126	11	n.a.	4,601

- (a) Affordability measures for New South Wales are captured via the jurisdiction's own survey. To provide an estimate of low-income households, receipt of Centrelink benefits as the main source of household income has been used as a proxy. New South Wales is unable to provide gross income, so assessable income has been used to calculate equivalised 'gross' income for determining low-income status.
- (b) Households have been excluded from this indicator where rent charged or household gross income are unknown, or where rent charged or household gross income is equal to or less than zero.
- (c) These figures should be interpreted with caution as there is some uncertainty about the treatment of CRA by organisations.
- (d) Australian totals may not represent national totals because complete data were not available for all states and territories.

*Note:* Rental stress is calculated by dividing the total number of low-income households paying more than 30% of their gross income (excluding CRA) by the total number of low-income households for which gross income and rent details are known.

*Source:* AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.6: Occupancy and tenantability in mainstream CH, by state and territory, 30 June 2011<sup>(a)</sup>**

	NSW	Vic	Qld	WA <sup>(b)</sup>	SA <sup>(c)</sup>	Tas	ACT <sup>(d)</sup>	NT <sup>(e)</sup>	Aust
<b>Tenantability</b>									
No. of tenantable tenancy (rental) units	23,812	10,686	10,081	5,201	4,612	625	627	248	55,919
No. of untenable tenancy (rental) units	182	239	119	72	32	9	26	0	679
<b>Total no. of tenancy (rental) units</b>	<b>24,890</b>	<b>10,925</b>	<b>10,200</b>	<b>5,274</b>	<b>4,644</b>	<b>644</b>	<b>661</b>	<b>248</b>	<b>57,506</b>
<b>Occupancy</b>									
No. of occupied tenancy (rental) units	24,298	10,225	9,647	4,945	4,557	635	604	248	55,159
<b>Occupancy rate (per cent)</b>	<b>97.6</b>	<b>93.6</b>	<b>94.6</b>	<b>93.8</b>	<b>98.1</b>	<b>95.6</b>	<b>91.4</b>	<b>100.0</b>	<b>95.9</b>

(a) Data are reported where tenantability status or occupancy details are known.

(b) Occupied tenancy (rental) units used to provide additional housing support are not included. The number of households at 30 June 2011 may be an overestimate and this may result in a higher rate of occupancy. Dwelling counts include 1 dwelling used as an office.

(c) Dwelling counts include 1 dwelling used as an office.

Total untenable tenancy (rental) units in 2009–10 included work-in-progress properties that were nearly completed. Work-in-progress properties that were nearly completed were not included in 2010–11.

(d) The number of households at 30 June 2011 may be an underestimate while the number of tenancy (rental) units may be an overestimate, which may result in a lower rate of occupancy.

(e) It is assumed that all dwellings are occupied because many organisations are turning away people seeking accommodation.

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.7: Occupancy in ICH, by state and territory, 30 June 2011**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld	WA	SA <sup>(c)</sup>	Tas <sup>(d)</sup>	ACT	NT	Aust
<b>Occupancy</b>									
No. of occupied permanent dwellings	* 2,125	* 1,557	4,369	1,926	722	53	n.a.	n.a.	* 10,752
No. of dwellings for which occupancy is known	* 2,208	* 1,633	4,504	2,414	916	59	n.a.	n.a.	* 11,734
Occupancy rate (per cent)	* 96.2	* 95.4	97.0	79.8	78.8	89.8	n.a.	n.a.	* 91.6

(a) The data provided are for permanent dwellings managed by Aboriginal community housing providers that are registered with the NSW Aboriginal Housing Office and provided data as at June 2011. They do not include data on permanent dwellings managed by providers that did not provide data as at June 2011.

The data are not for the entire sector. They comprise actual data for the 2,445 dwellings managed by organisations that are registered and provided data to the NSW Aboriginal Housing Office as at June 2011 and exclude data for 2,271 dwellings managed by organisations that did not provide data in 2011.

(b) Before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, it has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.

(c) All dwelling data are based on asset audits conducted in 2008 and 2009, with updates performed on some communities.

(d) Data include 6 newly constructed dwellings awaiting handover.

Note: Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.8: Match of dwelling to household size in mainstream CH and ICH, by state and territory, 30 June 2011**

	NSW	Vic <sup>(a)</sup>	Qld <sup>(b)</sup>	WA	SA <sup>(c)</sup>	Tas	ACT	NT	Aust
<b>Mainstream CH</b>									
<b>Overcrowding</b>									
No. of households with overcrowding	344	222	n.a.	55	116	8	2	n.a.	747
No. of Indigenous households living in overcrowded conditions	n.a.	5	n.a.	15	3	2	0	n.a.	25
Proportion of Indigenous households living in overcrowded conditions (per cent)	n.a.	2.7	n.a.	5.0	3.0	9.5	0	n.a.	3.9
<b>Underuse</b>									
Total households with underuse	2,105	2,871	n.a.	2,026	3,213	117	168	n.a.	10,500
Total households occupying community housing for which household and tenancy (rental) unit details are known	23,456	8,695	n.a.	4,648	4,523	591	582	n.a.	42,495
<b>ICH</b>									
<b>Overcrowding (2 or more additional bedrooms required)</b>									
No. of households for which overcrowding details are known	n.a.	*** 773	** 4,369	** 1,594	*** 456	n.a.	n.a.	n.a.	n.a.
No. of households with overcrowding	n.a.	*** 9	** 314	** 265	*** 144	n.a.	n.a.	n.a.	n.a.
Proportion of households with overcrowding (per cent)	n.a.	*** 1.2	** 7.2	** 16.6	*** 31.6	n.a.	n.a.	n.a.	n.a.
<b>Overcrowding (1 or more additional bedrooms required)</b>									
No. of households requiring additional bedrooms	n.a.	*** 44	** 607	** 525	*** 237	n.a.	n.a.	n.a.	n.a.
No. of additional bedrooms required	n.a.	*** 53	** 1,163	** 999	*** 646	n.a.	n.a.	n.a.	n.a.
Average no. of additional bedrooms required	n.a.	*** 1.2	** 1.9	** 1.9	*** 2.7	n.a.	n.a.	n.a.	n.a.

(a) For ICH, before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, Victoria has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.

(b) For ICH, household information provided is for 11 department-managed communities and 6 dwellings in Kowanyama.

Data are not available for dwellings managed by the Indigenous local councils and ICH registered providers.

(c) For ICH, all dwelling and household data are based on tenancy and asset audits conducted in 2008 and 2009, with updates performed on some communities.

*Note:* Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

*Sources:* AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.9: Base financial data for ICH (\$'000), by state and territory, for year ending 30 June 2011**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld <sup>(c)</sup>	WA	SA	Tas	ACT	NT <sup>(d)</sup>	Aust
Rent collected from households	* 12,870	12,289	15,145	* 4,592	934	182	n.a.	** 2,229	* 48,342
Rent charged to households	* 13,610	12,374	16,284	* 5,178	n.a.	186	n.a.	3,970	* 51,601
Housing maintenance expenditure	** 24,026	6,122	24,943	* 12,080	3,716	98	n.a.	* 4,603	* 75,587
Capital expenditure	*** 33,767	* 6,111	72,547	97,738	** 4,127	14	n.a.	n.a.	** 214,304
Total recurrent costs	** 42,390	9,298	24,943	* 21,588	4,069	437	n.a.	n.a.	* 102,725
Net recurrent costs	*** 26,053	7,995	24,943	* 21,588	n.a.	293	n.a.	n.a.	** 80,871

- (a) The data are not for the entire sector. They comprise actual data for the 2,445 dwellings managed by organisations that are registered and provided data to the NSW Aboriginal Housing Organisation at June 2011 and exclude data for 2,271 dwellings managed by organisations that did not provide data in 2011.
- (b) Before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, it has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.
- (c) Rent collected and rent charged are supplied from two sources: 30 June 2011 report for 11 department-managed communities and 6 dwellings in Kowanyama, while quarterly performance reports are used for the remaining councils. September and June 2011 quarterly data are not available for one council. Department rent charged figures are available for one council for the period February to June 2011. Information is for the 4,189 dwellings in the Indigenous councils only. Rent is not charged to the 315 dwellings owned by Indigenous organisations.
- (d) For rent charged, adjustments were made in 2010–11 due to the age of some dwellings. Target rent is based on approximately \$60–\$100 per fortnight. Methodology used was \$60 per dwelling built before 1998 and \$100 for dwellings built after 1998.

*Note:* Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

*Source:* AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.10: Rent charged and collected in mainstream CH and ICH, by state and territory, 2009–10 and 2010–11 (\$'000)**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld <sup>(c)</sup>	WA	SA	Tas	ACT	NT <sup>(d)</sup>	Aust
<b>Mainstream CH</b>									
Total rents charged (week of 30 June 2011)	3,383	1,013	646	515	484	50	59	18	6,167
Total rent charged to tenants (year ending 30 June 2010)	142,273	58,073	30,096	45,380	25,248	2,844	4,011	n.a.	307,925
Total rent collected from tenants (year ending 30 June 2010)	136,685	56,969	29,874	45,188	25,180	2,851	4,074	n.a.	300,822
Rent collection rate (per cent)	96.1	98.1	99.3	99.6	99.7	100.2	101.6	n.a.	97.7
<b>ICH (year ending 30 June 2011)</b>									
Rent collected from households where both rent collected and charged are known	*12,803	**12,389	15,145	*4,592	n.a.	182	n.a.	**2,229	**47,341
Rent charged to households where both rent collected and charged are known	*12,710	**12,374	16,284	*5,178	n.a.	186	n.a.	**3,131	**49,862
Rent collection rate (per cent)	*100.7	**100.1	93.0	*88.7	n.a.	98.2	n.a.	**71.2	**94.9

(a) The data are not for the entire sector. They comprise actual data for the 2,445 dwellings managed by organisations that are registered and provided data to the NSW Aboriginal Housing Organisation at June 2011 and exclude data for 2,271 dwellings managed by organisations that did not provide data in 2011.

(b) Before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, it has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.

(c) Rent collected and rent charged are supplied from two sources: 30 June 2011 report for 11 department-managed communities and 6 dwellings in Kowanyama while quarterly performance reports are used for the remaining councils. September and June 2011 quarterly data are not available for one council. Department rent charged figures are available for one council for the period February to June 2011. Information is for the 4,189 dwellings in the Indigenous councils only. Rent is not charged to the 315 dwellings owned by Indigenous organisations.

(d) For rent charged, adjustments were made in 2010–11 due to the age of some dwellings. Target rent is based on approximately \$60–\$100 per fortnight. Methodology used was \$60 per dwelling built before 1998 and \$100 for dwellings built after 1998.

Note: Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.11: Net recurrent costs per rental unit or dwelling in mainstream CH and ICH, by state**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
Mainstream CH 2009-10 <sup>(a)</sup>	10,175	8,445 <sup>(b)</sup>	7,263	8,062 <sup>(c)</sup>	7,459 <sup>(d)</sup>	21,312 <sup>(e)</sup>	10,268 <sup>(f)</sup>	n.a.	9,120
ICH 2010-11	10,656 <sup>(g)</sup>	**4,851 <sup>(h)</sup>	5,538	* 9,063	n.a.	4,960	n.a.	n.a.	* 7,327

(a) Data are presented in real dollars based on the Australian Bureau of Statistics Gross Domestic Product price deflator (index) using 2008-09 as the base year.

Provider net recurrent costs for Victoria, Western Australia, South Australia, Tasmania and the Australian Capital Territory have been weighted up to reflect the total number of tenancy (rental) units.

(b) Unadjusted provider net recurrent costs of \$65,939,792 represented 10,314 tenancy (rental) units.

(c) Unadjusted provider net recurrent costs of \$29,565,789 represented 3,879 tenancy (rental) units.

(d) Coherence over time has been affected as previous years' costs have not included any jurisdiction costs associated with administering community housing. Net recurrent costs are sourced from jurisdiction administrative systems.

(e) Costs for three organisations have been excluded due to erroneous information. The remaining provider net recurrent costs (\$7,211,776) were sourced from survey data and represented 455 tenancy (rental) units at 30 June 2009. These costs have been weighted up to reflect the total number of tenancy (rental) units.

(f) Unadjusted provider net recurrent costs of \$ 5,633,013 represented 708 tenancy (rental) units. Grants and subsidies paid to community housing organisations for tenancy management, as part of jurisdiction administrative costs, may also be reported as community housing organisation expenditure. Administrator costs include a one-off energy and water efficiency grant for whitegoods; however, they do not include property costs met by government for boarding houses and properties leased by government to the sector.

(g) These data are not for the whole ICH sector. They include \$2.93 million provided by only 11 Aboriginal housing providers and \$23.11 million spent by the NSW Aboriginal Housing Organisation as net recurrent expenditure in the Aboriginal community housing sector. Net recurrent expenses are not available from providers that did not provide data or did not respond to this item in 2011.

(h) Before 2009-10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009-10, Victoria has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.

*Note:* Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

*Source:* AIHW analysis of National Housing Assistance Data Repository 2010-11.



**Table A3.12: Maintenance expenditure for ICH, by jurisdiction, 2008–09 to 2010–11 (\$'000)**

	NSW	Vic	Qld	WA	SA	Tas <sup>(a)</sup>	ACT	NT	Aust Gov	Aust
2008–09 <sup>(b)</sup>	11,084 <sup>(c)</sup>	2,062	14,974	12,796	1,805 <sup>(d)</sup>	..	n.a. <sup>(e)</sup>	5,948 <sup>(f)</sup>	2,415 <sup>(g)</sup>	51,084
2009–10	**19,310 <sup>(h)</sup>	**7,823 <sup>(i)</sup>	*5,705	*8,161 <sup>(j)</sup>	*3,235 <sup>(k)</sup>	86	n.a.	5,215 <sup>(l)</sup>	..	*59,534
2010–11	** 24,026	**6,122 <sup>(m)</sup>	24,943	*12,080	3,716	98	n.a.	*4,603	..	* 75,587

- (a) There was substantial funding expended by the Tasmanian Government (under the NPARIH) on maintenance. This funding may not have been provided directly to the ICH organisations, and therefore may not be represented in the table.
- (b) Data within jurisdictions may not be comparable between years due to changes in scope and variations in the ICHOs that respond to the survey or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
- (c) Comprises only NSW Aboriginal Housing Office expenditure on the sector through the repair and maintenance program. Housing maintenance expenditure by ICHOs is not available.
- (d) Housing maintenance expenditure for 10 organisations is for the June to December 2008 portion of the financial period.
- (e) Maintenance costs for 18 dwellings under lease to ICH in the Australian Capital Territory are met by the government. Maintenance costs for the remaining dwellings were met by the ICHO but were not available for reporting.
- (f) Expenditure is based on data provided by 29 of the 30 organisations.
- (g) Victorian data are based on survey returns from 13 out of 22 ICHOs in the jurisdiction; Tasmanian data are for 1 ICHO only. Before 2009–10, funding and administration for a portion of the ICH sector in Queensland and Victoria and the entire ICH sector in Tasmania were managed by the Australian Government. Data for these dwellings were reported separately from data for dwellings managed by the respective state governments by including a ninth jurisdiction, Australian Government (Aust Govt), in state-based tables.
- (h) Unit record data were aggregated. However, in cases where unit record data were unavailable, organisation-level data were used.
- (i) Victoria reported against one agency (Aboriginal Housing Victoria) under the ICH for 2007–08 and 2008–09. For 2009–10, it reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) that was previously managed by the Australian Government. For this reason, data are not comparable with those for previous years.
- (j) Includes 18 improvised dwellings. Incomplete data were available for dwellings managed by 1 ICHO and those dwellings managed by the Western Australian Department of Housing under 2 state-managed service models.
- (k) Maintenance expenditure for 2 ICHOs coordinated by Housing South Australia, paid for by NPARIH.
- (l) Data provided are contributions towards community dwellings for housing maintenance. Organisations managing outstation communities received the same level of funding as in 2008–09.
- (m) Before 2009–10, Victoria reported against 1 agency (Aboriginal Housing Victoria). From 2009–10, Victoria has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.

*Note:* Asterisk symbols against ICH 2009–10 and 2010–11 data indicate incomplete coverage (see Symbols for full interpretation). Coverage for 2008–09 data are not available.

*Source:* AIHW analysis of National Housing Assistance Data Repository 2010–11.

**Table A3.13: Selected financial performance indicators for ICH, by state and territory, for 2010–11**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld <sup>(c)</sup>	WA <sup>(d)</sup>	SA <sup>(e)</sup>	Tas	ACT	NT <sup>(f)</sup>	Aust
<b>Average weekly rent collected</b>									
Rent collected from households (\$'000)	*12,870	**12,389	15,145	* 4,592	* 931	182	n.a.	** 2,229	* 48,339
No. of households for which rent collected is known	*2,219	**1,557	4,504	* 2,382	* 922	59	n.a.	** 1,620	* 13,263
Average weekly rent collected (\$)	*112	**153	65	* 37	* 19	60	n.a.	** 27	* 70
<b>Average amount spent on maintenance each year</b>									
Housing maintenance expenditure (\$'000)	**24,026	**6,122	24,943	* 12,080	3,716	98	n.a.	* 4,603	* 75,587
No. of dwellings for which maintenance expenditure is known	** 1,884	**1,648	4,504	* 2,382	920	59	n.a.	* 1,889	* 13,286
Average amount spent on maintenance (\$)	** 2,753	**3,715	5,538	* 5,071	4,039	1,653	n.a.	* 2,437	* 5,689
<b>Maintenance expenditure as a proportion of rent collected</b>									
Housing maintenance expenditure where both rent collected and maintenance expenditure are known (\$'000)	**24,026	**6,122	24,943	* 12,080	3,716	98	n.a.	** 3,604	** 74,588
Rent collected from households where both rent collected and maintenance expenditure are known (\$'000)	**11,082	**12,389	15,145	* 4,592	934	182	n.a.	** 2,125	**46,450
Maintenance expenditure as a proportion of rent collected (per cent)	**217	**49	165	* 263	398	54	n.a.	** 170	** 161
<b>Recurrent to capital expenditure</b>									
Total recurrent costs where both capital expenditure and total recurrent costs are known (\$'000)	**36,423	** 9,248	24,934	* 21,588	** 2,976	437	n.a.	n.a.	**95,615
Capital expenditure where both capital expenditure and total recurrent costs are known (\$'000)	**33,767	** 6,111	72,547	* 97,738	** 4,127	14	n.a.	n.a.	** 214,304
Recurrent to capital expenditure	** 1.1	** 1.5	0.3	* 0.2	** 0.7	31.7	n.a.	n.a.	** 0.4

(continued)

**Table A3.13 (continued): Selected financial performance indicators for ICH, by state and territory, for 2010–11**

	NSW <sup>(a)</sup>	Vic <sup>(b)</sup>	Qld <sup>(c)</sup>	WA <sup>(d)</sup>	SA <sup>(e)</sup>	Tas	ACT	NT <sup>(f)</sup>	Aust
<b>Net recurrent cost per unit</b>									
Net recurrent costs (\$'000)	26,053	** 7,995	24,943	* 21,588	n.a.	293	n.a.	n.a.	* 80,871
No. of permanent dwellings managed by funded/actively registered ICHOs for which net recurrent costs are known	2,445	** 1,648	4,504	* 2,382	n.a.	59	n.a.	n.a.	* 11,038
Net recurrent cost per unit	10,656	** 4,851	5,538	* 9,063	n.a.	4,960	n.a.	n.a.	* 7,327

- (a) The data are not for the entire sector. They comprise actual data for the 2,445 dwellings managed by organisations that are registered and provided data to the NSW Aboriginal Housing Organisation at June 2011 and exclude data for 2,271 dwellings managed by organisations that did not provide data in 2011.
- (b) Before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria). From 2009–10, it has reported on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP) program, previously managed by the Australian Government.
- (c) Rent collected and rent charged are supplied from two sources: 30 June 2011 report for 11 department-managed communities and 6 dwellings in Kowanyama while quarterly performance reports are used for the remaining councils. September and June 2011 quarterly data are not available for one council. Department rent charged figures are available for one council for the period February to June 2011. Information is for the 4,189 dwellings in the Indigenous councils only. Rent is not charged to the 315 dwellings owned by Indigenous organisations.
- (d) Data for capital expenditure were not provided.
- (e) All household data are based on tenancy audits conducted in 2008 and 2009, with updates performed on some communities.
- (f) For number of households for which rent collected is known, it is assumed that all dwellings are occupied at a rate of one household per dwelling.

*Note:* Asterisk symbols against ICH data indicate incomplete coverage (see Symbols for full interpretation).

*Source:* AIHW analysis of National Housing Assistance Data Repository 2010–11.

## A.4 Housing assistance in the private sector

**Table A4.1: Proportion of income units in rental stress before and after CRA, by income unit type, June 2011 (per cent)**

Income unit type	Average proportion of income spent on rent		No. of recipients
	Before CRA	After CRA	
Single, no children <sup>(a)</sup>	78.4	44.5	575,356
Single, with children	61.9	35.8	249,522
Couple, no children	55.0	34.8	99,436
Couple, with children <sup>(b)</sup>	42.6	25.6	184,462
<b>Total</b>	<b>66.6</b>	<b>38.5</b>	<b>1,108,776<sup>(c)</sup></b>

(a) 'Single, no children' includes single people in shared accommodation.

(b) 'Couple, with children' includes couple income units who were identified as temporarily separated or separated because of illness.

(c) The total number of CRA recipients does not correspond to that in Table 4.1 as it excludes records with incomplete or inadequately described income unit data.

Source: AIHW analysis of Australian Government Housing Data Set, June 2011.

**Table A4.2: Average amount of private rent assistance received per incidence of provision, by type of assistance, 2010–11**

	Total value of assistance (\$m)	No. of grants/recipients	Average value (\$)
Bond loans	78.9	80,974	975
Rental grants, subsidies and relief	47.3	59,564	794
Relocation expenses	0.4	928	394
Other	25.5	17,205	1,484
<b>Total</b>	<b>152.1</b>	<b>126,036</b>	<b>1,207</b>

Source: AIHW analysis of National Housing Assistance Data Repository 2010–11.

# Appendix B: Data Quality Statements

## Public rental housing data collection 2010–11: Data Quality Statement

### Summary of key issues

- 2010–11 low-income cut-offs (that is, the 40th percentile of equivalised gross household incomes for the 2010–11 financial year) were not available, so the 2009–10 cut-offs were used in their place. As a result, it is expected that the number of low-income households will be underreported.
- Care should be taken when comparing New South Wales 2010–11 data with that for previous reporting periods as a change in its client management system has led to the potential for changes in the descriptors.
- Western Australian households and dwellings that were previously reported under the SOMIH program are, as of 2010–11, being reported under PH. As such, 2010–11 figures are not comparable with those for previous years.

### Description

All states and territories provide a range of public housing programs and maintain administrative data sets about these programs. These data sets are provided annually to the AIHW. The data in this collection contain information about PH dwellings, households assisted and households on the waiting list during 2010–11 and at 30 June 2011.

### Institutional environment

The AIHW is a major national agency set up by the Australian Government under the *Australian Institute of Health and Welfare Act 1987* (Cwth) to provide reliable, regular and relevant information and statistics on Australia's health and welfare. It is an independent statutory authority established in 1987, governed by a management Board, and accountable to the Australian Parliament through the Health and Ageing portfolio.

The AIHW aims to improve the health and wellbeing of Australians through better health and welfare information and statistics. It collects and reports information on a wide range of topics and issues, ranging from health and welfare expenditure, hospitals, disease and injury, and mental health, to ageing, homelessness, disability and child protection.

The Institute also plays a role in developing and maintaining national metadata standards. This work contributes to improving the quality and consistency of national health and welfare statistics. The Institute works closely with governments and non-government organisations to achieve greater adherence to these standards in administrative data collections to promote national consistency and comparability of data and reporting.

One of the main functions of the AIHW is to work with the states and territories to improve the quality of administrative data and, where possible, to compile national data sets based on data from each jurisdiction, to analyse these data sets and disseminate information and statistics.

The Australian Institute of Health and Welfare Act, in conjunction with compliance to the *Privacy Act 1988*, (Cwth), ensures that the data collections managed by the AIHW are kept securely and under the strictest conditions with respect to privacy and confidentiality.

For further information see the AIHW website <[www.aihw.gov.au](http://www.aihw.gov.au)>.

The AIHW receives, compiles, edits and verifies the PH data in collaboration with jurisdictions, which retain ownership of the data and must approve any jurisdiction level output before it is released. The finalised data sets are used by the AIHW for collation, reporting and analysis.

## Timeliness

The reference period for the PH collection is based on the financial year (ending 30 June). The specific reference period for these data is 2010–11.

Data are collected and published annually. The data for the 2010–11 reference period were due to be signed off by the jurisdictions and provided to the AIHW by 22 September 2011. A number of jurisdictions failed to meet this deadline with New South Wales signing off on 6 October 2011, the Australian Capital Territory signing off on 4 November 2011 and South Australia signing off on 13 January 2012.

Summary items and performance indicators from the 2010–11 PH collection were first published in the *Report on government services 2012* in (Steering Committee for the Review of Government Service Provision 2012) January 2012.

## Accessibility

Annual data are reported in *Housing assistance in Australia* (this publication), the *Report on Government Services 2012* <[http://www.pc.gov.au/\\_\\_data/assets/pdf\\_file/0009/114975/59-government-services-2012-chapter16.pdf](http://www.pc.gov.au/__data/assets/pdf_file/0009/114975/59-government-services-2012-chapter16.pdf)> and the *Council of Australian Government (COAG) Reform Council's NAHA Report* <<http://www.coagreformcouncil.gov.au/reports/housing.cfm>>.

Disaggregated data and unit record data may be requested through the national data repository and provided subject to jurisdiction approval. Contact <[housing@aihw.gov.au](mailto:housing@aihw.gov.au)> for further details.

## Interpretability

The annual publication (*Housing assistance in Australia*) provides a range of information to assist interpretation of data, including descriptions of the main programs and a glossary. Detailed metadata and definitions relating to this data source can be found in the National Housing Assistance Data Dictionary (AIHW Cat. no. HOU147). Supplementary information can be found in the PH collection manual, which is available upon request from the AIHW at <[housing@aihw.gov.au](mailto:housing@aihw.gov.au)>.

## Relevance

The data collected are an administrative by-product of the management of PH programs run by the jurisdictions and conform well in terms of scope, coverage and reference period.

Classifications used for income and greatest need are not consistent across the jurisdictions and are mapped to a common standard.

Not all jurisdictions collect or update all data items for every tenant so data item substitutions are made in some cases. In the instances where gross income is not available, assessable income is used instead.

Data collected are appropriate for reporting outputs from the PH programs of state and territory governments.

## **Accuracy**

There are some known accuracy issues with the data collected:

- The administrative data sets from which this collection is drawn have inaccuracies to varying degrees, including missing data, out-of-date data and data coding or recording errors.
- Not all jurisdictions capture all data items so substitution is required to calculate some outputs of this collection. Data items affected are gross and assessable income. In addition, disability status is derived using the receipt of a disability pension as a proxy in some jurisdictions.
- Low-income cut-offs for 2010–11 (that is, the 40th percentile of equivalised gross household incomes for the 2010–11 financial year) were not available, so the 2009–10 cut-offs were used instead. As a result, it is expected that the number of low-income households will be underreported.
- For some jurisdictions, disability information may be self-identified and not mandatory under program eligibility requirements.
- Indigenous status is self-identified and not mandatory under program eligibility requirements.
- Many jurisdictions do not update income information for non-rebated households, so outputs produced using data from these households should be used with caution.
- Estimates produced using the Accessibility/Remoteness Index of Australia are rounded and this may cause discrepancies between estimates produced for regions and those produced for the total of the regions.

Specific state/territory issues are outlined below.

### **New South Wales**

- The total number of new applicants on the waiting list who have a greatest need has been supplied by the jurisdiction rather than calculated using the unit record data due to incomplete data.
- The total number of Indigenous households has been supplied by the jurisdiction rather than calculated using the unit record data as the New South Wales public housing system undercounts Indigenous tenancies.

### **Victoria**

- Bedroom requirements are unknown for many households in Victoria that have not applied for or received a rental rebate. A total of 4,964 households (7.9%) are excluded from overcrowding calculations due to missing information.

## **South Australia**

- The rental stress figures for South Australia have been supplied by the jurisdiction rather than calculated using the unit record data due to errors in the data.

## **Australian Capital Territory**

- A total of 12% of PH households (1,316) is excluded from affordability calculations due to missing income information.

## **Coherence**

Care is required when comparing outputs across jurisdictions. Differences in the data collected and which records are included or excluded from a calculation can affect the coherence of the outputs. Coherence over time has been affected by changes in methodology:

- Low-income figures measured cannot be compared with low-income figures produced before 2009–10 due to a change in methodology.
- Overcrowding and underuse figures measured cannot be compared with figures produced before 2009–10 due to a change in methodology.

The bedroom entitlement policies of state and territory housing authorities may differ from those of the CNOS, which is used in dwelling use calculations.

Specific state/territory issues are outlined below.

## **New South Wales**

- Care should be taken when comparing 2010–11 data with those for previous reporting periods as a change in the client management system has led to the potential for changes in the descriptors.
- The total number of Indigenous households is not comparable with numbers for other jurisdictions due to the methodology adopted (based on the 2006 Census of Population and Housing, adjusted for Census undercounting of public housing households).
- The total number of new applicants on the waiting list who have a 'greatest need' is not comparable with numbers for the years preceding 2009–10 as, at that time, households with 'very high rental housing costs' were excluded because 'high private rental costs' was not deemed a reason for 'priority' housing in New South Wales.

## **Western Australia**

- Households and dwellings that were previously reported under the SOMIH program are, as of 2010–11, being reported under PH. As such, 2010–11 figures are not comparable with those for previous years.

Care should be taken when comparing data with the AIHW's Community Housing and Indigenous Community Housing collections as different collection methodologies and collection units can lead to data incompatibilities.



# State owned and managed Indigenous housing data collection 2010–11: Data Quality Statement

## Summary of key issues

- 2010–11 low-income cut-offs (that is, the 40th percentile of equivalised gross household incomes for the 2010–11 financial year) were not available so the 2009–10 cut-offs were used in their place. As a result, it is expected that the number of low-income households will be underreported.
- Care should be taken when comparing New South Wales 2010–11 data with those for previous reporting periods as a change in its client management system has led to the potential for changes in the descriptors.
- Western Australian households and dwellings that were previously reported under the SOMIH program are, as of 2010–11, being reported under PH.

## Description

Jurisdictions provide a range of SOMIH programs and maintain administrative data sets about these programs. These data sets are provided annually to the AIHW. The data in this collection contain information about SOMIH dwellings, households assisted and households on the waiting list, during 2010–11 and at 30 June 2011.

## Institutional environment

The AIHW is a major national agency set up by the Australian Government under the *Australian Institute of Health and Welfare Act 1987* (Cwth) to provide reliable, regular and relevant information and statistics on Australia's health and welfare. It is an independent statutory authority established in 1987, governed by a management Board, and accountable to the Australian Parliament through the Health and Ageing portfolio.

The AIHW aims to improve the health and wellbeing of Australians through better health and welfare information and statistics. It collects and reports information on a wide range of topics and issues, ranging from health and welfare expenditure, hospitals, disease and injury, and mental health, to ageing, homelessness, disability and child protection.

The Institute also plays a role in developing and maintaining national metadata standards. This work contributes to improving the quality and consistency of national health and welfare statistics. The Institute works closely with governments and non-government organisations to achieve greater adherence to these standards in administrative data collections to promote national consistency and comparability of data and reporting.

One of the main functions of the AIHW is to work with the states and territories to improve the quality of administrative data and, where possible, to compile national data sets based on data from each jurisdiction, to analyse these data sets and disseminate information and statistics.

The Australian Institute of Health and Welfare Act 1987, in conjunction with compliance to the *Privacy Act 1988* (Cwth), ensures that the data collections managed by the AIHW are kept securely and under the strictest conditions with respect to privacy and confidentiality.

For further information see the AIHW website <[www.aihw.gov.au](http://www.aihw.gov.au)>.

The AIHW receives, compiles, edits and verifies the SOMIH data in collaboration with jurisdictions, which retain ownership of the data and must approve any jurisdiction level output before it is released. The finalised data sets are used by the AIHW for collation, reporting and analysis.

## Timeliness

The reference period for the SOMIH collection is based on the financial year (ending 30 June). The specific reference period for these data is 2010–11.

Data are collected and published annually. The data for the 2010–11 reference period were due to be signed off by the jurisdictions and provided to the AIHW by 22 September 2011. A number of jurisdictions failed to meet this deadline with New South Wales signing off on 6 October 2011, the Australian Capital Territory signing off on 4 November 2011 and South Australia signing off on 13 January 2012.

Summary items and performance indicators from the 2010–11 SOMIH collection were first published in the *Report on government services 2012* in January 2012.

## Accessibility

Annual data is reported in *Housing assistance in Australia* (this publication), the *Report on government services 2012* <[http://www.pc.gov.au/\\_\\_data/assets/pdf\\_file/0009/114975/59-government-services-2012-chapter16.pdf](http://www.pc.gov.au/__data/assets/pdf_file/0009/114975/59-government-services-2012-chapter16.pdf)> and the *COAG Reform Council's NAHA Report* <<http://www.coagreformcouncil.gov.au/reports/housing.cfm>>.

Disaggregated data and unit record data may be requested through the national data repository and provided subject to jurisdiction approval. Contact <[housing@aihw.gov.au](mailto:housing@aihw.gov.au)> for further details.

## Interpretability

The annual publication (*Housing assistance in Australia*) provides a range of information to assist interpretation of data, including descriptions of the main programs and a glossary. Detailed metadata and definitions relating to this data source can be found in the National Housing Assistance Data Dictionary (AIHW Cat. no. HOU147). Supplementary information can be found in the PH collection manual which is available upon request from the AIHW at <[housing@aihw.gov.au](mailto:housing@aihw.gov.au)>.

## Relevance

The data collected are an administrative by-product of the management of SOMIH programs run by the jurisdictions and conform well in terms of scope, coverage and reference period.

Not all jurisdictions have a separately identified or funded SOMIH program. In these cases all social housing dwellings managed by jurisdictions are reported in the PH data collection.

Classifications used for income and greatest need are not consistent across jurisdictions and are mapped to a common standard.

Not all jurisdictions collect or update all data items for every tenant so substitutions are made in some cases.

Data collected are appropriate for reporting outputs from the SOMIH programs of state and territory governments.

Specific state/territory issues are outlined below:

### **Victoria**

- Victoria's SOMIH program ended on 30 September 2010, when management of tenancies in SOMIH properties was transferred to Aboriginal Housing Victoria. These dwellings are now classified as Indigenous community housing. A small number of SOMIH tenants and properties transferred to public housing. No SOMIH dwellings are reported for Victoria for 2009-10 onwards.

### **Western Australia**

- Western Australia has ceased to have a SOMIH program in 2010-11. Dwellings and households that were previously reported in SOMIH have been transferred to PH.

### **Northern Territory**

- Indigenous housing was provided in the Northern Territory through community housing (before 2010-11) or public housing (2010-11 onwards).

### **Australian Capital Territory**

- The Australian Capital Territory does not have a separately identified or funded Indigenous housing program. Social housing assistance for Indigenous people is provided through public housing and Indigenous community housing.

## **Accuracy**

There are some known accuracy issues with the data collected:

- The administrative data sets from which this collection is drawn have inaccuracies to varying degrees including missing data, out-of-date data and data coding or recording errors.
- Not all jurisdictions capture all data items so substitution is required to calculate some outputs of this collection. Data items affected are gross and assessable income. In addition, disability status is derived using the receipt of a disability pension as a proxy in some jurisdictions.
- Low-income cut-offs for 2010-11 (that is, the 40th percentile of equivalised gross household incomes for the 2010-11 financial year) were not available, so the 2009-10 cut-offs were used in their place. As a result, it is expected that the number of low-income households will be underreported.
- For some jurisdictions, disability data may be self-identified and not mandatory under program eligibility requirements.
- Many jurisdictions do not update income information for non-rebated households, so outputs produced using data from these households should be used with caution.
- Estimates produced using the Accessibility/Remoteness Index of Australia are rounded and this may cause discrepancies between estimates produced for regions and those produced for the total of the regions

Specific state/territory issues are outlined below:

### **New South Wales**

A total of 37% of SOMIH households (1,580) is excluded from affordability calculations due to missing income information.

### **South Australia**

The rental stress figures for South Australia have been supplied by the jurisdiction rather than calculated using the unit record data due to errors in the data.

### **Tasmania**

While need assessments for SOMIH applicants consider some greatest need factors, details are not recorded in the Tasmanian Housing Information System. As such, greatest need status and allocations are not reported for SOMIH applicants.

## **Coherence**

Care is required when comparing outputs across jurisdictions. Differences in the data collected and which records are included or excluded from a calculation can affect the coherence of the outputs. This particularly relates to scope and coverage of dwellings across states and territories.

Coherence over time has been affected by changes in methodology:

- Low-income figures measured cannot be compared with low-income figures produced before 2009–10 due to a change in methodology.
- Overcrowding and underuse figures measured cannot be compared with figures produced before 2009–10 due to a change in methodology.

The bedroom entitlement policies of state and territory housing authorities may differ from those of the CNOS which is used in dwelling use calculations.

Specific state/territory issues are outlined below:

### **New South Wales**

Care should be taken when comparing 2010–11 data with those for previous reporting periods as a change in the client management system has led to the potential for changes in the descriptors.

Care should be taken when comparing the number and proportion of low-income households with that for previous reporting periods as there has been a change to reported household incomes: as of 2010–11, CRA is no longer included in household income. This will lead to an increase in the number of households identified as low income.

For the total number of new applicants in the waiting list who have a 'greatest need', data are not comparable with those for years before 2009–10, where households with 'very high rental housing costs' were excluded because 'high private rental costs' is not deemed a reason for 'priority' housing in New South Wales.

## **Western Australia**

Households and dwellings that were previously reported under the SOMIH program are, as of 2010–11, being reported under PH. As such, 2010–11 figures are not comparable with those for previous years.

# **Community housing data collection 2010–11: Data Quality Statement**

## **Summary of key issues**

All states and territories provide the AIHW with community housing data from their administrative systems. The AIHW compiles this data for reporting in the Report on government services, the COAG Reform Council's national affordable housing agreement report and internal publications and bulletins.

Additionally, unit record community housing data are collected through a survey managed by the AIHW, which is provided to community housing organisations. Survey response rates vary, from 43% of the dwelling portfolio in Tasmania to 100% coverage in the Australian Capital Territory. Three jurisdictions (New South Wales, Queensland and the Northern Territory) do not use the AIHW-managed survey and do not provide the AIHW with unit record data.

Care should be taken when comparing data across jurisdictions or between years as data are sourced via a survey of community housing organisations and are subject to variations in response rate.

National outputs and indicators were calculated using only those jurisdictions where complete information is available and valid.

## **Description**

Data are provided annually to the AIHW by jurisdictions and are sourced from community housing organisations via survey and from the jurisdiction's administrative systems. The annual data collection captures information about community housing organisations, the dwellings they manage and the tenants assisted. Limited financial information from the financial year is also collected.

## **Institutional environment**

The AIHW is a major national agency set up by the Australian Government under the *Australian Institute of Health and Welfare Act 1987* (Cwth) to provide reliable, regular and relevant information and statistics on Australia's health and welfare. It is an independent statutory authority established in 1987, governed by a management Board, and accountable to the Australian Parliament through the Health and Ageing portfolio.

The AIHW aims to improve the health and wellbeing of Australians through better health and welfare information and statistics. It collects and reports information on a wide range of topics and issues, ranging from health and welfare expenditure, hospitals, disease and injury, and mental health, to ageing, homelessness, disability and child protection.

The Institute also plays a role in developing and maintaining national metadata standards. This work contributes to improving the quality and consistency of national health and welfare statistics. The Institute works closely with governments and non-government organisations to achieve greater adherence to these standards in administrative data collections to promote national consistency and comparability of data and reporting.

One of the main functions of the AIHW is to work with the states and territories to improve the quality of administrative data and, where possible, to compile national data sets based on data from each jurisdiction, to analyse these data sets and disseminate information and statistics.

The Australian Institute of Health and Welfare Act, in conjunction with compliance with the *Privacy Act 1988* (Cwth), ensures that the data collections managed by the AIHW are kept securely and under the strictest conditions with respect to privacy and confidentiality.

For further information see the AIHW website <[www.aihw.gov.au](http://www.aihw.gov.au)>.

## **Timeliness**

Data are collected and published annually. The reference period for this collection is the 2010–11 financial year and is mostly a 30 June 2011 snapshot, but also captures 2010–11 household activity. Limited financial information from the 2009–10 financial year is also collected.

Data was due to be submitted to the AIHW on 26 August 2011. New South Wales, South Australia, Tasmania and the Northern Territory did not make this deadline, while the other four jurisdictions were on time with their data submissions. The AIHW had received data from all jurisdictions by 14 September 2011. Finalised data was signed off by jurisdictions and made available for publishing on 7 November 2011.

## **Accessibility**

Annual data is reported in *Housing assistance in Australia* (this publication), the *Report on government services* <[http://www.pc.gov.au/\\_\\_data/assets/pdf\\_file/0009/114975/59-government-services-2012-chapter16.pdf](http://www.pc.gov.au/__data/assets/pdf_file/0009/114975/59-government-services-2012-chapter16.pdf)> and the *COAG Reform Council's national affordable housing agreement report* <<http://www.coagreformcouncil.gov.au/reports/housing.cfm>>.

Users can request additional disaggregations of data – which is not available online or in reports – subject to jurisdiction approval, via the Housing Unit, AIHW on (02) 6244 1000 or via email to <[housing@aihw.gov.au](mailto:housing@aihw.gov.au)>. Requests that take longer than half an hour to compile are charged for on a cost-recovery basis. General enquiries about AIHW publications can be made to the Communications, Media and Marketing Unit on (02) 6244 1032 or via email to <[info@aihw.gov.au](mailto:info@aihw.gov.au)>.

## **Interpretability**

Metadata and definitions relating to this data source can be found in the National Housing Assistance Data Dictionary (AIHW Cat no. HOU147) <<http://meteor.aihw.gov.au/content/index.phtml/itemId/181162>>.

Supplementary information can be found in the housing collection data manuals which are available upon request from the AIHW.

## Relevance

Community housing, for the purpose of this collection, includes all tenancy (rental) units managed by a community housing organisation (excluding Indigenous community housing organisations). Additional jurisdiction-specific inclusions and exclusions also apply.

The data collected by the jurisdictions conform well in terms of reference period; however, due to the jurisdiction-specific inclusions and exclusions, the data do not conform well in terms of scope and coverage.

The data are highly relevant for monitoring trends in the number of households assisted in CH. The data are used for many purposes, including by policy makers to evaluate both the living conditions of tenants in CH dwellings and the amount of rent paid by tenants relative to their income as well as to assess the efficiency of CHOs in providing CH dwellings.

## Accuracy

Data are subject to survey response rates and are incomplete for some jurisdictions. The information was sourced via a survey of community housing organisations, and levels of accuracy are subject to the response rate achieved across the jurisdictions, as outlined below.

State/territory	Response rate
New South Wales	Of the 154 community housing organisations, 32 responded to the survey, accounting for over 98% of the total dwelling portfolio. Data for NSW are weighted to account for non-response.
Victoria	Of the 110 community housing organisations, 84 responded to the survey, accounting for over 98% of the total dwelling portfolio.
Queensland	Of the 259 community housing organisations, 108 provided administrative data, accounting for 78% of the total dwelling portfolio.
Western Australia	Of the 181 community housing organisations, 58 responded to the survey, accounting for 73% of the total dwelling portfolio.
South Australia	Of the 89 community housing organisations, 86 responded to the survey, accounting for 99% of the total dwelling portfolio.
Tasmania	Of the 89 community housing organisations, 40 responded to the survey, accounting for 43% of the total dwelling portfolio.
Australian Capital Territory	All of the 6 community housing organisations responded to the survey, accounting for 100% of the total dwelling portfolio.

As in previous years, the Northern Territory did not survey its community housing sector for 2010–11.

National outputs and indicators were calculated using only those jurisdictions where complete information is available and valid. Household and dwelling information from those community housing organisations that received Australian Government funding as one-off grants in the past is generally not available, and may be excluded from reporting.

Applicants may appear on waiting lists of more than one community housing organisation, with the exception of Queensland and South Australia where consolidated waiting lists are in operation.

All jurisdictions except Queensland were unable to provide all National Rental Affordability Scheme properties due to data quality issues.

Specific State/Territory issues are detailed below:

### **New South Wales**

The proportion of low-income households is based on those households in receipt of Centrelink benefits as their main source of income, and has been applied to survey responses. New South Wales is unable to provide gross income so assessable income has been used to calculate equivalised 'gross' income used in determining low-income status.

In April 2010, New South Wales implemented an integrated social housing waiting list, combining public and community housing into a single list. Waiting list data are now reported as public housing. This has resulted in data not being available for all community housing providers at 30 June 2011.

Financial activity data for the year ending 30 June 2010 are sourced from quarterly submissions from providers' administrative data.

### **Victoria**

Due to data quality issues identified with data returns, a number of households previously flagged as Indigenous now have a status of unknown.

### **Queensland**

Queensland has one waiting list for all social housing. Using this list to report against community housing alone leads to an overestimate of the number of households waiting to be allocated a community housing dwelling.

Net recurrent costs are not comparable with those for previous years due to a change in methodology in CH provider response rates. Coherence over time has been affected by this change.

### **Western Australia**

The number of households at 30 June 2011 may be an overestimate due to underlying data quality issues. This may affect measures of occupancy. Occupied tenancy (rental) units used to provide additional housing support are not included.

### **South Australia**

A centralised community housing waiting list was implemented in March 2010 and most organisations use this waiting list. In the 2010-11 community housing survey, a number of organisations also provided separate waiting list figures. These figures have been added to the centralised community housing waiting list figure, which may overstate the waiting list figure.

Dwelling counts include one dwelling used as an office.

### **Tasmania**

Community housing data includes one occupied tenancy (rental) unit used to provide additional housing support.



## **Australian Capital Territory**

The number of households at 30 June 2011 may be an underestimate, while the number of tenancy (rental) units may be an overestimate due to underlying data quality issues. This may affect measures of occupancy.

## **Northern Territory**

It is assumed that all dwellings are tenantable.

## **Coherence**

Care is required when comparing outputs within a jurisdiction with results from previous reporting periods due to variability in survey response rates of community housing organisations.

National performance indicator results were calculated where complete data were available and valid (that is, both numerator and denominator were available and valid). Some Indigenous households may be under-reported as data are based on Indigenous self-identification.

There have been changes in the methodology for collecting data on community housing waiting lists in all jurisdictions, which has affected the numbers reported for 'Total new applicants with greatest need' and 'Total applicants on waiting list'.

On 22 May 2009, Housing Ministers agreed to integrate public and community housing waiting lists in all jurisdictions by July 2011. NSW, Queensland, WA, the ACT, and the NT, each have integrated waiting lists. South Australia has a register that integrates multiple community housing waiting lists into a single housing register and Tasmania uses a manual integrated system. Victoria has an integrated approach involving a referral process but does not yet have a common waiting list.

Specific State/Territory issues are:

- Queensland: There have been changes in the methodology for collecting data on allocation of new households which may affect the number of new households. Properties managed under the National Rental Affordability Scheme and the Nation Building and Jobs Program were included this year for the first time.
- Queensland: There has been an increased response rate from larger community housing organisation which may have affected the number of Indigenous and disability households.
- Queensland: Changes in methodology may have affected the results for total net recurrent costs.
- South Australia: A centralised community housing waitlist was implemented in March 2010. Category 1 need is used as a proxy for greatest need for the centralised waitlist. Category 1 need includes those who are deemed to be in urgent housing need with long term barriers to accessing or maintaining private housing options.
- South Australia: Improving data quality may have substantially increased the number of newly assisted households. The increased number of newly assisted households that were in greatest need at time of allocation, and the increased number of disability households may be due to improvements in data collection methods.

- South Australia: Total untenable tenancy (rental) units in 2009–10 included work in progress properties that were nearly completed. Work in progress properties that were nearly completed were not included in 2010–11.

## Indigenous community housing data collection 2010–11: Data Quality Statement

### Summary of key issues

- All states and territories provide the AIHW with Indigenous community housing data from their administrative system. The AIHW compiles this data for reporting in the *Report on government services*, the *COAG Reform Council's national affordable housing agreement report* and internal publications and bulletins.
- Data are provided in a number of formats. In 2010–11, unit record data were provided by Victoria, South Australia and Tasmania. A mix of unit record and aggregate data was provided by New South Wales, Queensland, Western Australia and the Northern Territory. In the Australian Capital Territory, administrative data are used for dwelling data items as the sole ICHO in the territory did not complete a survey for 2010–11.
- In many cases complete data were not available for all dwellings or ICHOs in the jurisdiction. Therefore, data item totals and performance indicator values may not fully reflect the entire funded portion of the jurisdiction.
- National outputs and indicators were calculated using only those jurisdictions where complete information is available and valid.

### Description

Data are provided annually to the AIHW by jurisdictions and are sourced from ICHOs via surveys, the jurisdiction's administrative systems and dwelling audits conducted by jurisdictions.

The annual data collection captures information about ICHOs, the dwellings they manage and the households assisted at 30 June 2011. Financial information is for the year ending 30 June 2011.

### Institutional environment

The AIHW is a major national agency set up by the Australian Government under the *Australian Institute of Health and Welfare Act 1987* (Cwth), to provide reliable, regular and relevant information and statistics on Australia's health and welfare. It is an independent statutory authority established in 1987, governed by a management Board, and accountable to the Australian Parliament through the Health and Ageing portfolio.

The AIHW aims to improve the health and wellbeing of Australians through better health and welfare information and statistics. It collects and reports information on a wide range of topics and issues, ranging from health and welfare expenditure, hospitals, disease and injury, and mental health, to ageing, homelessness, disability and child protection.

The Institute also plays a role in developing and maintaining national metadata standards. This work contributes to improving the quality and consistency of national health and

welfare statistics. The Institute works closely with governments and non-government organisations to achieve greater adherence to these standards in administrative data collections to promote national consistency and comparability of data and reporting.

One of the main functions of the AIHW is to work with the states and territories to improve the quality of administrative data and, where possible, to compile national data sets based on data from each jurisdiction, to analyse these data sets and disseminate information and statistics.

The Australian Institute of Health and Welfare Act, in conjunction with compliance to the Privacy Act, ensures that the data collections managed by the AIHW are kept securely and under the strictest conditions with respect to privacy and confidentiality.

For further information see the AIHW website <[www.aihw.gov.au](http://www.aihw.gov.au)>.

## Timelines

Data are collected and published annually. The reference period for this collection is the 2010–11 financial year and is mostly a 30 June 2011 snapshot, but also captures 2010–11 household activity. The most recent data available are for 2010–11.

Specific state/territory issues are outline below.

### South Australia

All dwelling and household data are based on tenancy and asset audits conducted in 2008 and 2009, with updates performed on some communities.

### Tasmania

Data includes 6 new constructions awaiting handover.

### Australian Capital Territory

Administrative data are used for dwelling data items as the sole ICHO in the Australian Capital Territory did not complete a survey for 2010–11.

Data were due to be submitted to the AIHW on 21 October 2011. New South Wales, Victoria and the Northern Territory did not make this deadline, while the other five jurisdictions were on time with their data submissions. The AIHW had received data from all jurisdictions by 10 November 2011. Finalised data were signed off by jurisdictions and made available for publishing on 3 February 2012.

## Accessibility

Annual data are reported in *Housing assistance in Australia* (this publication), the *Report on government services 2012* <[http://www.pc.gov.au/\\_\\_data/assets/pdf\\_file/0009/114975/59-government-services-2012-chapter16.pdf](http://www.pc.gov.au/__data/assets/pdf_file/0009/114975/59-government-services-2012-chapter16.pdf)> and the *COAG Reform Council's national affordable housing agreement report* <<http://www.coagreformcouncil.gov.au/reports/housing.cfm>>.

Users can request additional disaggregations of data, which is not available online or in reports, subject to jurisdiction approval, via the Housing Unit, AIHW on (02) 6244 1000 or via email to <[housing@aihw.gov.au](mailto:housing@aihw.gov.au)>. Requests that take longer than half an hour to compile are charged for on a cost-recovery basis. General enquiries about AIHW publications can be

made to the Communications, Media and Marketing Unit on (02) 6244 1032 or via email to <info@aihw.gov.au>.

## Interpretability

Metadata and definitions relating to this data source can be found in the National Housing Assistance Data Dictionary (AIHW Cat. no. HOU147) <<http://meteor.aihw.gov.au/content/index.phtml/itemId/181162>>.

Supplementary information can be found in the housing collection data manuals which are available upon request from the AIHW.

## Relevance

ICH for the purposes of this collection includes all dwellings targeted to Indigenous people that are managed by an ICHO. ICHOs include community organisations such as resource agencies and land councils, which may have a range of functions, provided that they manage housing for Indigenous people. All data items except D1b and D19b exclude dwellings managed by unfunded organisations. For New South Wales, this means excluding ICHOs that are not actively registered.

The data are highly relevant for monitoring trends in the number of Indigenous households assisted in ICH. The data are used for many purposes, including by policy makers to evaluate the living conditions of tenants in ICH dwellings and assessing the viability of ICHOs.

## Accuracy

There are known issues with the accuracy of data collected:

- Care should be used in comparing data across jurisdictions due to variation in scope and/or definitions between administrative systems. This reflects the variation in how ICH operates across jurisdictions.
- Jurisdictions may use more than one source of data, which may affect data quality.
- In 2010–11, unit record data was provided by Victoria, South Australia and Tasmania. A mix of unit record and aggregate data was provided by New South Wales, Queensland, Western Australia and the Northern Territory. Administrative data are used for dwelling data items as the sole ICHO in the Australian Capital Territory did not complete a survey for 2010–11.
- In many cases, complete data were not available for all dwellings or ICHOs in the jurisdiction. Therefore, data item totals and performance indicator values may not fully reflect the entire funded portion of the jurisdiction.
- Performance indicators, reported as proportions, have been adjusted for non-response by excluding unknowns/ non-responders from the denominator. The national performance indicators, reported as proportions, were calculated using data from only those jurisdictions where both numerator and denominator were available and valid.

Specific state/territory issues are detailed as follows:

### **New South Wales**

The ICH sector collects data from Aboriginal Community Housing Providers that are actively registered with the NSW Aboriginal Housing Office, rather than by their funding status. For the purposes of this collection, active registration is used as a proxy for funding, but it should be noted that active registration does not guarantee funding.

The data provided are for permanent dwellings managed by Aboriginal Community Housing Providers that are registered with the NSW Aboriginal Housing Office and provided data at June 2011. They do not include data on permanent dwellings managed by providers that did not provide data at June 2011.

### **Queensland, Western Australia and South Australia**

The 2010–11 ICH data collection includes dwellings in Queensland, Western Australia and South Australia that are owned by Indigenous communities, but have transferred responsibility for tenancy management to the state housing authority.

### **Northern Territory**

ICH dwellings are managed by ICHOs located in very remote parts of the territory. These ICHOs provide tenancy and maintenance services to not only dwellings in the community in which they are located but also outlying communities and outstations. Some of these are inaccessible for parts of the year (mainly during the wet season) and others consist only of a handful of dwellings.

The Northern Territory relies on the information collected by the ICHOs and there is a shared understanding that it is not always possible for the ICHO to have current information on these locations, due to distance and access issues.

For 2010–11, no data are collected on these outstation dwellings.

### **Coherence**

Data within jurisdictions may not be comparable to those for previous years due to variation in the response rate to the survey for which jurisdictions can provide data.

For reasons of data quality and availability, the scope of the ICH collection was restricted in 2009–10 to include only funded organisations (that is, ICHOs that received funding in the reported financial year). Since 2009–10, only ICHO and dwelling numbers are reported for unfunded organisations (that is, ICHOs that received funding in previous financial years but not in the reported financial year).

From 2009–10, the scope of the ICH collection is consistent with the scope of the 2006–07 and earlier collections. In comparison, the 2008–09 and 2007–08 collections included unfunded ICHOs.

Previously, the Australian Government had administrative responsibility for some ICHOs in Victoria and Queensland and all ICHOs in Tasmania. Data for these dwellings were reported collectively under the jurisdiction 'Australian Government'. In 2009, responsibility for these ICHOs was transferred to the respective jurisdiction, and data for these dwellings are now reported under the relevant state or territory.

Specific state/territory issues are outlined below:

### **Victoria**

For the two years before 2009–10, Victoria reported against one agency (Aboriginal Housing Victoria) for ICH. From 2009–10, Victoria is reporting on an additional 18 agencies since assuming administrative responsibility for the former Community Housing and Infrastructure Program (CHIP), previously managed by the Australian Government. Due to this change, Victorian data are not comparable with those for previous years.

### **Queensland**

The dwelling numbers for unfunded organisations was provided by Facia in 2008 and has not been verified by the department as being correct. Permanent dwellings in unfunded organisations are therefore not included.

The number of unfunded organisations was provided by Facia in 2008 and has not been verified by the department as being correct. The number of unfunded organisations is therefore not included.

Data from the 2010–11 ICH collection is comparable with other relevant data sources such as the *ABS Community Housing and Infrastructure Needs Survey* <<http://abs.gov.au/ausstats/abs@.nsf/ProductsbyReleaseDate/76555316489F7D5BCA2572EB0082B5C5?OpenDocument>> and the *National and Aboriginal and Torres Strait Islander Survey* <<http://www.abs.gov.au/ausstats/abs@.nsf/mf/4714.0/>>

# Glossary

## **Canadian National Occupancy Standard (CNOS)**

A measure of the appropriateness of housing that is sensitive to both household size and composition. The CNOS specifies that:

- no more than two people shall share a bedroom
- parents or couples may share a bedroom
- children under 5 years, either of the same sex or opposite sex, may share a bedroom
- children under 18 years of the same sex may share a bedroom
- a child aged 5 to 17 should not share a bedroom with a child under 5 of the opposite sex
- Single adults 18 years and over and any unpaired children require a separate bedroom.

## **Community housing (mainstream)**

Mainstream community housing is provided for low- to moderate-income or special needs households and is managed by community-based organisations. Community housing models vary across jurisdictions and housing stock is owned by a variety of groups including government.

## **Disability**

The umbrella term for any or all of an impairment of body structure or function, a limitation in activities, or a restriction in participation. Disability is a multidimensional and complex concept, and is conceived as a dynamic interaction between health conditions and environmental and personal factors (WHO 2001).

In social housing, a proxy for a household's meeting the above definition of disability may be provided through receipt of the Disability Support Pension.

## **Dwelling**

A structure or a discrete space within a structure intended for people to live in or where a person or group of people live. Thus, a structure in which people actually live is a dwelling, regardless of its intended purpose, but a vacant structure is only a dwelling if intended for human residence. A dwelling may include one or more rooms used as an office or workshop, provided the dwelling is in residential use. Dwelling types include:

- a separate house
- a semi-detached, row or terrace house, townhouse, and so on
- a flat, unit or apartment; caravan, tent, cabin etc. either in or not in a caravan park, houseboat in marina, and so on
- an improvised home, tent, camper
- a house or flat attached to a shop, office, and so on
- a boarding/rooming house unit.

## **Greatest need**

A low-income household is seen to be in greatest need if at the time of allocation they were subject to one or more of the following circumstances:

- they were homeless
- their life or safety was at risk in their accommodation
- their health condition was aggravated by their housing
- their housing was inappropriate to their needs
- they had very high rental housing costs.

## **Homeless**

A person is homeless if he or she does not have access to safe, secure and adequate housing. Unsafe, insecure and inadequate housing includes housing:

- in which the client does not feel safe (this can include the client's own home)
- in which the client does not have a legal right to continued occupation (security of tenure)
- that lacks the amenities or resources necessary for living (such as adequate heating, plumbing or cooking facilities)
- that is provided by a Supported Accommodation Assistance Program agency or other emergency accommodation agency.

Three categories of homelessness are defined as below:

- *Primary homelessness* includes all people without conventional accommodation, such as people living on the streets, sleeping in parks, squatting in derelict buildings, or using cars or railway carriages for temporary shelter.
- *Secondary homelessness* includes people who move frequently from one form of temporary shelter to another. On Census night, it includes all people staying in emergency or transitional accommodation provided under the Supported Accommodation Assistance Program. Secondary homelessness also includes people residing temporarily with other households because they have no accommodation of their own and people staying in boarding houses on a short-term basis, operationally defined as 12 weeks or less.
- *Tertiary homelessness* refers to people who live in boarding houses on a medium- to long-term basis, operationally defined as 13 weeks or longer. They are homeless because their accommodation situation is below the minimum community standard of a small self-contained flat (ABS 2008a).

## **Household**

A group of two or more related or unrelated people who usually reside in the same dwelling, and who make common provision for food or other essentials for living. A household can also be a single person living in a dwelling who makes provision for his or her own food and other essentials for living, without combining with any other person.

## **Income unit**

A single person or couple, with or without dependent children.



**Indigenous community housing (ICH)**

Housing owned and/or managed by Indigenous communities for the provision of housing services to Indigenous people. See also Section 1.4.

**Indigenous community housing organisation (ICHO)**

An Aboriginal and/or Torres Strait Islander organisation responsible for managing housing for Indigenous people, including community organisations such as resource agencies and land councils. ICHOs may either own the dwellings they manage or lease them from a state housing authority.

**Indigenous household**

A household as defined above which contains one or more Indigenous people.

**Low-income household**

A household whose equivalised gross income falls in the bottom two-fifths (40%) of the population.

**Outstations (also known as homelands)**

Outstations (homelands) are located on Aboriginal ancestral lands with cultural and spiritual importance to the Aboriginal people who live there. The connections to land are complex and include cultural, spiritual and environmental obligations, including obligations for the protection of sacred sites.

Outstations (homelands) vary in size, composition, level of resources, extent of access to potable water and services, and the time of their establishment. Some may be very small, comprising a few families living together. Others may be expanding and developing their own economies, and have populations of over 100 people. While some outstations (homelands) have grown into substantially sized communities, in most cases they are smaller than townships and regional centres.

**Overcrowding**

When one or more additional bedrooms are required to meet the CNOS.

**Priority allocation**

New tenancy that is provided to individuals classified as in greatest need.

**Proxy Occupancy Standard**

This specifies the bedroom requirements of a household, based on their household size and composition.

Household composition	Dwelling size required
Single adult only	1 bedroom
Single adult (group)	1 bedroom per adult
Couple with no children	2 bedrooms
Sole parent or couple with one child	2 bedrooms
Sole parent or couple with two or three children	3 bedrooms

For sole parent or couple households with four or more children, the dwelling size should have the same number of bedrooms as the total number of children in the household.

## PH

Rental housing provided and managed by state and territory governments. Included are households residing in public rental dwellings where the dwelling is either:

- owned by the housing authority
- leased from the private sector or other housing program areas and used to provide PH
- leased to public housing tenants.

### Queensland PH bedroom entitlements

The following table outlines the bedroom entitlements for different client groups.

Type of housing	Client group
Seniors' unit	<ul style="list-style-type: none"><li>• Single person over 55 years</li><li>• Couple over 55 years</li></ul>
1 bedroom (any housing type)	<ul style="list-style-type: none"><li>• Single person</li><li>• Couple</li></ul>
2 bedroom (any housing type)	<ul style="list-style-type: none"><li>• Two single people sharing</li><li>• Single/couple with one child</li><li>• Single/couple with two children of same sex and less than 7 years' age difference, at the applicant's request.</li></ul>
3 bedroom (any housing type)	<ul style="list-style-type: none"><li>• Single/couple with two children of same sex and less than 7 years' age difference</li><li>• Three single people sharing</li><li>• Single/couple with two–four children</li></ul>
4 bedroom (any housing type)	<ul style="list-style-type: none"><li>• Four single people sharing</li><li>• Single/couple with three–six children</li></ul>
5 bedroom (any housing type) (reviewable property)	<ul style="list-style-type: none"><li>• Five single people sharing</li><li>• Single/couple with four–eight children</li></ul>
6 bedroom (any housing type) (reviewable property)	<ul style="list-style-type: none"><li>• Six single people sharing</li><li>• Single/couple with five–10 children</li></ul>
7 bedroom (any housing type) (reviewable property)	<ul style="list-style-type: none"><li>• Seven single people sharing</li><li>• Single/couple with six–12 children</li></ul>

### Rebated household

A household receiving housing assistance (usually through a state or territory or community housing provider) which pays less than the market rent value of the dwelling.

### Social housing

Rental housing provided by not-for-profit organisations, either government (public housing) or non-government (community housing).

### Tenancy (rental) unit

For the purposes of the PH, SOMIH and CH data collections, a tenancy (rental) unit is defined as the unit of accommodation to which a rental agreement can be made.

In the majority of cases there will be only one tenancy (rental) unit within a dwelling structure, but in a small number of cases (for example, boarding houses, special group homes, semi-institutional dwellings) there may be more than one tenancy (rental) unit.

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This report looks at housing assistance in the government, not-for-profit and private sector segments in Australia in 2011–12. It examines allocation and waiting lists for social housing, overcrowding and housing affordability, and demonstrates that while the number of social housing dwellings has increased in recent years, this increase has been exceeded by the number of households spending more than 30% of their income on housing.

Between 59% and 75% of all housing allocations are provided to people in the following situations – those who are homeless, those who are either at risk in their accommodation or who have inappropriate housing for their needs, and those who have very high rental costs.