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Australian Institute of Health and Welfare

Board Chair

Hon. Peter Collins, AM, QC

Director

David Kalisch

Any enquiries about or comments on this publication should be directed to:

Housing Unit

Australian Institute of Health and Welfare

GPO Box 570

Canberra ACT 2601

Phone: (02) 6244 1107

Email: housing@aihw.gov.au

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Please check the online version at <www.aihw.gov.au> for any amendments.**

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Symbols

..	not applicable
n.a.	not available
n.p.	not provided
n.r.	not reported
no.	number
\$	Australian dollars
%	per cent
'000	thousands

Overview

This publication presents results from the 2009–10 state owned and managed Indigenous housing data collection. At 30 June 2010 there were 11,952 dwellings in state owned and managed Indigenous housing (SOMIH), over 97% of which were classified by jurisdictions as tenatable (Table 1.1).

Table 1.1: Number of dwellings and tenatable dwellings, at 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total dwellings	4,201	..	3,318	2,187	1,897	349	..	..	11,952
Total tenatable dwellings	4,200	..	3,177	2,102	1,875	344	..	..	11,698

There were 11,451 households assisted in SOMIH at 30 June 2010; occupying 96% of all housing stock; 1,069 of these households were allocated a dwelling in SOMIH during 2009–10 (Table 1.2).

Table 1.2: Total and new households and occupancy rate, at 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total households	4,122	..	3,147	2,088	1,753	341	..	..	11,451
Total new households assisted (2009–10)	362	..	314	226	141	26	..	..	1,069
Occupancy rate of rental housing stock (%)	98.1	..	94.8	95.5	92.4	97.7	..	..	95.8

In 2009–10, the Canadian National Occupancy Standard (CNOS) was used to calculate the required bedrooms for each household, meaning that results are not comparable with previous years where the Proxy Occupancy Standard was used. Furthermore, the use of the CNOS and the change in definition of overcrowding as ‘requiring one or more additional bedrooms’ has resulted in an increase of the estimation of overcrowding and under-utilisation in 2009–10. At 30 June 2010, 10% of all households were defined to be overcrowded. Over half (61%) of all households were living in under-utilised dwellings according to national standards (Table 1.3).

Table 1.3: Match of dwelling to household size, at 30 June 2010 (per cent)^(a)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Proportion of households with overcrowding	3.3	..	14.6	12.3	11.0	4.9	..	..	10.2
Proportion of households with under utilisation	76.1	..	51.1	52.6	64.0	70.2	..	..	60.9

(a) Households for which relevant details could not be determined are excluded.

For the year ending 30 June 2010, 51% of newly assisted households were special needs¹ households (Table 1.4). In 2009–10, 56% of newly assisted households across Australia were to those in greatest need². Households can be correctly classified by jurisdictions as being in greatest need at time of allocation as well as a special needs household.

Table 1.4: New allocations to households with special needs and in greatest need, 2009–10^(a)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Proportion of new allocations to those with special needs (%)	52.2	..	56.7	38.5	55.3	61.5	..	..	51.3
Total new allocations to those with special needs	189	..	178	87	78	16	..	..	548
Proportion of new allocations to those in greatest need (%)	34.8	..	75.8	48.0	88.7	n.a.	..	..	55.9
Total new allocations to those in greatest need	126	..	238	108	125	n.a.	..	..	597

(a) Households for whom criteria required to determine special need status (that is disability household status, or the age of the main tenant) are unknown, have been excluded from this indicator.

During 2009–10, 597 new allocations were given to those in greatest need (Table 1.4) however there were still over 11,635 applicants on the waiting list at 30 June 2010, with 4,011 of these in greatest need (Table 1.5).

Table 1.5: Number of households on the waiting list, total and in greatest need, at 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT ^(a)	Total
Total applicants on waiting list	2,175	..	4,661	2,802	1,812	185	..	..	11,635
Total new applicants on waiting list who have a 'greatest need'	494	..	2,834	584	99	0	..	..	4,011

(a) The number of new tenancies allocated to households with special needs are not comparable with other jurisdictions as some households with disability are not included.

Low income households³ accounted for 95% of all households (for whom income and tenancy composition details are known) in SOMIH. At 30 June 2010, less than one per cent of all low income households were in rental stress, defined as paying more than 30% of their gross income in rent (Table 1.6). Almost all (98%) of these low income households paid less than 25% of their income in rent, with 37% of households paying less than 20%.

¹ Special needs households in SOMIH are households that have either a household member with disability, a principal tenant aged 24 years or under, or 55 years and over.

² Greatest need households are defined as low income households that at the time of allocation were either homeless, in housing inappropriate to their needs, or in housing that is adversely affecting their health or placing their life and safety at risk, or that have very high rental housing costs.

³ A low income household is defined as a household in the bottom two quintiles of equivalised gross household income, excluding Commonwealth Rent Assistance.

Table 1.6: Affordability for low income households in SOMIH, at 30 June 2010 ^(a)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total low income households for whom income details are known	2,617	..	2,910	2,016	1,566	277	..	..	9,386
	Per cent								
Low income households as a proportion of all households	98.7	..	92.7	96.9	91.5	94.5	..	..	95.0
Proportion of low income households paying 20% or less of income in rent	15.1	..	36.5	66.4	39.0	32.9	..	..	37.3
Proportion of low income households paying >20% but not more than 25% of income in rent	83.8	..	63.2	29.2	57.3	56.3	..	..	60.4
Proportion of low income households paying >25% but not more than 30% of income in rent	1.0	..	0.3	2.5	1.5	10.8	..	..	1.5
Proportion of low income households paying more than 30% of their gross income in rent	0.1	..	0.0	2.0	2.2	0.0	..	..	0.8

Notes

All Households for which gross household income and household member ages (used to determine equivalised household income) could not be determined are excluded.

Of the households housed in SOMIH, 79% were rebated⁴. The average weekly rental subsidy for rebated households was \$123 (Table 1.7).

Table 1.7: Proportion of households rebated and average rebate amount, at 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Proportion of households rebated (%)	64.7	..	90.8	77.9	92.1	81.5	..	..	79.0
Average weekly rental subsidy per rebated household (\$)	105.6	..	158.7	92.6	124.1	99.4	..	..	123.1

⁴ A rebated household is one in state owned and managed Indigenous housing assessed by the State Housing Authority as eligible to pay less than the market rent value of the dwelling.

General notes

This publication presents results from the 2009–10 state owned and managed Indigenous housing data collection. More complete analysis of these results will be available in the forthcoming AIHW publication, *Housing assistance in Australia 2011*.

Scope

State owned and managed Indigenous housing (SOMIH) is administered by state and territory governments and is targeted at households with at least one Indigenous member.

The data reported here relate to households residing in state owned and managed Indigenous dwellings where the dwelling is either:

- owned by the housing authority; or
- leased from the private sector or other housing program areas and used for provision of state owned and managed Indigenous housing.

This collection aims to exclude properties administered under community housing programs and crisis and emergency accommodation programs for people who are homeless or who are experiencing other crises. Therefore, properties leased to other program areas such as community housing, crisis accommodation and public rental housing are excluded.

Properties no longer under SOMIH administration at 30 June 2010, including properties demolished, sold or disposed of, and properties not yet available at 30 June 2010, such as those still under construction or being purchased are also excluded.

Results for the customer satisfaction indicators (P1 and P7) from the 2010 National Social Housing Survey, reported in the 2009–10 public rental housing tables, are not reported for SOMIH in this report. The 2010 NSHS only included public rental housing and community housing tenants, therefore the most recent customer satisfaction data for SOMIH is sourced from the 2007 NSHS. These results can be found online at

<http://www.aihw.gov.au/indigenous/housing/somih_survey.cfm>.

Coverage

SOMIH operates in all states except Victoria, which completed its transfer of tenancy management functions for Indigenous-specific housing to Aboriginal Housing Victoria during the 2009–10 financial year. The ACT is not included in SOMIH as it does not have a separately identified or funded Indigenous housing program.

Prior to 2009, Indigenous-specific housing programs in the Northern Territory were community managed and administered. During 2008–09, 4,096 dwellings, funded under the National Partnership Agreement for Remote Indigenous housing, were reclassified as remote public housing and are no longer managed by Indigenous Community Housing Organisations. Due to the particular management arrangements for these dwellings, they were not reported in either the 2008–09 Indigenous community housing or 2008–09 SOMIH collections. For 2009–10, where data are available, these dwellings will be separately reported with the Indigenous community housing collection.

Data qualifications

Administrative data

- Some known data quality issues are associated with the SOMIH administrative datasets when compared across jurisdictions (such as incomplete/missing information, out-of-date information and coding errors).
- Data may be substituted or excluded in instances where the jurisdiction(s) have not captured all of the data required to produce an output. For example, where assessable income values are unavailable, gross income will be used as a proxy.
- The single/couple status of household members may be derived based on information that is available including household composition and age.
- Income information for some households not in receipt of a rental rebate may not be current, leading to over-estimation of the proportion of low income households in rental stress. Outputs produced using this data should be used with caution.
- Queensland has one waiting list for all social housing. Using this list to report against programs individually leads to an overestimate of the number of households waiting to be allocated a dwelling.

Summary data items

Table 2.1: State owned and managed Indigenous housing summary data, 2009–10

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2010										
S0	Total households	4,122	..	3,147	2,088	1,753	341	..	..	11,451
S1	Total rebated households	2,667	..	2,858	1,626	1,614	278	..	..	9,043
LI5	Total number of households with low income	2,633	..	2,912	2,021	1,603	323	..	..	9,492
For year ending 30 June 2010										
S2	Total new households	362	..	314	226	141	26	..	..	1,069
S4	Total number of transferred households	193	..	96	129	62	21	..	..	501
At 30 June 2010										
S6	New applicants on waiting list who have a 'greatest need'	494	..	2,834	584	99	0	..	..	4,011
S7	Total applicants on waiting list	2,175	..	4,661	2,802	1,812	185	..	..	11,635
S8	Total tenatable dwellings	4,200	..	3,177	2,102	1,875	344	..	..	11,698
S9	Total untenatable dwellings	1	..	119	58	8	5	..	..	191
S10	Total low income households paying 20% or less of assessable income in rent	396	..	1,061	1,338	611	91	..	..	3,497
S11	Total low income households paying >20% but not more than 25% of assessable income in rent	2,192	..	1,838	588	897	156	..	..	5,671
S12	Total low income households paying >25% but not more than 30% of assessable income in rent	27	..	8	50	24	30	..	..	139
S13	Total low income households paying more than 30% of assessable income in rent	2	..	3	40	34	0	..	..	79
S14	Total low income households for whom income details are known	2,617	..	2,910	2,016	1,566	277	..	..	9,386
S16	Total households with under-utilisation	2,001	..	1,608	1,098	1,115	228	..	..	6,050
S17	Total dwellings in Major cities	1,759	..	459	612	1,132	..	..	..	3,962
S18	Total dwellings in Inner regional Australia	1,364	..	623	175	142	291	..	..	2,595
S19	Total dwellings in Outer regional Australia	838	..	1,319	460	334	58	..	..	3,009
S20	Total dwellings in Remote Australia	208	..	338	454	98	0	..	..	1,098

(continued)

Table 2.1: (continued) State owned and managed Indigenous housing summary data, 2009–10

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total	
At 30 June 2010										
S21	Total dwellings in Very remote Australia	31	..	579	485	191	0	..	..	1,286
S22	Total dwellings in Migratory areas	0	..	0	0	0	0	..	..	0
S32	Total dwellings undergoing major redevelopment	0	..	22	27	14	0	..	..	63

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Performance indicator specifications

P2 Affordability

This indicator assesses the level of housing affordability within state owned and managed Indigenous housing. It has two components:

(a) average weekly rental subsidy per rebated household, calculated as:

$$P2(a) = (AF2 - AF1) / S1$$

AF1 Total rent charged to tenants for week of 30 June 2010

AF2 Total market rent value of dwellings for which a rent was charged for week of 30 June 2010

S1 Total rebated households at 30 June 2010

(b) the proportion of low income households spending more than 30% of their income in rent, calculated as:

$$P2(c) = [S13 \times 100] / S14$$

S13 Number of low income households paying more than 30% of equivalised gross income in rent at 30 June 2010

S14 Total number of low income households occupying state owned and managed Indigenous housing for whom income details are known at 30 June 2010

Low income households in 2009–10 are defined as those households in the bottom 40 % of the equivalised disposable household income distribution (ABS definition).

Low income summary items and performance indicators sourced from the AIHW's National Housing Assistance Data Repository, and presented here use a modified definition of low income to that used by the ABS. Here low income households are defined as those in the bottom 40% of equivalised gross household income. Gross household income is the amount of income received by the household before any tax or levies are subtracted.

P3 Match of dwelling to household size

This indicator measures the proportion of households where dwelling size is not appropriate due to overcrowding. This indicator is calculated as follows:

$$P3 = (HS1 \times 100) / HS2$$

HS1 Total number of households with overcrowding at 30 June 2010

HS2 Total number of households occupying state owned and managed Indigenous housing for which tenancy composition and dwelling details are known at 30 June 2010

To derive the number of households with overcrowding, each household is assigned an occupancy status based on the following Canadian National Occupancy Standard (CNOS):

- There should be no more than 2 persons per bedroom
- Children less than 5 years old of different sexes may reasonably share a bedroom

- Children less than 18 years old of the same sex may reasonably share a bedroom
- Single household members 18 and over should have a separate bedroom, as should parents or couples.

Overcrowding occurs where one or more additional bedrooms are required to meet the CNOS.

P4 Low income

This indicator assesses the low income need status of households receiving assistance. It measures the number of new low income households as a proportion of all new households for which income and tenancy composition details are known.

This performance indicator is calculated as:

$$P4(c) = (LI1 \times 100) / (LI3)$$

LI1 Total number of new low income households at 30 June 2010

LI3 Total number of new households at 30 June 2010 for which income and tenancy composition details are known

P5 Special needs

This indicator assesses the special needs status of all households receiving assistance. Specifically, this is the proportion of new tenancies that are allocated to households with special needs which are defined as low income households:

- that have a household member with a disability; or
- where a principal tenant is aged 24 years or under; or
- where a principal tenant is aged 55 years or more.

This performance indicator is calculated as follows:

$$P5 = (SN1 \times 100) / S2$$

SN1 Total number of new households with special needs for year ending 30 June 2010

S2 Total number of new households assisted for year ending 30 June 2010

P6 Priority access to those in greatest need

Greatest need households are defined as low income households that at the time of allocation 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.

This indicator provides a measure of whether households in greatest need are given priority access to housing, by assessing the proportion of new allocations to households in greatest need that were allocated housing in:

- under 3 months (P6(a))
- 3 months to less than 6 months (P6(b))
- 6 months to less than 1 year (P6(c))
- 1 year to less than 2 years (P6(d))
- 2 years or more (P6(e)).

P6 provides the proportion of total new allocations in the year ending 30 June 2010 to households that met the definition of greatest need.

The indicators are calculated as follows:

$$P6(a) = (PA1 \times 100) / PA7$$

$$P6(b) = (PA2 \times 100) / PA8$$

$$P6(c) = (PA3 \times 100) / PA9$$

$$P6(d) = (PA4 \times 100) / PA10$$

$$P6(e) = (PA5 \times 100) / PA11$$

$$P6 = (PA6 \times 100) / PA12$$

- PA1 Total number of new greatest need households allocated housing in less than 3 months for year ending 30 June 2010
- PA2 Total number of new greatest need households allocated housing in 3 months to less than 6 months for year ending 30 June 2010
- PA3 Total number of new greatest need households allocated housing in 6 months to less than 1 year for year ending 30 June 2010
- PA4 Total number of new greatest need households allocated housing in 1 year to less than 2 years for year ending 30 June 2010
- PA5 Total number of new greatest need households allocated housing in 2 years or more for year ending 30 June 2010
- PA6 Total number of all new greatest need households allocated housing for year ending 30 June 2010
- PA7 Total number of new households allocated housing in less than 3 months for year ending 30 June 2010
- PA8 Total number of new households allocated housing in 3 months to less than 6 months for year ending 30 June 2010
- PA9 Total number of new households allocated housing in 6 months to less than 1 year for year ending 30 June 2010
- PA10 Total number of new households allocated housing in 1 year to less than 2 years for year ending 30 June 2010
- PA11 Total number of new households allocated housing in 2 years or more for year ending 30 June 2010
- PA12 Total number of all new households allocated housing for year ending 30 June 2010.

P9 Occupancy rate

This indicator assesses the utilisation of state owned and managed Indigenous housing stock by measuring the occupancy rate of rental housing stock.

This indicator is calculated as:

$$P9 = (OR1 \times 100) / OR2$$

OR1 Total number of occupied dwellings at 30 June 2010

OR2 Total number of dwellings at 30 June 2010

P10 Turnaround time

This indicator measures the average time taken for occupancy of dwelling stock that are available to rent through normal processes.

This indicator is calculated as:

$$P10 = (TT1) / (TT2)$$

TT1 Total number of days that dwellings were vacant for year ending 30 June 2010

TT2 Total number of vacancy episodes for year ending 30 June 2010

Performance indicators

Table 2.2: State owned and managed Indigenous housing: P2 affordability, for week of 30 June 2010

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
AF1	Total rents charged (\$'000)	665.1	..	393.6	245.6	201.7	41.2	..	..	1,547.2
AF2	Total market rent value of dwellings for which a rent was charged (\$'000)	946.7	..	847.1	396.2	402.0	68.8	..	..	2,660.8
P2(a)	Average weekly rental subsidy per rebated household (\$)	105.6	..	158.7	92.6	124.1	99.4	..	..	123.1
P2(c)	Proportion of low income households spending > 30% of their income in rent (%)	0.1	..	0.0	2.0	2.2	0.0	..	..	0.8

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Table 2.3: State owned and managed Indigenous housing: P3 match of dwelling to household size, at 30 June 2010

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
HS1	Total households with overcrowding	88	..	461	256	191	16	..	..	1,012
HS2	Total households for which tenancy composition and dwelling details are known	2,631	..	3,147	2,087	1,741	325	..	..	9,931
P3	Proportion of households where dwelling size is not appropriate due to overcrowding (%)	3.3	..	14.6	12.3	11.0	4.9	..	..	10.2

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Table 2.4: State owned and managed Indigenous housing: P4 low income, at 30 June 2010

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
LI1	New households with low income	2,633	..	2,912	2,020	1,603	307	..	..	9,475
LI3	New households where income details are known	2,667	..	3,142	2,085	1,752	325	..	..	9,971
P4(c)	The proportion of new low income households of all new households	98.7	..	92.7	96.9	91.5	94.5	..	..	95.0

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Table 2.5: State owned and managed Indigenous housing: P5 Special needs, for year ending 30 June 2010

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
SN1	New households with special needs	189	..	178	87	78	16	..	..	548
P5	Proportion of new tenancies allocated to households with special needs (%)	52.2	..	56.7	38.5	55.3	61.5	..	..	51.3

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Table 2.6: State owned and managed Indigenous housing: P6 priority access to those in greatest need, for year ending 30 June 2010

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
PA1	Total number of new greatest need households allocated housing in less than 3 months	43	..	67	22	67	n.a.	..	..	199
PA2	Total number of new greatest need households allocated housing in 3 months to less than 6 months	27	..	60	16	12	n.a.	..	..	115
PA3	Total number of new greatest need households allocated housing in 6 months to less than 1 year	29	..	70	30	13	n.a.	..	..	142
PA4	Total number of new greatest need households allocated housing in 1 year to less than 2 years	10	..	30	33	25	n.a.	..	..	98
PA5	Total number of new greatest need households allocated housing in 2 years or more	17	..	11	7	8	n.a.	..	..	43
PA6	Total number of all new greatest need households allocated housing	126	..	238	108	125	n.a.	..	..	597
PA7	Total number of new households allocated housing in less than 3 months	93	..	89	61	72	6	..	..	321
PA8	Total number of new households allocated housing in 3 months to less than 6 months	47	..	71	18	14	5	..	..	155
PA9	Total number of new households allocated housing in 6 months to less than 1 year	79	..	99	41	13	6	..	..	238
PA10	Total number of new households allocated housing in 1 year to less than 2 years	71	..	41	51	30	4	..	..	197
PA11	Total number of new households allocated housing in 2 years or more	72	..	14	54	12	5	..	..	157
PA12	Total number of all new households allocated housing	362	..	314	225	141	26	..	..	1,068

(continued)

Table 2.6: (continued) State owned and managed Indigenous housing: P6 priority access to those in greatest need, for year ending 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
	Per cent								
P6(a) Proportion of new allocations to greatest need households in less than 3 months	46.2	..	75.3	36.1	93.1	n.a.	..	..	62.0
P6(b) Proportion of new allocations to greatest need households in 3 months to less than 6 months	57.4	..	84.5	88.9	85.7	n.a.	..	..	74.2
P6(c) Proportion of new allocations to greatest need households in 6 months to less than 1 year	36.7	..	70.7	73.2	100.0	n.a.	..	..	59.7
P6(d) Proportion of new allocations to greatest need households in 1 year to less than 2 years	14.1	..	73.2	64.7	83.3	n.a.	..	..	49.7
P6(e) Proportion of new allocations to greatest need households in 2 years or more	23.6	..	78.6	13.0	66.7	n.a.	..	..	27.4
P6 Proportion of all new allocations to households in greatest need	34.8	..	75.8	48.0	88.7	n.a.	..	..	55.9

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Table 2.7: State owned and managed Indigenous housing: P9 occupancy rate, at 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
OR1 Total occupied dwellings	4,123	..	3,147	2,088	1,753	341	..	..	11,452
OR2 Total dwellings	4,201	..	3,318	2,187	1,897	349	..	..	11,952
P9 Occupancy rate (%)	98.1	..	94.8	95.5	92.4	97.7	..	..	95.8

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10

Table 2.8: State owned and managed Indigenous housing: P10 turnaround time, for year ending 30 June 2010

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
TT1 Total days that dwellings were vacant	14,761	..	14,951	7,649	4,186	1,426	..	..	42,973
TT2 Total vacancy episodes	526	..	343	359	144	35	..	..	1,407
P10 Average turnaround time (days)	28.1	..	43.6	21.3	29.1	40.7	..	..	30.5

Source: National housing assistance data repository, state owned and managed Indigenous housing 2009–10