

State owned and managed Indigenous housing 2005–06

**Commonwealth State Housing Agreement
national data reports**

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HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

State owned and managed Indigenous housing 2005–06

**Commonwealth State Housing Agreement
national data reports**

December 2006

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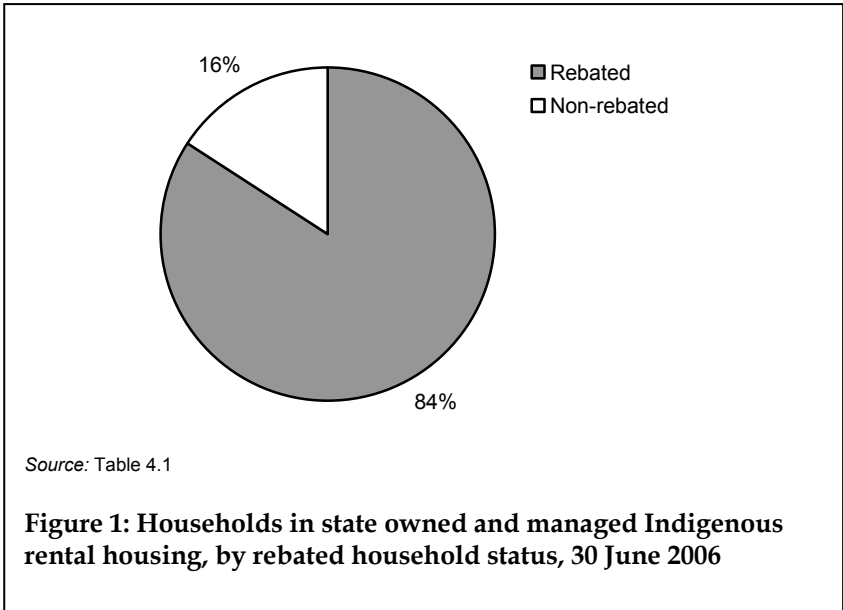
Overview of state owned and managed Indigenous rental housing in 2005–06

Households in state owned and managed rental dwellings at 30 June 2006

In total, 12,386 households lived in state owned and managed Indigenous dwellings at 30 June 2006. Of these, 10,435 (84.2%) were assisted with rebated rental housing, that is, paid rent lower than market rent for the dwelling. A further 1,951 (15.8%) households paid market rent (Figure 1).

Of the 10,435 households paying rebated rent (referred to as ‘rebated households’), over nine in 10 (96%) paid no more than 25% of their income in rent, while the remaining rebated households paid 25% or more of their income in rent.

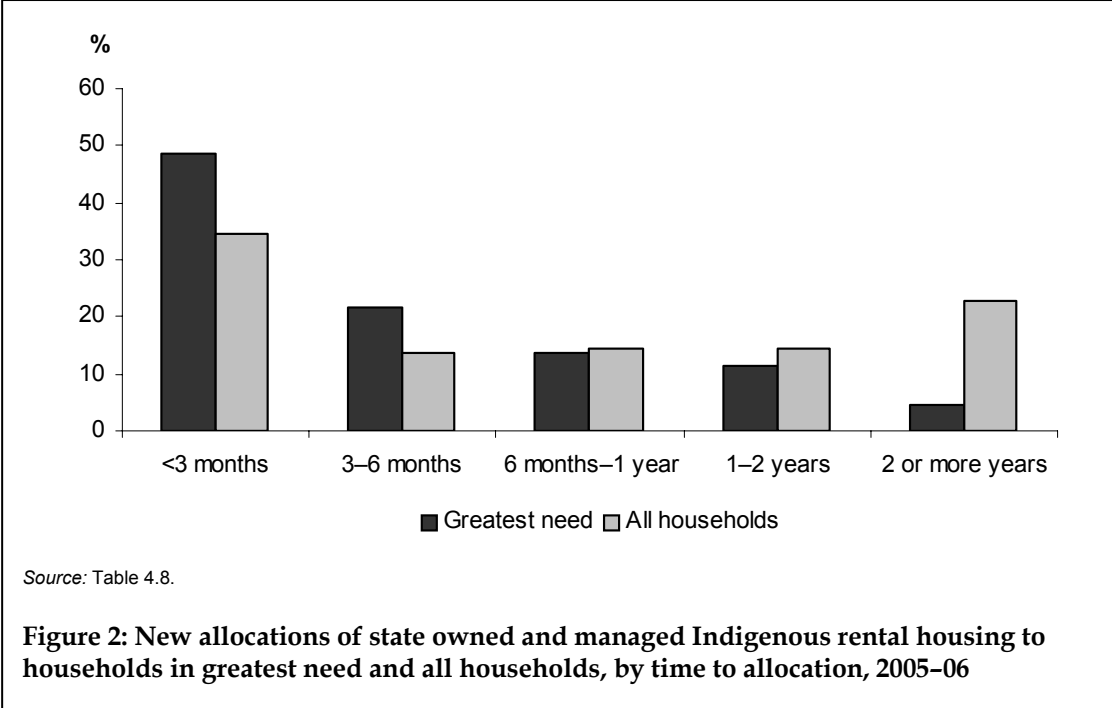
The average weekly rental subsidy per rebated tenant for the week of 30 June 2006 was \$97.09; however, the average rental subsidy was about \$82 for all tenants.



New allocations to state owned and managed Indigenous rental housing during 2005–06

During the period 1 July 2005 to 30 June 2006, there were 1,376 households newly allocated with state owned and managed Indigenous rental housing, of which 361 were classified as in ‘greatest need’ (see Section 4.2.6).

Of the 1,376 households newly allocated state owned and managed Indigenous rental housing during 2005-06, 476 households (35%) were allocated housing within 3 months of application and 311 households (23%) were allocated housing 2 years or more after application (Figure 2).



There were 361 new allocations of state owned and managed Indigenous rental housing to households in greatest need during 2005-06; of these nearly one-half (175 households or 49%) were allocated in less than 3 months. The proportion allocated housing in a given time period decreases progressively, with only 5% waiting for 2 or more years for allocation (Figure 2).

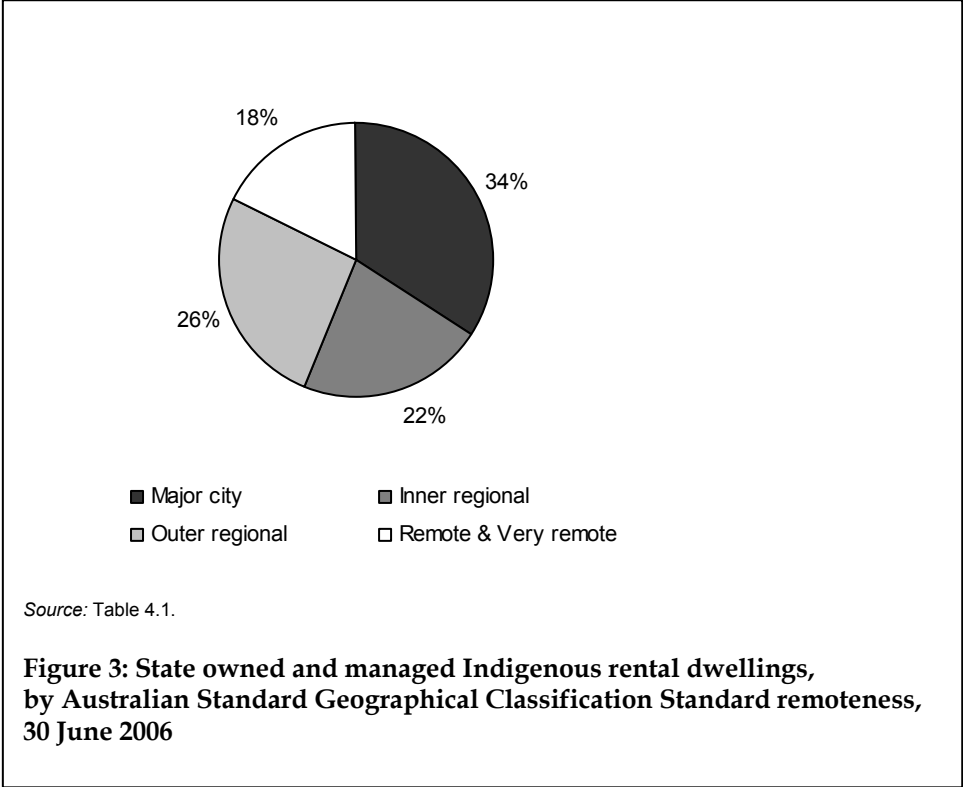
Households waiting for state owned and managed Indigenous rental housing at 30 June 2006

A total of 9,815 households were on the waiting list for state owned and managed Indigenous rental housing at 30 June 2006, of which 653 households were classified as in ‘greatest need’. This represents 7% of all households waiting.

State owned and managed Indigenous rental dwellings at 30 June 2006

In total, state government agencies managed 12,893 dwellings at 30 June 2006, of which 12,386 were occupied by a total of 12,386 households. This represents an occupancy rate of about 96% at 30 June 2006.

A total of 272 dwellings were untenable or undergoing major redevelopment, representing about 2.1% of total state owned and managed Indigenous rental dwellings. The remaining 12,621 (97.9%) dwellings were tenable (which may be occupied or vacant). Nationally, about 48% of all state owned and managed Indigenous rental dwellings are located in inner and outer regional Australia combined; a further 34% are in a major city and another 18% are in remote and very remote areas (Figure 3).



1 Introduction

This publication is one of a set of three that report on housing assistance provided in 2005–06 under the 2003 Commonwealth State Housing Agreement (CSHA). The three reports are:

- *Public rental housing 2005–06: Commonwealth State Housing Agreement national data reports* (AIHW 2006c)
- *Community housing 2005–06: Commonwealth State Housing Agreement national data reports* (AIHW 2007)
- *State owned and managed Indigenous housing 2005–06: Commonwealth State Housing Agreement national data reports.*

These publications are the seventh set published in the Housing Assistance Data Development Series. The series was initially developed under the 1999 National Housing Data Agreement and the 1999 Agreement on National Indigenous Housing Information to report on the data collections and the associated standards, definitions and classifications under these agreements. These agreements were both renewed for a further five years under the 2003 CSHA. Reports are available from <www.aihw.gov.au> for most previous collections.

Related publications in the series include the *National housing assistance data dictionary version 3* (AIHW 2006a) and *Measuring housing assistance: national data standards developed under the 1999 Commonwealth State Housing Agreement* (AIHW 2004).

This report provides data on the people seeking and receiving state owned and managed Indigenous housing assistance and the dwellings managed by state government agencies under this program. It presents summary and performance indicator data collected in the 2005–06 state owned and managed Indigenous housing data collection. The specifications for each of the 11 performance indicators are briefly examined along with the data.

2 Background

The 2003 CSHA aims to provide appropriate, affordable and secure housing assistance for those who most need it, for the duration of their need. To ensure these aims are being met, all jurisdictions and the Commonwealth have agreed to a CSHA National Performance Indicator Framework (Figure 4). This contains 11 indicators against which all jurisdictions must report.

2.1 The CSHA National Performance Indicator Framework for 2005–06

A review of the CSHA national performance indicators was conducted by the National Housing Data Agreement Management Group in November 2005 resulting in changes to some indicators for the 2005–06 collection. These changes include:

Indicator	Changes for 2005–06 collection
P2 Affordability	Now defined as two sub-indicators: (a) average weekly rental subsidy per tenant; and (b) the proportion of households spending less than 30% of their income in rent. P2 was previously defined as: The rent charged as a proportion of the market rent value for each dwelling (adjusted for Commonwealth Rent Assistance).
P4 Low income	Simplified to no longer include special needs and to only apply to new households (that is, households that commenced public rental housing/SOMIH assistance during the year ending 30 June).
P5 Special needs	Simplified to use S2 Total number of new households assisted for year ending 30 June as the denominator, rather than the restricted denominator SN2 Total number of new households for year ending 30 June for when details of whether or not they have special needs are known.
P10 Turnaround time	Clarified to include only those vacancies of dwelling stock that are available to rent through normal processes.

Further detail on the data items and performance indicators can be found in:

- the *Public rental and state owned and managed Indigenous housing data manual 2005–06* (AIHW 2006b), <www.aihw.gov.au/housing/assistance/data_collections/index.cfm>
- the *National housing assistance data dictionary version 3* (AIHW 2006a), <www.aihw.gov.au/housing/unit_publications/index.cfm>.

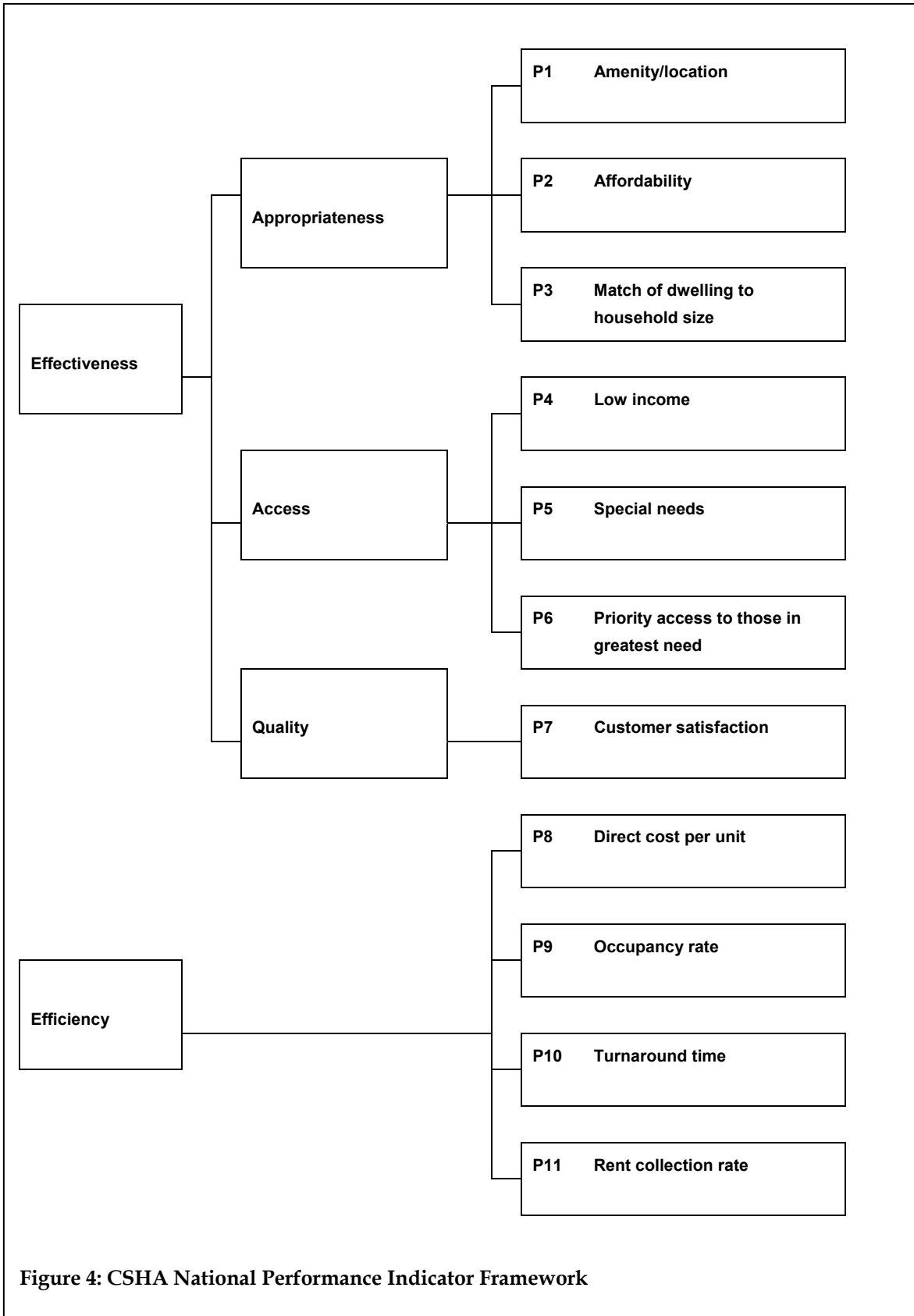


Figure 4: CSHA National Performance Indicator Framework

3 General notes

Data in this report should be read in conjunction with the *Public rental and state owned and managed Indigenous housing data manual 2005–06* (AIHW 2006b) which can be downloaded from <www.aihw.gov.au/housing/unit_publications/index.cfm>.

3.1 Symbols

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

3.2 Scope

The state owned and managed Indigenous housing data collection reports on all housing stock where ownership and management reside with the state government and allocation is specifically identified for Indigenous households only. This also includes stock managed by an Indigenous housing government agency for allocation to Indigenous tenants. Funding may be provided from state owned and managed Indigenous housing or general grants.

This collection aims to exclude community-managed Indigenous housing where the tenancy manager function of assessing applicants and allocation and management of housing to eligible households is carried out by the community agency. However, due to the complexity of funding arrangements in the Indigenous housing sector, the potential exists in some jurisdictions for some community-managed dwellings (whether government or community owned) to be included in state owned and managed Indigenous housing reporting. Care should therefore be exercised in interpreting the results of this collection.

3.3 Coverage

3.3.1 Australian Capital Territory

The Australian Capital Territory does not have a separately identified Indigenous housing program. Indigenous Australians are housed as part of the public rental housing program. The Australian Capital Territory does not receive any funds specifically for Indigenous housing and therefore did not supply any data for this collection.

3.3.2 Northern Territory

All Indigenous-specific housing programs in the Northern Territory are community managed and administered. Acting on a 1992 Council of Australian Governments' resolve to foster partnerships with the Indigenous community to improve the delivery of services, the Northern Territory Government signed an agreement with the Aboriginal and Torres Strait Islander Commission and the Department of Family and Community Services to pool Indigenous housing funding and to create the Indigenous Housing Authority of the Northern Territory (IHANT). The Northern Territory is not able to differentiate between the various funding sources and therefore did not supply any data for this collection.

3.3.3 Other jurisdictions

All jurisdictions were able to provide most of the data requested for this collection in keeping with the definitions of the *National housing assistance data dictionary version 3* (AIHW 2006a). Exceptions to this are explained in the footnotes.

3.4 Changes to the 2005–06 data collection

3.4.1 Modified data items

The following data items have been modified:

S9	Amended to align with new summary item S32 (see Section 4.1.2).
AF1, AF2	Households for whom Commonwealth Rent Assistance (CRA) income unit type and income details are not known are no longer excluded.
P4(a)a	Renamed to P4(a).
P4(a)b	Renamed to P4(b).
P5	The formula for the calculation of P5 has been amended to use S2 instead of SN2 as the denominator.
P8	The formula for the calculation of P8 has been amended to use OR2 instead of DC2 as the denominator.
TT1, TT2, P10	The definition of TT1, TT2 and P10 has been clarified to include only vacancy episodes in dwelling stock available to rent through normal processes.
P11	Renamed from Rent arrears to Rent collection rate.

3.4.2 New data items

The following new data items have been added to the 2005–06 data collection:

New summary items:

- S0 Total number of all households at 30 June. This summary item is the same as data item LI8 in previous years' collections.
- S32 Number of dwellings undergoing major redevelopment at 30 June (see Section 4.1.2).

New financial summary items:

- S30 Beginning gross rent debts for the year ending 30 June.
- S31 Closing gross rent debts for the year ending 30 June.

The previous P2 indicator has been replaced by two new sub-indicators:

- P2(a) Average weekly rental subsidy per tenant.
- P2(b) The proportion of rebated households spending not more than 30% of their income in rent.

3.4.3 Deleted data items

The following data items are no longer reported:

- AF3 Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for the week of 30 June.
- P2 Rent charged as a proportion of the market rent (adjusted for Commonwealth Rent Assistance (CRA)).
This item has been replaced by two new sub-indicators, P2(a) and P2(b) (see Section 3.4.2).
- LI2a Total number of new households with special needs but not on low income A for year ending 30 June.
- LI2b Total number of new households with special needs but not on low income A or B for year ending 30 June.
- LI4 Total number of new households where income, household group and special needs details are known for year ending 30 June.
- LI5 Total number of all rebated households at 30 June.
- LI6 Total number of all special needs households paying market rent at 30 June.
- LI7 Total number of households paying market rent where special needs details are not known at 30 June.
- LI8 Total number of all households at 30 June.
This item has been replaced by new item S0.

P4(b)a	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A.
P4(b)b	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A and B.
P4(c)	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing).
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June.
DC2	Total number of dwellings at 30 June.

3.4.4 Clarified counting rules

None.

3.5 Data definitions

The *National housing assistance data dictionary version 3* (AIHW 2006a) was the authoritative source of data definitions and standards for this collection.

3.6 Data qualifications

In addition to qualifications detailed in the footnotes, the following qualifications apply to the reported data:

1. Data that are calculated 'via the data repository' are those where the jurisdiction has provided a unit record file to the Australian Institute of Health and Welfare (AIHW) and the AIHW uses this data to calculate the data item/performance indicator.
2. The National Housing Assistance Data Repository was used to collect all state owned and managed Indigenous housing administrative data (excluding financial data (S23, S24, S25, S30, S31, P8 and P11) which were provided directly by jurisdictions, employment data (S26 and S27) which were also provided directly by the jurisdictions, and tenant satisfaction data (P1 and P7) which were collected through the 2005 National Social Housing Survey of state owned and managed Indigenous housing tenants (Roy Morgan Research 2006) for all jurisdictions.
3. Mixed composition households in Tasmania and households for whom household composition cannot be determined in all jurisdictions are excluded from some performance indicator calculations as there may be insufficient information to calculate these items. These exclusions are footnoted at the relevant indicator(s).

3.7 Terminology used

Dwelling

For the purpose of this collection, a *dwelling* equals a rental tenancy unit which can be defined as the unit of accommodation to which a rental agreement can be made.

In the majority of cases there will be only one rental tenancy unit within a dwelling structure; however, in a small number of cases, there may be more than one tenancy unit.

Group household

For the purpose of this collection, a *group household* is a household consisting of two or more occupants where all persons are aged 16 years or over. There are no reported couple or parent-child relationships in these households.

Household

For the purpose of this collection, a *household* equals a tenancy agreement. In the majority of cases there will be one household per rental tenancy unit.

Indigenous household

For the purpose of this collection, an *Indigenous household* is a household that contains one or more Indigenous people.

Low income household

A *low income household* for the CSHA special needs definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

Mixed composition household

For the purpose of this collection, a *mixed composition household* is one that is neither a single family nor a group household. Before 2003-04, mixed composition households were referred to as multiple family households.

Ongoing household

For the purpose of this collection, an *ongoing household* is one that is valid at 30 June 2006, including those who terminated their tenancy on 30 June 2006.

4 CSHA 2005–06 state owned and managed Indigenous housing data

4.1 Summary data

4.1.1 Description

Some summary data are linked to performance indicators to assist with providing context for that indicator. For example:

- S4, S6 and S7 add context when analysing data for P6 Priority access to those in greatest need
- S4 also adds context for P5 Special needs
- S8, S9 and S32 add context when analysing data for P9 Occupancy rates.

However, some summary items are independent of performance indicators and provide additional information about state owned and managed Indigenous housing.

4.1.2 Changes for 2005–06

Summary item S9 Total number of untenable dwellings at 30 June 2006 has been separated into two components: the number of dwellings undergoing major redevelopment at 30 June 2006 has been excluded and reported as S32. The new S9 reports a more accurate picture of Total number of untenable dwellings at 30 June 2006.

Three new summary items have been collected in the 2005–06 collection. These are:

- S30 Beginning gross rent debts for year ending 30 June 2006
- S31 Closing gross rent debts for year ending 30 June 2006
- S32 Total number of dwellings undergoing major redevelopment at 30 June 2006.

The values for S30 and S31 were provided directly by the jurisdictions and not calculated via the data repository (see Section 3.6).

4.1.3 Data qualifications

1. Comparison of S15 and S16 with previous years' data should be made with caution as the Proxy Occupancy Standard has been revised for 2005–06.
2. Households whose composition cannot be determined are excluded from S15 and S16 for all jurisdictions because of uncertainties in estimating bedroom requirements.

3. Tasmania excludes mixed composition households from S15 and S16 because there is insufficient information for these households to accurately determine their composition.
4. New South Wales and Victoria exclude non-rebated households from S15 and S16 because there is insufficient information for these households to accurately determine their composition.

Table 4.1: CSHA state owned and managed Indigenous housing summary data, 2005–06

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2006										
S0	Total number of all households at 30 June 2006	4,041	1,248	2,822	2,138	1,791	346	..	..	12,386
S1	Total number of all households assisted with rebated state owned and managed Indigenous rental housing at 30 June 2006	3,359	1,093	2,382	1,801	1,530	270	..	..	10,435
For year ending 30 June 2006								..	..
S2	Total number of new households assisted for year ending 30 June 2006	383	138	269	310	223	53	..	..	1,376
S4	Total number of households who relocated from one state owned and managed Indigenous rental housing dwelling to another state owned and managed Indigenous rental housing dwelling for year ending 30 June 2006 (transfers)	184	78	92	131	121	11	..	..	617
At 30 June 2006								..	..
S6	Total number of new applicants on waiting list who have a 'greatest need' at 30 June 2006	47	170	50	91	295	n.a.	..	..	653
S7	Total number of applicants on waiting list at 30 June 2006	1,737	1,178	2,710	2,007	2,001	182	..	..	9,815
S8	Total number of tenable dwellings at 30 June 2006	4,119	1,258	2,834	2,178	1,883	349	..	..	12,621
S9	Total number of untenable dwellings at 30 June 2006	28	31	63	62	0	3	..	..	187
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2006	991	539	1,601	1,209	522	87	..	..	4,949
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2006	2,027	547	778	568	947	154	..	..	5,021
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2006	284	0	1	11	14	21	..	..	331
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2006	0	4	1	9	13	8	..	..	35
S14	Total number of rebated households occupying state owned and managed Indigenous housing for whom income details are known at 30 June 2006	3,354	1,090	2,381	1,797	1,496	270	..	..	10,388
S15	Number of households with moderate overcrowding at 30 June 2006	302	108	448	363	190	28	..	..	1,439

(continued)

Table 4.1 (continued): CSHA state owned and managed Indigenous housing summary data, 2005-06

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2006										
S16	Number of households with under-utilisation at 30 June 2006	739	172	337	197	443	50	..	..	1,938
S17	Total number of dwellings in Major cities of Australia at 30 June 2006	1,700	494	382	649	1,163	0	..	..	4,389
S18	Total number of dwellings in Inner regional Australia at 30 June 2006	1,329	478	434	179	148	289	..	..	2,858
S19	Total number of dwellings in Outer regional Australia at 30 June 2006	832	314	1,302	499	340	63	..	..	3,350
S20	Total number of dwellings in Remote Australia at 30 June 2006	215	5	300	457	114	0	..	..	1,092
S21	Total number of dwellings in Very remote Australia at 30 June 2006	64	0	498	487	150	0	..	..	1,198
S22	Total number of dwellings in Migratory areas at 30 June 2006	0	0	0	0	0	0	..	..	0
For year ending 30 June 2006										
S23	Total capital expenditure for year ending 30 June 2006 (\$'000)	23,724	10,087	32,673	12,759	9,037	1,007	..	..	89,287
S24	Total recurrent expenditure for year ending 30 June 2006 (\$'000)	65,197	11,287	73,741	117,886	16,679	1,954	..	..	286,744
S25	Total amount spent on repairs and maintenance for year ending 30 June 2006 (\$'000)	11,325	1,779	7,576	7,460	5,783	886	..	..	34,809
At 30 June 2006										
S26	Total number of Indigenous employees in state owned and managed Indigenous housing at 30 June 2006	165	18	11	84	41	4	..	..	323
S27	Total number of employees in state owned and managed Indigenous housing at 30 June 2006	191	18	145	1,168	79	4	..	..	1,605
For year ending 30 June 2006										
S30	Beginning gross rent debts for year ending 30 June 2006	1,349	288	166	3,100	3,839	150	..	..	8,892
S31	Closing rent debts for year ending 30 June 2006	1,343	305	159	3,157	4,525	111	..	..	9,600

(continued)

Table 4.1 (continued): CSHA state owned and managed Indigenous housing summary data, 2005–06

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2006										
S32	Total number of dwellings undergoing major redevelopment at 30 June 2006	0	2	19	32	32	0	..	..	85

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

- All S9 Comparison with previous years' data should be made with caution as the definition of this item has been revised for 2005–06. Dwellings undergoing major redevelopment are now excluded from this item and are included in new descriptor item S32.
- S10–S13 Amounts of up to but excluding 0.5% above the cut-off for a category are included in that category. For example, if rent charged/income x 100 = 20.4, then it is counted in the 'paying 20% or less' category.
- S10–S13 Excludes households where either assessable income or rent charged is zero.
- S12, S13 Under the 1999 CSHA, jurisdictions agreed to limit rent to 25% of income. Households in these categories are the result of rent and/or income details having not been updated or minor jurisdictional policy variations.
- S14 Figures from S10–S13 do not sum to S14 due to a minor data adjustment. See NSW S14 footnote.
- S15, S16 Data are not comparable with previous years' data as the Proxy Occupancy Standard has been revised for 2005–06.
- S15, S16 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictionsc data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,041	1,248	2,822	2,138	1,791	346	..	..
Excludes:								
Non-rebated households	682	155	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	16	..	..
Households for whom composition cannot be determined	1	1	0	1	0	0	..	..
Exclusions as a % of total ongoing households	16.9	12.5	0.0	0.0	0.0	4.6	..	..

S17–S25, S30, S31 Due to rounding the national total may not equal the sum of jurisdictions' data items.

S32 New descriptor item in 2005–06.

(continued)

NSW	S12	With the introduction of the Reshaping Public Housing policy during 2005–06, moderate income renters are now charged 25–30% of their income as rent. In addition, some SOMIH tenants were deemed eligible to receive Commonwealth Rent Assistance (CRA). The CRA component of a tenant's income is assessed at 100% for rent.
	S13	Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.
	S14	Figures from S10–S13 do not sum to S14 due to adjustment to S13 by jurisdiction. See S13 footnote.
	S15, S16	Data are not comparable with previous years' data as mixed composition households are now included. In 2005–06 there are 240 mixed composition households included.
	S26, S27	Includes 126 Indigenous workers employed under Aboriginal Housing Office Aboriginal Employment in Construction Policy (CSHA funded).
Vic	S7	Indigenous applicants are eligible to be allocated in both state owned and managed Indigenous housing and mainstream public rental housing.
	S8, S9	Data are unreconciled and may not match published jurisdictional annual data.
Qld	S6	Data are not directly comparable with previous years' data as the criteria used for determining greatest need were expanded during 2005–06.
	S7	Data are not comparable with previous years' data as a backlog of ineligible applications was deleted from the waitlist in 2005–06.
	S15, S16	Data for 2003–04 are not comparable with other years' data as a different methodology was used in that year.
	S26, S27	Data are not comparable with the previous year's data as the methodology used to estimate S26 and S27 has changed. In 2005–06 the data relate to all staff whose duties included work on SOMIH. The majority of these staff also worked on other social housing programs.
WA	S10–S13	Data are based upon gross income (not assessable income).
	S15, S16	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 344 mixed composition households included.
	S26, S27	Data are not comparable with the previous year's data or with those of other jurisdictions as they relate to the whole of the Department of Housing and Works. Staff whose duties include work on SOMIH are not separately identifiable in 2005–06.
SA	S1	Includes 34 households reported as receiving a rebated rent without income details being declared due to provisions of the Rent Assessments policy.
	S6	Data should be interpreted with caution as some priority applicants may bypass the priority process in low wait time areas.
	S12, S13	Data should be interpreted with caution as updated income details are not available for these households. They are reported as paying a rebated rent due to a policy of capping rent increases for full rent households.
	S15, S16	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 239 mixed composition households included.
Tas	S6	Assessment against greatest need criteria are not currently recorded on the Tasmanian Housing Information System, therefore no data are reported.

4.2 Performance indicators

4.2.1 P1 Amenity/location

This indicator assesses the amenity and location of dwellings as assessed by state owned and managed Indigenous housing tenants. This indicator has two components: P1(a) Amenity and P1(b) Location.

Data for this performance indicator were collected via the 2005 State Owned and Managed Indigenous Housing Survey.

Complete results for this survey, including values for the indicator P1 Amenity/location are available in *State Owned and Managed Indigenous Housing Survey 2005* (Roy Morgan Research 2006). This report is available at <www.aihw.gov.au/indigenous/somih.cfm>.

The NSHS of SOMIH tenants asked tenants to answer whether the amenity/location aspects of their dwelling were 'important', 'not important' or 'not applicable' to them and whether these aspects 'met their household's needs' or 'didn't meet their household's needs'.

P1(a) Amenity

The NSHS of SOMIH tenants asked tenants about the importance and adequacy of the following amenities:

- Size of the dwelling
- Modifications for special needs
- Ease of access and entry
- Car parking.
- Yard space and fencing
- Privacy of your home
- Safety/security of home

The performance indicator is calculated as:

$$P1(a) = \frac{\text{Number of tenants who said the amenity aspect is important and meets their needs} \times 100}{\text{Number of tenants who said the amenity aspect is important and gave a valid answer to needs question (meets or doesn't meet their needs)}}$$

The percentages in Table 4.2 show the proportion of tenants expressing needs being met in relation to the amenity of their dwelling. Only tenants who considered the amenity aspect to be important are included in the calculation.

P1(b) Location

The NSHS of SOMIH tenants also asked tenants about the importance and adequacy of the location of their dwelling in relation to the following facilities and services:

- Shops and banking
- Public transport
- Parks and recreational facilities
- Child care facilities
- Emergency services, medical services/hospitals
- Educational and training facilities
- Employment/place of work
- Community and support services
- Family and friends
- Safety/security of neighbourhood

The performance indicator is calculated as:

$$P1(b) = \frac{\text{Number of tenants who said the location aspect is important and meets their needs} \times 100}{\text{Number of tenants who said the location aspect is important and gave a valid answer to needs question (meets or doesn't meet their needs)}}$$

The percentages in Table 4.3 show the proportion of tenants expressing needs being met in relation to the location of their dwelling. Only tenants who considered the location aspect to be important are included in the calculation.

Data qualifications

1. Care needs to be taken in interpreting small differences in the results as these may be affected by various sampling issues.
2. See the *State Owned and Managed Indigenous Housing Survey 2005* report (Roy Morgan Research 2006) for specific data qualifications.
3. Results from the 2005 NSHS of SOMIH tenants are not comparable with those from the 2005 NSHS of public housing tenants due to differences in survey sample design and data collection methodologies.

Table 4.2: CSHA state owned and managed Indigenous housing: P1(a) Amenity, July–September 2005 (per cent)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	168	147	167	157	157	101	..	..	897
Per cent of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Ease of access and entry	85	87	78	80	85	86	..	..	83
Privacy of home	84	82	81	68	75	79	..	..	79
Car parking	84	80	70	74	82	85	..	..	78
Size of dwelling	81	77	79	66	70	77	..	..	76
Yard space and fencing	73	73	74	61	61	64	..	..	69
Safety/security of home	67	73	74	59	64	67	..	..	67
Modifications for special needs	55	64	58	53	57	64	..	..	57
P1(a) Amenity	77	78	75	67	71	75	..	..	74

Notes

All Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see <www.aihw.gov.au/indigenous/somih.cfm>. Results from the 2005 NSHS of SOMIH tenants are not comparable with those from the 2005 NSHS of public housing tenants due to differences in survey sample design and data collection methodologies.

Table 4.3: CSHA state owned and managed Indigenous housing: P1(b) Location, July–September 2005 (per cent)

	NSW	Vic	Qld	WA	SA	Tas	NT	ACT	Total
Sample size (number)	168	147	167	157	157	101	..	..	897
Per cent of tenants who said this location aspect is important and meets their needs									
Location aspect									
Public transport	94	99	94	75	97	89	..	..	92
Education/training facilities	90	92	91	86	84	93	..	..	89
Shops and banking	88	91	93	78	91	84	..	..	88
Family and friends	88	91	91	82	85	79	..	..	88
Child care facilities	91	88	87	80	83	83	..	..	87
Community and support services	88	92	90	78	87	87	..	..	87
Employment/place of work	83	86	87	87	84	83	..	..	85
Parks and recreational facilities	84	87	90	76	84	81	..	..	84
Safety/security of neighbourhood	82	89	92	76	80	78	..	..	84
Emergency services, medical services/hospitals	81	82	88	76	90	75	..	..	83
P1(b) Location	87	90	91	79	87	83	..	..	87

Notes

All Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see <www.aihw.gov.au/indigenous/somih.cfm>. Results from the 2005 NSHS of SOMIH tenants are not comparable with those from the 2005 NSHS of public housing tenants due to differences in survey sample design and data collection methodologies.

4.2.2 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 tenant (P2(a))
- (b) the proportion of rebated households spending not more than 30% of their income in rent (P2(b)).

These performance indicators are calculated as:

$$P2(a) = \frac{\text{Total market rent value of dwellings for which a rent was charged for week of 30 June 2006 (AF2) - Total rents charged to tenants for week of 30 June 2006 (AF1)}}{\text{Total number of all households at 30 June 2006 (S0)}}$$

$$P2(b) = \frac{\text{Number of rebated households paying 20\% or less of assessable income in rent at 30 June 2006 (S10) + Number of rebated households paying more than 20\% but not more than 25\% of assessable income in rent at 30 June 2006 (S11) + Number of rebated households paying more than 25\% but not more than 30\% of assessable income rent at 30 June 2006 (S12)}}{\text{Total number of rebated households occupying public housing/state owned and managed Indigenous housing for whom income details are known at 30 June 2006 (S14)}}$$

Changes for 2005–06

The P2 Affordability indicator has been replaced by new indicators P2(a) and P2(b). Data items AF1 and AF2 no longer exclude households for whom income unit type and income details for calculating Commonwealth Rent Assistance (CRA) are not known, and data item AF3 is no longer reported. Data are therefore not comparable with previous years' data.

Data qualifications

None.

Table 4.4: CSHA state owned and managed Indigenous housing: P2 Affordability, 2005–06

Data item	Affordability	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2006										
AF1	Total rents charged for week of 30 June 2006 (\$'000)	424.2	124.7	276.9	200.5	173.3	33.2	..	..	1,232.8
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2006 (\$'000)	786.5	234.3	514.9	348.7	302.6	58.8	..	..	2,245.9
P2(a)	Average weekly rental subsidy per tenant (\$)	90	88	84	69	72	74	..	..	82
P2(b)	The proportion of rebated households spending not more than 30% of their income in rent (%)	100.0	99.6	100.0	99.5	99.1	97.0	..	..	99.2

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All	AF1, AF2, P2(a), P2(b)	The P2 Affordability indicator has been reviewed and redefined for 2005–06. Data items AF1 and AF2 no longer exclude households on the basis of household composition or rebate status. Data item AF3 is no longer reported. P2 has been replaced by new indicators P2(a) and P2(b). Data are therefore not comparable with previous years' data.
NSW	AF1, AF2 P2(b)	Due to rounding the national total may not equal the sum of jurisdictions' data items. Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.

4.2.3 P3 Match of dwelling to household size

This indicator measures the proportion of households where dwelling size is not appropriate due to overcrowding. Overcrowding occurs where two or more additional bedrooms are required to satisfy the Proxy Occupancy Standard. The Proxy Occupancy Standard is:

Household component	Dwelling size required
Single adult only	1 bedroom
Single adult (group)	1 bedroom (per adult)
Couple with no children	2 bedrooms
Sole parent or couple with 1 child	2 bedrooms
Sole parent or couple with 2 or 3 children	3 bedrooms
Sole parent or couple with 4 children	4 bedrooms
Sole parent or couple with 5 children	5 bedrooms
Sole parent or couple with 6 children	6 bedrooms
Sole parent or couple with 6+ children	equal to number of children

This performance indicator is calculated as:

$$\frac{\text{Total number of households with overcrowding at 30 June 2006 (HS1)} \times 100}{\text{Total number of households occupying state owned and managed Indigenous housing for which tenancy composition and dwelling details are known at 30 June 2006 (HS2)}}$$

Changes for 2005–06

The Proxy Occupancy Standard was reviewed for 2005–06 and subsequently the four-bedroom cap was removed.

Data qualifications

1. Data for the P3 indicator are not comparable with previous years due to the introduction of the new Proxy Occupancy Standard.
2. Households whose composition cannot be determined are excluded from all jurisdictions because of uncertainties in estimating bedroom requirements.
3. Tasmania excludes mixed composition households because there is insufficient information for these households to accurately estimate their bedroom requirements.
4. New South Wales and Victoria exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.

Table 4.5: CSHA state owned and managed Indigenous housing: P3 Match of dwelling to household size, 2005–06

Data item	Match of dwelling to household size	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2006										
HS1	Total number of households with overcrowding at 30 June 2006	115	29	260	250	105	7	..	..	766
HS2	Total number of households occupying state owned and managed Indigenous housing for which tenancy composition and dwelling details are known at 30 June 2006	3,358	1,092	2,822	2,137	1,791	330	..	..	11,530
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	3.4	2.7	9.2	11.7	5.9	2.1	..	..	6.6

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All HS1, P3 Data are not comparable with previous years' data as the Proxy Occupancy Standard has been revised for 2005–06.
 HS1, HS2, P3 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions' data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,041	1,248	2,822	2,138	1,791	346	..	..
Excludes:								
Non-rebated households	682	155					..	..
Mixed composition households	..	..	..	..	..	16	..	..
Households for whom composition cannot be determined	1	1	0	1	0	0	..	..
Exclusions as a % of total ongoing households	16.9	12.5	0.0	0.0	0.0	4.6	..	..

NSW HS1, HS2, P3 Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 240 mixed composition households included.
 Qld HS1, P3 Data for 2003–04 are not comparable with other years' data as a different methodology was used in that year.
 WA HS1, HS2, P3 Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 344 mixed composition households included.
 SA HS1, HS2, P3 Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 239 mixed composition households included.

4.2.4 P4 Low income

This indicator assesses the low income of all households receiving assistance. It has two components:

- (a) the number of new low income A households as a proportion of all new households (P4(a))
- (b) the number of new low income B households as a proportion of all new households (P4(b)).

The low income components are defined as:

- (a) 'low income A' captures households that receive an income equivalent to or below 100% of government income support benefits at the pensioner rate;¹ and
- (b) 'low income B' captures households with an income above 100% of the government income support benefits at the pensioner rate, but below the effective cut-off for receiving any government income support benefits.

The 'low income A' and 'low income B' household cut-off measures include:

- adult (single or couple) pension rate
- where eligible, family tax benefit part A (up to the full rate)
- income-free areas for both adults and children
- pharmaceutical allowance.

These performance indicators are calculated as:

$$P4(a) = \frac{\text{Number of new households with 'low income A' for year ending 30 June 2006 (LI1a)} \times 100}{\text{Total number of new households for year ending 30 June 2006 where income and tenancy composition details are known (LI3)}}$$

$$P4(b) = \frac{\text{Number of new households with 'low income B' for year ending 30 June 2006 (LI1b)} \times 100}{\text{Total number of new households where income and tenancy composition details are known for year ending 30 June 2006 (LI3)}}$$

1 The pensioner (single and couple) benefit rate has been selected as the 'low income A' household cut-off measure as pension rates are higher than other allowance rates (for example, unemployment benefits). The selection of the higher benefit rate allows all persons receiving up to or equivalent to 100% government income support benefits (for example, pensioners, unemployed, youth allowance.) to be captured within the 'low income A' household cut-off measure. It should be noted that this group might include some income earners, provided their total income is not greater than 100% of the pensioner rate of government income support benefits.

Changes for 2005–06

The P4 components that took account of special needs – P4(b)a, P4(b)b and P4(c) – are no longer required. Therefore data items LI2a, LI2b, LI4, LI5, LI6 and LI7 are also no longer collected. Data item LI8 has been renamed as summary item S0 and is reported in Section 4.1. P4(a)a has been renamed to P4(a) and P4(a)b has been renamed to P4(b).

Data qualifications

1. Households whose composition cannot be determined are excluded from all jurisdictions because of uncertainties in estimating their income support entitlements.
2. New South Wales excludes non-rebated households because there is insufficient information for these households to accurately estimate their income support entitlements.
3. Tasmania excludes mixed composition households because there is insufficient information for these households to accurately estimate their income support entitlements.
4. Households with assessable income of zero are included in these data items and performance indicators. Households where the household income is unknown are excluded.

Table 4.6: CSHA state owned and managed Indigenous housing: P4 Low income, 2005–06

Data item	Low income	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
L11a	Total number of new households with low income A for year ending 30 June 2006	327	105	240	272	193	42	..	..	1,179
L11b	Total number of new households with low income B for year ending 30 June 2006	14	14	27	31	27	3	..	..	116
L13	Total number of new households where income and tenancy composition details are known for year ending 30 June 2006	341	119	269	307	223	45	..	..	1,304
P4(a)	The number of new low income households as a proportion of all new households. Low income A (%)	95.9	88.2	89.2	88.6	86.5	93.3	..	..	90.4
P4(b)	The number of new low income households as a proportion of all new households. Low income B (%)	4.1	11.8	10.0	10.1	12.1	6.7	..	..	8.9

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

- All P4(a), P4(b) The P4 Low income indicators have been reviewed for 2005–06. Data items LI2a, LI2b and LI4–LI8 and indicators P4(b)a, P4(b)b and P4(c) are no longer collected or reported.
- L11a, LI3, P4(a) Includes households where assessable income was zero.
- L11a, LI1b, LI13, P4(a), P4(b) Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions' data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated households	383	138	269	310	223	53	..	..
Excludes newly allocated:								
Non-rebated households	42	..	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	0	..	..
Households for whom composition cannot be determined	0	19	0	1	0	0	..	..
Exclusions as a % of total newly allocated households	11.0	13.8	0.0	0.3	0.0	0.0	..	..

(continued)

NSW	LI1a, LI1b, LI13, P4(a), P4(b)	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 21 mixed composition households included.
Qld	LI1a, LI1b, LI13, P4(a), P4(b)	Comparison with other jurisdictions' data should be made with caution as Queensland uses assessable income as a proxy for gross income.
WA	LI1a, LI1b, LI13, P4(a), P4(b)	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 50 mixed composition households included.
SA	LI1a, LI1b, LI13, P4(a), P4(b)	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 26 mixed composition households included.
	LI1a, LI1b, LI13, P4(a), P4(b)	Comparison with other jurisdictions' data should be made with caution as South Australia uses assessable income as a proxy for gross income.

4.2.5 P5 Special needs

This indicator assesses the special needs status of all households receiving assistance. The proxy for this measure is the proportion of new tenancies that are allocated to households with special needs² 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 50 years or more.

This performance indicator is calculated as:

$$\frac{\text{Total number of new households with special needs for year ending 30 June 2006 (SN1)} \times 100}{\text{Total number of new households assisted for year ending 30 June 2006 (S2)}}$$

Changes for 2005–06

The formula for the calculation of P5 has been modified to use S2 Total number of new households assisted with rebated public rental housing at 30 June as the denominator, rather than SN2 Total number of new households for year ending 30 June for whom details of whether or not they have special needs are known, due to data availability and quality issues. Data item SN2 is no longer reported.

Data qualifications

1. Data for the P5 indicator are not directly comparable with previous years' data due to a change in the derivation of the performance indicator.

-
2. Special need is defined in mainstream CSHA data collections as low income households:
 - that satisfy the Indigenous household definition; or
 - 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 50 years or more.

Table 4.7: CSHA state owned and managed Indigenous housing: P5 Special needs, 2005–06

Data item	Special needs	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
SN1	Total number of new households with special needs for year ending 30 June 2006	187	59	126	165	101	33	..	..	671
P5	The proportion of new tenancies that are allocated to households with special needs (%)	48.8	42.8	46.8	53.2	45.3	62.3	..	..	48.8

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All	SN1, P5	The P5 Special needs indicator has been reviewed and redefined for 2005–06. Data item SN2 is no longer reported. P5 data are not directly comparable with previous years' data.
NSW	SN1, P5	Data are not directly comparable with other jurisdictions' data due to some minor data quality issues.
Vic	SN1, P5	Data are not directly comparable with previous years' data as additional information (receipt of a disability pension) was used to identify special needs for 2005–06.
Qld	SN1, P5	Data for 2003–04 and 2004–05 are not directly comparable with previous years' data as a different methodology was used in those years.
SA	SN1, P5	Data should be interpreted with caution as special needs information is self-identified and not mandatory.
Tas	SN1, P5	Disability information is self-identified and is not mandatory.

4.2.6 P6 Priority access to those in greatest need

This indicator assesses whether those in greatest need are allocated housing first. 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:

- (a) they were homeless
- (b) and/or their life or safety was at risk in their accommodation
- (c) and/or their health condition was aggravated by their housing
- (d) and/or their housing was inappropriate to their needs
- (e) and/or they had very high rental housing costs (AIHW 2006a).

This performance indicator measures the proportion of new allocations to those in greatest need in six time periods:

- 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))
- total (P6).

These performance indicators are calculated as:

$$P6(a) = \frac{\text{Total number of new greatest need households allocated housing in the time period: Less than 3 months for year ending 30 June 2006 (PA1) } \times 100}{\text{Total number of new households allocated housing in the time period: Less than 3 months for year ending 30 June 2006 (PA7)}}$$

$$P6(b) = \frac{\text{Total number of new greatest need households allocated housing in the time period: 3 months to less than 6 months for year ending 30 June 2006 (PA2) } \times 100}{\text{Total number of new households allocated housing in the time period: 3 months to less than 6 months for year ending 30 June 2006 (PA8)}}$$

$$P6(c) = \frac{\text{Total number of new greatest need households allocated housing in the time period: 6 months to less than 1 year for year ending 30 June 2006 (PA3) } \times 100}{\text{Total number of new households allocated housing in the time period: 6 months to less than 1 year for year ending 30 June 2006 (PA9)}}$$

$$P6(d) = \frac{\text{Total number of new greatest need households allocated housing in the time period: 1 year to less than 2 years for year ending 30 June 2006 (PA4)} \times 100}{\text{Total number of new households allocated housing in the time period: 1 year to less than 2 years for year ending 30 June 2006 (PA10)}}$$

$$P6(e) = \frac{\text{Total number of new greatest need households allocated housing in the time period: 2 years or more for year ending 30 June 2006 (PA5)} \times 100}{\text{Total number of new households allocated housing in the time period: 2 years or more for year ending 30 June 2006 (PA11)}}$$

$$P6 = \frac{\text{Total number of new greatest need households allocated housing in the time period: Total for year ending 30 June 2006 (PA6)} \times 100}{\text{Total number of new households allocated housing in the time period: Total for year ending 30 June 2006 (PA12)}}$$

Data qualifications

1. The waiting list time for calculating PA1 to PA6 refers to the period of time from the date the applicant was eligible for 'greatest need' assistance to the date assistance commenced. If an applicant transferred between waiting list categories, only the time spent on the waiting list from when the applicant met the greatest need definition is counted. Exceptions to this rule are footnoted.
2. PA1 to PA6 exclude waiting list applicants who have missing greatest need and/or waiting list details.
3. PA7 to PA12 exclude waiting list applicants who have missing waiting list details.
4. For Tasmania, greatest need details are not available.
5. The determination of greatest need was based on waiting list priority reason codes for all jurisdictions except Tasmania (see data qualification 4). Only priority reason codes that meet the nationally agreed definition are included (AIHW 2006a).

Table 4.8: CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2005–06

Data item	Priority access to those in greatest need	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
PA1	Total number of new greatest need households allocated housing in the time period: Less than 3 months	20	12	12	50	81	n.a.	..	..	175
PA2	Total number of new greatest need households allocated housing in the time period: 3 months to less than 6 months	7	10	10	29	22	n.a.	..	..	78
PA3	Total number of new greatest need households allocated housing in the time period: 6 months to less than 1 year	1	6	4	9	30	n.a.	..	..	50
PA4	Total number of new greatest need households allocated housing in the time period: 1 year to less than 2 years	3	5	2	0	31	n.a.	..	..	41
PA5	Total number of new greatest need households allocated housing in the time period: 2 years or more	0	0	4	0	13	n.a.	..	..	17
PA6	Total number of new greatest need households allocated housing in the time period: Total	31	33	32	88	177	n.a.	..	..	361
PA7	Total number of new households allocated housing in the time period: Less than 3 months	114	42	53	132	113	22	..	..	476
PA8	Total number of new households allocated housing in the time period: 3 months to less than 6 months	59	28	25	40	22	13	..	..	187
PA9	Total number of new households allocated housing in the time period: 6 months to less than 1 year	64	22	27	38	35	13	..	..	199
PA10	Total number of new households allocated housing in the time period: 1 year to less than 2 years	58	16	42	43	35	4	..	..	198
PA11	Total number of new households allocated housing in the time period: 2 years or more	83	30	122	57	18	1	..	..	311
PA12	Total number of new households allocated housing in the time period: Total	378	138	269	310	223	53	..	..	1,371

(continued)

Table 4.8 (continued): CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2005–06

Data item	Priority access to those in greatest need	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
P6(a)	The proportion of new allocations to households in greatest need in the time period: Less than 3 months (%)	17.5	28.6	22.6	37.9	71.7	n.a.	..	..	36.8
P6(b)	The proportion of new allocations to households in greatest need in the time period: 3 months to less than 6 months (%)	11.9	35.7	40.0	72.5	100.0	n.a.	..	..	41.7
P6(c)	The proportion of new allocations to households in greatest need in the time period: 6 months to less than 1 year (%)	1.6	27.3	14.8	23.7	85.7	n.a.	..	..	25.1
P6(d)	The proportion of new allocations to households in greatest need in the time period: 1 year to less than 2 years (%)	5.2	31.3	4.8	0.0	88.6	n.a.	..	..	20.7
P6(e)	The proportion of new allocations to households in greatest need in the time period: 2 years or more (%)	0.0	0.0	3.3	0.0	72.2	n.a.	..	..	5.5
P6	The proportion of new allocations to households in greatest need in the time period: Total (%)	8.2	23.9	11.9	28.4	79.4	n.a.	..	..	26.3

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All PA6, PA12 Households for which allocation time could not be determined are excluded. Numbers excluded are shown in the table below.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
PA6	1	0	0	0	0	0	0	0
PA12	5	0	0	0	0	0	0	0

NSW PA1–PA6, P6(a)–P6(e), P6 Data are not directly comparable with other jurisdictions' data as households with 'very high rental housing costs' are excluded, and hence the 'greatest need' data represents an undercount. Most applicants in NSW face high private rental costs, particularly in Sydney, and if this were deemed a reason for 'priority' housing nearly all applicants would be classified as 'priority'.

Qld PA1–PA6, P6(a)–P6(e), P6 Data are not directly comparable with previous years' data as the criteria used for determining greatest need were expanded during 2005–06.

SA PA1–PA6, P6(a)–P6(e), P6 Data should be interpreted with caution as some priority applicants may bypass the priority process in low wait time areas.

Tas PA1–PA6, P6(a)–P6(e), P6 Assessment against greatest need criteria are not currently recorded on the Tasmanian Housing Information System, therefore no data are reported.

4.2.7 P7 Customer satisfaction

This indicator assesses the level of satisfaction expressed by tenants with regard to the service provided by state owned and managed Indigenous rental housing agencies. Data for this performance indicator were collected via the 2005 National Social Housing Survey (NSHS) of state owned and managed Indigenous housing (SOMIH) tenants.

Complete results for this survey, including values for the indicator P7 Customer satisfaction, are available in *State owned and managed Indigenous housing survey 2005* (Roy Morgan Research 2006). This report is available at <www.aihw.gov.au/indigenous/somih.cfm>.

The NSHS of SOMIH tenants asked tenants to answer which statement best describes how satisfied or dissatisfied they were with the overall service provided by the state housing authority over the previous 12 months. The options were:

- Very satisfied
- Satisfied
- Neither satisfied or dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- Don't know/No opinion

The level of overall satisfaction is calculated as:

$$\frac{\text{Number of tenants who said they were satisfied (very satisfied or satisfied)} \times 100}{\text{Number of tenants who gave a valid answer to the satisfaction question}}$$

For reporting, overall satisfaction is disaggregated into:

- tenants who were 'very satisfied'
- tenants who were 'satisfied'
- tenants who were either 'very satisfied' or 'satisfied'.

All three components of overall satisfaction are calculated using the same methodology; however, only the relevant component of satisfaction (that is, 'very satisfied', 'satisfied', 'very satisfied or satisfied') is included in the numerator.

Data qualifications

1. Care needs to be taken in interpreting small differences in the results as these may be affected by various sampling issues.
2. See the *State owned and managed Indigenous housing survey 2005* report (Roy Morgan Research 2006) for specific data qualifications.
3. Results from the State owned and managed Indigenous housing survey 2005 are not comparable with those from the 2005 NSHS of public housing tenants due to differences in survey sample design and data collection methodologies.

Table 4.9: CSHA state owned and managed Indigenous housing: P7 Customer satisfaction, July-September 2005 (per cent)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	168	147	167	157	157	101	..	..	897
Percentage of tenants reporting overall satisfaction									
Very satisfied	17	21	26	13	10	22	..	..	18
Satisfied	46	49	45	45	43	48	..	..	45
P7 Customer satisfaction	63	70	71	58	54	70	..	..	63

Notes

All Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see <www.aihw.gov.au/indigenous/somih.cfm>.

Results from the 2005 NSHS of SOMIH tenants are not comparable with those from the 2005 NSHS of public housing tenants due to differences in survey sample design and data collection methodologies.

4.2.8 P8 Direct cost per unit

This indicator assesses the cost of state owned and managed Indigenous rental housing provision by measuring the average cost of providing assistance (excluding capital) per dwelling.

This performance indicator is calculated as:

$$\frac{\text{Total direct costs for year ending 30 June 2006 (DC1)}}{\text{Total number of dwellings at 30 June 2006 (OR2)}}$$

Changes for 2005–06

The formula for the calculation has been changed to use OR2 rather than DC2. Data item DC2 is no longer collected or reported.

Data qualifications

1. Data for DC1 are not calculated via the data repository but are supplied by the jurisdictions.

Table 4.10: CSHA state owned and managed Indigenous housing: P8 Direct cost per unit, 2005–06

Data item	Direct costs per unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
DC1	Total direct costs for year ending 30 June 2006 (\$'000)	22,244	8,014	19,194	17,243	13,273	1,954	..	..	81,922
P8	The average cost of providing assistance (excluding capital) per dwelling (\$)	5,364	6,208	6,582	7,589	6,931	5,551	..	..	6,354

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All	DC1	Data are not calculated via the data repository but are supplied by jurisdictions.
	DC1	Due to rounding the national total may not equal the sum of jurisdictions' data items.
NSW	DC1, P8	Cost increase in 2005–06 is mainly due to higher expenditure on repairs and maintenance and other operating costs, offset by charging tenants for water usage.
Vic	DC1	Direct costs for 2005–06 include a \$1.8 million grant that the Office of Housing made to the Aboriginal Housing Board of Victoria to administer the SOMIH program. Similar grants have been excluded in previous years, and direct comparisons cannot be made between 2005–06 and previous years.
WA	DC1, P8	Data should be interpreted with caution as they include the costs for dwellings leased to other organisations that are excluded in the total number of dwellings.

4.2.9 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 performance indicator is calculated as:

$$\frac{\text{Total number of occupied dwellings at 30 June 2006 (OR1)} \times 100}{\text{Total number of dwellings at 30 June 2006 (OR2)}}$$

The term 'occupied dwelling' refers to tenable dwellings occupied by tenants who have a state owned and managed Indigenous housing tenancy agreement with the relevant state housing authority.

Data qualifications

None.

Table 4.11: CSHA state owned and managed Indigenous housing: P9 Occupancy rate, 2005–06

Data item	Occupancy rates	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total^(a)
At 30 June 2006										
OR1	Total number of occupied dwellings at 30 June 2006	4,041	1,248	2,822	2,138	1,791	346	..	..	12,386
OR2	Total number of dwellings at 30 June 2006	4,147	1,291	2,916	2,272	1,915	352	..	..	12,893
P9	The occupancy rate of rental housing stock (%)	97.4	96.7	96.8	94.1	93.5	98.3	..	..	96.1

(a) May not represent national total due to data not being available for all jurisdictions.

Note

Vic OR2 Data are unreconciled and may not match published jurisdictional annual data.

4.2.10 P10 Turnaround time

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

This performance indicator is calculated as:

$$\frac{\text{Total number of days that dwellings were vacant for year ending 30 June 2006 (TT1)}}{\text{Total number of vacancy episodes for year ending 30 June 2006 (TT2)}}$$

Changes for 2005–06

The definitions of TT1, TT2 and P10 have been clarified to include only vacancy episodes in dwelling stock available to rent through normal processes.

Data qualifications

1. Data are not comparable with previous years' data due to changes in data items TT1 and TT2 and the P10 indicator.
2. Data for Tasmania are comparable with those from 2004–05 as the same definition was used in both years.

Table 4.12: CSHA state owned and managed Indigenous housing: P10 Turnaround time, 2005–06

Data item	Turnaround time	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
TT1	Total number of days that dwellings were vacant for year ending 30 June 2006	19,826	4,832	13,377	8,033	10,647	2,373	..	..	59,088
TT2	Total number of vacancy episodes for year ending 30 June 2006	551	119	377	311	228	56	..	..	1,642
P10	The average time taken for occupancy of dwelling stock that are available to rent through normal processes (days)	36	41	35	26	47	42	..	..	36

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All	TT1, TT2, P10	The P10 Turnaround time indicator has been reviewed and redefined for 2005–06. Data are not comparable with previous years' data.
NSW	TT1, TT2, P10	Data are not comparable with previous years' data as properties in zones where no applicants are waiting or properties that are hard to let are excluded this year.
Vic	P10	Data should be interpreted with caution as the legal tenancy start date (date from which rent is paid) is used as the vacancy end date. In practice tenants may sign tenancy agreements and receive keys several days earlier.

4.2.11 P11 Rent collection rate

This indicator assesses the management of rent arrears by measuring the total rent actually collected as a percentage of total rent charged.

This performance indicator is calculated as:

$$\frac{\text{Total rent collected from tenants for year ending 30 June 2006 (RA1)} \times 100}{\text{Total rent charged to tenants for year ending 30 June 2006 (RA2)}}$$

Data qualifications

1. Data for RA1 and RA2 are not calculated via the data repository but are supplied by the jurisdictions.
2. In some jurisdictions, the rent collected from tenants for the year ending 30 June 2006 may be higher than the rent charged to tenants for the year ending 30 June 2006. This occurs where either rent arrears from a previous financial year or prepaid rent for the 2006–07 financial year is collected in the year ending 30 June 2006.

Table 4.13: CSHA state owned and managed Indigenous housing: P11 Rent collection rate, 2005–06

Data item	Rent arrears	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2006										
RA1	Total rent collected from tenants for year ending 30 June 2006 (\$'000)	22,222	6,171	14,398	10,756	8,530	1,358	..	..	63,434.7
RA2	Total rent charged to tenants for year ending 30 June 2006 (\$'000)	22,111	6,232	14,435	10,309	9,010	1,308	..	..	63,405.8
P11	Total rent actually collected as a percentage of total rent charged (%)	100.5	99.0	99.7	104.3	94.7	103.8	..	..	100.0

(a) May not represent national total due to data not being available for all jurisdictions.

Notes

All	RA1, RA2, P11	Data are not calculated via the data repository but are supplied by jurisdictions.
	RA1, RA2	Due to rounding the national total may not equal the sum of jurisdictions' data items.
	P11	Payment arrangements for rent in some jurisdictions mean that rent collected over a 12-month period may be higher than rent charged over that period.

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