

**Commonwealth–State Housing
Agreement national data
reports 2003–04**

State owned and managed Indigenous housing

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HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

Commonwealth–State Housing Agreement national data reports 2003–04

State owned and managed Indigenous housing

January 2005

Australian Institute of Health and Welfare
Canberra

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1 Introduction

This document is part of a series of documents that report on all forms of housing assistance under the 2003 Commonwealth–State Housing Agreement (CSHA). These are:

- public rental housing
- community housing
- state owned and managed Indigenous housing
- home purchase assistance
- Crisis Accommodation Program
- private rent assistance.

This document reports on the data collected under the 2003–04 CSHA state owned and managed Indigenous housing data collection. In 2002–03, this collection was known as the state and territory owned and managed Indigenous housing data collection (AIHW 2003b). Prior to 2002–03 this collection was known as the Aboriginal Rental Housing Program data collection (AIHW 2003a).

The specifications for each performance indicator are briefly examined with the data. The state owned and managed Indigenous housing data manual is available at http://www.aihw.gov.au/housing/assistance/data_collections/index.html.

Amenity/location (P1) and customer satisfaction (P7) are not reported in this document as they are collected using the National Social Housing Survey (NSHS) of Public Housing Tenants. The 2003 survey did not collect information on state owned and managed Indigenous housing.

2 Background

The 2003–04 state owned and managed Indigenous housing data collection is the first to occur under the 2003 CSHA. The 2003 CSHA aims to provide appropriate, affordable and secure housing assistance for those who most need it, for the duration of their need. Figure 2.1 outlines the eleven indicators contained within the National Performance Indicator Framework.

This document examines the summary and performance indicator data collected in the 2003–04 state owned and managed Indigenous housing data collection.

2.1 Changes to the 2003–04 data collection

2.1.1 Modified data items

No data items were modified for the 2003–04 state owned and managed Indigenous housing data collection.

2.1.2 Clarified counting rules

The following clarifications were made to the 2003–04 data manual. These counting rules were implemented in the 2002–03 data collection and therefore do not affect comparability with last year's data.

General: Point-in-time measures include households where housing assistance ended on 30 June 2004.

S6: The title was changed to 'Total number of **new** applicants who have a greatest need at 30 June'.

S10–S13: Amounts of up to but excluding 0.5% above the cut-off for a category are included in the category.

Households for which rent charged **or** income details are not known are excluded.

Households for which rent charged is greater than assessable income are excluded.

LI4: Includes households where all special needs details are known (i.e. households assigned a 'yes' or 'no' value for disability status and have a valid date of birth for a principal tenant) or any of the special needs criteria have been met (i.e. households assigned a 'yes' value for disability status or the age of a principal tenant is 24 years and under or 50 years and over).

Excludes households where special needs details are unknown. These are households where special needs details are a combination of 'no' or 'unknown' values with at least one 'unknown'.

LI7: Includes households that pay a rent equivalent to the market rent value of the dwelling and have unknown special needs details. These are households where special needs details are a combination of 'no' or 'unknown' values with at least one 'unknown' value.

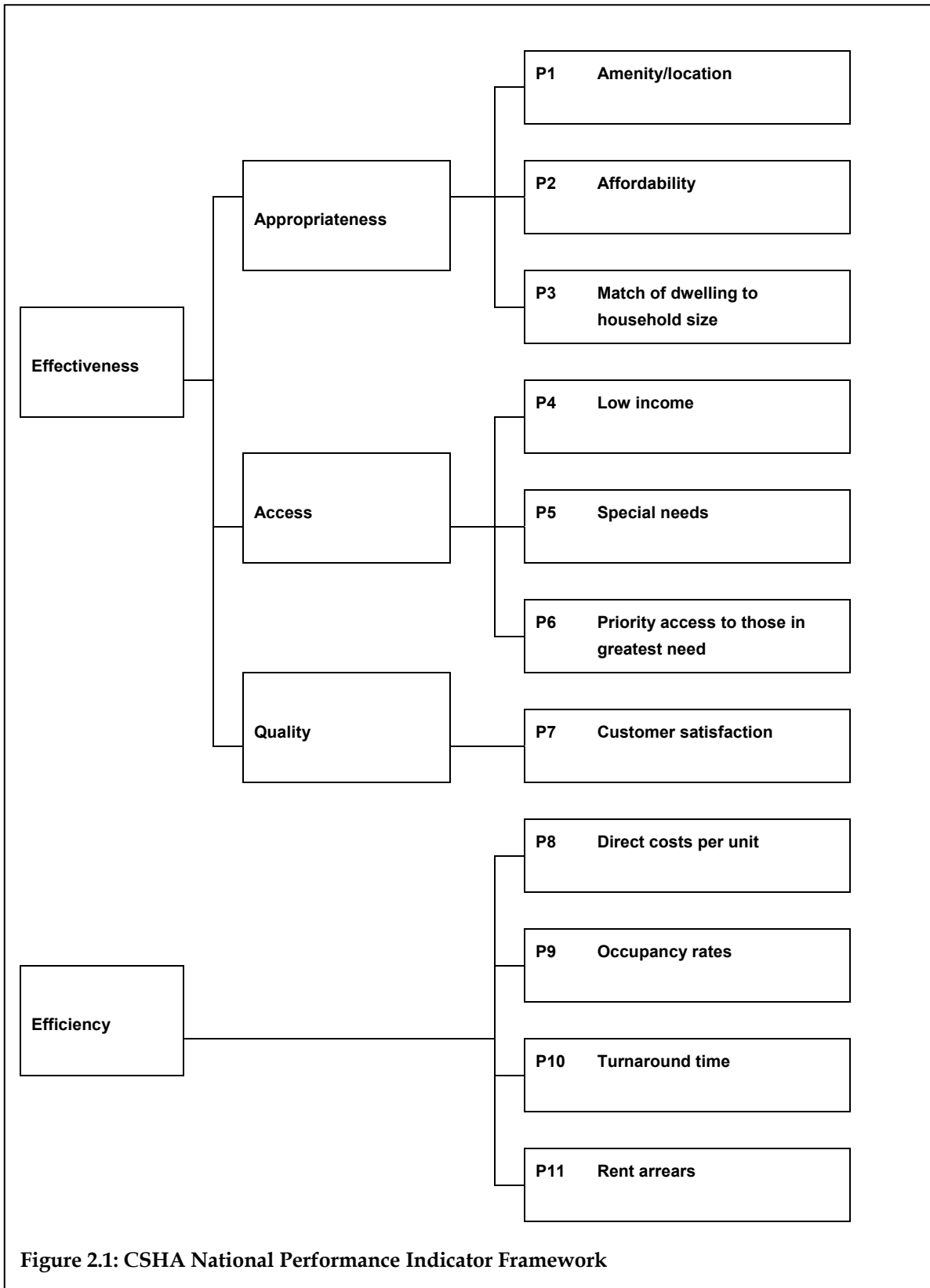
Excludes households where all special needs details are known (i.e. households assigned a 'yes' or 'no' value for disability status and have a valid date of birth for a principal tenant) or any of the special needs criteria have been met (i.e. households assigned a 'yes' value for disability status or the age of a principal tenant is 24 years and under or 50 years and over).

PA1-PA6: Excludes households where waiting list details are not known (i.e. households with missing ID, missing application date and/or missing greatest need date).

PA7-PA12: Where a household attains a jurisdictional priority status but does not meet the P6 definition of greatest need, the jurisdictional priority date (if available) is used instead of the application date to calculate time to allocation.

2.1.3 Data definitions

The *National Housing Assistance Data Dictionary* version 2 (AIHW 2003c) was the authoritative source of data definitions and standards for this collection.



3 General notes

Data in this manual should be read in conjunction with the state owned and managed Indigenous housing data manual 2003–04 which can be downloaded from http://www.aihw.gov.au/housing/assistance/data_collections/index.html.

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 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.

Due to the complexity of funding arrangements in the Indigenous housing sector, the potential exists in some states for some community-managed dwellings (whether government or community owned) to be included in state owned and managed Indigenous housing reporting. Care should be exercised therefore 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 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, so it did not provide any data for this collection.

3.3.3 Other jurisdictions

All other states were able to provide most of the data requested for this collection in keeping with the definitions provided. Exceptions to this are explained in the footnotes.

3.4 Data qualifications

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

1. The National Housing Assistance Data Repository was used to collect state owned and managed Indigenous housing administrative data (excluding financial data {P8 and P11}) for all states.
2. Mixed composition households and households for whom household composition can not be determined are excluded from some performance indicator calculations as there may be insufficient information to calculate these items. In previous data reports mixed composition households were referred to as multiple family households. These exclusions are detailed in the footnotes at the relevant indicator.

3.5 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 which contains one or more Indigenous people.

Mixed composition household

For the purpose of this collection, a *mixed composition household* is one which is neither a single family nor group household. In previous data reports mixed composition households were referred to as multiple family households.

Ongoing household

For the purpose of this collection, an *ongoing household* is one which is valid at 30 June 2004, including those who terminated their tenancy on 30 June 2004.

4 CSHA 2003–04 state owned and managed Indigenous housing data

4.1 Summary data

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; and
- S8 and S9 add context when analysing data for P9 Occupancy rates.

However, some summary data are independent of performance indicators and provide additional information about the state owned and managed Indigenous housing that is not collected via performance indicators.

Data qualifications

1. For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all states for S15 and S16. Due to this change Victoria, Queensland and national data are not comparable with previous years' data. In previous data reports mixed composition households were referred to as multiple family households.
2. 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.
3. In South Australia, the implementation of a new computer system in late 2002 resulted in the loss of information regarding occupants in non-rebated households. The S16 data should therefore be treated with caution.

Table 4.1: State owned and managed Indigenous housing summary data, 2003–04

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2004										
S1	Total number of all households assisted with rebated Aboriginal Rental Housing at 30 June 2004	3,462	1,083	2,006	1,923	1,400	283	..	..	10,157
For year ending 30 June 2004								..	..
S2	Total number of new households assisted for year ending 30 June 2004	460	160	299	409	277	62	..	..	1,667
S4	Total number of households who relocated from one Aboriginal Rental Housing dwelling to another Aboriginal Rental Housing dwelling for year ending 30 June 2004 (transfers)	138	92	119	155	90	15	..	..	609
At 30 June 2004								..	..
S6	Total number of 'greatest need' applicants on waiting list at 30 June 2004	58	163	6	61	191	n.a.	..	..	479
S7	Total number of applicants on waiting list at 30 June 2004	2,589	1,189	3,306	1,632	1,748	196	..	..	10,660
S8	Total number of tenantable dwellings at 30 June 2004	4,068	1,225	2,740	2,249	1,834	337	..	..	12,453
S9	Total number of untenable dwellings at 30 June 2004	20	35	71	76	66	4	..	..	272
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2004	1,927	503	1,351	1,283	466	6	..	..	5,536
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2004	1,498	575	655	555	908	157	..	..	4,348
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2004	0	0	0	70	11	102	..	..	183
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2004	0	2	0	15	10	17	..	..	44
S14	Total number of rebated households occupying Aboriginal Rental Housing for whom income details are known at 30 June 2004	3,425	1,080	2,006	1,923	1,395	282	..	..	10,111
S15	Number of households with moderate overcrowding at 30 June 2004	245	68	377	223	141	29	..	..	1,083
S16	Number of households with under-utilisation at 30 June 2004	607	127	305	294	491	35	..	..	1,859

(continued)

Table 4.1 (continued): State owned and managed Indigenous housing summary data, 2003–04

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2004										
S17	Total number of dwellings in Major Cities of Australia at 30 June 2004	1,668	475	362	676	1,151	0	..	..	4,332
S18	Total number of dwellings in Inner Regional Australia at 30 June 2004	1,307	466	394	181	150	282	..	..	2,780
S19	Total number of dwellings in Outer Regional Australia at 30 June 2004	811	314	1,281	522	337	59	..	..	3,324
S20	Total number of dwellings in Remote Australia at 30 June 2004	229	5	299	475	115	0	..	..	1,123
S21	Total number of dwellings in Very Remote Australia at 30 June 2004	66	0	476	471	147	0	..	..	1,160
S22	Total number of dwellings in Migratory areas at 30 June 2004	0	0	0	0	0	0	..	..	0

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

Notes

- All S10–S13 Amounts of up to but excluding 0.5% above the cut-off for a category are to be 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.
- 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.
- S15, S16 For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data.
- New South Wales and Victoria also exclude non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,007	1,219	2,720	2,187	1,751	335	..	..
Excludes:								
Non-rebated households	545	136	..	..	..	..	..	..
Mixed composition households	493	170	287	146	185	20	..	..
Households for whom composition cannot be determined	5	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	26.0	25.1	10.6	6.8	10.6	6.0	..	..

Vic	S8, S9	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
Qld	S6	In relation to the total number of new applicants at 30 June 2004 who met at least one of the greatest needs criteria, those in greatest need are Priority A on a waiting list. This is an underestimation of the true number of greatest need applicants as the Priority A flag is rarely used.
	S15	Due to the exclusion of mixed composition households, the amount of overcrowding is understated.
WA	S8, S9	175 properties leased to other organisations have been excluded.
	S10–S13	Results based upon gross income (not assessable income).
SA	S6	May be an undercount as some priority applicants may bypass the priority process in low wait time areas.
	S16	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This figure is therefore overstated in 2002–03 and 2003–04.

4.2 Performance indicators

4.2.1 P2 Affordability

This indicator assesses the level of housing affordability by measuring the total rent charged as a proportion of total market rent (adjusted for Commonwealth Rent Assistance). This is calculated as:

$$\frac{\text{Total rents charged to tenants for week of 30 June 2004 (AF1)} \times 100}{\text{Total market rent value of dwellings for which a rent was charged for week of 30 June 2004 (AF2) - Total value of Commonwealth Rent Assistance entitlements for households where rent was charged for week of 30 June 2004 (AF3)}}$$

Data qualifications

1. For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all states. Due to this change Victoria, Queensland and national data are not comparable with previous years' data. In previous data reports mixed composition households were referred to as multiple family households.
2. New South Wales excludes non-rebated households from P2 because there is insufficient information for these households to accurately determine their composition for this indicator.
3. New South Wales data is not comparable with data from 2002–03 due to a different methodology used to derive *household type*.

Table 4.2.1: State owned and managed Indigenous housing: P2 Affordability, 2003–04

Data item	Affordability	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2004										
AF1	Total rents charged for week of 30 June 2004 (\$'000)	230.5	90.4	231.8	170.0	138.5	25.4	..	..	886.5
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2004 (\$'000)	484.4	180.8	353.0	317.8	237.2	39.6	..	..	1,612.8
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2004 (\$'000)	153.1	50.8	112.3	97.0	68.2	12.3	..	..	493.7
P2	The rent charged as a proportion of the market rent for each dwelling (adjusted for Commonwealth Rent Assistance) (%)	69.6	69.5	96.3	77.0	81.9	92.8	..	..	79.2

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

Notes

All P2 For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data.

New South Wales also exclude non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,007	1,219	2,720	2,187	1,751	335	..	..
Excludes:								
Non-rebated households	545	..	..	..	..	..	..	..
Mixed composition households	493	213	287	146	185	20	..	..
Households for whom composition cannot be determined	5	1	0	2	0	0	..	..
Exclusions as a % of total ongoing households	26.0	17.6	10.6	6.8	10.6	6.0	..	..

NSW P2 Not comparable with data from 2002–03 due to different derivation of household type. In previous years this was based solely on the local variable family type. With improvements in data quality of the relationship to household head variable this year, the derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation reverts to that based on family type.

AF3 Note that the methodology for calculating AF3 has changed from 2002–2003. Previous methodology underestimated rent assistance entitlements. Recalculation of this figure for 2002–03 gives a value for AF3 of \$149,500, compared with the published value of \$130,200. Values for P2 are 69.2% (revised) and 65.7% (published).

Qld AF1, AF2, AF3 For comparability across jurisdictions, mixed composition households are excluded. Rent charged does not cover all tenancies and is therefore understated.

Tas AF1, AF2 Not calculated via the data repository. Figures supplied by Housing Tasmania.

4.2.2 P3 Match of dwelling to household size

This indicator assesses the degree of 'over' occupation of dwellings. It measures the proportion of households where dwelling size is not appropriate due to overcrowding. It is calculated as:

$$\frac{\text{Total number of households with overcrowding at 30 June 2004 (HS1)} \times 100}{\text{Total number of households occupying Aboriginal Rental Housing at 30 June 2004 for which household groups details are known (HS2)}}$$

To derive the number of households with overcrowding, every household is assigned a proxy occupancy status based on the following Proxy Occupancy Standard:

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

Overcrowding occurs where two or more additional bedrooms are required to satisfy the proxy occupancy standard.

Data qualifications

1. For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all states. Due to this change Victoria, Queensland and national data are not comparable with previous year's data. In previous data reports mixed composition households were referred to as multiple family households.
2. New South Wales and Victoria exclude non-rebated households from P3 because there is insufficient information for these households to accurately determine their composition for this indicator.
3. New South Wales data is not fully comparable with data from 2002-03 due to a different methodology used to derive *household type*.
4. In South Australia, the implementation of a new computer system in late 2002 resulted in the loss of information regarding occupants in non-rebated households. Data for P3 should therefore be treated with caution.

Table 4.2.2: State owned and managed Indigenous housing: P3 Match of dwelling to household size, 2003–04

Data item	Match of dwelling to household size	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2004										
HS1	Total number of households with overcrowding at 30 June 2004	24	0	80	35	29	4	..	..	172
HS2	Total number of households occupying Aboriginal Rental housing for which household groups and dwelling details are known at 30 June 2004	2,964	913	2,433	2,039	1,566	315	..	..	10,230
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	0.8	0.0	3.3	1.7	1.9	1.3	..	..	1.7
(a)	May not represent national total due to data not being available for all jurisdictions.									
<i>Notes</i>										
All	P3	For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data. New South Wales and Victoria also exclude non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.								
		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	
	Total ongoing households	4,007	1,219	2,720	2,187	1,751	335	..	..
	Excludes:									
	Non-rebated households	545	136	..	..	..	..	..	..
	Mixed composition households	493	170	287	146	185	20	..	..
	Households for whom composition cannot be determined	5	0	0	2	0	0	..	..
	Exclusions as a % of total ongoing households	26.0	25.1	10.6	6.8	10.6	6.0	..	..
NSW	P3	Not fully comparable with data from 2002–03 due to different derivation of household type. In previous years this was based solely on the local variable family type. With improvements in data quality of the relationship to household head variable this year, the derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation reverts to that based on family type.								
Qld	HS2	For comparability across jurisdictions, mixed composition households are excluded and therefore the number of households occupying state owned and managed Indigenous housing for which household groups and dwelling details are known is understated.								
	P3	The high rate reflects the geographic distribution of rental housing stock, most of which falls into the Australian Standard Geographic Classification (ASGC) Remoteness Areas category 'outer regional' which scores high for housing need against the overcrowding measure. When compared to the national average, this results in greater need.								
SA	P3	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This figure is therefore understated in 2002–03 and 2003–04.								

4.2.3 P4 Low income

This indicator assesses the low income need status of all households receiving assistance. It measures three low income components:

- (a) the number of new low income households as a proportion of all new households;
- (b) the number of new low income households plus special needs (not low income) households as a proportion of all new households; and
- (c) the number of all households either paying less than market rent or with special needs and paying market rent as a proportion of all households (new and existing).

The first two low income components (a and b) are split into two categories:

- (a) 'low income A' captures households where all members 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 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; and
- pharmaceutical allowance.

These indicators are calculated as:

$$P4(a)a = \frac{\text{Number of new households with 'low income A' for year ending 30 June 2004 (LI1a)} \times 100}{\text{Total number of new households for year ending 30 June 2004 where income and household groups details are known (LI3)}}$$

$$P4(a)b = \frac{\text{Number of new households with 'low income B' for year ending 30 June 2004 (LI1b)} \times 100}{\text{Total number of new households where income and household groups details are known for year ending 30 June 2004 (LI3)}}$$

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 (e.g. unemployment benefits). The selection of the higher benefit rate allows all persons receiving up to or equivalent to 100% government income support benefits (e.g. pensioners, unemployed, youth allowance, etc.) 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.

$$\begin{aligned}
 P4(b)a = & \frac{\text{Total number of new households with 'low income A' for year ending 30 June 2004 (LI1a)} \\
 & + \text{Total number of new households with special needs but not on 'low income A' for year} \\
 & \text{ending 30 June 2004 (LI2a)} \times 100}{\text{Total number of new households where income; household groups; and special needs} \\
 & \text{details are known for year ending 30 June 2004 (LI4)}} \\
 P4(b)b = & \frac{\text{Total number of new households with 'low income A' for year ending 30 June 2004 (LI1a)} \\
 & + \text{Total number of new households with 'low income B' for year ending 30 June 2004} \\
 & \text{(LI1b)} + \text{Total number of new households with special needs but not on low income A} \\
 & \text{or B for year ending 30 June 2004 (LI2b)} \times 100}{\text{Total number of new households assisted for year ending 30 June 2004 (S2)}} \\
 P4(c) = & \frac{\text{Total number of all rebated households for year ending 30 June 2004 (LI5)} + \text{Total number} \\
 & \text{of all special needs households paying market rent at 30 June 2004 (LI6)} \times 100}{\text{Total number of all households at 30 June 2004 (LI8)} - \text{Total number of households paying} \\
 & \text{market rent where special needs details are not known at 30 June 2004 (LI7)}}
 \end{aligned}$$

Data qualifications

1. For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all states. Due to this change Victoria, Queensland and national data are not comparable with previous year's data. In previous data reports mixed composition households were referred to as multiple family households.
2. New South Wales excludes non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.
3. New South Wales data is not fully comparable with data from 2002-03 due to a different methodology used to derive *household type*.
4. The LI3 figure is reported for LI4 in Victoria, Western Australia and Tasmania (see footnotes in Table 4.2.3). Therefore the P4(b)a result for Victoria, Western Australia and Tasmania should not be directly compared with data from other states.
5. For Western Australia, a different methodology was used to derive *special needs status*. As a result P4(c) is not comparable with data from other states.
6. Households where the household income is zero or unknown are excluded.

Table 4.2.3: State owned and managed Indigenous housing: P4 Low income, 2003–04

Data item	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total^(a)	
For year ending 30 June 2004										
L11a	Total number of new households with low income A for year ending 30 June 2004	319	114	220	357	223	51	..	..	1,284
L11b	Total number of new households with low income B for year ending 30 June 2004	19	12	37	25	22	6	..	..	121
L12a	Total number of new households with special needs but not on low income A for year ending 30 June 2004	8	8	11	8	8	2	..	..	45
L12b	Total number of new households with special needs but not on low income A or B for year ending 30 June 2004	0	0	3	0	1	0	..	..	4
L13	Total number of new households where income and household groups details are known for year ending 30 June 2004	338	126	264	382	250	57	..	..	1,417
L14	Total number of new households where income; household groups; and special needs details are known for year ending 30 June 2004	338	126	264	382	250	54	..	..	1,414
S2	Total number of new households assisted for year ending 30 June 2004	460	160	299	409	277	62	..	..	1,667
At 30 June 2004										
L15	Total number of all rebated households at 30 June 2004	3,462	1,083	2,006	1,923	1,400	283	..	..	10,157
L16	Total number of all special needs households paying market rent at 30 June 2004	168	38	322	105	110	23	..	..	766
L17	Total number of households paying market rent where special needs details are not known at 30 June 2004	248	16	1	159	13	9	..	..	446
L18	Total number of all households at 30 June 2004	4,007	1,219	2,720	2,187	1,751	335	..	..	12,219

(continued)

Table 4.2.3 (continued): State owned and managed Indigenous housing: P4 Low income, 2003–04

Data Item	Low income	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
P4(a)a	The number of new low income households as a proportion of all new households. Low income A (%)	94.4	90.5	83.3	93.5	89.2	89.5	..	..	90.6
P4(a)b	The number of new low income households as a proportion of all new households. Low income B (%)	5.6	9.5	14.0	6.5	8.8	10.5	..	..	8.5
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 (%)	96.7	96.8	87.5	95.5	92.4	98.1	..	..	94.0
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 (%)	73.5	100.0	87.0	93.4	88.8	91.9	..	..	84.5
At 30 June 2004										
P4c	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing) (%)	96.6	93.2	85.6	100.0	86.9	93.9	..	..	92.8

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

Notes

All L11a–L14 For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data.

New South Wales also excludes non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated households	460	160	299	409	277	62	..	..
Excludes newly allocated:								
Non-rebated households	71	..	..	..	..	..	..	..
Mixed composition households	49	18	32	27	22	2	..	..
Households for whom composition cannot be determined	1	16	0	0	1	1	..	..
Exclusions as a % of total newly allocated households	26.3	21.3	10.7	6.6	8.3	4.8	..	..

	P4(b)b	With the exception of Victoria (see Vic P4(b)b) the numerator excludes mixed composition households whereas the denominator (S2) includes them.
NSW	P4	Not fully comparable with data from 2002–03 due to different derivation of household type. In previous years this was based solely on the local variable family type. With improvements in data quality of the relationship to household head variable this year, the derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation reverts to that based on family type.
	P4(a)a– P4(b)b	Annual changes in these indicators tend to reflect the small number of households, rather than changes in performance.
	LI2a, LI2b, LI4, LI6, LI7, P4(b)a, P4(b)b, P4c	Not fully comparable with 2002–03 data due to adoption of a methodology that assigns special needs status when either standard AIHW or state criteria for special needs are met.
Vic	LI4	The LI3 result is reported due to unavailability of details for new households who were no longer tenants at 30 June 2004.
	LI6, LI7, P4c	For 2003–04, ongoing households with a priority reason code of ‘SUP’ (Supported Housing) have been flagged as containing at least one occupant with a disability. This results in an additional one ongoing special needs household.
	P4(b)b	This indicator is not calculated using data repository methodology.
Qld	LI1a, LI1b, LI2a, LI2b, LI4	For comparability across jurisdictions, mixed composition households are excluded. Therefore the number of new households with low income A, the number of new households with low income B and the number of new households with special needs but not on low income A or B for the year ending 30 June is understated. The total number of new households with special needs now includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	LI4	A different methodology was used by Western Australia to derive special needs status. Households are only recorded with a positive or unknown disability status; there are no households with a negative disability status. Consequently, for every household the derived special needs status is either positive or unknown. The LI3 result is therefore reported, which may overstate the result.
	LI7, P4c	A different methodology was used by Western Australia to derive special needs status. Households are only recorded with a positive or unknown disability status; there are no households with a negative disability status. Consequently, for every household the derived special needs status is either positive or unknown.
SA	P4	Special needs information is self-identified and not mandatory. Special needs details are now extracted for all household members.
Tas	LI4	The LI3 result is reported due to missing special needs data. This may overstate the result.

4.2.4 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 needs. This is calculated as:

$$\frac{\text{Total number of new households with special needs for year ending 30 June 2004 (SN1)} \times 100}{\text{Total number of new households for year ending 30 June 2004 for whom details of whether or not they have special needs are known (SN2)}}$$

Special needs² is defined as low income households³:

- that have a household member with a disability; or
- where the principal tenant is aged 24 years or under; or
- where the principal tenant is aged 50 years or more.

Data qualifications

1. New South Wales and Western Australia data is not fully comparable with 2002–03 data due to a different methodology used to derive *special needs status*.
2. Data for Queensland are not directly comparable with the 2002–2003 data and any comparison should be done with caution. For details of these changes see Queensland footnotes in table 4.2.4.

A different methodology was used by Western Australia to derive *special needs status* (see Western Australia footnote in Table 4.2.4). Data for Western Australia should not be directly compared with other jurisdiction's data.

² Special need is defined in mainstream CSHA data collections as low income households:

- that satisfy the Indigenous household definition;
- that have a household member with a disability;
- where a principal tenant is aged 24 years or under; or
- where a principal tenant is aged 75 years or more.

³ A low income household for the CSHA special need definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

Table 4.2.4: State owned and managed Indigenous housing: P5 Special needs, 2003–04

Data item	Special needs	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
SN1	Total number of new households with special needs for year ending 30 June 2004	205	61	138	167	109	35	..	..	715
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2004	460	138	298	409	276	58	..	..	1,639
P5	The proportion of new tenancies that are allocated to households with special needs (%)	44.6	44.2	46.3	40.8	39.5	60.3	..	..	43.6

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

Notes

NSW	SN1, SN2, P5	Not fully comparable with 2002–03 data due to adoption of a methodology that assigns special needs status when either standard AIHW or state criteria for special needs are met.
Vic	SN1, SN2, P5	For 2003–04, new households with a priority reason code of 'SUP' (Supported Housing) have been flagged as containing at least one occupant with a disability. However, there were no new special needs households identified by this change this year.
Qld	SN1	The total number of new households with special needs now includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	SN2	A different methodology was used by Western Australia to derive special needs status. Households with a negative special needs status are included in the number for whom special needs status could not be determined, and therefore excluded from the number of households for whom special needs details are known. Therefore the S2 result is reported, which may overstate the result.
	P5	Figure may represent an undercount. See SN2 footnote above.
SA	P5	Special needs information is self-identified and not mandatory. Special needs details are now extracted for all household members.

4.2.5 P6 Priority access to those in greatest need

This indicator assesses whether allocation processes are such that those in greatest need have first access to housing. It measures the proportion of new allocations to those in greatest need in six time-to-allocation groups:

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

The indicators are calculated as:

$$P6(a) = \frac{\text{Total number of greatest need allocations with time to allocation under 3 months for year ending 30 June 2004 (PA1)} \times 100}{\text{Total number of new allocations with time to allocation under 3 months for year ending 30 June 2004 (PA7)}}$$

$$P6(b) = \frac{\text{Total number of greatest need allocations with time to allocation 3 months to under 6 months for year ending 30 June 2004 (PA2)} \times 100}{\text{Total number of new allocations with time to allocation 3 months to under 6 months for year ending 30 June 2004 (PA8)}}$$

$$P6(c) = \frac{\text{Total number of greatest need allocations with time to allocation 6 months to under 1 year for year ending 30 June 2004 (PA3)} \times 100}{\text{Total number of new allocations with time to allocation 6 months to under 1 year for year ending 30 June 2004 (PA9)}}$$

$$P6(d) = \frac{\text{Total number of greatest need allocations with time to allocation 1 year to less than 2 years for year ending 30 June 2004 (PA4)} \times 100}{\text{Total number of new allocations with time to allocation 1 year to less than 2 years for year ending 30 June 2004 (PA10)}}$$

$$P6(e) = \frac{\text{Total number of greatest need allocations with time to allocation 2 years or more for year ending 30 June 2004 (PA5)} \times 100}{\text{Total number of new allocations with time to allocation 2 years or more for year ending 30 June 2004 (PA11)}}$$

$$P6(f) = \frac{\text{Total number of greatest need allocations for year ending 30 June 2004 (PA6)} \times 100}{\text{Total number of allocations for year ending 30 June 2004 (PA12)}}$$

Greatest need households are defined as low income households⁴ 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; or
- they had very high rental housing costs.

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 provided in the footnotes.
2. PA1 to PA6 excludes waiting list applicants who have missing greatest need and/or waiting list details.
3. PA7 to PA12 excludes waiting list applicants who have missing waiting list details.
4. The determination of households in greatest need was based on waiting list priority reason data codes for all states. Only priority reasons that meet the nationally agreed definition are included (AIHW 2003c).

⁴ A low income household for the CSHA greatest need definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

Table 4.2.5: State owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2003–04

Data item	Priority access to those in greatest need	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2004	50	13	2	61	115	n.a.	..	..	241
PA2	Total number of new greatest need households who have been allocated housing within 3 months to less than 6 months for year ending 30 June 2004	11	9	4	26	31	n.a.	..	..	81
PA3	Total number of new greatest need households who have been allocated housing within 6 months to less than 1 year for year ending 30 June 2004	6	5	0	6	39	n.a.	..	..	56
PA4	Total number of new greatest need households who have been allocated housing within 1 year to less than 2 years for year ending 30 June 2004	2	4	2	0	37	n.a.	..	..	45
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2004	1	0	0	0	2	n.a.	..	..	3
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2004	70	31	8	93	224	n.a.	..	..	426
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2004	158	62	74	203	160	30	..	..	687
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2004	54	26	33	55	31	12	..	..	211
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2004	85	19	51	51	40	11	..	..	257
PA10	Total number of new households allocated housing within 1 year to less than 2 years for year ending 30 June 2004	54	24	54	51	42	8	..	..	233
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2004	109	29	87	49	4	1	..	..	279
PA12	Total number of new households allocated housing for year ending 30 June 2004	460	160	299	409	277	62	..	..	1,667

(continued)

Table 4.2.5 (continued): State owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2003–04

Data item	Priority access to those in greatest need	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
P6a	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Under 3 months (%)	31.6	21.0	2.7	30.0	71.9	n.a.	..	..	36.7
P6b	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 3 months to under 6 months (%)	20.4	34.6	12.1	47.3	100.0	n.a.	..	..	40.7
P6c	The proportion of new allocations to those in greatest need in the time-to-allocation groups: 6 months to under 1 year (%)	7.1	26.3	0.0	11.8	97.5	n.a.	..	..	22.8
P6d	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 1 year to less than 2 years (%)	3.7	16.7	3.7	0.0	88.1	n.a.	..	..	20.0
P6e	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 2 years or more (%)	0.9	0.0	0.0	0.0	50.0	n.a.	..	..	1.1
P6f	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Total (%)	15.2	19.4	2.7	22.7	80.9	n.a.	..	..	26.5

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

Notes

NSW P6(a)–P6(f) Annual changes in these indicators tend to reflect the small numbers involved, rather than changes in performance.

Qld PA1–PA6 In relation to the total number of new applicants at 30 June 2004 who met at least one of the greatest needs criteria, those in greatest need are Priority A on a waiting list. This is an underestimation of the true number of greatest need applicants as the Priority A flag is rarely used.

4.2.6 P8 Direct costs per unit

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

$$\frac{\text{Total direct costs for year ending 30 June 2004 (DC1)}}{\text{Total number of dwellings at 30 June 2004 (DC2)}}$$

Data qualifications

1. Data for South Australia for previous years included non-prescribed definitional items. These have been excluded from 2003-04 data. Therefore 2003-04 data for South Australia is not comparable with previous data from previous years.

Table 4.2.6: State owned and managed Indigenous housing: P8 Direct costs per unit, 2003–04

Data item	Direct costs per unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
DC1	Total direct costs for year ending 30 June 2004 (\$'000)	23,238	5,969	17,699	14,088	10,391	1,168	..	..	72,553
At 30 June 2004										
DC2	Total number of dwellings at 30 June 2004	4,088	1,260	2,811	2,325	1,900	341	..	..	12,725
P8	The average cost of providing assistance (excluding capital) per dwelling (\$)	5,684	4,737	6,296	6,059	5,469	3,425	..	..	5,702

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

Notes

All	DC1	Not calculated via the data repository. Figures supplied by jurisdictions.
Vic	DC2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	DC1	Includes the costs for those dwellings (around 175 dwellings leased to other organisations) that are excluded in the total number of dwellings.
	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data. The OR2 result is reported.
SA	DC1	Figure provided for previous years included non-prescribed definitional items. Amended DC1 figures are \$9,382,000 (2002–03), \$7,808,000 (2001–02) and \$7,044,000 (2000–01).
	P8	Amended P8 figures are \$5,012 (2002–03), \$4,184 (2001–02) and \$3,896 (2000–01). See note for DC1 above.
Tas	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data. The OR2 result is reported.

4.2.7 P9 Occupancy rates

This indicator assesses the utilisation of state owned and managed Indigenous housing stock by measuring the occupancy rate of rental housing stock. It is calculated as:

$$\frac{\text{Total number of occupied dwellings at 30 June 2004 (OR1)} \times 100}{\text{Total number of dwellings at 30 June 2004 (OR2)}}$$

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

Data qualifications

1. The P9 figure for Western Australia and Tasmania is based on the total number of all households at 30 June rather than the total number of occupied dwellings at 30 June. Therefore 2003-04 data for Western Australia and Tasmania are not directly comparable with the previous years' data and any direct comparison of 2003-04 with previous years' data for Western Australia and Tasmania should be done with caution.
2. Data for Western Australia and Tasmania for 2003-04 are based on different methodology from the other data presented and should be interpreted with caution.

Table 4.2.7: State owned and managed Indigenous housing: P9 Occupancy rates, 2003–04

Data item	Occupancy rates	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total^(a)
At 30 June 2004										
OR1	Total number of occupied dwellings at 30 June 2004	4,007	1,219	2,720	2,187	1,751	335	..	..	12,219
OR2	Total number of dwellings at 30 June 2004	4,088	1,260	2,811	2,325	1,900	341	..	..	12,725
P9	The occupancy rate of rental housing stock (%)	98.0	96.7	96.8	94.1	92.2	98.2	..	..	96.0

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

Notes

Vic	OR2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	OR1	The LI8 result is reported due to a number of dwellings that have an occupied status with no tenants. This may overstate the result.
Tas	OR1	The LI8 result is reported due to a number of dwellings that have an occupied status with no tenants. This may overstate the result.

4.2.8 P10 Turnaround time

This indicator measures the average time taken for occupancy of vacant stock. This is calculated as:

$$\frac{\text{Total number of days that dwellings were vacant for year ending 30 June 2004 (TT1)}}{\text{Total number of vacancy episodes for year ending 30 June 2004 (TT2)}}$$

Data qualifications

1. Data for Queensland for 2003-04 are based on different methodology from that used for their previous years' data and a direct comparison of 2003-04 data with previous years for Queensland cannot be made (see Queensland footnote in Table 4.2.8).

Table 4.2.8: State owned and managed Indigenous housing: P10 Turnaround time, 2003–04

Data item	Turnaround time	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
TT1	Total number of days that dwellings vacated are vacant for year ending 30 June 2004	19,597	10,879	19,599	32,686	15,257	1,967	..	..	99,985
TT2	Total number of vacancy episodes for year ending 30 June 2004	552	240	427	562	346	60	..	..	2,187
P10	The average time taken for occupancy of vacant stock (Days)	36	45	46	58	44	33	..	..	46

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

Notes

Vic	P10	The legal tenancy start date (date from which rent is paid) was used as the vacancy end date in this collection. In practice tenants may sign tenancy agreements and receive keys several days earlier.
Qld	TT1, TT2	These data items are derived from tenancy information and do not contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that the data limitations have only a minimal impact on the performance indicator P10. Note that TT1 is not comparable with the 2002–03 value. In 2003–04 the total days vacant have been adjusted by subtracting days required for major redevelopment work. This adjustment reduced the average turn around time (P10) from 60 days to 46 days.
WA	TT1, TT2	Includes all periods of major redevelopment work.

4.2.9 P11 Rent arrears

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

$$\frac{\text{Total rent collected from tenants for year ending 30 June 2004 (RA1)} \times 100}{\text{Total rent charged to tenants for year ending 30 June 2004 (RA2)}}$$

Data qualifications

1. In some states, the rent collected from tenants for the year ending 30 June 2004 may be higher than the rent charged to tenants for the year ending 30 June 2004. This occurs where either rent arrears from the previous financial year or pre-paid rent for the 2004-05 financial year is collected in the year ending 30 June 2004.
2. For South Australia, previous reporting has included total payments from tenants. State owned and managed Indigenous housing in South Australia has additional charges to tenants and consequently payments for excess water, tenant-related maintenance and other charges which were included previously. In 2003-04 these additional payments have been identified and removed. Therefore a direct comparison of 2003-04 data with previous years for South Australia cannot be made.

Table 4.2.9: State owned and managed Indigenous housing: P11 Rent arrears, 2003–04

Data item	Rent arrears	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
RA1	Total rent collected from tenants for year ending 30 June 2004 (\$'000)	18,918.0	5,678.0	12,346.0	9,970.2	7,754.0	1,290.9	..	..	55,957.1
RA2	Total rent charged to tenants for year ending 30 June 2004(\$'000)	18,170.0	5,690.5	12,191.0	9,668.6	7,991.0	1,262.6	..	..	54,973.7
P11	Total rent actually collected as a percentage of total rent charged (%)	104.1	99.8	101.3	103.1	97.0	102.2	..	..	101.8

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

Notes

All RA1, RA2, P11 Not calculated via the data repository. Figures supplied by jurisdictions.

All 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.

SA RA1 Previous reporting has included total payments from tenants. State owned and managed Indigenous housing in South Australia has additional charges to tenants and consequently payments for excess water, tenant-related maintenance and other charges were included previously. In 2003–04 these additional payments have been identified and removed.

4.3 National data

Table 4.3: CSHA state owned and managed Indigenous housing, 2003–04: compilation of performance indicators

Descriptors	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
Summary data										
S1	Total number of all households assisted with rebated Aboriginal Rental Housing at 30 June 2004	3,462	1,083	2,006	1,923	1,400	283	..	..	10,157
S2	Total number of new households assisted for year ending 30 June 2004	460	160	299	409	277	62	..	..	1,667
S4	Total number of households who relocated from one Aboriginal Rental Housing dwelling to another Aboriginal Rental Housing dwelling for year ending 30 June 2004 (transfers)	138	92	119	155	90	15	..	..	609
S6	Total number of 'greatest need' applicants on waiting list at 30 June 2004	58	163	6	61	191	n.a.	..	..	479
S7	Total number of applicants on waiting list at 30 June 2004	2,589	1,189	3,306	1,632	1,748	196	..	..	10,660
S8	Total number of tenable dwellings at 30 June 2004	4,068	1,225	2,740	2,249	1,834	337	..	..	12,453
S9	Total number of untenable dwellings at 30 June 2004	20	35	71	76	66	4	..	..	272
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2004	1,927	503	1,351	1,283	466	6	..	..	5,536
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2004	1,498	575	655	555	908	157	..	..	4,348
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2004	0	0	0	70	11	102	..	..	183
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2004	0	2	0	15	10	17	..	..	44
S14	Total number of rebated households occupying Aboriginal Rental Housing for whom income details are known at 30 June 2004	3,425	1,080	2,006	1,923	1,395	282	..	..	10,111
S15	Number of households with moderate overcrowding at 30 June 2004	245	68	377	223	141	29	..	..	1,083
S16	Number of households with under-utilisation at 30 June 2004	607	127	305	294	491	35	..	..	1,859
S17	Total number of dwellings in Major Cities of Australia at 30 June 2004	1,668	475	362	676	1,151	0	..	..	4,332
S18	Total number of dwellings in Inner Regional Australia at 30 June 2004	1,307	466	394	181	150	282	..	..	2,780

(continued)

Table 4.3 (continued): CSHA state owned and managed Indigenous housing, 2003–04: compilation of performance indicators

Descriptors		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
Summary data										
S19	Total number of dwellings in Outer Regional Australia at 30 June 2004	811	314	1,281	522	337	59	..	..	3,324
S20	Total number of dwellings in Remote Australia at 30 June 2004	229	5	299	475	115	0	..	..	1,123
S21	Total number of dwellings in Very Remote Australia at 30 June 2004	66	0	476	471	147	0	..	..	1,160
S22	Total number of dwellings in Migratory areas at 30 June 2004	0	0	0	0	0	0	..	..	0
P2 Affordability										
At 30 June 2004										
AF1	Total rents charged for week of 30 June 2004 (\$'000)	230.5	90.4	231.8	170.0	138.5	25.4	..	..	886.5
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2004 (\$'000)	484.4	180.8	353.0	317.8	237.2	39.6	..	..	1,612.8
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2004 (\$'000)	153.1	50.8	112.3	97.0	68.2	12.3	..	..	493.7
P3 Match of dwelling to household size										
At 30 June 2004										
HS1	Total number of households with overcrowding at 30 June 2004	24	0	80	35	29	4	..	..	172
HS2	Total number of households occupying Aboriginal Rental Housing for which household groups and dwelling details are known at 30 June 2004	2,964	913	2,433	2,039	1,566	315	..	..	10,230
P4 Low income										
For year ending 30 June 2004										
LI1a	Total number of new households with low income A for year ending 30 June 2004	319	114	220	357	223	51	..	..	1,284
LI1b	Total number of new households with low income B for year ending 30 June 2004	19	12	37	25	22	6	..	..	121
LI2a	Total number of new households with special needs but not on low income A for year ending 30 June 2004	8	8	11	8	8	2	..	..	45
LI2b	Total number of new households with special needs but not on low income A or B for year ending 30 June 2004	0	0	3	0	1	0	..	..	4

(continued)

Table 4.3 (continued): CSHA state owned and managed Indigenous housing, 2003–04: compilation of performance indicators

Descriptors		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
LI3	Total number of new households where income and household groups details are known for year ending 30 June 2004	338	126	264	382	250	57	..	..	1,417
LI4	Total number of new households where income; household groups; and special needs details are known for year ending 30 June 2004	338	126	264	382	250	54	..	..	1,414
S2	Total number of new households assisted for year ending 30 June 2004	460	160	299	409	277	62	..	..	1,667
At 30 June 2004										
LI5	Total number of all rebated households at 30 June 2004	3,462	1,083	2,006	1,923	1,400	283	..	..	10,157
LI6	Total number of all special needs households paying market rent at 30 June 2004	168	38	322	105	110	23	..	..	766
LI7	Total number of households paying market rent where special needs details are not known at 30 June 2004	248	16	1	159	13	9	..	..	446
LI8	Total number of all households at 30 June 2004	4,007	1,219	2,720	2,187	1,751	335	..	..	12,219
P5 Special needs										
For year ending 30 June 2004										
SN1	Total number of new households with special needs for year ending 30 June 2004	205	61	138	167	109	35	..	..	715
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2004	460	138	298	409	276	58	..	..	1,639
P6 Priority access to those in greatest need										
For year ending 30 June 2004										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2004	50	13	2	61	115	n.a.	..	..	241
PA2	Total number of new greatest need households who have been allocated housing within 3 months to less than 6 months for year ending 30 June 2004	11	9	4	26	31	n.a.	..	..	81
PA3	Total number of new greatest need households who have been allocated housing within 6 months to less than 1 year for year ending 30 June 2004	6	5	0	6	39	n.a.	..	..	56

(continued)

Table 4.3 (continued): CSHA state owned and managed Indigenous housing, 2003–04: compilation of performance indicators

Descriptors	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
P6 Priority access to those in greatest need										
For year ending 30 June 2004										
PA4	Total number of new greatest need households who have been allocated housing within 1 year to less than 2 years for year ending 30 June 2004	2	4	2	0	37	n.a.	..	..	45
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2004	1	0	0	0	2	n.a.	..	..	3
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2004	70	31	8	93	224	n.a.	..	..	426
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2004	158	62	74	203	160	30	..	..	687
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2004	54	26	33	55	31	12	..	..	211
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2004	85	19	51	51	40	11	..	..	257
PA10	Total number of new households allocated housing within 1 year to less than 2 years for year ending 30 June 2004	54	24	54	51	42	8	..	..	233
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2004	109	29	87	49	4	1	..	..	279
PA12	Total number of new households allocated housing for year ending 30 June 2004	460	160	299	409	277	62	..	..	1,667
P8 Direct costs per unit										
For year ending 30 June 2004										
DC1	Total direct costs for year ending 30 June 2004 (\$'000)	23,238	5,969	17,699	14,088	10,391	1,168	..	..	72,553
At 30 June 2004										
DC2	Total number of dwellings at 30 June 2004	4,088	1,260	2,811	2,325	1,900	341	..	..	12,725

(continued)

Table 4.3 (continued): CSHA state owned and managed Indigenous housing, 2003–04: compilation of performance indicators

Descriptors		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
P9 Occupancy rates										
At 30 June 2004										
OR1	Total number of occupied dwellings at 30 June 2004	4,007	1,219	2,720	2,187	1,751	335	..	..	12,219
OR2	Total number of dwellings at 30 June 2004	4,088	1,260	2,811	2,325	1,900	341	..	..	12,725
P10 Turnaround time										
For year ending 30 June 2004										
TT1	Total number of days that dwellings vacated are vacant for year ending 30 June 2004	19,597	10,879	19,599	32,686	15,257	1,967	..	..	99,985
TT2	Total number of vacancy episodes for year ending 30 June 2004	552	240	427	562	346	60	..	..	2,187
P11 Rent arrears										
For year ending 30 June 2004										
RA1	Total rent collected from tenants for year ending 30 June 2004 (\$'000)	18,918.0	5,678.0	12,346.0	9,970.2	7,754.0	1,290.9	..	..	55,957.1
RA2	Total rent charged to tenants for year ending 30 June 2004 (\$'000)	18,170.0	5,690.5	12,191.0	9,668.6	7,991.0	1,262.6	..	..	54,973.7
Performance indicators										
At 30 June 2004										
P2	The rent charged as a proportion of the market rent for each dwelling (adjusted for Commonwealth Rent Assistance) (%)	69.6	69.5	96.3	77.0	81.9	92.8	..	..	79.2
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	0.8	0.0	3.3	1.7	1.9	1.3	..	..	1.7
P4c	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing) (%)	96.6	93.2	85.6	100.0	86.9	93.9	..	..	92.8
P9	The occupancy rate of rental housing stock (%)	98.0	96.7	96.8	94.1	92.2	98.2	..	..	96.0
For year ending 30 June 2004										
P4(a)a	The number of new low income households as a proportion of all new households. Low income A (%)	94.4	90.5	83.3	93.5	89.2	89.5	..	..	90.6

(continued)

Table 4.3 (continued): CSHA state owned and managed Indigenous housing, 2003-04: compilation of performance indicators

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2004										
P4(a)b	The number of new low income households as a proportion of all new households. Low income B (%)	5.6	9.5	14.0	6.5	8.8	10.5	..	..	8.5
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 (%)	96.7	96.8	87.5	95.5	92.4	98.1	..	..	94.0
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 (%)	73.5	100.0	87.0	93.4	88.8	91.9	..	..	84.5
P5	The proportion of new tenancies that are allocated to households with special needs (%)	44.6	44.2	46.3	40.8	39.5	60.3	..	..	43.6
P6a	The proportion of new allocations to those in greatest need in the following time to allocation groups: Under 3 months (%)	31.6	21.0	2.7	30.0	71.9	n.a.	..	..	36.7
P6b	The proportion of new allocations to those in greatest need in the following time to allocation groups: 3 months to under 6 months (%)	20.4	34.6	12.1	47.3	100.0	n.a.	..	..	40.7
P6c	The proportion of new allocations to those in greatest need in the following time to allocation groups: 6 months to under 1 year (%)	7.1	26.3	0.0	11.8	97.5	n.a.	..	..	22.8
P6d	The proportion of new allocations to those in greatest need in the following time to allocation groups: 1 year to less than 2 years (%)	3.7	16.7	3.7	0.0	88.1	n.a.	..	..	20.0
P6e	The proportion of new allocations to those in greatest need in the following time to allocation groups: 2 years or more (%)	0.9	0.0	0.0	0.0	50.0	n.a.	..	..	1.1
P6f	The proportion of new allocations to those in greatest need in the following time to allocation groups: Total (%)	15.2	19.4	2.7	22.7	80.9	n.a.	..	..	26.5
P8	The average cost of providing assistance (excluding capital) per dwelling (\$)	5,684	4,737	6,296	6,059	5,469	3,425	..	..	5,702
P10	The average time taken for occupancy of vacant stock (Days)	36	45	46	58	44	33	..	..	46
P11	Total rent actually collected as a percentage of total rent charged (%)	104.1	99.8	101.3	103.1	97.0	102.2	..	..	101.8

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

Notes—General

All	National Totals	Due to rounding the national total may not equal the sum of jurisdictions' data items.
ACT	General	The Australian Capital Territory does not have a separately identified or funded Indigenous housing program. People of Indigenous descent are housed as part of the public housing program.
NT	General	All Indigenous-specific housing programs in the Northern Territory are community managed and administered. Acting on a 1992 Council of Australian Governments (COAG) 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 (ATSIC) and the Department of Family and Community Services (FaCS) 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.

Notes—Summary data

All	S10–S13	Amounts of up to but excluding 0.5% above the cut-off for a category are to be 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.
	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.
	S15, S16	For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data. New South Wales and Victoria also exclude non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,007	1,219	2,720	2,187	1,751	335	..	..
Excludes:								
Non-rebated households	545	136	..	..	..	..	..	..
Mixed composition households	493	170	287	146	185	20	..	..
Households for whom composition cannot be determined	5	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	26.0	25.1	10.6	6.8	10.6	6.0	..	..

Vic	S8, S9	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
Qld	S6	In relation to the total number of new applicants at 30 June 2004 who met at least one of the greatest needs criteria, those in greatest need are Priority A on a waiting list. This is an underestimation of the true number of greatest need applicants as the Priority A flag is rarely used.
	S15	Due to the exclusion of mixed composition households, the amount of overcrowding is understated.
WA	S8, S9	175 properties leased to other organisations have been excluded.
	S10–S13	Results based upon gross income (not assessable income).

- SA S6 May be an undercount as some priority applicants may bypass the priority process in low wait time areas.
- S16 In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This figure is therefore overstated in 2002–03 and 2003–04.

Notes—P2

- All P2 For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data.
- New South Wales also exclude non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,007	1,219	2,720	2,187	1,751	335	..	..
Excludes:								
Non-rebated households	545	..	..	..	..	..	..	..
Mixed composition households	493	213	287	146	185	20	..	..
Households for whom composition cannot be determined	5	1	0	2	0	0	..	..
Exclusions as a % of total ongoing households	26.0	17.6	10.6	6.8	10.6	6.0	..	..

- NSW P2 Not comparable with data from 2002–03 due to different derivation of household type. In previous years this was based solely on the local variable family type. With improvements in data quality of the relationship to household head variable this year, the derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation reverts to that based on family type.
- AF3 Note that the methodology for calculating AF3 has changed from 2002–2003. Previous methodology underestimated rent assistance entitlements. Recalculation of this figure for 2002–03 gives a value for AF3 of \$149,500, compared with the published value of \$130,200. Values for P2 are 69.2% (revised) and 65.7% (published).
- Qld AF1, AF2, AF3 For comparability across jurisdictions, mixed composition households are excluded. Rent charged does not cover all tenancies and is therefore understated.
- Tas AF1, AF2 Not calculated via the data repository. Figures supplied by Housing Tasmania.

Notes—P3

- All P3 For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data.
- New South Wales and Victoria also exclude non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,007	1,219	2,720	2,187	1,751	335	..	..
Excludes:								
Non-rebated households	545	136	..	..	..	..	..	..
Mixed composition households	493	170	287	146	185	20	..	..
Households for whom composition cannot be determined	5	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	26.0	25.1	10.6	6.8	10.6	6.0	..	..

NSW	P3	Not fully comparable with data from 2002–03 due to different derivation of household type. In previous years this was based solely on the local variable family type. With improvements in data quality of the relationship to household head variable this year, the derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation reverts to that based on family type.
Qld	HS2	For comparability across jurisdictions, mixed composition households are excluded and therefore the number of households occupying state owned and managed Indigenous housing for which household groups and dwelling details are known is understated.
	P3	The high rate reflects the geographic distribution of rental housing stock, most of which falls into the Australian Standard Geographical Classification (ASGC) Remoteness Areas category 'outer regional' which scores high for housing need against the overcrowding measure. When compared to the national average, this results in greater need.
SA	P3	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This figure is therefore understated in 2002–03 and 2003–04.

Notes—P4

All	L11a–L14	For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions. Due to this change Victoria, Queensland and national data are not comparable with previous years' data. New South Wales also excludes non-rebated households and this is done before exclusion based on household composition since there is insufficient information for these households to accurately determine their composition for this indicator.
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	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated households	460	160	299	409	277	62
Excludes newly allocated:								
Non-rebated households	71	..	..	..	..	..	..	..
Mixed composition households	49	18	32	27	22	2	..	..
Households for whom composition cannot be determined	1	16	0	0	1	1	..	..
Exclusions as a % of total newly allocated households	26.3	21.3	10.7	6.6	8.3	4.8	..	..

P4(b)b With the exception of Victoria (see Vic P4(b)b) the numerator excludes mixed composition households whereas the denominator (S2) includes them.

NSW	P4	Not fully comparable with data from 2002–03 due to different derivation of household type. In previous years this was based solely on the local variable family type. With improvements in data quality of the relationship to household head variable this year, the derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation reverts to that based on family type.
	P4(a)a– P4(b)b	Annual changes in these indicators tend to reflect the small number of households, rather than changes in performance.
	LI2a, LI2b, LI4, LI6, LI7, P4(b)a, P4(b)b, P4c	Not fully comparable with 2002–03 data due to adoption of a methodology that assigns special needs status when either standard AIHW or state criteria for special needs are met.
Vic	LI4	The LI3 result is reported due to unavailability of details for new households who were no longer tenants at 30 June 2004.
	LI6, LI7, P4c	For 2003–04, ongoing households with a priority reason code of ‘SUP’ (Supported Housing) have been flagged as containing at least one occupant with a disability. This results in an additional one ongoing special needs household.
	P4(b)b	This indicator is not calculated using data repository methodology.
Qld	LI1a, LI1b, LI2a, LI2b, LI4	For comparability across jurisdictions, mixed composition households are excluded. Therefore the number of new households with low income A, the number of new households with low income B and the number of new households with special needs but not on low income A or B for the year ending 30 June is understated. The total number of new households with special needs now includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	LI4	A different methodology was used by Western Australia to derive special needs status. Households are only recorded with a positive or unknown disability status; there are no households with a negative disability status. Consequently, for every household the derived special needs status is either positive or unknown. The LI3 result is therefore reported, which may overstate the result.
	LI7, P4c	A different methodology was used by Western Australia to derive special needs status. Households are only recorded with a positive or unknown disability status; there are no households with a negative disability status. Consequently, for every household the derived special needs status is either positive or unknown.
SA	P4	Special needs information is self-identified and not mandatory. Special needs details are now extracted for all household members.
Tas	LI4	The LI3 result is reported due to missing special needs data. This may overstate the result.
<i>Notes—P5</i>		
NSW	SN1, SN2, P5	Not fully comparable with 2002–03 data due to adoption of a methodology that assigns special needs status when either standard AIHW or state criteria for special needs are met.
Vic	SN1, SN2, P5	For 2003–04, new households with a priority reason code of ‘SUP’ (Supported Housing) have been flagged as containing at least one occupant with a disability. However, there were no new special needs households identified by this change this year.
Qld	SN1	The total number of new households with special needs now includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	SN2	A different methodology was used by Western Australia to derive special needs status. Households with a negative special needs status are included in the number for whom special needs status could not be determined, and therefore excluded from the number of households for whom special needs details are known. Therefore the S2 result is reported, which may overstate the result.
	P5	Figure may represent an undercount. See SN2 footnote above.

SA	P5	Special needs information is self-identified and not mandatory. Special needs details are now extracted for all household members.
<i>Notes—P6</i>		
NSW	P6(a)– P6(f)	Excludes those who had very high rental costs. Figure represents an undercount. Annual changes in these indicators tend to reflect the small numbers involved, rather than changes in performance.
Qld	PA1–PA6	In relation to the total number of new applicants at 30 June 2004 who met at least one of the greatest needs criteria, those in greatest need are Priority A on a waiting list. This is an underestimation of the true number of greatest need applicants as the Priority A flag is rarely used.
<i>Notes—P8</i>		
All	DC1	Not calculated via the data repository. Figures supplied by jurisdictions.
Vic	DC2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	DC1	Includes the costs for those dwellings (around 175 dwellings leased to other organisations) that are excluded in the total number of dwellings.
	DC2	Property data for this collection are unreconciled through the repository process and may not match published jurisdictional annual data. The OR2 result is reported.
SA	DC1	Figure provided for previous years included non-prescribed definitional items. Amended DC1 figures are \$9,382,000 (2002–03), \$7,808,000 (2001–02) and \$7,044,000 (2000–01).
	P8	Amended P8 figures are \$5,012 (2002–03), \$4,184 (2001–02) and \$3,896 (2000–01). See note for DC1 above.
Tas	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data. The OR2 result is reported.
<i>Notes—P9</i>		
Vic	OR2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	OR1	The LI8 result is reported due to a number of dwellings that have an occupied status with no tenants. This may overstate the result.
Tas	OR1	The LI8 result is reported due to a number of dwellings that have an occupied status with no tenants. This may overstate the result.
<i>Notes—P10</i>		
Vic	P10	The legal tenancy start date (date from which rent is paid) was used as the vacancy end date in this collection. In practice tenants may sign tenancy agreements and receive keys several days earlier.
Qld	TT1, TT2	These data items are derived from tenancy information and do not contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that the data limitations have only a minimal impact on the performance indicator P10. Note that TT1 is not comparable with the 2002–03 value. In 2003–04 the total days vacant have been adjusted by subtracting days required for major redevelopment work. This adjustment reduced the average turn around time (P10) from 60 days to 46 days.
WA	TT1, TT2	Includes all periods of major redevelopment work.
<i>Notes—P11</i>		
All	RA1, RA2, P11	Not calculated via the data repository. Figures supplied by jurisdictions.
All	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.
SA	RA1	Previous reporting has included total payments from tenants. State owned and managed Indigenous housing in South Australia has additional charges to tenants and consequently payments for excess water, tenant-related maintenance and other charges were included previously. In 2003–04 these additional payments have been identified and removed.

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