

Appendix 1: Aggregate estimates of tax expenditures from time series data

Estimates of aggregate tax expenditures are necessarily approximate, because they require an assumption to be made about what would have been the relevant tax rate had this untaxed income from owner-occupiers been treated in the same way as taxed income from other owners of housing. This is further complicated by the fact that income is taxed at an individual level, which means the income derived from owner-occupied housing has to be assessed at an individual level. At the aggregate level a conservative approach is to apply the marginal tax rate that applied to average taxable income for individuals in each of the years under consideration.²² Information on average taxable income is available in the annual taxation statistics provided by the Australian Tax Office. This follows the approach employed by Flood and Yates (1987) who used a 32% marginal tax rate for their study.

For the time period covered by this study, average household taxable income increased (in current prices) from approximately \$20,000 in 1990 to approximately \$35,000 in 2001. This represents an increase in the real value of taxable incomes of approximately 2.5% per annum.²³ The tax scales that applied across this range are shown in the third tax bracket in Table A1. Table A1 also shows the effect of tax reforms that broadened the income tax base

Table A1: Marginal personal income tax rates, 1993 to 2000-01 (%)

tax bracket	Prior to 1993	1993-1994	1994-2000	2000-2001
\$1-\$5,400	0	0	0	0
\$5,401-20,700	20.0	20.0	20.0	17.0
\$20,701-36,000	38.0	35.5	34.0	30.0
\$36,001-38,000		38.5		
\$38,001-50,000	46.0	44.1	43.0	
\$50,001-60,000	47.0	47.0	47.0	42.0
\$60,001+				47.0
Medicare levy ^(a)	0.15	1.4	1.5	1.5

(a) Applies to all incomes with a marginal tax rate of 20% or above and some below.

Source: Annual tax packs and budget papers, various years.

²² Use of existing tax scales presumes that these would remain unaffected by the inclusion of currently untaxed income. Issues arising from assessing tax expenditures at the disaggregate level will be covered in the following section.

²³ Data on average taxable income have been taken from Australian Taxation Statistics for various years (www.ato.gov.au). Because of an increasing share of households not in the work force and a changing share of households with no person employed, these income data provide an over-estimate of population-wide average per capita incomes. The breadth of the tax bracket that applies at this level of income, however, suggests that some considerable variation can occur in average income before there is a change in the marginal tax rate that applies.

and reduced the proportion of total revenue raised from income taxes. Marginal tax rates on average incomes declined from $(38 + 0.15)\%$ prior to 1993 to $(30 + 1.5)\%$ by 2001.

Table A2 presents aggregate estimates of the tax expenditures arising from exempting owner-occupied housing from the capital gains tax (CGT). These estimates are based on the assumption that annual gains provide an estimate of the annualised value of the cumulative value of accrued capital gains. As such, they assume the benefits associated with the deferral of tax liability are greater than the investor's personal discount rate.²⁴ The results in Table A2

Table A2: Tax expenditures from capital gains tax exemption, 1990–2001

Year	Marginal tax rate	Tax expenditures							
		Gross housing wealth ^(a)		Nominal capital gains		Indexation method ^(b)			
		\$b	\$b (\$2001)	\$b	\$b (\$2001)	Indexation method ^(b)		Discount method ^(b)	
						\$b	\$b (\$2001)	\$b	\$b (\$2001)
1990	38.15	539	703	48	13	4	5	9	12
1991	38.15	567	715	28	13	4	5	5	7
1992	38.15	571	712	4	-4	-1	-1	1	1
1993	38.15	606	742	35	30	9	12	7	8
1994	36.90	648	780	42	38	12	14	8	9
1995	35.50	684	788	36	8	2	3	6	7
1996	35.50	696	777	11	-11	-4	-4	2	2
1997	35.50	745	829	49	52	17	18	9	10
1998	35.50	795	879	50	50	16	18	9	10
1999	35.50	859	940	64	61	20	22	11	12
2000	35.50	933	989	74	49	16	17	13	14
2001	31.50	1,017	1,017	84	28	9	9	13	13

(a) Data for 1989 approximated from Treasury data

(b) Based on assumption of realisation of gains; indexation method ignores 1999 quarantining

Source: Annual tax packs and budget papers, various years; ABS2001, Table 46; Reserve Bank of Australia statistical tables (rba.gov.au), Tables B16 and D02 (mortgage loans outstanding only).

suggest that the tax expenditures associated with the discount method are both lower and less volatile than those associated with the indexation method. Under the indexation method, the average real value of the tax expenditures associated with CGT was \$10 billion per year, compared with what would have been an average of \$8 billion per year had the

²⁴ Consider, for example, the case where capital gain for the year is \$10,000 (5% of a \$200,000 dwelling) and the marginal tax rate is 30%. If gains were taxed on an accrued basis using the discount method, there would be a tax liability of \$1,500. If this tax liability is deferred because gains are taxed on realisation, the individual gains from retaining access to the funds that would have been used to pay it (or from not having to borrow to pay it). An approximation of this benefit is the current market rate of interest on the amount owed. In the short run, ignoring the 'grandfathering' effect of the CGT will provide an over-estimate of the size of tax expenditures if this is regarded as being a part of the tax benchmark. One possible effect of the grandfathering clause is that it has created a lock-in effect with the result that landlords who owned rental dwellings before 1985 have been encouraged to hold on to these. It is possible that this limits the extent of upward pressure on market rents and so is reflected in lower estimates of the tax expenditures that arise from the non-taxation of imputed rent. However, the limited evidence that does exist suggests that an increasing proportion of landlords have entered the market since 1985. Only 13.7% of investors first rented their property before 1988 (ABS 1998b:18) Consideration of this, however, is beyond the scope of this paper.

discount approach been implemented from the start. The standard errors, that provide an indication of volatility, are 8.6 and 4.1 respectively. These estimates suggest that this tax concession accorded to owner-occupied housing alone is equivalent to more than 1% of GDP, and is of the same order of magnitude as that accorded to superannuation. The concessions to superannuation, in turn, represented 30% of total tax expenditures (estimated by Treasury to have a value of \$30 billion in 2001).

Table A3: Tax expenditures from imputed rent exemption (\$b), 2001 constant price

	Non-taxation net imputed rent	Non-deductibility of interest	Net effect of imputed rent exemption
1990	11	-5	7
1991	12	-5	7
1992	12	-4	9
1993	13	-4	9
1994	12	-3	9
1995	12	-4	8
1996	12	-5	7
1997	13	-4	9
1998	14	-5	9
1999	15	-5	10
2000	15	-5	10
2001	13	-5	8

Source: Annual tax packs and budget papers, various years; ABS2001, Table 57.

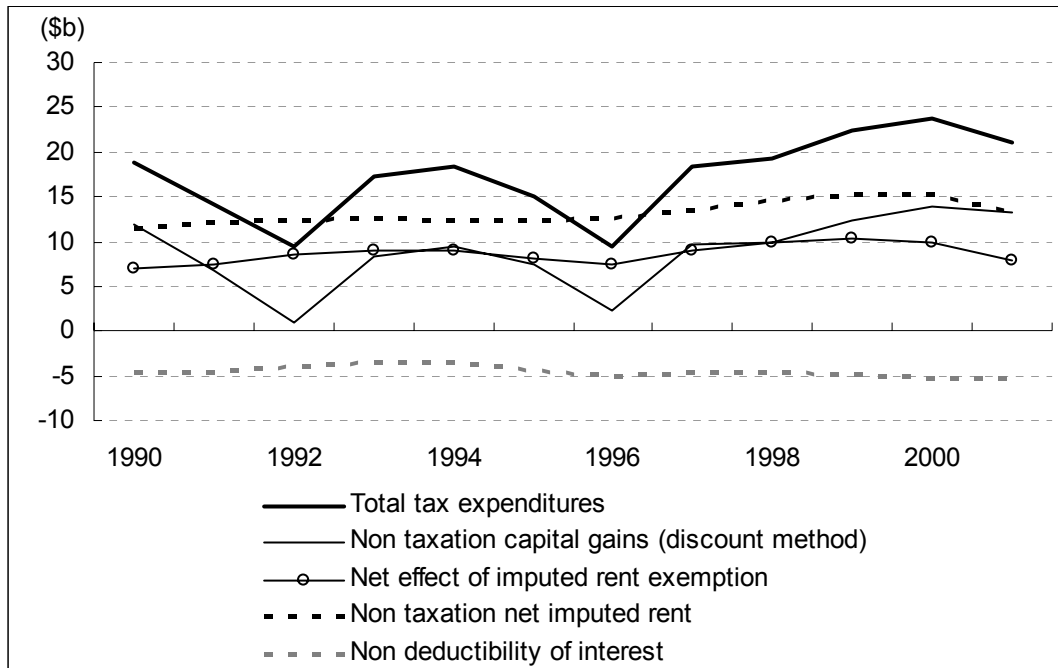
Table A3 provides aggregate estimates of the tax expenditures associated with the non-taxation of imputed rent, based on the same tax rates as those used for the CGT estimates. For 2001, this exemption provides a net benefit of approximately the same order of magnitude as that provided by CGT exemption.²⁵ To some extent, the increasing value of the value of the exemption of the net rental value (that is, less operating costs) has been offset by increasing mortgage interest costs that are non-deductible. As with the CGT exemptions, the concession to owner-occupied housing provides a net benefit of the same order as that provided by the tax concessions to superannuation. If included in Treasury estimates, together they would account for just under 40% of total tax expenditures. Figure A1 illustrates the trend in the real values of the various components of the tax expenditures that are the source of owner-occupied housing's tax-favoured status. Some of the volatility arising from the use of actual rather than realised gains can be eliminated by converting the estimates in Table A2 to a five-year rolling average. This has not been done here because of the dominating effect of the increases in dwelling values in the early part of the period as a result of the 1998–1999 house price boom.

Figure A1 shows that, despite the underlying volatility of the estimates and despite the offsetting effect of the non-deductibility of increasing mortgage interest costs, there has been

²⁵ The downturn in the real value of both housing wealth and gross rental value in 2001 can be attributed to a once-off spike in the consumer price index as a result of the introduction of the GST in 2000.

a general upward trend over the decade in the real value of tax expenditures to owner-occupation.

Figure A1: Indirect assistance to owner-occupied housing, 1990-2000



Sources: Annual tax packs and budget papers, various years; ABS 2001, Table 46 and 57; Reserve Bank of Australia statistical tables (rba.gov.au), Tables B16 and D02 (mortgage loans outstanding only).

In part, of course, this arises because there has been an increase in the number of owner-occupier households. Table A4 presents the equivalent data on a per household basis. The ABS has estimated that, between 1990 and 2001, the number of households in Australia grew from 6 million to just over 7 million, with an underlying growth rate of 1.4% per annum (which is greater than the population growth rate). Given a stable underlying homeownership rate of approximately 70%, this gives a growth in the number of owner-occupier households of just over 4 million to approximately 5 million.²⁶

These data show that, in 2001, the indirect assistance provided to owner-occupier households amounted to \$4,200 per household, consisting of \$2,600 per household for the non-taxation of imputed rent, -\$1,100 for the non-deductibility of mortgage interest and \$2,600 for the CGT exemption.

Using the same basic methodology as employed above, Flood and Yates (1987) estimated that total tax expenditures amounted to \$4.4 billion measured in current 2001 dollar values,

²⁶ Yates (2000) provides evidence that shows the overall homeownership rate has remained stable despite declining homeownership rates amongst younger households because of the ageing of the population. Because of the relatively slow growth in the number of households, the pattern of tax expenditures on a per household basis is more or less the same as illustrated in Figure A1.

Table A4: Per household tax expenditures, 1990–2001(\$ pa), 2001 constant price

Year	Non taxation net imputed rent	Non-deductibility of interest	Net effect of imputed rent exemption	Non taxation capital gains—discount method	Total
1990	2,710	-1,080	1,630	2,800	4,430
1991	2,800	-1,090	1,710	1,580	3,290
1992	2,810	-880	1,930	210	2,140
1993	2,770	-800	1,970	1,830	3,800
1994	2,690	-740	1,940	2,050	3,990
1995	2,550	-890	1,650	1,570	3,220
1996	2,540	-1,020	1,520	470	1,990
1997	2,660	-910	1,750	1,980	3,730
1998	2,830	-910	1,920	2,000	3,920
1999	2,940	-950	1,990	2,490	4,480
2000	3,030	-1,070	1,960	2,780	4,730
2001	2,640	-1,080	1,560	2,640	4,200

Source: Annual Tax Packs and Budget Papers, various years; ABS 2001, Tables 46 and 57; Reserve Bank of Australia statistical tables (rba.gov.au) Tables B16 and D02 (mortgage loans outstanding only). ABS Cat. No. 3236.0, Household and family projections.

an implied estimate of the real value of assistance of \$1,200 per household. This was made up of a positive benefit of \$2,400 from the non-taxation of net imputed income and a \$1,200 cost associated with not being unable to deduct their mortgage costs.²⁷ These 2001 estimates for the tax benefit associated with the non-taxation of net imputed rent are higher than the 1985 estimates. The cost associated with the non-availability of the mortgage deduction, however, is similar. The former is consistent with increased real value of the housing stock over the period. The latter can be attributed to lower mortgage debt but higher interest costs in 1985 compared with 2001. Overall, the results suggest that the real values of the tax expenditures that were untouched by the tax reforms that have taken place since 1985 have increased gradually over time but are broadly of the same order of magnitude in 2001 as they were in 1985.

At the aggregate level of analysis, the major difference between the 1985 and 2001 results, however, arises from the additional tax expenditure introduced with the post 1985 reforms. In real terms, the total tax expenditures for owner-occupied housing, at \$4,200 per household, are now almost double those that applied in 1985.

The benefits of these tax expenditures for owner-occupied housing, of course, are not distributed evenly across the population. The costs of the negative expenditures are borne solely by home purchasers. The benefits of the positive expenditures are enjoyed by all

²⁷ The time series estimates were \$2.28 billion for total tax expenditures in 1985 dollars (Flood & Yates, 1987:10). Flood and Yates also reported an estimate of \$3.7 billion based on survey data for 1984–85 to allow for the much lower interest costs reported in the Household Expenditure Survey used for the distributional analysis (Flood & Yates, 1987:42). Scaling the aggregate results by the number of households (as recorded in the 1984 Household Expenditure Survey) implies a per owner household estimate of \$633 for the lower estimate and \$900 for the higher. The real values in 2001 dollars of these estimates are, respectively, \$1,215 and \$1,727 per household. These are lower than the per household figures presented in the report and in the 1993 update (Industry Commission 1993) because the latter include subsidies from all sources, not just from the tax expenditures reported here.

owners. It is not clear, on a priori grounds, what the overall implication of this is likely to be. Home purchasers, in general, tend to have higher incomes than those who do not or cannot enter owner-occupation. Outright owners, on the other hand, may have high or low incomes, depending primarily on their life stage.

Appendix 2: Methodology of estimating indirect housing assistance from the 1999 AHS data

Three steps are needed in order to determine the distributional impact of indirect assistance provided to housing through the tax system. In the first instance, net rental values need to be determined. This can be done by applying an appropriate gross rental rate of return to the capital values recorded in the survey and by subtracting the operating costs that are recorded. An alternative approach is to apply a net rate of return. Given that the data are available to allow the first approach to be employed and given that operating costs may vary systematically by the variables of interest, the first approach is taken here. Previous approaches to imputing rent for owner-occupied housing in Australia have used a relatively conservative 5% figure for gross rental yields (Yates 1994). This is consistent with the gross rental rate of return that is implicit in the National Accounts data presented in Tables 4 and 6 in Yates 2002a. For 1999, for example, the ratio of gross rental income for owner-occupied dwellings to the gross value of owner-occupied dwellings gives implied gross rental return of 5.5% and that for the decade varies only from 5.3% to 5.8%. It is also the value that was employed for the one time that Australia did impose a tax on imputed rental income.²⁸ The most recent survey of rental investors (ABS 1998b) supports the argument this is an extremely conservative estimate.²⁹

The second step is to determine what are the costs associated with earning that income. In the 1999 ABS housing survey, housing cost data for owners cover mortgage repayments, rates, taxes and expenditure on repairs and maintenance. There is no information available on the breakdown of the components, or of the extent to which mortgage repayments cover principal as well as interest repayments. Interest payments can be approximated from the data on outstanding debt using the same broad methodology as outlined above for gross rents. From the data presented in Tables 4 and 6 in Yates 2002a, the ratio of mortgage interest paid by owner-occupiers as derived from the National Accounts data to the value of mortgage debt outstanding recorded in Reserve Bank data yields an implied rate of interest of 6.6% for 1999. This is virtually identical with the 6.5% variable bank mortgage rate on new

²⁸ It was only with the advent of World War I that the Commonwealth introduced an income tax although the states had first introduced income taxes during the late 19th century. Imputed rent was incorporated in the Commonwealth's income tax base from 1915 to 1923. An historical overview of Australia's experience with imputed rent taxation can be found in Harris (2002) and Reece (1985). As recently as 1975, its reintroduction was proposed, with gross rental value being assessed at 7.5% of capital value (Priorities Review Staff 1975).

²⁹ Less than 10% of investors reported a gross return of less than 5%. Almost 50% reported a gross return of 7 per cent or more. The survey data also suggest there is an inverse relationship between gross rents and dwelling value. The higher returns on lower value dwellings are likely to be offset by lower capital gains. These differences are taken into account by assuming a constant combined rental return plus capital gain for all dwellings. One possible rationale for employing a conservative assessment is that it compensates for ignoring structure depreciation. However, since maintenance costs are fully accounted for in operating expenses and depreciation is accounted for in observed capital gains, this explanation is unnecessary.

lending for June 1999. Over the decade, the interest rates implied by the data presented in Tables 4 and 6 in Yates 2002a track the changes in actual rates closely (to within 0.5 percentage points). The results of employing this approach to estimate interest paid are included below as an indication of the relative importance of interest payments. In the absence of information on operating costs, however, it is not possible to identify the extent to which the total housing costs data include non-deductible mortgage principle repayments. As a conservative estimate, all housing costs will be deducted to derive a figure for net rent less interest costs. This over-estimates allowable deductions under the tax system by an amount equal to the repayments of principal that are embodied in total mortgage repayments.³⁰ The effect of this, therefore, is to under-estimate tax expenditures by this amount scaled by the relevant marginal tax rate.

Finally, capital gains need to be evaluated. Given that the tax benefit is based on realised rather than accrued gains, there is a strong argument for using trend rather than annual data for capital gains since the cumulative effect over time will even out the impact of troughs and cycles. The results presented above suggested a per household real growth in the value of dwelling assets of approximately 2.5% per annum once household growth is taken into account. The ABS house price index data for established houses indicates an average nominal growth of just under 4% per annum for the period from 1990 to 2001 and a real growth of just over 1% per annum. These house price estimates are more conservative than those implied by the aggregate data and will be used to impute accrued capital gains in the survey data. A conservative 3% nominal growth rate is employed. One advantage of using published price index data is that they can be spatially disaggregated to allow for different rates of capital gain when more disaggregated data are considered.

³⁰ Data from the 1998–99 Household Expenditure Survey (cat. no. 6536.0) suggest repayments of principal are of the same order of magnitude as interest repayments.

Appendix 3: Methodology of converting income units to households

The CRA administrative data are provided at income unit level and are currently unable to be converted to household level.

In contrast to the CRA data, the CSHA data are at household level. Aligning CRA and CSHA data has been seen as a priority area by the Australian and state/territory governments.

Many analyses are carried out at the household level rather than the income unit level. Also, since many households share resources, the receipt of CRA by one income unit in a household may impact on the financial position of the household as a whole. Therefore it is of interest to determine how many households receive some CRA.

The 1999 AHS is the only data source available which provides information at both income unit and household level. Therefore it is possible to obtain an aggregated number of households versus income units.

The table below is drawn from the 1999 AHS and it shows that the average ratio of income units to households is 1.4. However there are variations across the states and territories, the highest being the Northern Territory which is 1.6. This could be due to the large proportion of Indigenous households in the Northern Territory.

The low ratio of income units to households in Tasmania could be a result of the high proportion of single person households in that state.

Table A5: Ratio of income units to households and estimated number of households which receive CRA by state/territory, Australia, 1999

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia
Total estimated number of income units who receive CRA	178,968	138,603	148,716	64,465	38,150	20,588	821	4,323	594,634
Total estimated number of households assisted with CRA	124,886	93,067	111,868	46,490	30,010	16,599	562	2,679	426,161
Ratio of income units to households who received CRA	1.43	1.49	1.33	1.39	1.27	1.24	1.46	1.61	1.40

Source: Australian Housing Survey, 1999, confidentialised unit record files.

These ratios are applied to the administrative number of CRA recipients who are measured at the income unit level. The total number of households who received CRA is estimated by dividing the total number of income units who receive CRA from administrative data by the ratio of income units to households derived from the 1999 AHS data.

Appendix 4: Discrepancies between the 1999 AHS data and administrative data

As noted in the beginning of this paper, all distributional analysis in the paper is based on the 1999 AHS data. However there are differences between the survey data and the administrative data on basic counts, such as the total number of rebated public renters. This highlights the fact that considerable data development work needs to be undertaken to ensure reliable and consistent data are available for policy and research purposes.

The 1999 AHS data contain a final sample of 13,800 households across Australia. The data provide detailed distributional information on the benefit of rent subsidies received by households living in public housing and CRA obtained by low income households living in private rental dwellings. An overview of this survey is available in ABS (2000).

Table A6 shows that there are large discrepancies regarding the number of recipients and average of benefits between the estimates obtained from the survey data and from administrative data.

Table A6: Comparison of 1999 AHS and administrative data

	Unit	Administrative data	1999 AHS
Total number of income units receiving CRA at June 1999	No.	964,000(a)	594,634
Average CRA benefit receiving weekly at June 1999	\$	30.5(a)	32
Total number of rebated public renter households at June 1999	No.	297,000(b)	275,000
Average rent rebate benefit weekly	\$	70(b)	71

Sources: SCRCSSP 2000, vol. 3, pp. 1365 and 1420; AIHW unpublished report.

CRA

According to the Report on Government Services (RoGS) (SCRCSSP 2000:1365(vol. 3)), there were nearly 964,000 income units receiving a CRA payment in June 1999. The corresponding figure drawn from the 1999 AHS is only around 595,000 income units.

However the discrepancies mainly occur in the aggregated estimates; the difference between the survey data and administrative data on average benefits is not very large. The report stated that the average CRA benefit for each income unit was \$30.50 per week (SCRCSSP 2000:1365(vol. 3)); the estimate from the 1999 AHS survey was \$32 per week (Table A6).

The under-estimate for the number of households receiving CRA who were living in private dwellings can be explained by the difference in data coverage between two data sources. The 1999 AHS only covers households living in private dwellings. It excludes those living in non-private dwellings (for example, non-Commonwealth funded nursing homes, hostels, some retirement villages, and non-private boarding houses) who might be eligible for and receiving CRA. The RoGS number includes these people. It is important to determine the

size of these groups, so that adjustments can be made when comparing the results drawn from the two data sources. However the current client form and system design used in Centrelink make it difficult to do so.

Another explanation for the discrepancy is the reliability of the survey data regarding CRA. As the survey relies on self-reporting, some recipients may not have understood the meaning of CRA. As mentioned earlier in this paper CRA is paid along with family payments (but not the base family payment) to people with dependent children and with pensions or allowances to pensioners or beneficiaries without children. Because CRA is included as a part of other payments, and not separately, it is very easy for people to either be unaware or to forget that they are receiving it.

The RoGS report also shows that nearly 30% of CRA recipients received it through the family allowance payment (SCRCSSP 2000:1365(vol. 3)). As the amount of CRA payment which forms part of the total family allowance is not clearly stated in the Centrelink customer's statement, the recipients of CRA may not have been aware of the fact that they are receiving CRA as part of their family payment. This suggests that the likelihood of under-reporting or misreporting whether households receive CRA and the amount of CRA received could be relatively high.

Public housing

The extent of the differences between the 1999 AHS and the public rental housing administrative data is shown in Table A6. According to the administrative data, there were nearly 390,000 households living in public housing for the year ending June 1999, among them were 340,000 households in receipt of rental subsidy. The estimated number of public renter households from the survey data is only 275,000, which is 65,000 households less than the administrative data. This may be due to differences in the accounting framework. The survey data are a point-in-time measure, while the administrative data are a year-ending measure.

Despite the large discrepancy between the results obtained from the survey data and administrative data, the average of benefit amounts are very similar.

Appendix 5: Interpreting estimates derived from the 1999 AHS

The 1999 ABS Australian Housing Survey (AHS) is used as the primary source of data in distributional analysis of direct and indirect housing assistance. The AHS was a survey of households carried out in September and October of 1999. It contains detailed information on housing costs, household composition and income.

Several matters should be considered when interpreting the results derived from the 1999 AHS.

1. Income quintiles used in this paper are formed by ranking the population (household) by ascending gross weekly income and then dividing the ranked population (household) into five equal groups. The values which correspond to gross weekly income quintiles are as follows:

First	less than or equal to \$307
Second	\$308-\$596
Third	\$597-\$965
Fourth	\$966-\$1,477
Highest	more than \$1,477

2. Figures are weighted population estimates and therefore subject to sampling error. Sampling errors are relatively large for estimates based on a small number of respondents. For discussion on the relative standard errors for the AHS see ABS (2000c). Estimates with relative standard errors of between 25% and 50% are indicated by one asterisk next to the figure while those with relative standard errors greater than 50% have two asterisks.
3. The question for obtaining rent subsidy was 'What is the difference between the rent you pay and the market rent for this accommodation?'. This means that the market rent which the respondent used to work out rent subsidy is very subjective to tenants' awareness of market value of similar rental accommodation in the area. However rent subsidy is calculated by subtracting rent paid from the market rent in the public housing administrative data. The market rent value is recorded in the state or territory's information management system, and it is a notional value; the method used for evaluation and updating across jurisdictions varies.
4. As is generally the case when presenting estimates, numbers may not add due to rounding.

Appendix 6: Tables

Table A 1.1: Real government expenditure on CSHA assistance, CRA and rent rebates (\$m), current and constant prices, 1990–91 to 2000–01

	CSHA		CRA		Rental Subsidy		
	Current prices (\$m)	Constant prices 1999–2000 (\$m)	Current prices (\$m)	Constant prices 1999–2000 (\$m)	Current prices (\$m)	Constant prices 1999–2000 (\$m)	1999–2000 Deflator (%)
1990–91	1,322.9	1,505.0	740.0	841.9	794.5	903.9	87.9
1991–92	1,409.0	1,572.5	907.0	1,012.3	882.9	985.4	89.6
1992–93	1,485.4	1,639.5	1,199.0	1,323.4	773.2	853.4	90.6
1993–94	1,419.6	1,549.8	1,401.0	1,529.5	857.0	935.6	91.6
1994–95	1,509.6	1,625.0	1,453.0	1,564.0	1,063.5	1,144.8	92.9
1995–96	1,489.8	1,568.2	1,552.0	1,633.7	1,208.8	1,272.4	95.0
1996–97	1,353.4	1,401.0	1,647.0	1,705.0	1,219.9	1,262.8	96.6
1997–98	1,207.4	1,234.6	1,484.0	1,517.4	1,205.6	1,232.7	97.8
1998–99	1,276.6	1,301.3	1,505.0	1,534.1	1,232.8	1,256.7	98.1
1999–00	1,331.0	1,331.0	1,538.0	1,538.0	1,175.2	1,175.2	100.0
2000–01	1,406.5	1,342.1	1,717.0	1,638.4	1,268.8	1,210.7	104.8

Notes

1. Constant dollar values were calculated using 1999–2000 GDP deflators.
2. Market rent is a notional value, there is a variation across jurisdictions.
3. 1999–00 rental subsidy excludes the Northern Territory value.
4. The rental subsidy figures since 1999–2000 are collected through the financial statements; the method is different from the previous years' data as stated in the Housing Assistance ACT annual report.
5. Data on CSHA expenditure include all housing expenditure under CSHA. However rental subsidy only includes public housing.

Table A2.1: Annual average amount of CRA by household income quintile and state/territory, 1999

State/territory	Income quintile					Total
	1st	2nd	3rd	4th	5th	
All private renters						
New South Wales	838	800	272	38	1	372
Victoria	884	721	346	81	47	439
Queensland	992	878	401	166	21	536
Western Australia	678	779	317	108	43	421
South Australia	800	645	257	89	—	437
Tasmania	1,272	825	249	100	*283	628
Australian Capital Territory	*154	*742	154	—	—	179
Northern Territory	*32	—	—	50	—	18
All	864	785	315	87	18	431
All CRA recipients						
New South Wales	1,707	1,725	1,703	**1,392	**104	1,692
Victoria	1,577	1,702	1,818	**1,059	**1,924	1,642
Queensland	1,716	1,705	1,740	*1,467	**936	1,692
Western Australia	1,527	1,721	1,493	**1,481	**909	1,589
South Australia	1,564	1,574	*1,597	**1,714	—	1,578
Tasmania	1,602	1,385	*1,703	**1,040	**1,560	1,519
Australian Capital Territory	**1,300	*1,895	**1,807	—	—	1,803
Northern Territory	**312	—	—	**787	—	619
All	1,645	1,694	1,709	1,342	*979	1,655

Note: Income quintiles are derived from the Australian-wide population.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A2.2: Annual average amount of CRA by household income quintile and household composition, 1999

Household composition	Income quintile					Total
	1st	2nd	3rd	4th	5th	
All private renters						
One family: couple only	535	645	91	26	8	198
One family: couple with dependent children only	888	1,225	650	59	10	564
One family: other couple	**212	*1,016	578	255	22	331
One parent with dependent children	1,431	1,488	739	*216	**1,547	1,272
Lone person	816	110	—	—	—	353
Group household	*458	490	179	99	11	165
Other household	*877	459	583	303	13	341
All	864	785	315	87	18	431
All CRA recipients						
One family: couple only	1,490	1,393	*1,292	**1,198	**936	1,389
One family: couple with dependent children only	*1,824	1,804	1,750	*951	**780	1,740
One family: other couple	*936	*1,864	*1,831	*1,196	**1,560	1,627
One parent with dependent children	1,883	1,866	1,745	*1,850	**1,924	1,858
Lone person	1,582	*1,841	—	—	—	1,597
Group household	**1,294	1,043	*1,409	*1,438	**396	1,164
Other household	**1,840	1,490	1,826	*1,725	**936	1,678
All	1,645	1,694	1,709	1,342	*979	1,655

Note: Income quintiles are derived from the Australian-wide population.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A2.3: Annual average amount of CRA by household income quintile and age of reference person, 1999

Age of reference person (years)	Income quintile					Total
	1st	2nd	3rd	4th	5th	
All private renters						
<25 years	878	655	250	98	—	390
25–34 years	891	869	320	66	10	387
35–44	901	919	386	115	7	461
45–64	911	556	309	82	65	429
65+	746	790	*58	—	—	688
All	864	785	315	87	18	431
All CRA recipients						
<25 years	1,698	1,521	1,340	*1,280	—	1,528
25–34 years	1,661	1,775	1,775	*1,157	**489	1,696
35–44	1,646	1,707	1,825	*1,607	**936	1,701
45–64	1,677	1,676	1,781	*1,363	**1,580	1,679
65+	1,546	1,591	**1,820	—	—	1,561
All	1,645	1,694	1,709	1,342	*979	1,655

Note: Income quintiles are derived from Australia-wide population.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A2.4: Annual rental subsidy amount (\$) by household income quintile by state/territory, 1999

State/territory	Income quintile				Total
	1st	2nd	3rd	4th	
All public renters					
New South Wales	3,429	4,252	*3,116	**1,051	3,550
Victoria	2,247	1,917	**1,301	**1,559	2,031
Queensland	2,962	4,062	*1,738	—	3,058
Western Australia	3,311	*2,773	*2,917	—	3,086
South Australia	1,975	1,340	*509	**127	1,616
Tasmania	2,118	*2,151	**348	—	1,866
Australian Capital Territory	3,602	*3,578	**1,118	—	2,834
Northern Territory	*4,828	*4,132	**2,514	—	3,777
All	2,858	3,069	2,059	**804	2,760
Rebated public rental households					
New South Wales	4,397	5,179	*4,758	**4,680	4,685
Victoria	2,958	2,899	**2,893	**3,162	2,942
Queensland	3,180	4,287	*2,904	—	3,539
Western Australia	3,685	*3,789	*3,701	—	3,711
South Australia	2,619	2,093	*1,762	**520	2,421
Tasmania	2,713	2,520	**1,612	—	2,603
Australian Capital Territory	4,148	*4,207	**2,817	—	4,049
Northern Territory	*4,828	*5,625	**3,536	—	4,935
All	3,550	3,990	3,710	**3,325	3,698

Note: Income quintiles are derived from Australia-wide population.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A2.5: Annual average rental subsidy amount (\$) by household composition by household income quintile, 1999

Household composition	Income quintile				Total
	1st	2nd	3rd	4th	
All public renters					
One family: couple only	2,414	2,468	**646	**1,933	2,312
One family: couple with dependent children only	**511	2,555	2,389	—	2,325
One family: other couple	**1,624	*2,304	*1,499	—	1,668
One parent with dependent children	3,838	4,193	*1,443	**1,737	3,799
Lone person	2,682	*2,135	*5,068	—	2,707
Group household	—	*2,328	**3,258	—	2,561
Other household	**1,800	2,518	*1,336	—	1,860
All	2,858	3,069	2,059	**804	2,760
Rebated public rental households					
One family: couple only	3,434	3,115	**1,814	**4,680	3,262
One family: couple with dependent children only	**1,872	3,249	*3,681	—	3,387
One family: other couple	**2,769	*3,096	*3,421	—	3,166
One parent with dependent children	4,449	5,069	*2,423	**2,634	4,602
Lone person	3,327	*2,880	**8,089	—	3,392
Group household	—	*2,328	**3,258	—	2,697
Other household	**1,800	*4,540	*3,301	—	3,867
All	3,550	3,990	3,710	**3,325	3,698

Note: Income quintiles are derived from Australia-wide population.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A2.6: Annual average rental subsidy amount (\$) by age of household reference person by household income quintile, 1999

Age of reference person (years)	Income quintile				Total
	1st	2nd	3rd	4th	
All public renters					
<25 years	3,179	*3,934	*2,660	—	3,344
25–34 years	3,618	3,306	2,093	**197	3,203
35–44	2,995	3,664	2,259	*1,112	2,924
45–64	3,032	2,532	2,086	*742	2,684
65+	2,384	2,318	*722	—	2,282
All	2,858	3,069	2,059	804	2,760
Rebated public rental households					
<25 years	3,242	*4,384	*3,197	—	3,598
25–34 years	4,273	4,322	*3,678	**520	4,212
35–44	3,734	4,375	*4,450	**3,162	4,055
45–64	3,617	3,607	*3,533	**4,680	3,618
65+	3,229	3,170	**2,104	—	3,194
All	3,550	3,990	3,710	**3,325	3,698

Note: Income quintiles are derived from Australia-wide population.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.1: Dwelling values, debt and housing costs, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All owners						
Income (\$ pw)	200	440	780	1,200	2,240	1,050
Dwelling value (\$)	170,000	182,000	199,000	216,000	316,000	222,000
Mortgage debt (\$)	7,400	16,900	37,200	56,000	76,400	41,400
Housing costs (\$ pw)	44	69	122	156	209	126
Housing equity (%)	96	91	81	74	76	81
% all households ^(b)	62	64	66	75	83	70
Outright owners						
Income (\$ pw)	200	430	770	1,210	2,260	840
Dwelling value (\$)	170,000	193,000	237,000	242,000	341,000	225,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	31	38	51	51	77	46
Housing equity (%)	100	100	100	100	100	100
% all households ^(b)	54	47	32	29	31	39
Home purchasers						
Income (\$ pw)	190	470	790	1,200	2,230	1,320
Dwelling value (\$)	171,000	155,000	164,000	200,000	300,000	219,000
Mortgage debt (\$)	58,600	64,800	73,900	92,000	124,300	94,000
Housing costs (\$ pw)	134	160	192	224	295	228
Housing equity (%)	66	58	55	54	59	57
% all households ^(b)	8	17	34	46	51	31

(a) Income quintiles are derived from Australia-wide population, not just owners.

(b) Gives percentage share of each tenure in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.2: Tax benefits by household income and tenure, Australia, 1999

	Income quintile					Total
	1st	2nd	3rd	4th	5th	
All owners						
Gross rent (\$ pa)	8,500	9,100	10,000	10,800	15,800	11,100
Interest (\$ pa)	500	1,100	2,500	3,700	5,000	2,700
Net rent less interest	6,200	5,500	3,600	2,700	4,900	4,500
Capital gains	5,100	5,500	6,000	6,500	9,500	6,700
Imputed rent tax ^(a)	—	1,100	700	1,000	2,400	1,600
Capital gains tax ^(b)	—	600	600	1,200	2,300	1,200
Total tax benefit	—	1,700	1,300	2,200	4,700	2,800
Benefit as % income	—	7	3	4	4	5
Outright owners						
Gross rent (\$ pa)	8,500	9,700	11,900	12,100	17,100	11,300
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	6,900	7,700	9,200	9,400	13,000	8,900
Capital gains	5,100	5,800	7,100	7,300	10,200	6,800
Imputed rent tax ^(a)	—	1,500	1,800	3,300	6,300	3,200
Capital gains tax ^(b)	—	600	700	1,300	2,500	1,200
Total tax benefit	—	2,100	2,500	4,600	8,800	4,400
Benefit as % income	—	9	6	7	7	10
Home purchasers						
Gross rent (\$ pa)	8,600	7,800	8,200	10,000	15,000	11,000
Interest (\$ pa)	3,900	4,300	4,900	6,100	8,200	6,200
Net rent less interest	1,600	-600	-1,800	-1,600	-300	-900
Capital gains	5,100	4,700	4,900	6,000	9,000	6,600
Imputed rent tax ^(a)	—	-100	-400	-600	-100	-300
Capital gains tax ^(b)	—	500	500	1,100	2,200	1,200
Total tax benefit ^(c)	—	400	100	500	2,100	900
Benefit as % income	—	2	—	1	2	1
Marginal tax rate^(d)	—	0.200	0.200	0.355	0.485	0.355

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

(c) Weights tax expenditure for owners by proportion of owners in population.

(d) Estimated as marginal tax rate on half household income.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.3: Dwelling values, debt and housing costs, all owners by household income and age, Australia, 1999

Age of reference person (years)	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
25–34 years						
Income (\$ pw)	170	490	780	1,210	2,050	1,200
Dwelling value (\$)	131,000	141,000	146,000	183,000	249,000	185,000
Mortgage debt (\$)	49,000	58,000	74,000	95,000	129,000	92,000
Housing costs (\$ pw)	106	152	204	250	344	245
Housing equity (%)	62	59	49	48	48	50
% all owners ^(b)	3	9	17	18	15	13
35–44 years						
Income (\$ pw)	180	470	790	1,200	2,270	1,290
Dwelling value (\$)	153,000	164,000	170,000	210,000	321,000	226,000
Mortgage debt (\$)	44,000	44,000	52,000	68,000	98,000	69,000
Housing costs (\$ pw)	126	130	151	176	256	185
Housing equity (%)	71	73	70	67	69	69
% all owners ^(b)	6	15	26	33	28	22
45–64 years						
Income (\$ pw)	190	450	780	1,210	2,280	1,230
Dwelling value (\$)	160,000	174,000	225,000	227,000	325,000	242,000
Mortgage debt (\$)	10,000	12,000	23,000	37,000	55,000	33,000
Housing costs (\$ pw)	49	60	91	114	158	107
Housing equity (%)	94	93	90	84	83	86
% all owners ^(b)	28	31	39	40	53	39
65+ years						
Income (\$ pw)	210	410	770	1,170	2,200	480
Dwelling value (\$)	178,000	203,000	252,000	285,000	437,000	211,000
Mortgage debt (\$)	1,000	1,000	1,000	2,000	8,000	1,000
Housing costs (\$ pw)	32	37	52	49	80	39
Housing equity (%)	99	100	100	99	98	99
% all owners ^(b)	64	44	15	7	4	25

Table A3.3 (continued): Dwelling values, debt and housing costs, all owners by household income and age, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All owners						
Income (\$ pw)	200	440	780	1,200	2,240	1,050
Dwelling value (\$)	170,000	182,000	199,000	216,000	316,000	222,000
Mortgage debt (\$)	7,400	16,900	37,200	56,000	76,400	41,400
Housing costs (\$ pw)	44	69	122	156	209	126
Housing equity (%)	96	91	81	74	76	81
% all owners ^(b)	100	100	100	100	100	100
% all households ^(c)	62	64	66	75	83	70

(a) Income quintiles are derived from Australia-wide population, not just owners.

(b) Gives contribution to home ownership of each age group in relevant income category.

(c) Gives proportion of owners in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.4: Dwelling values, debt and housing costs, outright owners by household income and age, Australia, 1999

Age of reference person (years)	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
25–34 years						
Income (\$ pw)	187	463	788	1,228	2,044	1,018
Dwelling value (\$)	135,000	151,000	191,000	213,000	209,000	186,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	51	51	53	102	156	85
Housing equity (%)	100	100	100	100	100	100
% all outright owners ^(b)	1	3	4	6	4	3
35–44 years						
Income (\$ pw)	171	456	790	1,209	2,499	1,233
Dwelling value (\$)	156,000	164,000	187,000	237,000	339,000	234,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	52	47	60	54	116	69
Housing equity (%)	100	100	100	100	100	100
% all outright owners ^(b)	3	8	15	20	17	11
45–64 years						
Income (\$ pw)	187	442	768	1,216	2,233	1,078
Dwelling value (\$)	151,000	180,000	244,000	233,000	335,000	239,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	32	38	48	46	64	47
Housing equity (%)	100	100	100	100	100	100
% all outright owners ^(b)	26	32	51	56	69	43
65+ years						
Income (\$ pw)	209	409	766	1,176	2,089	470
Dwelling value (\$)	178,000	204,000	256,000	288,000	440,000	212,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	30	36	51	46	66	36
Housing equity (%)	100	100	100	100	100	100
% all outright owners ^(b)	70	57	29	18	10	42

Table A3.4 (continued): Dwelling values, debt and housing costs, outright owners by household income and age, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All outright owners						
Income (\$ pw)	200	430	770	1,210	2,260	840
Dwelling value (\$)	170,000	193,000	237,000	242,000	341,000	225,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	31	38	51	51	77	46
Housing equity (%)	100	100	100	100	100	100
% all outright owners ^(b)	100	100	100	100	100	100
% all household ^(c)	54	47	32	29	31	39

(a) Income quintiles are derived from Australia-wide population, not just outright owners.

(b) Gives contribution to home ownership of each age group in relevant income category.

(c) Gives proportion of owners in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.5: Dwelling values, debt and housing costs, purchasers by household income and age, Australia, 1999

Age of reference person (years)	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
25–34 years						
Income (\$ pw)	162	492	782	1,203	2,055	1,233
Dwelling value (\$)	129,000	138,000	139,000	179,000	253,000	185,000
Mortgage debt (\$)	82,000	76,000	84,000	108,000	142,000	107,000
Housing costs (\$ pw)	144	181	224	271	365	271
Housing equity (%)	31	44	40	39	44	41
% all purchasers ^(b)	12	26	30	26	22	25
35–44 years						
Income (\$ pw)	183	478	790	1,199	2,195	1,305
Dwelling value (\$)	151,000	165,000	164,000	201,000	315,000	223,000
Mortgage debt (\$)	81,000	73,000	73,000	90,000	129,000	96,000
Housing costs (\$ pw)	187	182	187	213	301	229
Housing equity (%)	46	56	55	55	59	57
% all purchasers ^(b)	25	34	37	42	34	36
45–64 years						
Income (\$ pw)	194	460	804	1,208	2,324	1,459
Dwelling value (\$)	198,000	156,000	193,000	220,000	315,000	247,000
Mortgage debt (\$)	55,000	52,000	65,000	82,000	111,000	87,000
Housing costs (\$ pw)	124	135	167	197	256	205
Housing equity (%)	71	66	65	62	64	64
% all purchasers ^(b)	41	29	29	30	43	34
65+ years						
Income (\$ pw)	218	418	781	1,099	3,648	598
Dwelling value (\$)	168,000	163,000	176,000	213,000	396,000	183,000
Mortgage debt (\$)	28,000	22,000	23,000	42,000	121,000	32,000
Housing costs (\$ pw)	86	71	83	130	259	94
Housing equity (%)	83	86	87	80	70	82
% all purchasers ^(b)	22	7	1	0	0	3

Table A3.5 (continued): Dwelling values, debt and housing costs, purchasers by household income and age, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All purchasers						
Income (\$ pw)	190	470	790	1,200	2,230	1,320
Dwelling value (\$)	171,000	155,000	164,000	200,000	300,000	219,000
Mortgage debt (\$)	58,600	64,800	73,900	92,000	124,300	94,000
Housing costs (\$ pw)	134	160	192	224	295	228
Housing equity (%)	66	58	55	54	59	57
% all purchasers ^(b)	100	100	100	100	100	100
% all households ^(c)	8	17	34	46	51	31

(a) Income quintiles are derived from Australia-wide population, not just purchasers.

(b) Gives contribution to home ownership of each age group in relevant income category.

(c) Gives proportion of owners in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.6: Tax benefits by household income and age, all owners, Australia, 1999

Age of reference person (years)	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
25–34 years						
Gross rent (\$ pa)	6,600	7,100	7,300	9,200	12,500	9,300
Interest (\$ pa)	3,200	3,800	4,900	6,300	8,500	6,100
Net rent less interest	1,100	–900	–3,300	–3,900	–5,400	–3,500
Capital gains	3,900	4,200	4,400	5,500	7,500	5,600
Imputed rent tax ^(a)	—	–200	–700	–1,400	–2,600	–1,200
Capital gains tax ^(b)	—	400	400	1,000	1,800	1,000
Total tax benefit	—	200	–300	–400	–800	–200
Benefit as % income	—	1	–1	–1	–1	—
35–44 years						
Gross rent (\$ pa)	7,700	8,200	8,500	10,500	16,100	11,300
Interest (\$ pa)	2,900	2,900	3,400	4,500	6,500	4,600
Net rent less interest	1,100	1,500	700	1,400	2,800	1,700
Capital gains	4,600	4,900	5,100	6,300	9,600	6,800
Imputed rent tax ^(a)	—	300	100	500	1,300	600
Capital gains tax ^(b)	—	500	500	1,100	2,300	1,200
Total tax benefit	—	800	600	1,600	3,600	1,800
Benefit as % income	—	3	2	3	3	3
45–64 years						
Gross rent (\$ pa)	8,000	8,700	11,300	11,400	16,300	12,100
Interest (\$ pa)	700	800	1,500	2,400	3,600	2,200
Net rent less interest	5,400	5,600	6,500	5,400	8,100	6,500
Capital gains	4,800	5,200	6,800	6,800	9,800	7,300
Imputed rent tax ^(a)	—	1,100	1,300	1,900	3,900	2,300
Capital gains tax ^(b)	—	500	700	1,200	2,400	1,300
Total tax benefit	—	1,600	2,000	3,100	6,300	3,600
Benefit as % income	—	7	5	5	5	6
65+ years						
Gross rent (\$ pa)	8,900	10,200	12,600	14,300	21,900	10,600
Interest (\$ pa)	100	100	100	100	500	100
Net rent less interest	7,200	8,200	9,900	11,700	17,700	8,500
Capital gains	5,300	6,100	7,600	8,600	13,100	6,300
Imputed rent tax ^(a)	—	1,600	2,000	4,100	8,600	3,000
Capital gains tax ^(b)	—	600	800	1,500	3,200	1,100
Total tax benefit	—	2,200	2,800	5,600	11,800	4,100
Benefit as % income	—	11	7	9	10	17

Table A3.6 (continued): Tax benefits by household income and age, all owners, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All households						
Gross rent (\$ pa)	8,500	9,100	10,000	10,800	15,800	11,100
Interest (\$ pa)	500	1,100	2,500	3,700	5,000	2,700
Net rent less interest	6,200	5,500	3,600	2,700	4,900	4,500
Capital gains	5,100	5,500	6,000	6,500	9,500	6,700
Imputed rent tax ^(a)	—	1,100	700	1,000	2,400	1,600
Capital gains tax ^(b)	—	500	600	1,200	2,300	1,200
Total tax benefit	—	1,600	1,300	2,200	4,700	2,800
Benefit as % income	—	7	3	3	4	5

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.7: Tax benefits by household income and age, outright owners, Australia, 1999

Age of reference person (years)	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
25–34 years						
Gross rent (\$ pa)	6,800	7,600	9,600	10,700	10,500	9,300
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	4,100	4,900	6,800	5,300	2,300	4,900
Capital gains	4,100	4,500	5,700	6,400	6,300	5,600
Imputed rent tax ^(a)	—	1,000	1,400	1,900	1,100	1,700
Capital gains tax ^(b)	—	500	600	1,100	1,500	1,000
Total tax benefit	—	1,500	2,000	3,000	2,600	2,700
Benefit as % income	—	6	5	5	3	5
35–44 years						
Gross rent (\$ pa)	7,800	8,200	9,400	11,900	17,000	11,700
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	5,100	5,800	6,200	9,100	10,900	8,100
Capital gains	4,700	4,900	5,600	7,100	10,200	7,000
Imputed rent tax ^(a)	—	1,200	1,200	3,200	5,300	2,900
Capital gains tax ^(b)	—	500	600	1,300	2,500	1,200
Total tax benefit	—	1,700	1,800	4,500	7,800	4,100
Benefit as % income	—	7	4	7	6	6
45–64 years						
Gross rent (\$ pa)	7,600	9,000	12,200	11,700	16,800	12,000
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	5,900	7,000	9,700	9,200	13,400	9,500
Capital gains	4,500	5,400	7,300	7,000	10,100	7,200
Imputed rent tax ^(a)	—	1,400	1,900	3,300	6,500	3,400
Capital gains tax ^(b)	—	500	700	1,200	2,400	1,300
Total tax benefit	—	1,900	2,600	4,500	8,900	4,700
Benefit as % income	—	8	7	7	8	8
65+ years						
Gross rent (\$ pa)	8,900	10,200	12,800	14,400	22,000	10,600
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	7,400	8,300	10,200	12,000	18,600	8,700
Capital gains	5,300	6,100	7,700	8,600	13,200	6,400
Imputed rent tax ^(a)	—	1,700	2,000	4,300	9,000	3,100
Capital gains tax ^(b)	—	600	800	1,500	3,200	1,100
Total tax benefit	—	2,300	2,800	5,800	12,200	4,200
Benefit as % income	—	11	7	9	11	17

Table A3.7 (continued): Tax benefits by household income and age, outright owners, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All outright owners						
Gross rent (\$ pa)	8,500	9,700	11,900	12,100	17,100	11,300
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	6,900	7,700	9,200	9,400	13,000	8,900
Capital gains	5,100	5,800	7,100	7,300	10,200	6,800
Imputed rent tax ^(a)	—	1,500	1,800	3,400	6,300	3,100
Capital gains tax ^(b)	—	600	700	1,300	2,500	1,200
Total tax benefit	—	2,100	2,500	4,700	8,800	4,300
Benefit as % income	—	9	6	7	7	10

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.8: Tax benefits by household income and age, purchasers, Australia, 1999

Age of reference person (years)	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
25–34 years						
Gross rent (\$ pa)	6,500	6,900	7,000	9,000	12,700	9,300
Interest (\$ pa)	5,400	5,000	5,500	7,100	9,400	7,100
Net rent less interest	-1,000	-2,500	-4,700	-5,100	-6,300	-4,800
Capital gains	3,900	4,100	4,200	5,400	7,600	5,600
Imputed rent tax ^(a)	—	-500	-900	-1,800	-3,100	-1,700
Capital gains tax ^(b)	—	400	400	1,000	1,800	1,000
Total tax benefit	—	-100	-500	-800	-1,300	-700
Benefit as % income	—	—	-1	-1	-1	-1
35–44 years						
Gross rent (\$ pa)	7,600	8,300	8,200	10,100	15,800	11,200
Interest (\$ pa)	5,300	4,800	4,800	5,900	8,500	6,300
Net rent less interest	-2,200	-1,200	-1,500	-1,000	100	-800
Capital gains	4,500	5,000	4,900	6,000	9,500	6,700
Imputed rent tax ^(a)	—	-200	-300	-400	—	-300
Capital gains tax ^(b)	—	500	500	1,100	2,300	1,200
Total tax benefit	—	300	200	700	2,300	900
Benefit as % income	—	1	—	1	2	1
45–64 years						
Gross rent (\$ pa)	9,900	7,800	9,700	11,000	15,800	12,400
Interest (\$ pa)	3,600	3,400	4,300	5,400	7,300	5,700
Net rent less interest	3,400	800	1,000	700	2,500	1,700
Capital gains	5,900	4,700	5,800	6,600	9,500	7,400
Imputed rent tax ^(a)	—	200	200	300	1,200	600
Capital gains tax ^(b)	—	500	600	1,200	2,300	1,300
Total tax benefit	—	700	800	1,500	3,500	1,900
Benefit as % income	—	3	2	2	3	3
65+ years						
Gross rent (\$ pa)	8,400	8,200	8,800	10,700	19,800	9,200
Interest (\$ pa)	1,800	1,500	1,500	2,800	8,000	2,100
Net rent less interest	3,900	4,500	4,500	3,900	6,400	4,300
Capital gains	5,000	4,900	5,300	6,400	11,900	5,500
Imputed rent tax ^(a)	—	900	900	1,400	3,100	1,500
Capital gains tax ^(b)	—	500	500	1,100	2,900	1,000
Total tax benefit	—	1,400	1,400	2,500	6,000	2,500
Benefit as % income	—	6	3	4	3	8

Table A3.8 (continued): Tax benefits by household income and age, purchasers, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All purchasers						
Gross rent (\$ pa)	8,600	7,800	8,200	10,000	15,000	11,000
Interest (\$ pa)	3,900	4,300	4,900	6,100	8,200	6,200
Net rent less interest	1,600	-600	-1,800	-1,600	-300	-900
Capital gains	5,100	4,700	4,900	6,000	9,000	6,600
Imputed rent tax ^(a)	—	-100	-400	-600	-200	-300
Capital gains tax ^(b)	—	500	500	1,100	2,200	1,200
Total tax benefit	—	400	100	500	2,000	900
Benefit as % income	—	1	—	1	2	1

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.9: Dwelling values, debt and housing costs, all owners by household income and state/territory, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NSW						
Income (\$ pw)	190	440	780	1,210	2,360	1,130
Dwelling value (\$)	230,000	241,000	272,000	286,000	400,000	297,000
Mortgage debt (\$)	7,400	14,900	39,400	64,100	91,900	48,200
Housing costs (\$ pw)	46	67	129	176	232	139
Housing equity (%)	97	94	86	78	77	84
Vic						
Income (\$ pw)	210	440	780	1,210	2,200	1,070
Dwelling value (\$)	149,000	168,000	181,000	200,000	282,000	203,000
Mortgage debt (\$)	7,300	17,300	32,100	49,100	57,900	35,500
Housing costs (\$ pw)	42	68	115	132	185	115
Housing equity (%)	95	90	82	75	79	82
Qld						
Income (\$ pw)	200	430	780	1,200	2,090	960
Dwelling value (\$)	129,000	152,000	168,000	181,000	230,000	173,000
Mortgage debt (\$)	6,400	18,100	42,200	62,100	82,600	43,200
Housing costs (\$ pw)	45	82	134	170	217	131
Housing equity (%)	95	88	75	66	64	75
WA						
Income (\$ pw)	200	440	780	1,200	2,120	1,020
Dwelling value (\$)	155,000	165,000	184,000	197,000	304,000	206,000
Mortgage debt (\$)	12,400	20,400	36,200	55,000	74,100	42,400
Housing costs (\$ pw)	51	59	120	159	203	126
Housing equity (%)	92	88	80	72	76	79
SA						
Income (\$ pw)	200	440	780	1,200	2,240	920
Dwelling value (\$)	113,000	127,000	137,000	148,000	223,000	147,000
Mortgage debt (\$)	5,800	16,500	37,900	41,000	46,300	29,000
Housing costs (\$ pw)	35	64	109	124	165	97
Housing equity (%)	95	87	72	72	79	80
Tas						
Income (\$ pw)	200	450	780	1,190	2,060	820
Dwelling value (\$)	103,000	100,000	133,000	141,000	168,000	125,000
Mortgage debt (\$)	4,200	14,900	29,100	35,600	51,500	24,500
Housing costs (\$ pw)	41	66	95	124	166	92
Housing equity (%)	96	85	78	75	69	80

Table A3.9 (continued): Dwelling values, debt and housing costs, all owners by household income and state/territory, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
ACT						
Income (\$ pw)	210	430	790	1,230	2,240	1,300
Dwelling value (\$)	178,000	165,000	161,000	195,000	219,000	192,000
Mortgage debt (\$)	9,900	16,800	49,100	58,500	69,200	50,000
Housing costs (\$ pw)	40	66	139	182	210	156
Housing equity (%)	94	90	70	70	68	74
NT						
Income (\$ pw)	190	460	790	1,220	2,350	1,480
Dwelling value (\$)	219,000	198,000	176,000	200,000	249,000	218,000
Mortgage debt (\$)	15,800	53,800	32,500	82,100	103,500	75,200
Housing costs (\$ pw)	81	193	70	202	235	190
Housing equity (%)	93	73	82	59	58	65
All owners						
Income (\$ pw)	200	440	780	1,200	2,240	1,050
Dwelling value (\$)	170,000	182,000	199,000	216,000	316,000	222,000
Mortgage debt (\$)	7,400	16,900	37,200	56,000	76,400	41,400
Housing costs (\$ pw)	44	69	122	156	209	126
Housing equity (%)	96	91	81	74	76	81
% all households	62	64	66	75	83	70

(a) Income quintiles are derived from Australia-wide population, not just owners.

(b) Gives proportion of owners in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.10: Tax benefits by household income and state/territory, all owners, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NSW						
Gross rent (\$ pa)	11,500	12,100	13,600	14,300	20,000	14,900
Interest (\$ pa)	500	1,000	2,600	4,200	6,100	3,200
Net rent less interest	9,100	8,600	6,900	5,100	7,900	7,600
Capital gains	6,900	7,200	8,200	8,600	12,000	8,900
Imputed rent tax ^(a)	—	1,700	1,400	1,800	3,800	2,700
Capital gains tax ^(b)	—	700	800	1,500	2,900	1,600
Total tax benefit	—	2,400	2,200	3,300	6,700	4,300
Benefit as % income	—	10	5	5	5	7
Vic						
Gross rent (\$ pa)	7,500	8,400	9,100	10,000	14,100	10,200
Interest (\$ pa)	500	1,100	2,100	3,200	3,800	2,300
Net rent less interest	5,300	4,800	3,100	3,100	4,500	4,200
Capital gains	4,500	5,000	5,400	6,000	8,500	6,100
Imputed rent tax ^(a)	—	1,000	600	1,100	2,200	1,500
Capital gains tax ^(b)	—	500	500	1,100	2,100	1,100
Total tax benefit	—	1,500	1,100	2,200	4,300	2,600
Benefit as % income	—	7	3	3	4	5
Qld						
Gross rent (\$ pa)	6,500	7,600	8,400	9,100	11,500	8,700
Interest (\$ pa)	400	1,200	2,800	4,100	5,500	2,900
Net rent less interest	4,100	3,300	1,400	200	200	1,900
Capital gains	3,900	4,600	5,000	5,400	6,900	5,200
Imputed rent tax ^(a)	—	700	300	100	100	700
Capital gains tax ^(b)	—	500	500	1,000	1,700	900
Total tax benefit	—	1,200	800	1,100	1,800	1,600
Benefit as % income	—	5	2	2	2	3
WA						
Gross rent (\$ pa)	7,800	8,300	9,200	9,900	15,200	10,300
Interest (\$ pa)	800	1,300	2,400	3,600	4,900	2,800
Net rent less interest	5,100	5,200	3,000	1,600	4,600	3,700
Capital gains	4,700	5,000	5,500	5,900	9,100	6,200
Imputed rent tax ^(a)	—	1,000	600	600	2,200	1,300
Capital gains tax ^(b)	—	500	600	1,000	2,200	1,100
Total tax benefit	—	1,500	1,200	1,600	4,400	2,400
Benefit as % income	—	7	3	3	4	5

Table A3.10 (continued): Tax benefits by household income and state/territory, all owners, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
SA						
Gross rent (\$ pa)	5,700	6,400	6,900	7,400	11,200	7,400
Interest (\$ pa)	400	1,100	2,500	2,700	3,100	1,900
Net rent less interest	3,800	3,000	1,200	1,000	2,600	2,300
Capital gains	3,400	3,800	4,100	4,400	6,700	4,400
Imputed rent tax ^(a)	—	600	200	400	1,300	800
Capital gains tax ^(b)	—	400	400	800	1,600	800
Total tax benefit	—	1,000	600	1,200	2,900	1,600
Benefit as % income	—	4	1	2	2	3
Tas						
Gross rent (\$ pa)	5,200	5,000	6,700	7,100	8,400	6,300
Interest (\$ pa)	300	1,000	1,900	2,300	3,400	1,600
Net rent less interest	3,000	1,600	1,700	600	-200	1,500
Capital gains	3,100	3,000	4,000	4,200	5,000	3,800
Imputed rent tax ^(a)	—	300	300	200	-100	500
Capital gains tax ^(b)	—	300	400	700	1,200	700
Total tax benefit	—	600	700	900	1,100	1,200
Benefit as % income	—	3	2	1	1	3
ACT						
Gross rent (\$ pa)	8,900	8,300	8,100	9,800	11,000	9,600
Interest (\$ pa)	700	1,100	3,200	3,900	4,600	3,300
Net rent less interest	6,800	4,800	800	300	—	1,500
Capital gains	5,300	5,000	4,800	5,900	6,600	5,800
Imputed rent tax ^(a)	—	1,000	200	100	—	500
Capital gains tax ^(b)	—	500	500	1,000	1,600	1,000
Total tax benefit	—	1,500	700	1,100	1,600	1,500
Benefit as % income	—	7	2	2	1	2
NT						
Gross rent (\$ pa)	11,000	9,900	8,800	10,000	12,500	10,900
Interest (\$ pa)	1,000	3,600	2,100	5,400	6,800	5,000
Net rent less interest	6,800	-100	5,200	-500	200	1,000
Capital gains	6,600	5,900	5,300	6,000	7,500	6,500
Imputed rent tax ^(a)	—	—	1,000	-200	100	400
Capital gains tax ^(b)	—	600	500	1,100	1,800	1,200
Total tax benefit	—	600	1,500	900	1,900	1,600
Benefit as % income	—	3	4	1	2	2

Table A3.10 (continued): Tax benefits by household income and state/territory, all owners, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All households						
Gross rent (\$ pa)	8,500	9,100	10,000	10,800	15,800	11,100
Interest (\$ pa)	500	1,100	2,500	3,700	5,000	2,700
Net rent less interest	6,200	5,500	3,600	2,700	4,900	4,500
Capital gains	5,100	5,500	6,000	6,500	9,500	6,700
Imputed rent tax ^(a)	—	1,100	700	1,000	2,400	1,600
Capital gains tax ^(b)	—	500	600	1,200	2,300	1,200
Total tax benefit	—	1,600	1,300	2,200	4,700	2,800
Benefit as % income	—	7	3	3	4	5

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.11: Dwelling values, debt and housing costs, purchasers by household income and state/territory, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NSW						
Income (\$ pw)	190	470	790	1,200	2,360	1,490
Dwelling value (\$)	256,000	195,000	209,000	264,000	384,000	296,000
Mortgage debt (\$)	80,400	71,500	86,000	109,600	150,300	117,300
Housing costs (\$ pw)	140	166	216	265	327	266
Housing equity (%)	69	63	59	59	61	60
Vic						
Income (\$ pw)	210	480	800	1,200	2,220	1,290
Dwelling value (\$)	145,000	155,000	155,000	190,000	285,000	205,000
Mortgage debt (\$)	48,800	65,500	67,800	86,000	106,000	83,600
Housing costs (\$ pw)	128	168	194	197	289	217
Housing equity (%)	66	58	56	55	63	59
Qld						
Income (\$ pw)	200	460	790	1,200	2,080	1,230
Dwelling value (\$)	123,000	146,000	158,000	168,000	214,000	174,000
Mortgage debt (\$)	48,100	62,800	78,000	91,400	118,000	90,600
Housing costs (\$ pw)	137	183	199	227	276	225
Housing equity (%)	61	57	51	46	45	48
WA						
Income (\$ pw)	150	470	780	1,190	2,090	1,240
Dwelling value (\$)	163,000	139,000	147,000	181,000	263,000	193,000
Mortgage debt (\$)	72,900	67,700	65,000	86,200	109,400	86,100
Housing costs (\$ pw)	157	124	170	216	268	210
Housing equity (%)	55	51	56	52	58	55
SA						
Income (\$ pw)	190	490	790	1,200	2,160	1,120
Dwelling value (\$)	138,000	115,000	127,000	141,000	209,000	147,000
Mortgage debt (\$)	44,200	53,600	65,400	66,800	79,700	65,800
Housing costs (\$ pw)	107	121	160	176	243	173
Housing equity (%)	68	53	48	53	62	55
Tas						
Income (\$ pw)	220	500	780	1,200	1,980	1,030
Dwelling value (\$)	101,000	90,000	121,000	136,000	156,000	124,000
Mortgage debt (\$)	26,500	47,000	55,700	63,700	78,600	58,400
Housing costs (\$ pw)	127	139	145	185	216	167
Housing equity (%)	74	48	54	53	50	53

Table A3.11 (continued): Dwelling values, debt and housing costs, purchasers by household income and state/territory, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
ACT						
Income (\$ pw)	210	480	790	1,240	2,250	1,480
Dwelling value (\$)	202,000	140,000	143,000	182,000	206,000	182,000
Mortgage debt (\$)	54,500	65,600	79,300	90,000	109,600	93,100
Housing costs (\$ pw)	95	141	199	241	292	243
Housing equity (%)	73	53	45	51	47	49
NT						
Income (\$ pw)	180	490	780	1,230	2,360	1,620
Dwelling value (\$)	400,000	216,000	140,000	181,000	246,000	215,000
Mortgage debt (\$)	59,100	92,400	66,000	108,300	142,200	116,100
Housing costs (\$ pw)	212	293	107	220	290	251
Housing equity (%)	85	57	53	40	42	46
All purchasers						
Income (\$ pw)	190	470	790	1,200	2,230	1,320
Dwelling value (\$)	171,000	155,000	164,000	200,000	300,000	219,000
Mortgage debt (\$)	58,600	64,800	73,900	92,000	124,300	94,000
Housing costs (\$ pw)	134	160	192	224	295	228
Housing equity (%)	66	58	55	54	59	57
% all households	8	17	34	46	51	31

(a) Income quintiles are derived from Australia-wide population, not just purchasers.

(b) Gives proportion of owners in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.12: Tax benefits by household income and state/territory, purchasers, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NSW						
Gross rent (\$ pa)	12,800	9,800	10,500	13,200	19,200	14,800
Interest (\$ pa)	5,300	4,700	5,700	7,200	9,900	7,700
Net rent less interest	5,500	1,100	-800	-600	2,200	1,000
Capital gains	7,700	5,900	6,300	7,900	11,500	8,900
Imputed rent tax ^(a)	—	200	-200	-200	1,100	400
Capital gains tax ^(b)	—	600	600	1,400	2,800	1,600
Total tax benefit	—	800	400	1,200	3,900	2,000
Benefit as % income	—	3	1	2	3	3
Vic						
Gross rent (\$ pa)	7,300	7,800	7,800	9,500	14,300	10,300
Interest (\$ pa)	3,200	4,300	4,500	5,700	7,000	5,500
Net rent less interest	600	-1,000	-2,400	-700	-800	-1,000
Capital gains	4,400	4,700	4,700	5,700	8,600	6,200
Imputed rent tax ^(a)	—	-200	-500	-200	-400	-400
Capital gains tax ^(b)	—	500	500	1,000	2,100	1,100
Total tax benefit	—	300	—	800	1,700	700
Benefit as % income	—	1	—	1	1	1
Qld						
Gross rent (\$ pa)	6,200	7,300	7,900	8,400	10,700	8,700
Interest (\$ pa)	3,200	4,100	5,100	6,000	7,800	6,000
Net rent less interest	-1,000	-2,200	-2,500	-3,400	-3,600	-3,000
Capital gains	3,700	4,400	4,700	5,000	6,400	5,200
Imputed rent tax ^(a)	—	-400	-500	-1,200	-1,700	-1,100
Capital gains tax ^(b)	—	400	500	900	1,600	900
Total tax benefit	—	—	—	-300	-100	-200
Benefit as % income	—	—	—	—	—	—
WA						
Gross rent (\$ pa)	8,200	7,000	7,400	9,100	13,200	9,700
Interest (\$ pa)	4,800	4,500	4,300	5,700	7,200	5,700
Net rent less interest	—	500	-1,500	-2,200	-800	-1,300
Capital gains	4,900	4,200	4,400	5,400	7,900	5,800
Imputed rent tax ^(a)	—	100	-300	-800	-400	-500
Capital gains tax ^(b)	—	400	400	1,000	1,900	1,000
Total tax benefit	—	500	100	200	1,500	500
Benefit as % income	—	2	—	—	1	1

Table A3.12 (continued): Tax benefits by household income and state/territory, purchasers, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
SA						
Gross rent (\$ pa)	6,900	5,800	6,400	7,100	10,500	7,400
Interest (\$ pa)	2,900	3,500	4,300	4,400	5,300	4,300
Net rent less interest	1,400	-500	-2,000	-2,100	-2,200	-1,600
Capital gains	4,100	3,500	3,800	4,200	6,300	4,400
Imputed rent tax ^(a)	—	-100	-400	-700	-1,100	-600
Capital gains tax ^(b)	—	400	400	700	1,500	800
Total tax benefit	—	300	—	—	400	200
Benefit as % income	—	1	—	—	—	—
Tas						
Gross rent (\$ pa)	5,100	4,500	6,100	6,800	7,800	6,200
Interest (\$ pa)	1,700	3,100	3,700	4,200	5,200	3,900
Net rent less interest	-1,600	-2,700	-1,500	-2,800	-3,500	-2,500
Capital gains	3,000	2,700	3,600	4,100	4,700	3,700
Imputed rent tax ^(a)	—	-500	-300	-1,000	-1,700	-900
Capital gains tax ^(b)	—	300	400	700	1,100	700
Total tax benefit	—	-200	100	-300	-600	-200
Benefit as % income	—	-1	—	—	-1	—
ACT						
Gross rent (\$ pa)	10,100	7,000	7,200	9,100	10,300	9,100
Interest (\$ pa)	3,600	4,300	5,200	5,900	7,200	6,100
Net rent less interest	5,100	-300	-3,200	-3,400	-4,900	-3,500
Capital gains	6,100	4,200	4,300	5,500	6,200	5,500
Imputed rent tax ^(a)	—	-100	-600	-1,200	-2,400	-1,200
Capital gains tax ^(b)	—	400	400	1,000	1,500	1,000
Total tax benefit	—	300	-200	-200	-900	-200
Benefit as % income	—	1	—	—	-1	—
NT						
Gross rent (\$ pa)	20,000	10,800	7,000	9,100	12,300	10,800
Interest (\$ pa)	3,900	6,100	4,400	7,100	9,400	7,700
Net rent less interest	9,000	-4,400	1,400	-2,400	-2,800	-2,300
Capital gains	12,000	6,500	4,200	5,400	7,400	6,500
Imputed rent tax ^(a)	—	-900	300	-900	-1,400	-800
Capital gains tax ^(b)	—	700	400	1,000	1,800	1,200
Total tax benefit	—	-200	700	100	400	400
Benefit as % income	—	-1	2	—	—	—

Table A3.12 (continued): Tax benefits by household income and state/territory, purchasers, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All purchasers						
Gross rent (\$ pa)	8,600	7,800	8,200	10,000	15,000	11,000
Interest (\$ pa)	3,900	4,300	4,900	6,100	8,200	6,200
Net rent less interest	1,600	-600	-1,800	-1,600	-300	-900
Capital gains	5,100	4,700	4,900	6,000	9,000	6,600
Imputed rent tax ^(a)	—	-100	-400	-600	-200	-300
Capital gains tax ^(b)	—	500	500	1,100	2,200	1,200
Total tax benefit	—	400	100	500	2,000	900
Benefit as % income	—	1	—	1	2	1

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.13: Dwelling values, debt and housing costs, outright owners by household income and state/territory, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NSW						
Income (\$ pw)	190	430	770	1,210	2,360	870
Dwelling value (\$)	228,000	254,000	329,000	318,000	426,000	298,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	37	41	56	55	91	53
Housing equity (%)	100	100	100	100	100	100
Vic						
Income (\$ pw)	210	430	780	1,210	2,180	900
Dwelling value (\$)	150,000	173,000	205,000	215,000	279,000	201,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	27	32	44	46	64	41
Housing equity (%)	100	100	100	100	100	100
Qld						
Income (\$ pw)	200	410	760	1,180	2,120	700
Dwelling value (\$)	129,000	155,000	181,000	210,000	270,000	172,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	31	41	59	49	82	46
Housing equity (%)	100	100	100	100	100	100
SA						
Income (\$ pw)	200	420	770	1,200	2,360	760
Dwelling value (\$)	109,000	133,000	152,000	162,000	242,000	146,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	23	39	39	39	57	36
Housing equity (%)	100	100	100	100	100	100
WA						
Income (\$ pw)	210	430	780	1,230	2,200	810
Dwelling value (\$)	153,000	177,000	236,000	226,000	396,000	219,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	30	32	59	53	67	44
Housing equity (%)	100	100	100	100	100	100
Tas						
Income (\$ pw)	200	430	770	1,190	2,210	670
Dwelling value (\$)	104,000	104,000	146,000	149,000	189,000	125,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	26	32	41	48	70	37
Housing equity (%)	100	100	100	100	100	100

Table A3.13 (continued): Dwelling values, debt and housing costs, outright owners by household income and state/territory, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NT						
Income (\$ pw)	180	490	780	1,230	2,360	1,620
Dwelling value (\$)	400,000	216,000	140,000	181,000	246,000	215,000
Mortgage debt (\$)	59,100	92,400	66,000	108,300	142,200	116,100
Housing costs (\$ pw)	212	293	107	220	290	251
Housing equity (%)	85	57	53	40	42	46
ACT						
Income (\$ pw)	210	420	800	1,220	2,210	1,070
Dwelling value (\$)	173,000	174,000	191,000	220,000	244,000	204,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	29	38	42	76	53	49
Housing equity (%)	100	100	100	100	100	100
All outright owners						
Income (\$ pw)	200	430	770	1,210	2,260	840
Dwelling value (\$)	170,000	193,000	237,000	242,000	341,000	225,000
Mortgage debt (\$)	—	—	—	—	—	—
Housing costs (\$ pw)	31	38	51	51	77	46
Housing equity (%)	100	100	100	100	100	100
% all households	54	47	32	29	31	39

(a) Income quintiles are derived from Australia-wide population, not just outright owners.

(b) Gives proportion of owners in relevant income category.

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A3.14: Tax benefits by household income and state/territory, outright owners, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
NSW						
Gross rent (\$ pa)	11,400	12,700	16,500	15,900	21,300	14,900
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	9,500	10,500	13,500	13,000	16,600	12,100
Capital gains	6,800	7,600	9,900	9,500	12,800	8,900
Imputed rent tax ^(a)	—	2,100	2,700	4,600	8,100	4,300
Capital gains tax ^(b)	—	800	1,000	1,700	3,100	1,600
Total tax benefit	—	2,900	3,700	6,300	11,200	5,900
Benefit as % income	—	13	9	10	9	13
Vic						
Gross rent (\$ pa)	7,500	8,700	10,300	10,800	14,000	10,100
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	6,100	7,000	8,000	8,300	10,600	7,900
Capital gains	4,500	5,200	6,200	6,500	8,400	6,000
Imputed rent tax ^(a)	—	1,400	1,600	2,900	5,100	2,800
Capital gains tax ^(b)	—	500	600	1,200	2,000	1,100
Total tax benefit	—	1,900	2,200	4,100	7,100	3,900
Benefit as % income	—	8	5	7	6	8
Qld						
Gross rent (\$ pa)	6,500	7,800	9,100	10,500	13,500	8,600
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	4,800	5,600	6,000	7,900	9,200	6,200
Capital gains	3,900	4,700	5,400	6,300	8,100	5,200
Imputed rent tax ^(a)	—	1,100	1,200	2,800	4,500	2,200
Capital gains tax ^(b)	—	500	500	1,100	2,000	900
Total tax benefit	—	1,600	1,700	3,900	6,500	3,100
Benefit as % income	—	8	4	6	6	9
SA						
Gross rent (\$ pa)	5,500	6,700	7,600	8,100	12,100	7,300
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	4,200	4,600	5,600	6,100	9,200	5,400
Capital gains	3,300	4,000	4,600	4,900	7,300	4,400
Imputed rent tax ^(a)	—	900	1,100	2,200	4,500	1,900
Capital gains tax ^(b)	—	400	500	900	1,800	800
Total tax benefit	—	1,300	1,600	3,100	6,300	2,700
Benefit as % income	—	6	4	5	5	7

Table A3.14 (continued): Tax benefits by household income and state/territory, outright owners, Australia, 1999

State/territory	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
WA						
Gross rent (\$ pa)	7,700	8,900	11,800	11,300	19,800	11,000
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	6,100	7,200	8,800	8,500	16,300	8,600
Capital gains	4,600	5,300	7,100	6,800	11,900	6,600
Imputed rent tax ^(a)	—	1,400	1,800	3,000	7,900	3,100
Capital gains tax ^(b)	—	500	700	1,200	2,900	1,200
Total tax benefit	—	1,900	2,500	4,200	10,800	4,300
Benefit as % income	—	8	6	7	9	10
Tas						
Gross rent (\$ pa)	5,200	5,200	7,300	7,500	9,500	6,300
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	3,800	3,500	5,200	5,000	5,800	4,300
Capital gains	3,100	3,100	4,400	4,500	5,700	3,800
Imputed rent tax ^(a)	—	700	1,000	1,800	2,800	1,500
Capital gains tax ^(b)	—	300	400	800	1,400	700
Total tax benefit	—	1,000	1,400	2,600	4,200	2,200
Benefit as % income	—	4	3	4	4	6
NT						
Gross rent (\$ pa)	7,300	8,500	10,600	13,200	12,800	11,100
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	6,200	4,700	8,300	5,600	8,700	7,200
Capital gains	4,400	5,100	6,300	7,900	7,700	6,700
Imputed rent tax ^(a)	—	900	1,700	2,000	4,200	2,600
Capital gains tax ^(b)	—	500	600	1,400	1,900	1,200
Total tax benefit	—	1,400	2,300	3,400	6,100	3,800
Benefit as % income	—	7	6	5	5	6
ACT						
Gross rent (\$ pa)	8,700	8,700	9,600	11,000	12,200	10,200
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	7,100	6,700	7,400	7,000	9,400	7,700
Capital gains	5,200	5,200	5,700	6,600	7,300	6,100
Imputed rent tax ^(a)	—	1,300	1,500	2,500	4,600	2,700
Capital gains tax ^(b)	—	500	600	1,200	1,800	1,100
Total tax benefit	—	1,800	2,100	3,700	6,400	3,800
Benefit as % income	—	8	5	6	6	7

Table A3.14 (continued): Tax benefits by household income and state/territory, outright owners, Australia, 1999

	Income quintile ^(a)					Total
	1st	2nd	3rd	4th	5th	
All outright owners						
Gross rent (\$ pa)	8,500	9,700	11,900	12,100	17,100	11,300
Interest (\$ pa)	—	—	—	—	—	—
Net rent less interest	6,900	7,700	9,200	9,400	13,000	8,900
Capital gains	5,100	5,800	7,100	7,300	10,200	6,800
Imputed rent tax ^(a)	—	1,500	1,800	3,400	6,300	3,100
Capital gains tax ^(b)	—	600	700	1,300	2,500	1,200
Total tax benefit	—	2,100	2,500	4,700	8,800	4,300
Benefit as % income	—	9	6	7	7	10

(a) Tax benefit based on marginal tax rate of half household income applied to non-taxed income.

(b) Tax benefit based on half of marginal tax rate applied to non-taxed gains (discount method).

Source: Australian Housing Survey, 1999, confidentialised unit record files.

Table A4.1: Total government assistance by assistance type (\$ billion), 2001-02

	Total government assistance
Direct—CRA benefits for private renters	1.8
Direct—public rental rebate	1.4
Direct—FHOG for first home buyers	1
Indirect—tax benefits through CGT exemption for home owners	13
Indirect—tax benefits through imputed rent for home owners	8

Sources: Yates 2002b, SCRCSSP 2002.

Table A4.2: Average dollar amount (\$) of government assistance by assistance type, 2001-02

	Per household in the tenure group	Per recipient household
Direct—CRA benefits for private renters	1,224	2,483
Direct—public rental subsidy	3,817	4,146
Direct—FHOG for first home buyers	200	7,000
Indirect—tax benefits for home owners	4,200	—

Note: the population data used to work out average benefit for public housing and private renter households are obtained from the 2001 census.

Source: <http://www.abs.gov.au/ausstats/abscensus2.nsf>

Table A4.3: Distribution of government assistance in income quintile by assistance type, 1999

	CRA benefits for private renters	Public rental rebate	FHOG for first home buyers	tax benefits for purchasers	tax benefits for outright home owners
1st	34.5	57.3	6.4	0.0	0.0
2nd	42.6	33.1	12.2	16.9	4.9
3rd	18.2	8.8	31.9	13.8	2.4
4th	4.0	0.8	31.1	22.5	16.3
5th	0.6	0.0	18.4	46.8	76.4
Total	100.0	100.0	100.0	100.0	100.0

Notes:

1. Since the FHOG was only introduced in 2000, the figures shown here are the estimate of what would have been the distribution of this benefit had the scheme in 2000 been in place in 1999.
2. Income quintiles are derived from Australia-wide population.

Source: Australian Housing survey, 1999.

Table A4.4: Distribution of government assistance in state/territory by assistance type, 1999

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia
CRA benefits for private renters	2.6	3.9	10.6	3.9	7.6	11.8	0.6	2.6	4.3
Public rental rebate	5.7	3.7	7.9	9.1	10.5	10.1	42.0	20.3	6.4
Tax benefits for home owners	91.6	92.5	81.4	87.0	81.9	78.1	57.4	77.1	89.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: Australian Housing Survey, 1999.