

Public rental housing 2005–06

**Commonwealth State Housing Agreement
national data reports**

The Australian Institute of Health and Welfare is Australia's national health and welfare statistics and information agency. The Institute's mission is *better health and wellbeing for Australians through better health and welfare statistics and information.*

HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

Public rental housing 2005–06

**Commonwealth State Housing Agreement
national data reports**

December 2006

Australian Institute of Health and Welfare
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Members of the Housing Assistance Unit who processed the data and prepared this report were Anne Aisbett, Kit Loke, Janice Miller and Ruth Penm.

Overview of public rental housing in 2005–06

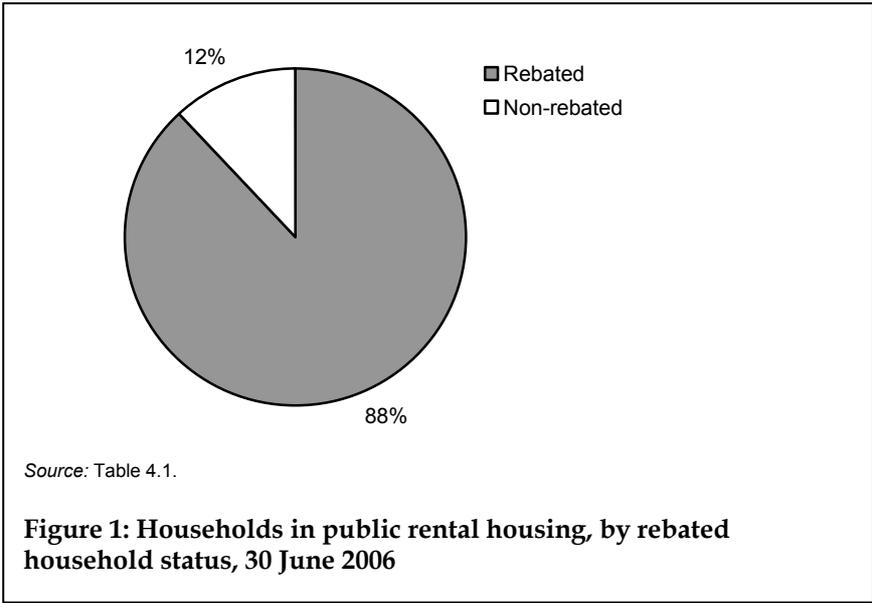
Households in public rental dwellings at 30 June 2006

In total, 333,968 households lived in public rental dwellings at 30 June 2006. Of these, 293,813 (88%) were assisted with rebated public rental housing, that is, paid rent lower than market rent for the dwelling. A further 40,155 (12%) of households paid market rent (Figure 1).

Of the 293,813 households paying rebated rent (referred to as ‘rebated households’), about four-fifths (78.4%) paid more than 20% but no more than 30% of their income in rent, while one-fifth (21.3%) paid 20% or less in rent. The remaining 558 (0.2%) rebated households paid 30% or more of their income in rent.

The average weekly rental subsidy per rebated tenant for the week of 30 June 2006 was \$94.61; however, the average rental subsidy was about \$83 for all tenants.

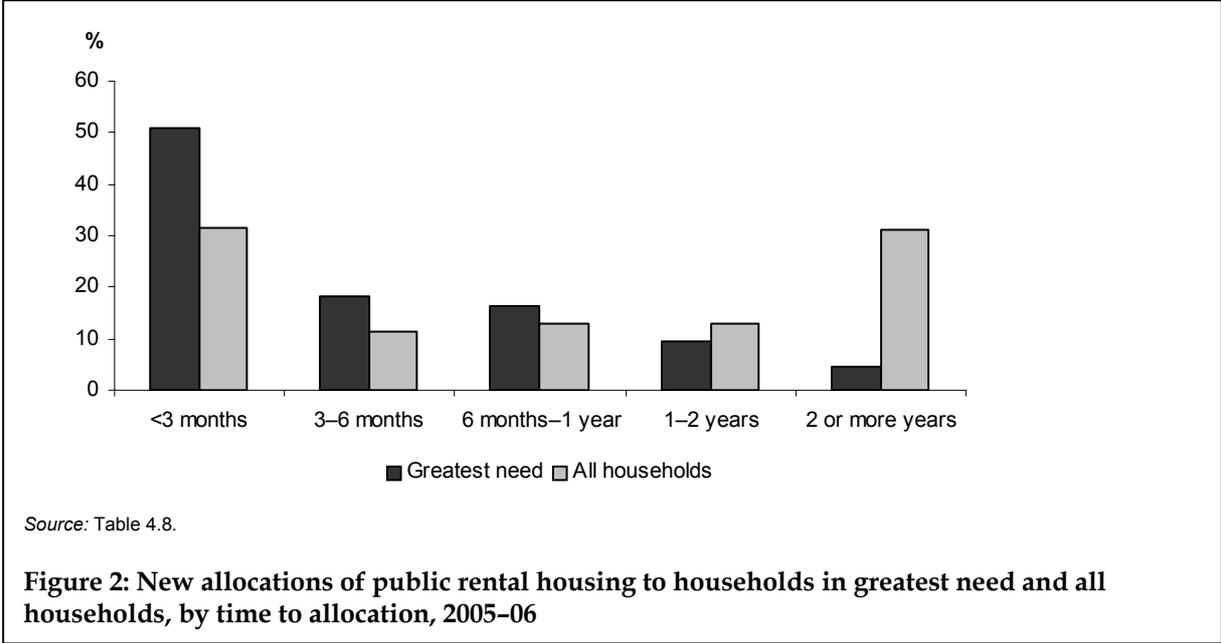
There were 21,141 Indigenous households in public rental housing.



New allocations to public rental housing during 2005–06

During the period 1 July 2005 to 30 June 2006, there were 27,544 households newly allocated with public rental housing, of which 10,463 households were classified as in ‘greatest need’ (see Section 4.2.6).

Of the 27,544 households newly allocated public rental housing during 2005-06, 31% were allocated housing within 3 months of application and 31% were allocated housing 2 years or more after application (Figure 2).



There were 10,463 new allocations of public rental housing to households in greatest need during 2005-06; of these more than one-half (5,334 households or 51%) 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 after application (Figure 2).

There were 3,661 Indigenous households newly allocated public rental housing during 2005-06.

Households waiting for public rental housing at 30 June 2006

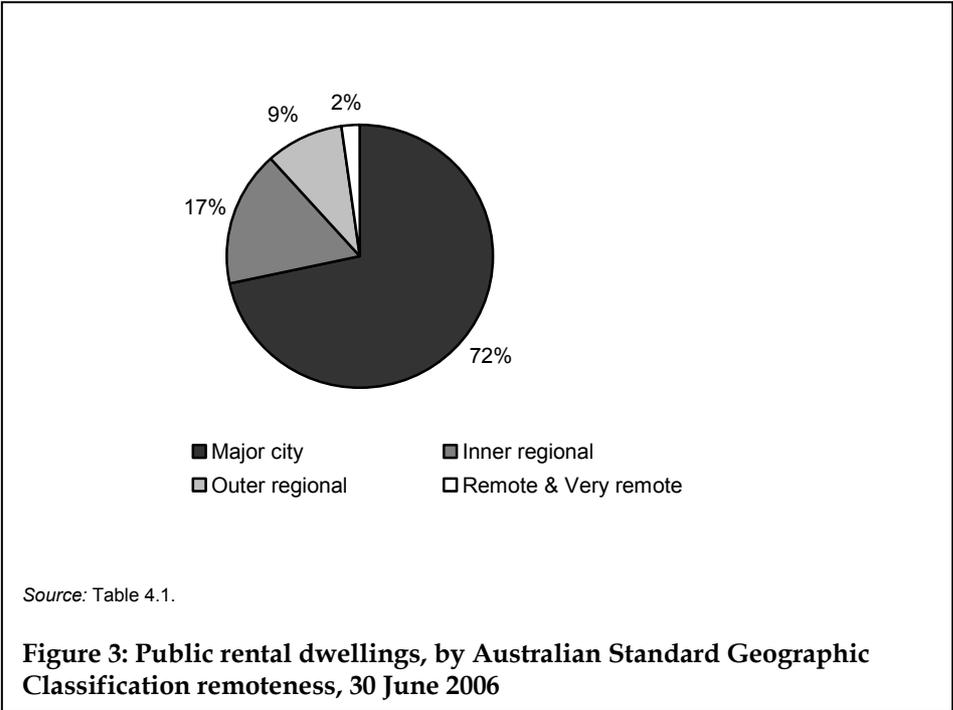
A total of 186,934 households were on the waiting list for public rental housing at 30 June 2006, of which 11,224 households were classified as in 'greatest need'. This represents 6% of all households waiting.

Public rental dwellings at 30 June 2006

In total, state and territory housing authorities managed 341,378 dwellings at 30 June 2006, of which 333,967 were occupied by a total of 333,968 households. This represents an occupancy rate of about 98% at 30 June 2006.

A total of 4,023 dwellings were untenable or undergoing major redevelopment, representing about 1.2% of total public rental dwellings. The remaining 337,355 (98.8%) dwellings were tenable (which may be occupied or vacant).

Nationally, about 72% of all public rental dwellings are located in a major city; a further 17% are in inner regional Australia and another 11% in outer regional, remote and very remote areas of Australia (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*
- *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* (AIHW 2006c).

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 public rental housing assistance and the dwellings managed by state and territory housing authorities. It presents summary and performance indicator data collected in the 2005–06 public rental 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:

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/state owned and managed Indigenous 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>.

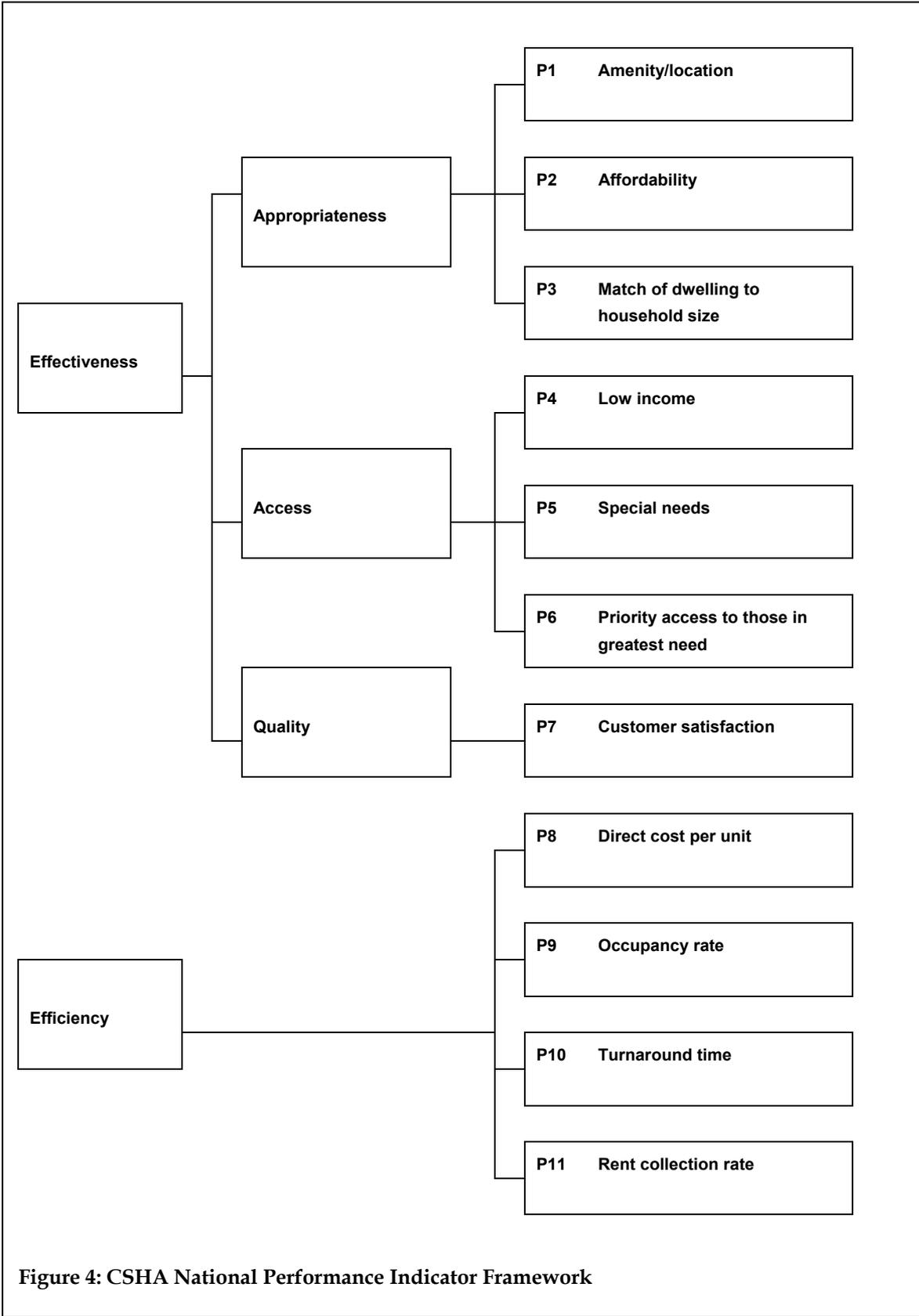


Figure 4: CSHA National Performance Indicator Framework

3 General notes

Data in this manual 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 data reported in this document relate only to public rental housing tenancies covered by the 2003 Commonwealth State Housing Agreement. Included are households residing in public rental dwellings where the dwelling is either:

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

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

Properties no longer under the administration of the property manager/agency at 30 June 2006, including properties demolished, sold or disposed of, and properties not yet available to the property manager/agency at 30 June 2006 (such as those still under construction or being purchased), are also excluded.

3.3 Coverage

States and territories 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	P11 has been 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 public rental housing administrative data (excluding financial data (S23, S24, S25, S30, S31, P8 and P11) which were provided directly by jurisdictions, and tenant satisfaction data (P1 and P7) which were calculated through the 2005 National Social Housing Survey of public housing tenants (TNS Social Research 2005)) for all jurisdictions.
3. Mixed composition households in Tasmania and the Northern Territory 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.

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.

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.

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 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 public 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 rate.

However, some summary items are independent of performance indicators and provide additional information about public rental 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 repository process (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 and the Northern Territory exclude mixed composition households from S15 and S16 because there is insufficient information for these households to accurately determine their composition.
4. New South Wales, Victoria and the Australian Capital Territory 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 public housing summary data, 2005–06

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2006										
S0	Total number of all households at 30 June 2006	121,529	63,159	49,011	29,819	43,096	11,487	10,712	5,155	333,968
S1	Total number of all households assisted with rebated public rental housing at 30 June 2006	109,630	54,923	43,065	25,779	37,207	9,691	9,124	4,394	293,813
For year ending 30 June 2006										
S2	Total number of new households assisted for year ending 30 June 2006	8,733	5,465	4,623	3,148	2,933	1,073	840	729	27,544
S3	Total number of new Indigenous households assisted for year ending 30 June 2006	1,027	267	713	854	264	136	28	372	3,661
S4	Total number of households who relocated from one public rental dwelling to another public rental dwelling for year ending 30 June 2006 (transfers)	3,692	2,182	1,141	1,389	1,535	354	250	243	10,786
At 30 June 2006										
S5	Total number of Indigenous households at 30 June 2006	8,700	1,233	3,122	4,399	1,210	639	191	1,647	21,141
S6	Total number of new applicants on waiting list who have a 'greatest need' at 30 June 2006	1,445	4,331	449	291	1,176	1,757	1,651	124	11,224
S7	Total number of applicants on waiting list at 30 June 2006	58,172	41,114	37,215	13,130	27,925	3,387	3,600	2,391	186,934
S8	Total number of tenatable dwellings at 30 June 2006	123,124	63,561	49,163	30,017	43,912	11,567	10,755	5,256	337,355
S9	Total number of untenatable dwellings at 30 June 2006	104	1,154	343	413	67	85	97	85	2,348
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2006	19,018	12,817	6,733	8,013	9,346	2,438	1,026	3,105	62,496
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2006	88,674	41,877	36,290	17,331	27,092	6,647	7,907	1,220	227,038
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2006	1,454	40	10	269	234	438	29	27	2,501
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2006	0	32	9	116	119	165	75	42	558

(continued)

Table 4.1 (continued): CSHA public housing summary data, 2005–06

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
S14	Total number of rebated households occupying public housing at 30 June 2006 for whom income details are known	109,439	54,766	43,042	25,729	36,791	9,688	9,037	4,394	292,886
S15	Number of households with moderate overcrowding at 30 June 2006	7,257	3,900	4,039	2,310	1,752	757	467	391	20,873
S16	Number of households with under-utilisation at 30 June 2006	11,659	5,766	4,970	2,364	7,566	1,147	1,239	188	34,899
S17	Total number of dwellings in Major cities of Australia at 30 June 2006	99,587	46,689	30,509	21,850	34,711	0	10,844	0	244,191
S18	Total number of dwellings in Inner regional Australia at 30 June 2006	18,695	14,528	9,691	2,983	3,071	8,501	8	0	57,477
S19	Total number of dwellings in Outer regional Australia at 30 June 2006	4,584	3,530	8,196	2,967	6,175	3,076	0	3,729	32,259
S20	Total number of dwellings in Remote Australia at 30 June 2006	350	28	880	2,182	792	68	0	1,451	5,752
S21	Total number of dwellings in Very remote Australia at 30 June 2006	73	0	293	1,023	68	31	0	212	1,700
S22	Total number of dwellings in Migratory areas at 30 June 2006	0	0	0	0	0	0	0	0	0
For year ending 30 June 2006										
S23	Total capital expenditure for year ending 30 June 2006 (\$'000)	273,627	245,388	248,779	194,749	139,707	40,563	33,011	10,588	1,186,412
S24	Total recurrent expenditure for year ending 30 June 2006 (\$'000)	1,045,943	430,916	343,659	263,264	302,211	107,319	95,035	65,984	2,654,330
S25	Total amount spent on repairs and maintenance for year ending 30 June 2006 (\$'000)	229,653	88,005	101,963	93,286	73,624	22,291	24,102	11,183	644,107
S30	Beginning gross rent debts for year ending 30 June 2006	14,136	7,042	2,109	7,162	6,038	1,370	1,926	1,863	41,646
S31	Closing rent debts for year ending 30 June 2006	14,800	7,839	2,223	7,737	4,426	1,341	2,011	1,685	42,061
At 30 June 2006										
S32	Total number of dwellings undergoing major redevelopment at 30 June 2006	61	61	64	576	838	24	0	51	1,675

(continued)

Table 4.1 (continued): CSHA public housing summary data, 2005–06

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 jurisdictions' data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	121,529	63,159	49,011	29,819	43,096	11,487	10,712	5,155
Excludes:								
Non-rebated households	11,899	8,236	..	..	..	..	1,588	..
Mixed composition households	..	..	..	..	..	368	..	525
Households for whom composition cannot be determined	144	31	0	0	0	0	5	0
Exclusions as a % of total ongoing households	9.9	13.1	0.0	0.0	0.0	3.2	14.9	10.2

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.

NSW S5 Data are not comparable with other jurisdictions' data as they are not calculated via the data repository but are based on the 2001 Census of Population and Housing, adjusted for Census undercounting of public housing households.

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.

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 4,708 mixed composition households included.

Vic S7 Excludes 1,178 applications eligible for both state owned and managed Indigenous and public rental housing as they are counted under the state owned and managed Indigenous housing data collection.

S8, S9 Data are unreconciled and may not match published jurisdictional annual data.

(continued)

Qld	S3, S5	Data should be interpreted with caution as Indigenous status is self-identified.
	S6	Data are not directly comparable with previous years' data as the criteria used for determining greatest need were expanded during 2005–06.
	S15, S16	Data for 2003–04 are not comparable with other years' data as a different methodology was used in that year.
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 1,917 mixed composition households included.
SA	S1	Includes 401 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.
	S3, S5	Data should be interpreted with caution as Indigenous information is self-identified and not mandatory.
	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.
ACT	S15, S16	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 2,841 mixed composition households included.
	S3, S5	Data should be interpreted with caution as Indigenous information is self-identified and not mandatory.
	S15, S16	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2005–06 there are 578 mixed composition households included.
NT	S4	Includes 10 households that transferred more than once in 2005–06. These households are each counted as one transfer household.
	S30	Estimated.

4.2 Performance indicators

4.2.1 P1 Amenity/location

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

Data for this performance indicator were collected via the 2005 National Social Housing Survey (NSHS) of public housing tenants.

Complete results for this survey, including values for the indicator P1 Amenity/location are available in *2005 Public Housing National Social Housing Survey* (TNS Social Research 2005).

This report is available at

www.aihw.gov.au/housing/nshs/public_and_indigenous_housing.cfm.

The NSHS of public housing 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

Question 15 of the NSHS of public housing 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

This 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

Question 16 of the NSHS of public housing tenants 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

This 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. Data for 2005 are not comparable with 2003 and earlier survey data due to significant changes in survey methodology and the way performance indicators are derived.
2. Care needs to be taken in interpreting small differences in the results as these may be affected by various sampling issues.
3. See the *2005 Public Housing National Social Housing Survey* (TNS Social Research 2005) for specific data qualifications.
4. Results from the 2005 NSHS of public housing tenants are not comparable with those from the 2005 NSHS of SOMIH tenants due to differences in survey sample design and data collection methodologies.

Table 4.2: CSHA public rental housing: P1(a) Amenity, April–May 2005

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	4,435	919	3,180	1,089	1,677	1,830	911	1,395	15,436
Number of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Size of dwelling	3,539	1,797	1,878	887	1,352	317	330	142	10,241
Modifications for special needs	1,764	838	843	435	674	158	138	66	4,916
Ease of access and entry	3,825	1,952	2,014	924	1,454	353	343	157	11,021
Car parking	2,637	1,282	1,694	741	1,188	308	274	118	8,242
Yard space and fencing	2,907	1,514	1,842	852	1,283	315	296	143	9,154
Privacy of home	3,694	1,869	1,856	961	1,412	346	363	160	10,660
Safety/security of home	3,484	1,840	1,949	860	1,279	333	308	174	10,226
Number of tenants who said this amenity aspect is important and gave a valid answer to needs question									
Amenity aspect									
Size of dwelling	4,366	2,216	2,305	1,067	1,571	385	407	178	12,495
Modifications for special needs	2,343	1,138	1,088	522	841	209	180	81	6,401
Ease of access and entry	4,317	2,171	2,225	1,047	1,570	394	382	175	12,280
Car parking	3,340	1,700	2,179	942	1,398	365	374	162	10,460
Yard space and fencing	4,018	2,102	2,436	1,091	1,645	418	394	190	12,295
Privacy of home	4,910	2,449	2,511	1,216	1,817	453	452	208	14,015
Safety/security of home	5,006	2,532	2,550	1,222	1,818	464	467	217	14,275
Per cent of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Size of dwelling	81	81	82	83	86	82	81	80	82
Modifications for special needs	75	74	78	83	80	76	77	82	77
Ease of access and entry	90	90	91	88	93	90	90	90	90
Car parking	79	75	78	79	85	84	73	73	79
Yard space and fencing	72	72	76	78	78	75	75	75	75
Privacy of home	75	76	74	79	78	76	80	77	76
Safety/security of home	70	73	76	70	70	72	66	80	72
P1(a) Amenity	77	78	78	80	81	79	77	79	78

Notes

All 2005 data are not comparable with 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.

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/housing/nshs/public_and_indigenous_housing.cfm>.

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

Table 4.3: CSHA public rental housing: P1(b) Location, April-May 2005

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	4,435	919	3,180	1,089	1,677	1,830	911	1,395	15,436
Number of tenants who said this location aspect is important and meets their needs									
Location aspect									
Shops and banking	4,059	2,099	2,030	946	1,437	363	383	152	11,469
Public transport	4,128	1,949	1,876	850	1,378	333	367	147	11,028
Parks and recreational facilities	2,778	1,559	1,483	653	917	224	291	111	8,017
Emergency services, medical services/hospitals	4,095	2,020	2,051	923	1,479	374	348	145	11,436
Child care facilities	918	521	642	149	209	64	75	39	2,617
Educational/training facilities	1,703	905	1,299	360	429	155	181	74	5,105
Employment/place of work	1,358	571	998	309	436	112	161	56	4,001
Community and support services	2,732	1,502	1,312	601	910	248	232	98	7,634
Family and friends	3,488	1,744	1,836	793	1,289	339	327	124	9,940
Safety/security of neighbourhood	3,398	1,757	1,920	844	1,295	343	335	160	10,052
Number of tenants who said this location aspect is important and gave a valid answer to needs question									
Location aspect									
Shops and banking	4,560	2,310	2,222	1,097	1,598	407	412	170	12,776
Public transport	4,446	2,109	2,070	946	1,464	352	390	158	11,934
Parks and recreational facilities	3,121	1,737	1,631	716	1,002	253	308	123	8,891
Emergency services, medical services/hospitals	4,672	2,300	2,303	1,098	1,637	423	394	184	13,011
Child care facilities	1,010	568	688	178	229	72	86	45	2,876
Educational/training facilities	1,953	1,023	1,457	406	477	176	210	87	5,788
Employment/place of work	1,627	716	1,177	355	499	137	188	78	4,767
Community and support services	3,105	1,664	1,466	689	1,000	274	258	117	8,573
Family and friends	4,273	2,071	2,083	979	1,471	389	382	145	11,792
Safety/security of neighbourhood	4,904	2,400	2,501	1,201	1,774	453	455	210	13,897

(continued)

Table 4.3 (continued): CSHA public rental housing: P1(b) Location, April–May 2005

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Per cent of tenants who said this location aspect is important and meets their needs									
Location aspect									
Shops and banking	89	91	91	86	90	89	93	89	90
Public transport	93	92	91	90	94	95	94	93	92
Parks and recreational facilities	89	90	91	91	92	89	94	91	90
Emergency services, medical services/hospitals	88	88	89	84	90	89	88	79	88
Child care facilities	91	92	93	84	91	89	87	88	91
Educational/training facilities	87	89	89	89	90	88	86	86	88
Employment/place of work	84	80	85	87	88	82	86	83	84
Community and support services	88	90	90	87	91	90	90	84	89
Family and friends	82	84	88	81	88	87	86	86	84
Safety/security of neighbourhood	69	73	77	70	73	76	74	76	72
P1(b) Location	85	87	88	84	88	87	88	85	86

Notes

All

2005 data are not comparable with 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.

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/housing/nshs/public_and_indigenous_housing.cfm>.

Results from the 2005 NSHS of public housing tenants are not comparable with those from the 2005 NSHS of SOMIH 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:

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

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

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 not comparable with previous years' data.

Data qualifications

None.

Table 4.4: CSHA public housing: P2 Affordability, 2005–06

Data item	Affordability	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For week of 30 June 2006										
AF1	Total rents charged for week of 30 June 2006 (\$'000)	11,122.8	56,56.4	4,658.7	2,425.6	3,735.6	967.1	1,192.7	486.4	30,245.4
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2006 (\$'000)	24,074.2	101,14.8	82,38.4	4,054.7	6,357.4	1,726.4	2,508.4	969.7	58,043.9
P2(a)	Average weekly rental subsidy per tenant (\$)	107	71	73	55	61	66	123	94	83
P2(b)	The proportion of rebated households spending not more than 30% of their income in rent (%)	100.0	99.9	100.0	99.5	99.7	98.3	99.2	99.0	99.7

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.
	AF1, AF2	Due to rounding the national total may not equal the sum of jurisdictions' data items.
NSW	P2(b)	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:

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

Changes for 2005–06

The Proxy Occupancy Standard was reviewed for 2005–06 and subsequently the four-bedroom cap was removed. Data are therefore not comparable with previous years.

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 and the Northern Territory exclude mixed composition households because there is insufficient information for these households to accurately estimate their bedroom requirements.
4. New South Wales, Victoria and the Australian Capital Territory exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.

Table 4.5: CSHA public 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
At 30 June 2006										
HS1	Total number of households with overcrowding at 30 June 2006	1,671	791	1,027	730	497	149	92	99	5,056
HS2	Total number of households occupying public housing for which tenancy composition and dwelling details are known at 30 June 2006	109,486	54,892	49,011	29,819	43,096	11,119	9,119	4,630	311,172
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	1.5	1.4	2.1	2.4	1.2	1.3	1.0	2.1	1.6

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	121,529	63,159	49,011	29,819	43,096	11,487	10,712	5,155
Excludes:								
Non-rebated households	11,899	8,236	..	..	..	..	1,588	..
Mixed composition households	..	..	..	..	..	368	..	525
Households for whom composition cannot be determined	144	31	0	0	0	0	5	0
Exclusions as a % of total ongoing households	9.9	13.1	0.0	0.0	0.0	3.2	14.9	10.2

NSW HS1, HS2, P3 Data are not comparable with previous years' data as mixed composition households are now included. In 2005–06 there are 4,708 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 1,917 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 2,841 mixed composition households included.
 ACT 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 578 mixed composition households included.

4.2.4 P4 Low income

This indicator assesses the low income status 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:

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

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

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 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 P4a(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 and the Australian Capital Territory exclude non-rebated households because there is insufficient information for these households to accurately estimate their income support entitlements.
3. Tasmania and the Northern Territory exclude 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 public housing: P4 Low income, 2005–06

Data item	Low income	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2006										
L11a	Total number of new households with low income A for year ending 30 June 2006	7,769	4,743	4,035	2,770	2,569	812	671	529	23,898
L11b	Total number of new households with low income B for year ending 30 June 2006	452	337	567	359	342	88	95	87	2,327
L13	Total number of new households where income and tenancy composition details are known for year ending 30 June 2006	8,224	5,081	4,623	3,140	2,933	904	770	620	26,295
P4(a)	The number of new low income households as a proportion of all new households. Low income A (%)	94.5	93.3	87.3	88.2	87.6	89.8	87.1	85.3	90.9
P4(b)	The number of new low income households as a proportion of all new households. Low income B (%)	5.5	6.6	12.3	11.4	11.7	9.7	12.3	14.0	8.8

Notes

- All P4(a), P4(b) The P4 Low income indicators have been reviewed for 2005–06. Data items L12a, L12b and L14–L18 and indicators P4(b)a, P4(b)b and P4(c) are no longer collected or reported.
- L11a, L13, P4(a) Includes households where assessable income was zero.
- L11a, L11b, L113, 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	8,733	5,465	4,623	3,148	2,933	1,073	840	729
Excludes newly allocated:								
Non-rebated households	498	..	..	..	..	..	69	..
Mixed composition households	..	..	..	..	..	33	..	107
Households for whom composition cannot be determined	11	384	0	0	0	0	1	0
Exclusions as a % of total newly allocated households	5.8	7.0	0.0	0.0	0.0	3.1	8.3	14.7

- NSW L11a, L11b, L113, 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 176 mixed composition households included.

(continued)

Qld	L11a, L11b, L113, 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	L11a, L11b, L113, 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 255 mixed composition households included.
SA	L11a, L11b, L113, 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 126 mixed composition households included.
	L11a, L11b, L113, 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.
ACT	L11a, L11b, L113, 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.

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 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 75 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 needs definition in the state owned and managed Indigenous housing data collection is different from that used in mainstream CSHA data collections. Special needs is defined in the CSHA state owned and managed Indigenous housing data collection 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.

Table 4.7: CSHA public housing: P5 Special needs, 2005–06

Data item	Special needs	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2006										
SN1	Total number of new households with special needs for year ending 30 June 2006	4,867	3,220	2,860	2,130	1,793	709	443	460	16,482
P5	The proportion of new tenancies that are allocated to households with special needs (%)	55.7	58.9	61.9	67.7	61.1	66.1	52.7	63.1	59.8

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 disability and Indigenous information is self-identified and not mandatory.								
Tas	SN1, P5	Disability information is self-identified and is not mandatory. Indigenous information is self-identified and mandatory.								
ACT	SN1, P5	Data should be interpreted with caution as disability and Indigenous information is self-identified and not mandatory.								
NT	SN1, P5	Data are not directly comparable with other jurisdictions' data as households with a disability are not included. These households are not identifiable in the Northern Territory information management system.								

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:

- they were homeless
- and/or their life or safety was at risk in their accommodation
- and/or their health condition was aggravated by their housing
- and/or their housing was inappropriate to their needs
- 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. The determination of greatest need was based on waiting list priority reason codes for all jurisdictions, except the Northern Territory where a greatest need status flag is used. Only priority reason codes that meet the nationally agreed definition are included (AIHW 2006a).

Table 4.8: CSHA public 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
For year ending 30 June 2006										
PA1	Total number of new greatest need households allocated housing in the time period: Less than 3 months	1,155	1,964	334	476	632	506	217	50	5,334
PA2	Total number of new greatest need households allocated housing in the time period: 3 months to less than 6 months	334	643	141	246	185	195	125	49	1,918
PA3	Total number of new greatest need households allocated housing in the time period: 6 months to less than 1 year	214	544	145	116	228	183	235	63	1,728
PA4	Total number of new greatest need households allocated housing in the time period: 1 year to less than 2 years	121	406	109	9	119	77	118	35	994
PA5	Total number of new greatest need households allocated housing in the time period: 2 years or more	78	228	81	2	21	42	31	6	489
PA6	Total number of new greatest need households allocated housing in the time period: Total	1,902	3,785	810	849	1,185	1,003	726	203	10,463
PA7	Total number of new households allocated housing in the time period: Less than 3 months	2,440	2,543	582	1,043	1,041	534	242	214	8,639
PA8	Total number of new households allocated housing in the time period: 3 months to less than 6 months	848	916	252	372	304	205	142	117	3,156
PA9	Total number of new households allocated housing in the time period: 6 months to less than 1 year	966	741	426	403	431	195	260	149	3,571
PA10	Total number of new households allocated housing in the time period: 1 year to less than 2 years	878	583	798	459	385	89	147	178	3,517
PA11	Total number of new households allocated housing in the time period: 2 years or more	3,541	681	2,565	871	772	50	48	71	8,599
PA12	Total number of new households allocated housing in the time period: Total	8,673	5,464	4,623	3,148	2,933	1,073	839	729	27,482

(continued)

Table 4.8 (continued): CSHA public 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
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 (%)	47.3	77.2	57.4	45.6	60.7	94.8	89.7	23.4	61.7
P6(b)	The proportion of new allocations to households in greatest need in the time period: 3 months to less than 6 months (%)	39.4	70.2	56.0	66.1	60.9	95.1	88.0	41.9	60.8
P6(c)	The proportion of new allocations to households in greatest need in the time period: 6 months to less than 1 year (%)	22.2	73.4	34.0	28.8	52.9	93.8	90.4	42.3	48.4
P6(d)	The proportion of new allocations to households in greatest need in the time period: 1 year to less than 2 years (%)	13.8	69.6	13.7	2.0	30.9	86.5	80.3	19.7	28.3
P6(e)	The proportion of new allocations to households in greatest need in the time period: 2 years or more (%)	2.2	33.5	3.2	0.2	2.7	84.0	64.6	8.5	5.7
P6	The proportion of new allocations to households in greatest need in the time period: Total (%)	21.9	69.3	17.5	27.0	40.4	93.5	86.5	27.8	38.1

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	22	1	0	0	0	0	0	0
PA12	60	1	0	0	0	0	1	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 'greatest need'.

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.

NT PA1–PA6, P6(a)–P6(e), P6 Data should be interpreted with caution as priority date is not updated when households transfer to the priority category after initial wait list application.

4.2.7 P7 Customer satisfaction

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

Complete results for this survey, including values for the indicator P7 Customer satisfaction, are available in *2005 Public Housing National Social Housing Survey* (TNS Social Research 2005). This report is available at :

<www.aihw.gov.au/housing/nshs/public_and_indigenous_housing.cfm>.

Question 1 of the NSHS of public housing tenants asked tenants to answer which statement best describes how satisfied or dissatisfied they were with the overall service provided by the state/territory 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:

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

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. Data for 2005 are not comparable with 2003 and earlier survey data due to significant changes in survey methodology and the way performance indicators are derived.
2. Care needs to be taken in interpreting small differences in the results as these may be affected by various sampling issues.
3. See the *2005 Public Housing National Social Housing Survey* (TNS Social Research 2005) for specific data qualifications.
4. Results from the 2005 NSHS of public housing tenants are not comparable with those from the 2005 NSHS of SOMIH tenants due to differences in survey sample design and data collection methodologies.

Table 4.9: CSHA public housing: P7 Customer satisfaction, April-May 2005 (per cent)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	4,435	919	3,180	1,089	1,677	1,830	911	1,395	15,436
Percentage of tenants reporting overall satisfaction									
Very satisfied	20	23	32	31	34	28	21	24	26
Satisfied	45	42	46	44	46	46	46	47	45
P7 Customer satisfaction	65	66	78	76	80	74	68	70	71

Notes

All 2005 data are not comparable to 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.

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/housing/nshs/public_and_indigenous_housing.cfm>.

Results from the 2005 NSHS of public housing tenants are not comparable with those from the 2005 NSHS of SOMIH 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 public housing rental 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 public housing: P8 Direct cost per unit, 2005–06

Data item	Direct costs per unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2006										
DC1	Total direct costs for year ending 30 June 2006 (\$'000)	631,471	274,193	233,905	166,869	236,786	79,548	83,401	50,168	1,756,341
At 30 June 2006										
P8	The average cost of providing assistance (excluding capital) per dwelling (\$)	5,122	4,233	4,719	5,382	5,283	6,813	7,685	9,304	5,145

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 to remove backlog maintenance, additional interest costs and general pay rises for staff, offset by reductions in expenditure on general and property insurance and charging tenants for water usage.
WA	DC1, P8	Data should be interpreted with caution as they include the costs for dwellings leased to other organisations that are excluded from the total number of dwellings.

4.2.9 P9 Occupancy rate

This indicator assesses the utilisation of public rental 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 public housing tenancy agreement with the relevant state/territory housing authority.

Data qualifications

None.

Table 4.11: CSHA public housing: P9 Occupancy rate, 2005-06

Data item	Occupancy rates	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2006										
OR1	Total number of occupied dwellings at 30 June 2006	121,529	63,159	49,011	29,818	43,096	11,487	10,712	5,155	333,967
OR2	Total number of dwellings at 30 June 2006	123,289	64,776	49,570	31,006	44,817	11,676	10,852	5,392	341,378
P9	The occupancy rate of rental housing stock (%)	98.6	97.5	98.9	96.2	96.2	98.4	98.7	95.6	97.8

Note

Vic OR2 Data are unreconciled and may not match published jurisdictional annual data. Excludes vacant moveable units awaiting relocation.

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.
3. Data for the Northern Territory are not comparable with other jurisdictions' data as vacancies that are not normal cannot be identified or excluded.

Table 4.12: CSHA public housing: P10 Turnaround time, 2005–06

Data item	Turnaround time	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2006										
TT1	Total number of days that dwellings were vacant for year ending 30 June 2006	316,691	160,500	131,505	66,915	59,822	38,311	30,102	45,465	849,311
TT2	Total number of vacancy episodes for year ending 30 June 2006	12,291	4,900	5,851	3,457	2,593	1,211	868	901	32,072
P10	The average time taken for occupancy of dwelling stock that are available to rent through normal processes (days)	26	33	22	19	23	32	35	50	26

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.
NT	TT1, TT2, P10	Data are not comparable with other jurisdictions' data as vacancies that are not normal cannot be identified and excluded.

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 public housing: P11 Rent collection rate 2005–06

Data item	Rent collection rate	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2006										
RA1	Total rent collected from tenants for year ending 30 June 2006 (\$'000)	577,115.0	287,835.0	233,048.0	127,114.1	213,493.0	45,034.0	60,087.0	25,703.0	1,569,429.1
RA2	Total rent charged to tenants for year ending 30 June 2006 (\$'000)	576,267.0	287,659.0	232,590.0	125,011.5	211,880.0	43,382.0	60,229.0	25,525.0	1,562,543.5
P11	Total rent actually collected as a percentage of total rent charged (%)	100.1	100.1	100.2	101.7	100.8	103.8	99.8	100.7	100.4

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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