

Public rental housing 2006–07

**Commonwealth State Housing Agreement
national data report**

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HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

Public rental housing 2006–07

Commonwealth State Housing Agreement national data report

January 2008

Australian Institute of Health and Welfare
Canberra

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Symbols and Abbreviations

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

Overview of public rental housing in 2006–07

Households in public rental dwellings at 30 June 2007

In total, 333,085 households lived in public rental dwellings at 30 June 2007. This included 23,102 Indigenous households, which represented 7% of all households. Indigenous households are also accommodated in state owned and managed Indigenous rental housing – in 2006–07 this included a further 12,622 households (AIHW 2008).

Of all 333,085 households, 288,686 (87%) received a rental rebate, that is, they paid less than market rent for the dwelling (referred to hereafter as ‘rebated households’). The remaining 44,399 households (13%) paid market rent. Of the 287,961 rebated households for which complete rent and income details were known, approximately four-fifths (82%) paid more than 20% but no more than 30% of their income in rent, while around one-fifth (18%) paid 20% or less of their income in rent.

The average weekly rental subsidy for rebated households for the week of 30 June 2007 was \$99.56 per household. This corresponds to an average rental subsidy of \$86.29 per household for all households (rebated and non-rebated).

Of the 307,720 occupied dwellings for which tenancy composition and dwelling details were known, 20,622 (7%) were moderately overcrowded and 5,002 (2%) were overcrowded (that is, required one additional bedroom or at least two additional bedrooms, respectively¹). A further 34,943 (11%) were underutilised (that is, had two or more bedrooms than were required to meet the standard).

New allocations to public rental housing during 2006–07

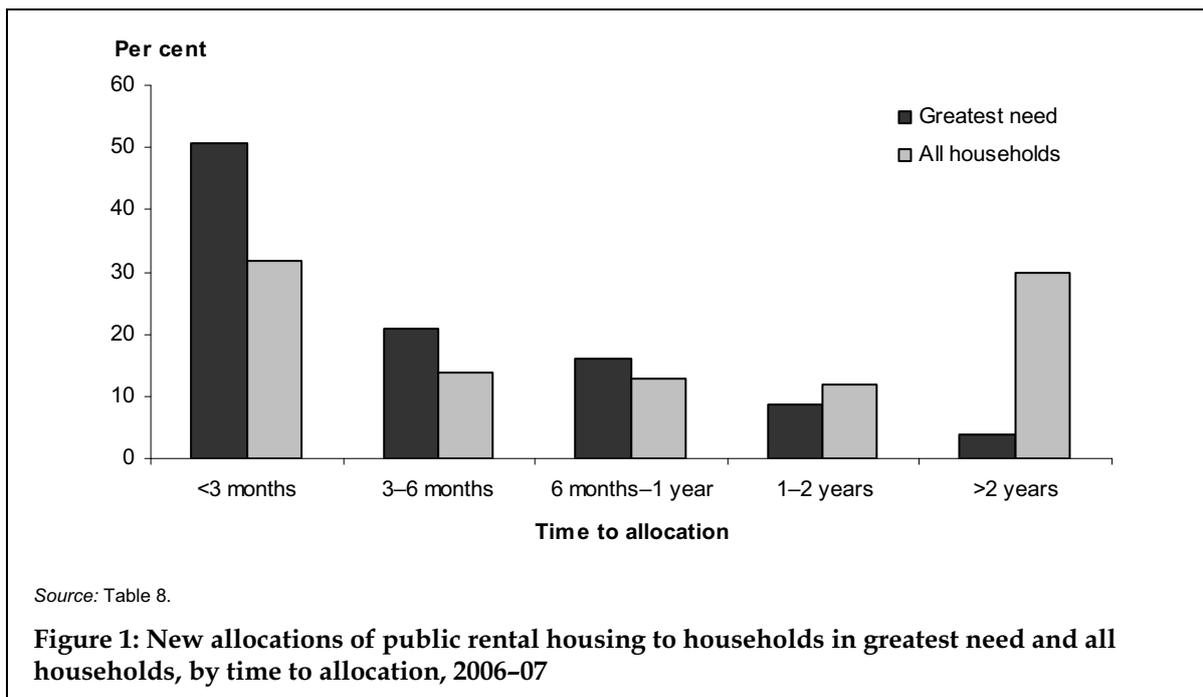
During the period 1 July 2006 to 30 June 2007, public rental housing was allocated to 26,824 new households. Of these households, 11,461 (43%) were classified as being in ‘greatest need’ (see Section 3.3.6).

Of the 26,824 new allocations, 8,463 households (32%) were allocated housing within 3 months of application and 8,002 (30%) were allocated housing 2 years or more after application (Figure 1).

Of the 11,461 new allocations of public rental housing to households in greatest need, more than one-half (5,793 households or 51%) were allocated housing within 3 months of application. The proportion of greatest need households allocated housing in a given time period decreases as the lapse between application and allocation increases, with only 4% still waiting 2 years or more after application (Figure 1).

There were 3,706 Indigenous households newly allocated public rental housing during 2006–07.

1 To meet the Proxy Occupancy Standard as defined in Section 3.3.3.



Households waiting for public rental housing at 30 June 2007

A total of 176,321 households were on waiting lists for public rental housing at 30 June 2007, of which 11,700 households were classified as being in 'greatest need'. This represents 7% of all households on waiting lists.

Public rental dwellings at 30 June 2007

In total, state and territory housing authorities managed 339,771 dwellings at 30 June 2007, of which 333,139 were occupied. This represents an occupancy rate of approximately 98%.

Of all 339,771 public rental dwellings, 3,638 (1%) were untenable or undergoing major redevelopment, while the remaining 336,133 (99%) were considered tenable. Figure 2 provides a breakdown of untenable dwellings by jurisdiction.

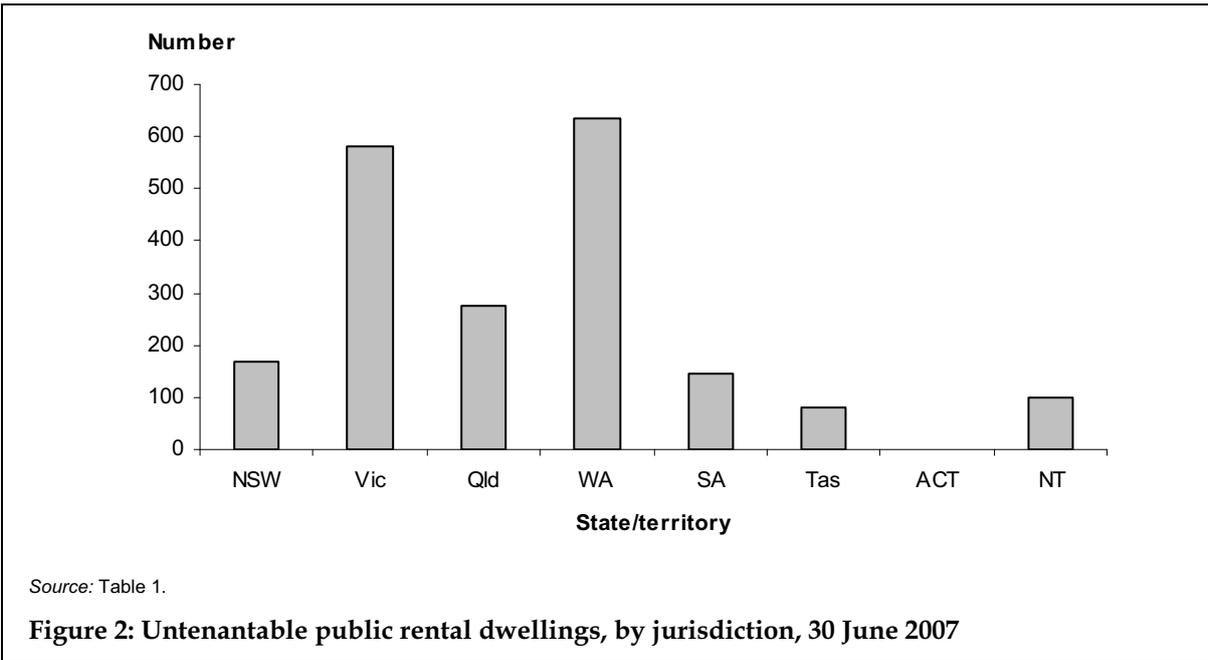
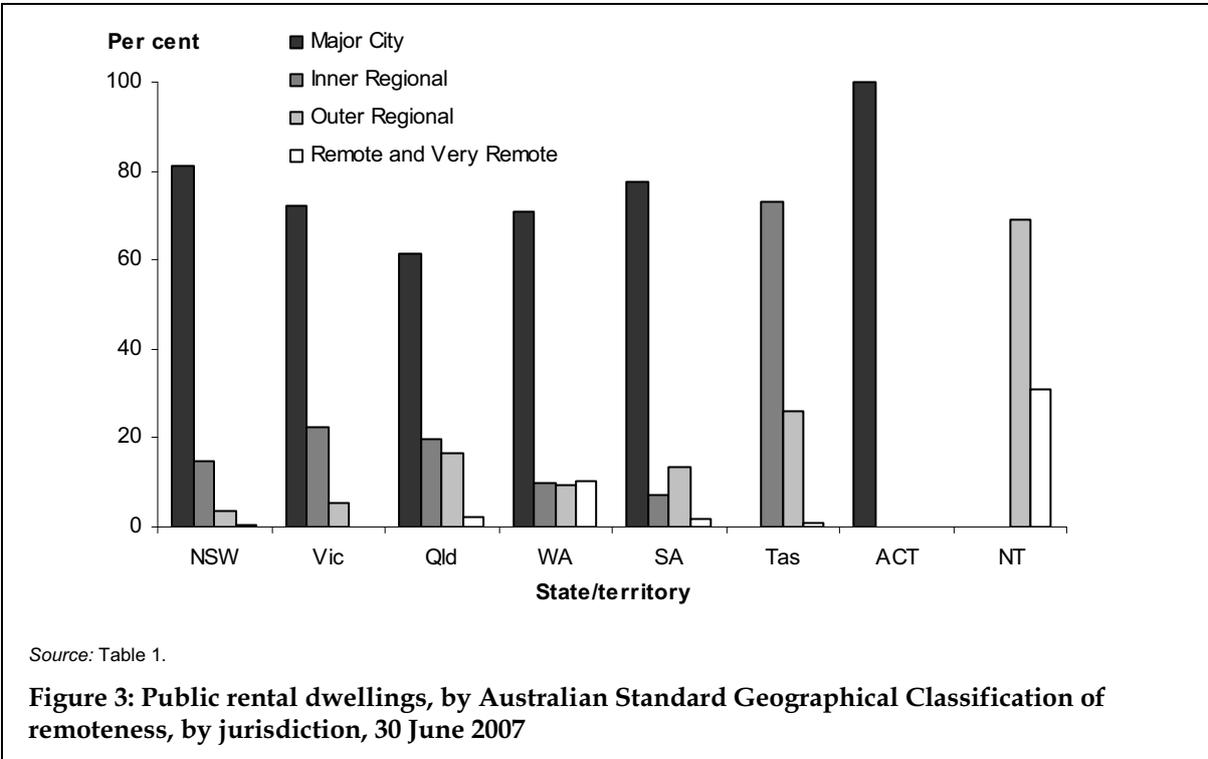


Figure 3 provides the Australian Standard Geographical Classification (ASGC) of remoteness of public rental dwellings, broken down by jurisdiction. Nationally, 72% of all public rental dwellings were located in a Major City, 17% were located in Inner Regional Australia, 9% were located in Outer Regional Australia, and 2% were located in Remote and Very Remote areas of Australia.



1 Introduction

This publication is one of a set of six that report on housing assistance provided in 2006–07 under the 2003 Commonwealth State Housing Agreement (CSHA). The six reports are:

- *Public rental housing 2006–07: Commonwealth State Housing Agreement national data report*
- *Community housing 2006–07: Commonwealth State Housing Agreement national data report*
- *State owned and managed Indigenous housing 2006–07: Commonwealth State Housing Agreement national data report*
- *Crisis Accommodation Program 2006–07: Commonwealth State Housing Agreement national data report*
- *Private Rent Assistance 2006–07: Commonwealth State Housing Agreement national data report*
- *Home Purchase Assistance 2006–07: Commonwealth State Housing Agreement national data report.*

These publications are the eighth 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. Both agreements were renewed for a further 5 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 2006) and *Measuring housing assistance: national data standards developed under the 1999 Commonwealth State Housing Agreement* (AIHW 2004).

Related Indigenous specific publications include *Indigenous housing indicators 2003–04* (AIHW 2005a), *Indigenous housing indicators 2005–06* (AIHW 2007b) and *Indigenous housing needs 2005: a multi-measure needs model* (AIHW 2005b).

This report provides data on the people seeking and receiving public rental housing assistance and the dwellings managed by state and territory housing authorities under this program. It contains all data collected for national reporting under the 2003 CSHA, namely all summary items and performance indicators. Specifications for all summary items and performance indicators are provided in Section 3 of this report.

2 CSHA 2006–07 public rental housing data

2.1 Terminology

Dwelling

For the purpose of this collection, a dwelling equals a rental tenancy unit which is 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.

Household

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

Indigenous household

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

Low income household

A low income household for the CSHA special needs and greatest need definitions 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.

Occupied dwelling

Tenantable dwellings occupied by tenants who have a public housing tenancy agreement with the relevant state/territory housing authority.

Ongoing household

For the purpose of this collection, an ongoing household is one that is valid at 30 June 2007, including those who terminated their tenancy on 30 June 2007.

2.2 Summary data items

Table 1: CSHA public rental housing summary data, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2007										
S0	Total households	120,187	63,278	49,677	30,142	42,527	11,526	10,627	5,121	333,085
S1	Total rebated households	107,959	52,997	44,196	24,972	36,242	9,113	8,824	4,383	288,686
For year ending 30 June 2007										
S2	Total new households	8,631	5,168	4,452	3,127	2,948	1,159	695	644	26,824
S3	Total new Indigenous households	1,091	298	751	716	321	142	24	363	3,706
S4	Total number of transferred households	3,642	1,918	1,156	1,240	1,441	305	276	179	10,157
At 30 June 2007										
S5	Total Indigenous households	9,800	1,349	3,421	4,508	1,328	711	204	1,781	23,102
S6	New applicants on waiting list who have a 'greatest need'	2,002	4,495	724	476	1,261	1,693	911	138	11,700
S7	Total applicants on waiting list	50,316	40,911	36,815	14,571	26,201	3,055	1,870	2,582	176,321
S8	Total tenantable dwellings	121,634	63,591	49,827	30,393	43,169	11,588	10,714	5,217	336,133
S9	Total untenantable dwellings	169	582	274	634	147	81	0	101	1,988
S10	Total rebated households paying 20% or less of assessable income in rent	12,556	11,040	6,420	7,350	8,879	2,007	969	2,987	52,208
S11	Total rebated households paying >20% but not more than 25% of assessable income in rent	93,128	41,691	37,728	15,187	26,952	6,459	7,691	1,301	230,137
S12	Total rebated households paying >25% but not more than 30% of assessable income in rent	1,786	55	9	2,298	173	643	31	34	5,029
S13	Total rebated households paying more than 30% of assessable income in rent	0	46	4	113	50	3	60	50	326
S14	Total rebated households for whom income details are known	107,731	52,832	44,161	24,948	36,054	9,112	8,751	4,372	287,961
S15	Total households with moderate overcrowding	6,790	4,385	4,255	1,811	1,747	767	470	397	20,622

(continued)

Table 1 (continued): CSHA public rental housing summary data, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2007										
S16	Total households with under-utilisation	11,971	5,023	5,153	2,762	7,458	1,143	1,224	209	34,943
S17	Total dwellings in Major Cities	98,766	46,755	30,893	22,114	33,928	..	10,772	..	243,229
S18	Total dwellings in Inner Regional Australia	18,265	14,566	9,789	3,022	3,046	8,517	8	..	57,214
S19	Total dwellings in Outer Regional Australia	4,436	3,500	8,252	2,942	5,992	3,058	..	3,693	31,872
S20	Total dwellings in Remote Australia	335	27	889	2,184	785	67	..	1,454	5,740
S21	Total dwellings in Very Remote Australia	71	0	314	1,028	66	31	..	205	1,716
S22	Total dwellings in migratory areas	0	0	0	0	0	0	0	0	0
For year ending 30 June 2007										
S29	Net rent turnover (no. of days)	9.61	10.36	3.12	7.69	4.33	12.85	14.00	25.20	8.63
S30	Opening gross rent debtors (\$'000)	14,800	7,838	2,223	2,565	2,720	1,527	2,224	2,760	36,657
S31	Closing gross rent debtors (\$'000)	17,643	9,378	2,043	2,976	2,152	1,826	2,675	3,153	41,846
At 30 June 2007										
S32	Total dwellings undergoing major redevelopment	69	676	36	263	502	4	66	34	1,650

Notes

- All 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 $\times 100 = 20.4$, then it is counted in the 'paying 20% or less' category.
- S10–S13 Excludes households where either assessable income or rent charged is zero.
- S14 Figures from S10–S13 do not sum to S14 due to a minor data adjustment. See NSW S14 footnote.
- S15, S16 The Proxy Occupancy Standard was revised in 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	120,187	63,278	49,677	30,142	42,527	11,526	10,627	5,121
Excludes:								
Non-rebated households	12,228	10,281	..	..	..	..	1,803	..
Mixed composition households	..	..	..	..	..	357	..	527
Households for whom composition cannot be determined	148	0	0	0	0	0	5	0
Exclusions as a % of total ongoing households	10.3	16.2	0.0	0.0	0.0	3.1	17.0	10.3

- S17–S22, S30, S31 Due to rounding the national total may not equal the sum of jurisdictions' data items.
- NSW S5 Data are not comparable with other jurisdictions' data as they are not calculated via the data repository but are based on the 2006 Census of Population and Housing, adjusted for Census undercounting of public housing households.

	S6	Data are not comparable as the previous years incorrectly excluded two 'greatest need' definition categories (refuge & priority tenancy re-instatement') now included.
	S7	Includes new applicants for housing and tenants (already housed) who requested transfers.
	S12	With the introduction of the <i>Reshaping Public Housing</i> (RPH) 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	2006–07 data is comparable with 2005–06 but not with previous years as mixed composition households are now included.
Vic	S1	Data should not be compared with previous year's result due to the exclusion of additional households on the basis of household composition, for example, group households.
	S2, S4	Decreasing exits from public housing due to limited exit points for tenants into private rental are causing a decrease in allocations.
	S7	Excludes 1,085 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. Data for S9 is not comparable to the previous year.
	S12, S13	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated or minor policy variations.
	S14	See S1.
	S15	Comparison with previous year's data should be made with caution due to fewer opportunities in the private market.
	S32	Data are not comparable with previous year's data as a different definition of major redevelopment has been used.
Qld	S3, S5	Data should be interpreted with caution as Indigenous status is self-identified.
	S6	Data are not comparable to data reported prior to 2005–06, as the criteria used for determining greatest need were expanded in 2005–06.
	S7	The number of applicants on the waiting list is an overestimate, as Queensland has a single waiting list for public housing and SOMIH. Based on past experience, approximately 30% of Indigenous applicants will be housed in SOMIH.
	S12, S13	No household is charged more than 25% of assessable income for rent. Non-zero numbers in these categories are the result of tenants not providing updated income details to the department.
	S15, S16	Data are not comparable to data reported prior to 2005–06, as the methodology was changed in 2005–06.
WA	S8	Excludes dwellings leased to other organisations. The majority of these are leased to community groups and will be reported in the Community Housing 2007–08 numbers.
	S10–S13	Data are based upon gross income (not assessable income).
	S12, S13	No household is charged more than 25% of income for rent. Households in these categories are the result of rent and/or income details having not been updated or minor policy variations.
	S15, S16	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2006–07 there are 1,499 mixed composition households included.
SA	S1	Includes 182 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	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated or minor policy variations.
	S15, S16	Comparison with years prior to 2005–06 should be made with caution as mixed composition households are now included. In 2006–07, there are 2,826 mixed composition households included.
	S29, S30, S31	In 2005–06, the published figures for these items were incorrectly reported. They have since been revised to 58.24 (S29), 4247 (S30) and 2720 (S31).
Tas	S10–S13	Data supplied by jurisdiction.
ACT	S3, S5	Data should be interpreted with caution as Indigenous information is self-identified and not mandatory.
	S12, S13	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated or minor policy variations.
NT	S4	Includes 2 households that transferred three times in 2006–07. These households are each counted as one transfer household.
	S12, S13	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated or minor policy variations.
	S30	Estimated.

2.3 Performance indicators

The following performance indicators were calculated in accordance with the 2006–07 *Public rental and state owned and managed Indigenous housing data manual* (AIHW 2007a) and the *National housing assistance data dictionary, Version 3* (AIHW 2006). An overview of the calculations for these performance indicators can be found in section 3.3.

2.3.1 P1 Amenity/location

Table 2: CSHA public rental housing: P1(a) Amenity, February–March 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	4,575	878	3,722	990	507	1,206	904	464	13,246
Number of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Size of dwelling	2,773	1,347	1,172	697	984	248	273	105	7,599
Modifications for special needs	1,050	554	520	306	407	107	110	44	3,098
Easy access and entry	2,995	1,493	1,327	767	1,036	293	287	131	8,328
Car parking	2,084	1,139	1,034	646	862	249	247	102	6,362
Yard space and fencing	2,198	1,198	1,100	701	892	251	249	115	6,703
Privacy of home	3,026	1,574	1,252	794	1,075	285	299	132	8,437
Safety and security of home	2,810	1,489	1,456	791	978	258	262	133	8,177
Number of tenants who said this amenity aspect is important and gave a valid answer to needs question									
Amenity aspect									
Size of dwelling	3,381	1,711	1,450	824	1,161	317	342	134	9,320
Modifications for special needs	1,559	780	660	368	535	147	149	57	4,254
Easy access and entry	3,408	1,690	1,434	819	1,113	324	325	143	9,256
Car parking	2,613	1,439	1,308	816	986	298	307	133	7,899
Yard space and fencing	3,026	1,641	1,391	847	1,109	335	329	147	8,823
Privacy of home	3,916	2,005	1,632	984	1,351	376	385	168	10,817
Safety and security of home	4,123	2,073	1,708	1,050	1,406	394	395	174	11,324
Per cent of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Size of dwelling	82	79	81	85	85	78	80	78	82
Modifications for special needs	67	71	79	83	76	73	74	77	73
Easy access and entry	88	88	93	94	93	90	88	92	90
Car parking	80	79	79	79	87	84	80	77	81
Yard space and fencing	73	73	79	83	80	75	76	78	76
Privacy of home	77	79	77	81	80	76	78	79	78
Safety and security of home	68	72	85	75	70	65	66	76	72
P1(a) Amenity	77	78	82	82	81	77	77	80	79

Notes

All 2007 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 <http://www.aihw.gov.au/housing/assistance/nshs/public_and_indigenous_nshs.cfm>.

Results from the 2007 NSHS of public housing tenants are not comparable with those from the 2007 NSHS of SOMIH tenants due to differences in survey sample design and data collection methodologies.

Source: Roy Morgan Research 2007.

Table 3: CSHA public rental housing: P1(b) Location, February–March 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	4,575	878	3,722	990	507	1,206	904	464	13,246
Number of tenants who said this location aspect is important and meets their needs									
Location aspect									
Shops and banking facilities	3,350	1,694	1,478	790	1,219	321	323	129	9,305
Public transport	3,193	1,614	1,272	599	994	265	280	112	8,329
Parks & recreational facilities	2,092	1,117	935	523	670	164	219	81	5,802
Emergency services, medical services/hospitals	3,367	1,693	1,461	811	1,112	313	303	122	9,183
Child care facilities	611	306	339	134	159	60	51	30	1,690
Educational and training facilities	1,315	620	665	282	393	116	130	66	3,587
Employment/place of work	1,020	501	601	298	370	98	112	50	3,050
Community and support services	2,359	1,304	1,000	534	786	224	230	95	6,533
Family and friends	3,061	1,542	1,276	706	1,081	299	293	114	8,373
Safety and security of the neighbourhood	2,644	1,494	1,285	779	1,052	274	291	119	7,938
Number of tenants who said this location aspect is important and gave a valid answer to needs question									
Location aspect									
Shops and banking facilities	3,791	1,882	1,609	908	1,298	357	348	142	10,335
Public transport	3,537	1,745	1,413	705	1,052	290	310	123	9,174
Parks & recreational facilities	2,392	1,237	1,035	570	735	201	239	90	6,499
Emergency services, medical services/hospitals	3,862	1,930	1,619	928	1,250	368	352	151	10,460
Child care facilities	721	335	371	157	183	70	65	33	1,935
Educational and training facilities	1,544	725	749	321	428	138	152	72	4,128
Employment/place of work	1,299	618	703	346	416	126	145	60	3,712
Community and support services	2,758	1,470	1,127	614	845	255	257	111	7,437
Family and friends	3,622	1,741	1,445	831	1,190	340	332	126	9,629
Safety and security of the neighbourhood	3,975	1,977	1,624	999	1,379	381	387	170	10,891

(continued)

Table 3 (continued): CSHA public rental housing: P1(b) Location, February–March 2007

	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 facilities	88	90	92	87	94	90	93	91	90
Public transport	90	92	90	85	95	91	90	91	91
Parks & recreational facilities	87	90	90	92	91	82	92	90	89
Emergency services, medical services/hospitals	87	88	90	87	89	85	86	81	88
Child care facilities	85	91	91	85	87	85	78	90	87
Educational and training facilities	85	86	89	88	92	84	85	91	87
Employment/place of work	79	81	86	86	89	78	78	83	82
Community and support services	86	89	89	87	93	88	89	85	88
Family and friends	85	89	88	85	91	88	88	90	87
Safety and security of the neighbourhood	67	76	79	78	76	72	75	70	73
P1(b) Location	84	87	88	86	89	84	86	85	86

Notes

All 2007 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 http://www.aihw.gov.au/housing/assistance/nshs/public_and_indigenous_nshs.cfm.

Results from the 2007 NSHS of public housing tenants are not comparable with those from the 2007 NSHS of SOMIH tenants due to differences in survey sample design and data collection methodologies.

Source: Roy Morgan Research 2007.

2.3.2 P2 Affordability

Table 4: CSHA public rental housing: P2 Affordability, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For week of 30 June 2007										
AF1	Total rents charged (\$'000)	11,577.3	6,021.2	4,848.8	2,607.0	3,859.8	971.1	1,307.0	501.7	31,693.8
AF2	Total market rent value of dwellings for which a rent was charged (\$'000)	24,615.8	10,321.6	9,621.6	4,103.5	6,580.3	1,501.5	2,699.9	992.8	60,436.9
P2(a)	Average weekly rental subsidy per tenant (\$)	108.5	68.0	96.1	49.6	64.0	46.0	131.1	95.9	86.3
P2(b)	Proportion of rebated households spending not more than 30% of their income in rent (per cent)	100.0	99.9	100.0	99.5	99.9	100.0	99.3	98.9	99.8

Notes

All	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.
Tas	P2(a)	Data for 2006–07 are not comparable with 2005–06. 2006–07 data uses adjusted market rent for calculation, whereas 2005–06 used full market rent.

2.3.3 P3 Match of dwelling to household size

Table 5: CSHA public rental housing: P3 Match of dwelling to household size, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2007										
HS1	Total households with overcrowding	1,457	1,125	1,087	487	513	153	82	98	5,002
HS2	Total households for which tenancy composition and dwelling details are known	107,797	52,997	49,677	30,142	42,527	11,169	8,817	4,594	307,720
P3	Proportion of households where dwelling size is not appropriate due to overcrowding (per cent)	1.4	2.1	2.2	1.6	1.2	1.4	0.9	2.1	1.6

Notes

All 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	120,187	63,278	49,677	30,142	42,527	11,526	10,627	5,121
Excludes:								
Non-rebated households	12,228	10,281	..	..	..	..	1,803	..
Mixed composition households	..	..	..	..	..	357	..	527
Households for whom composition cannot be determined	148	0	0	0	0	0	5	0
Exclusions as a % of total ongoing households	10.3	16.2	0.0	0.0	0.0	3.1	17.0	10.3

NSW HS1, HS2, P3 2006–07 data is comparable with 2005–06 but not with previous years as mixed composition households are now included.

VIC HS1, HS2, P3 Comparison with previous year's data should be made with caution given exclusions due to household compositions and fewer opportunities in the private rental market.

Qld HS1, P3 Data are not comparable to data reported prior to 2005–06, as the methodology was changed in 2005–06.

WA HS1, HS2, P3 Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2006–07 there are 1,499 mixed composition households included.

SA HS1, HS2, P3 Comparison with years prior to 2005–06 should be made with caution as mixed composition households are now included. In 2006–07 there are 2,826 mixed composition households included.

2.3.4 P4 Low income

Table 6: CSHA public rental housing: P4 Low income, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007										
LI1a	New households with low income A	7,783	4,467	3,242	2,608	2,639	996	564	484	22,783
LI1b	New households with low income B	446	359	1,200	500	296	122	60	81	3,064
LI3	New households where income and tenancy composition details are known	8,313	4,827	4,447	3,120	2,948	1,120	625	568	25,968
P4(a)	New low income households as a proportion of all new households: Low income A (per cent)	93.6	92.5	72.9	83.6	89.5	88.9	90.2	85.2	87.7
P4(b)	New low income households as a proportion of all new households: Low income B (per cent)	5.4	7.4	27.0	16.0	10.0	10.9	9.6	14.3	11.8

Notes

All LI1a, LI1b, LI3, 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	8,631	5,168	4,452	3,127	2,948	1,159	695	644
Excludes newly allocated:								
Non-rebated households	300	..	..	..	..	..	70	..
Mixed composition households	..	..	..	..	..	27	..	69
Households for whom composition cannot be determined	18	0	0	0	0	0	0	0
Exclusions as a % of total newly allocated households	3.7	0.0	0.0	0.0	0.0	2.3	10.1	10.7

LI1a, LI3, P4(a) Includes households where assessable income was zero.

NSW LI1a, LI1b, LI3, P4(a), P4(b) 2006–07 data is comparable with 2005–06 but not with previous years as mixed composition households are now included.

Qld LI1a, LI1b, LI3, P4(a), P4(b) Data is not comparable with previous years' data, as Queensland now uses the national definitions, whereas in previous years it used assessable income as a proxy for gross income.

WA LI1a, LI1b, LI3, P4(a), P4(b) Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2006–07 there are 126 mixed composition households included.

SA LI1a, LI1b, LI3, P4(a), P4(b) Comparison with years prior to 2005–06 should be made with caution as mixed composition households are now included. In 2006–07 there are 135 mixed composition households included.

LI1a, LI1b, LI3, P4(a), P4(b) Comparisons with other jurisdictions' data should be made with caution as South Australia uses assessable income as a proxy for gross income.

2.3.5 P5 Special needs

Table 7: CSHA public rental housing: P5 Special needs, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007										
SN1	New households with special needs	4,511	2,819	2,877	1,757	1,939	741	443	425	15,512
P5	Proportion of new tenancies allocated to households with special needs (per cent)	52.3	54.5	64.6	56.2	65.8	63.9	48.5	66.0	57.8

Notes

NSW	SN1, P5	Data are not directly comparable with other jurisdictions' data due to some minor data quality issues.
Vic	SN1, P5	Data for 2006–07 are not directly comparable with previous years' data as the only information available to identify a disability was receipt of a disability pension.
Qld	SN1, P5	Data is not comparable with the years prior to 2003–04, as the methodology was changed in 2003–04.
WA	SN1, P5	Data should be interpreted with caution as disability and Indigenous information is self-identified and not mandatory.
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.

2.3.6 P6 Priority access to those in greatest need

Table 8: CSHA public rental housing: P6 Priority access to those in greatest need, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007										
PA1	Total number of new greatest need households allocated housing in less than 3 months	1,498	1,851	441	424	726	596	229	28	5,793
PA2	Total number of new greatest need households allocated housing in 3 months to less than 6 months	537	678	275	308	203	220	136	38	2,395
PA3	Total number of new greatest need households allocated housing in 6 months to less than 1 year	311	488	240	232	255	145	124	50	1,845
PA4	Total number of new greatest need households allocated housing in 1 year to less than 2 years	132	321	122	25	164	83	88	41	976
PA5	Total number of new greatest need households allocated housing in 2 years or more	82	181	91	0	23	41	30	4	452
PA6	Total number of all new greatest need households allocated housing	2,560	3,519	1,169	989	1,371	1,085	607	161	11,461
PA7	Total number of new households allocated housing in less than 3 months	2,503	2,437	590	830	1,083	626	242	152	8,463
PA8	Total number of new households allocated housing in 3 months to less than 6 months	1,144	985	354	436	313	230	148	95	3,705
PA9	Total number of new households allocated housing in 6 months to less than 1 year	1,023	684	436	499	395	155	144	114	3,450
PA10	Total number of new households allocated housing in 1 year to less than 2 years	826	479	659	407	398	97	112	172	3,150
PA11	Total number of new households allocated housing in 2 years or more	3,082	582	2,413	955	759	51	49	111	8,002
PA12	Total number of all new households allocated housing	8,578	5,167	4,452	3,127	2,948	1,159	695	644	26,770

(continued)

Table 8 (continued): CSHA public rental housing: P6 Priority access to those in greatest need, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007		Per cent								
P6(a)	Proportion of new allocations to greatest need households in less than 3 months	59.8	76.0	74.7	51.1	67.0	95.2	94.6	18.4	68.5
P6(b)	Proportion of new allocations to greatest need households in 3 months to less than 6 months	46.9	68.8	77.7	70.6	64.9	95.7	91.9	40.0	64.6
P6(c)	Proportion of new allocations to greatest need households in 6 months to less than 1 year	30.4	71.3	55.0	46.5	64.6	93.5	86.1	43.9	53.5
P6(d)	Proportion of new allocations to greatest need households in 1 year to less than 2 years	16.0	67.0	18.5	6.1	41.2	85.6	78.6	23.8	31.0
P6(e)	Proportion of new allocations to greatest need households in 2 years or more	2.7	31.1	3.8	0.0	3.0	80.4	61.2	3.6	5.6
P6	Proportion of all new allocations to households in greatest need	29.8	68.1	26.3	31.6	46.5	93.6	87.3	25.0	42.8

Notes

NSW	PA1–PA6, P6(a)–P6(e), P6	Data are not comparable as the previous years incorrectly excluded two 'greatest need' definition categories (refuge & priority tenancy re-instatement) now included. Using the 2006–07 revised classification, the equivalent figure for 2005–06 is 30.7%. Further 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'.
Vic	PA6, PA12	Allocation time could not be determined for one household so it was excluded.
Qld	PA1–PA6, P6(a)–P6(e), P6	Data are not comparable to data reported prior to 2005–06, as the criteria used for determining greatest need were expanded in 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.

2.3.7 P7 Customer satisfaction

Table 9: CSHA public rental housing: P7 Customer satisfaction, February–March 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	4,482	850	3,655	965	496	1,181	884	454	12,967
Percentage of tenants reporting overall satisfaction									
Very satisfied	20	23	35	31	34	25	20	25	26
Satisfied	44	47	46	47	45	47	46	43	45
P7 Customer satisfaction	64	70	81	78	80	72	66	67	71
Standard error (per cent)	0.7	1.6	0.7	1.3	1.8	1.3	1.6	2.2	0.4

Notes

All 2007 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 <http://www.aihw.gov.au/housing/assistance/nshs/public_and_indigenous_nshs.cfm>.

Results from the 2007 NSHS of public housing tenants are not comparable with those from the 2007 NSHS of SOMIH tenants due to differences in survey sample design and data collection methodologies.

The standard error is the measure of the expected variability of the value for the population being measured.

The sample sizes reflect the number of unweighted valid responses and are therefore different to those provided at P1.

Source: Roy Morgan Research 2007.

2.3.8 P8 Net recurrent cost per dwelling

Table 10: CSHA public rental housing: P8 Net recurrent cost per dwelling, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007										
DC1	Total net recurrent costs (\$'000)	704,217	294,499	258,824	236,336	262,467	78,812	73,756	114,655	2,023,566
At 30 June 2007										
P8	Average cost of providing assistance (excluding capital) per dwelling (\$)	5,778	4,541	5,162	7,553	5,990	6,752	6,842	21,423	5,956

Notes

All	P8	Direct costs indicator replaced in 2006–07 with 'Net recurrent cost per dwelling'.
	DC1	Data may not be comparable with previous years as in 2006–07, DC1 was redefined to measure total net recurrent costs for year ending 30 June, rather than total direct costs.
	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.
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.

2.3.9 P9 Occupancy rate

Table 11: CSHA public rental housing: P9 Occupancy rate, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
At 30 June 2007										
OR1	Total occupied dwellings	120,187	63,278	49,677	30,197	42,527	11,526	10,626	5,121	333,139
OR2	Total dwellings	121,872	64,849	50,137	31,290	43,818	11,673	10,780	5,352	339,771
P9	Occupancy rate (per cent)	98.6	97.6	99.1	96.5	97.1	98.7	98.6	95.7	98.0

Notes

Vic	OR2	Data are unreconciled and may not match published jurisdictional annual data. Excludes vacant moveable units awaiting relocation.
	P9	Includes properties undergoing upgrade and redevelopment work, which are not available for occupancy.

2.3.10 P10 Turnaround time

Table 12: CSHA public rental housing: P10 Turnaround time, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007										
TT1	Total days that dwellings were vacant	311,414	166,269	117,892	111,809	59,844	32,634	24,147	42,266	866,275
TT2	Total vacancy episodes	12,115	4,722	5,270	3,774	2,685	1,218	792	814	31,390
P10	Average turnaround time	25.7	35.2	22.4	29.6	22.3	26.8	30.5	51.9	27.6

Notes

All	P10	Data may not be comparable with previous years as in 2006–07, P10 was clarified to include only those vacancy episodes classified as 'normal' for the entire period.
NSW	TT1, TT2, P10	Data are not comparable with previous years' data as properties in zones where no applicants are waiting or properties which 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. Victoria identifies normal vacancies as those that require only standard maintenance procedures. Turnaround time varies from other published jurisdictional data due to the inclusion of hard to let properties and dwellings that have undergone major redevelopment work.
NT	TT1, TT2, P10	Data are not comparable with other jurisdictions' data as vacancies that are not normal cannot be identified and excluded.

2.3.11 P11 Rent collection rate

Table 13: CSHA public rental housing: P11 Rent collection rate, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
For year ending 30 June 2007										
RA1	Total rent collected from tenants (\$'000)	602,847	294,297	248,126	134,267	205,917	48,326	63,573	42,828	1,640,181
RA2	Total rent charged to tenants (\$'000)	616,391	303,349	249,638	131,515	205,349	47,634	63,483	42,435	1,659,794
P11	Total rent collected as a percentage of rent charged (per cent)	97.8	97.0	99.4	102.1	100.3	101.5	100.1	100.9	98.8

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.
SA	RA1, RA2, P11	In 2005–06, the published figures for these items were incorrectly reported. They have since been revised to 204,398 (RA1), 202,871 (RA2) and 100.7 (P11).

3 Details of data items and performance indicators

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.

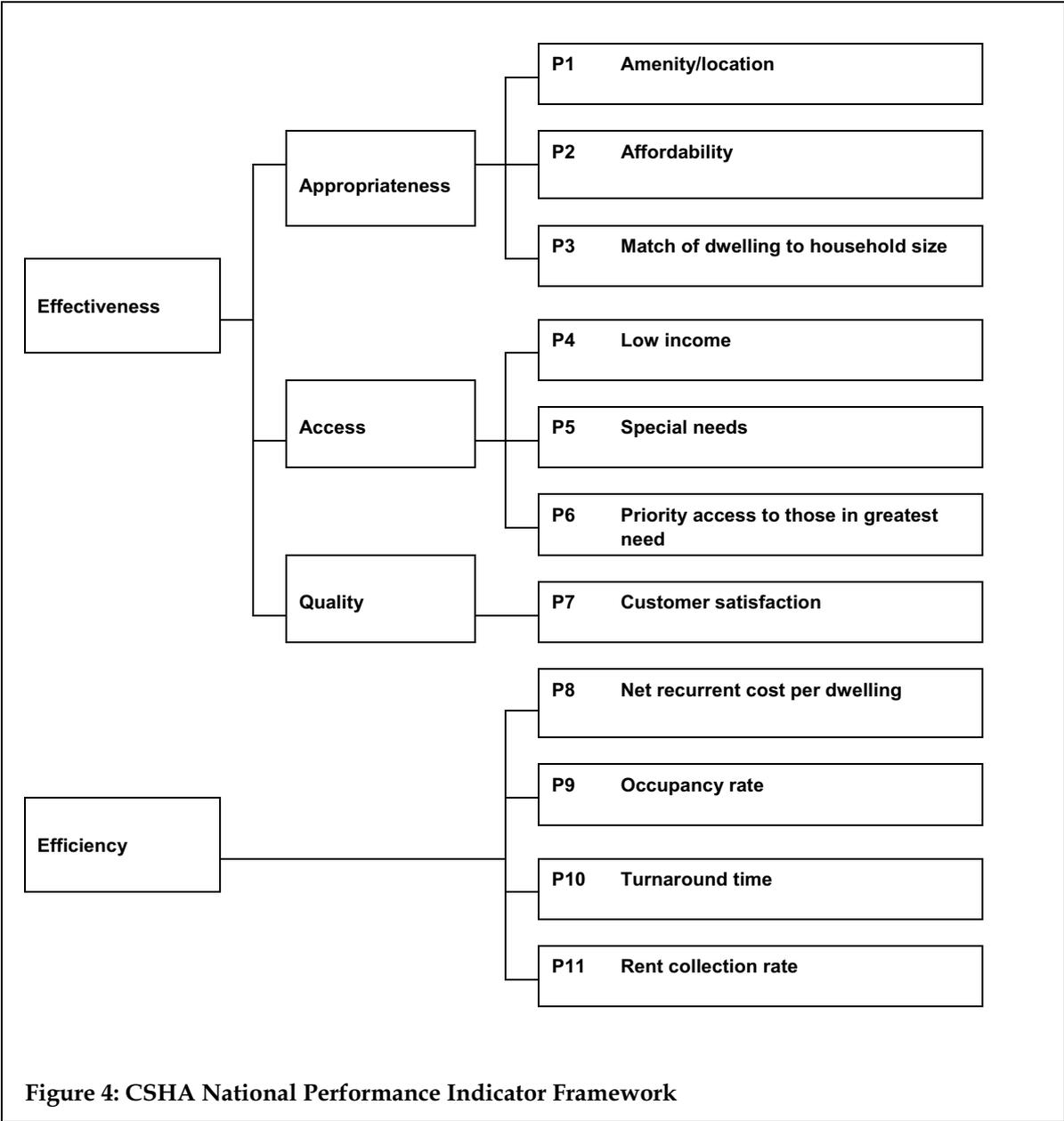


Figure 4: CSHA National Performance Indicator Framework

3.1 Data definitions

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

Further details for specific items in this national collection are available from the *Public rental and state owned and managed Indigenous housing data manual 2006–07* (AIHW 2007a). Copies of this publication are available from the contact officer.

3.2 Details of summary data items

S0	Total number of all households at 30 June 2007
S1	Total number of all households assisted with rebated public rental housing at 30 June 2007
S2	Total number of new households assisted for year ending 30 June 2007
S3	Total number of new Indigenous households assisted for year ending 30 June 2007
S4	Total number of households who relocated from one public housing dwelling to another public housing dwelling for year ending 30 June 2007 (transfers)
S5	Total number of Indigenous households at 30 June 2007
S6	Total number of new applicants on waiting list who have a 'greatest need' at 30 June 2007
S7	Total number of applicants on waiting list at 30 June 2007
S8	Total number of tenable dwellings at 30 June 2007
S9	Total number of untenable dwellings at 30 June 2007
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2007
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2007
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2007
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2007
S14	Total number of rebated households occupying public housing for whom income details are known at 30 June 2007
S15	Number of households with moderate overcrowding at 30 June 2007
S16	Number of households with under-utilisation at 30 June 2007
S17	Total number of dwellings in major cities of Australia at 30 June 2007
S18	Total number of dwellings in inner regional Australia at 30 June 2007
S19	Total number of dwellings in outer regional Australia at 30 June 2007
S20	Total number of dwellings in remote Australia at 30 June 2007
S21	Total number of dwellings in very remote Australia at 30 June 2007
S22	Total number of dwellings in migratory areas at 30 June 2007
S29	Net rent turnover for the year ending 30 June 2007
S30	Opening gross rent debtors for the year ending 30 June 2007
S31	Closing gross rent debtors for the year ending 30 June 2007
S32	Number of dwellings undergoing major redevelopment at 30 June 2007

3.3 Details of performance indicators

3.3.1 P1 Amenity/location

This indicator provides a measure of the amenity (a) and location (b) of dwellings as perceived 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 2007 National Social Housing Survey (NSHS) of public housing tenants. Complete results and information for this survey are available in *2007 Public Housing National Social Housing Survey* (Roy Morgan Research 2007). This report is available at <http://www.aihw.gov.au/housing/assistance/nshs/public_and_indigenous_nshs.cfm>.

P1(a) Amenity

Question 15 of the NSHS of public housing tenants asked about the importance and adequacy of the following amenities to their household:

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

The result for the performance indicator is calculated as:

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

P1(b) Location

Question 16 of the NSHS of public housing tenants asked about the importance and adequacy of the location of their dwelling in relation to these specific facilities and services:

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

The result for the performance indicator is calculated as:

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

3.3.2 P2 Affordability

This indicator assesses the level of housing affordability within public rental housing. It has two components:

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

$$P2(a) = \frac{AF2 - AF1}{S0}$$

and;

(b) the proportion of rebated households spending not more than 30% of their income in rent, calculated as:

$$P2(b) = \frac{S10 + S11 + S12}{S14}$$

3.3.3 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 indicator is calculated as follows:

$$P3 = \frac{HS1 \times 100}{HS2}$$

3.3.4 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.
- (b) the number of new low income B households as a proportion of all new households.

Low income A captures households that receive an income equivalent to or below 100% of government income support benefits at the pensioner rate while Low income B captures households with an income above 100% of the government income support benefits at the pensioner rate, but still below the effective cut-off for receiving any government income support benefits.

The cut-off measures include:

- adult (single or couple) pension rate²
- where eligible, family tax benefit part A (up to the full rate)
- income-free areas for both adults and children
- pharmaceutical allowance.

P4 is calculated as follows:

$$P4(a) = \frac{LI1a \times 100}{LI3}$$

$$P4(b) = \frac{LI1b \times 100}{LI3}$$

2 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 rates for other allowances (e.g. unemployment benefits). This ensures all persons receiving up to or equivalent to 100% of government income support benefits to be captured. 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.

3.3.5 P5 Special needs

This indicator assesses the special needs³ status of all households receiving assistance. Specifically, this is the proportion of new tenancies that are allocated to households with special needs which are defined as low income households:

- that 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 follows:

$$P5 = \frac{SN1 \times 100}{S2}$$

3.3.6 P6 Priority access to those in greatest need

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

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

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

3 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.

Greatest need households are defined as low income households that at the time of allocation were subject to one or more of the following circumstances:

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

The indicators are calculated as follows:

$$P6(a) = \frac{PA1 \times 100}{PA7}$$

$$P6(b) = \frac{PA2 \times 100}{PA8}$$

$$P6(c) = \frac{PA3 \times 100}{PA9}$$

$$P6(d) = \frac{PA4 \times 100}{PA10}$$

$$P6(e) = \frac{PA5 \times 100}{PA11}$$

$$P6 = \frac{PA6 \times 100}{PA12}$$

Qualifications

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.

PA1 to PA6 exclude waiting list applicants who have missing greatest need and/or waiting list details.

PA7 to PA12 exclude waiting list applicants who have missing waiting list details.

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 2006).

3.3.7 P7 Customer satisfaction

This indicator assesses the level of satisfaction expressed by tenants with regard to the service provided by state and territory public rental housing agencies. Data for this performance indicator were collected via the 2007 Public Housing National Social Housing Survey (NSHS).

Question 1 of the NSHS of public housing tenants asked respondents to indicate the statement which best described how satisfied or dissatisfied they were with the overall service provided by their housing authority over the previous 12 months.

The level of overall satisfaction is calculated as:

$$P7 = \frac{\text{Number of tenants who said they were satisfied (very satisfied or satisfied)} \times 100}{\text{Number of tenants who gave a valid answer to the satisfaction question}}$$

3.3.8 P8 Net recurrent cost per dwelling

This indicator assesses the cost of public housing rental provision by measuring the average cost of providing assistance per dwelling.

P8 is calculated as:

$$P8 = \frac{DC1}{OR2}$$

Qualifications

Data for this performance indicator is provided by jurisdictions, not calculated by the AIHW public housing team. Figures for DC1 are derived using the unaudited schedule to the CSHA National Financial Reporting Statements.

3.3.9 P9 Occupancy rate

This indicator assesses the utilisation of public rental housing stock by measuring the occupancy rate of rental housing stock.

P9 is calculated as:

$$P9 = \frac{OR1 \times 100}{OR2}$$

3.3.10 P10 Turnaround time

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

P10 is calculated as:

$$P10 = \frac{TT1}{TT2}$$

3.3.11 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.

P11 is calculated as:

$$P11 = \frac{RA1 \times 100}{RA2}$$

4 General notes

Data in this manual should be read in conjunction with the *Public rental and state owned and managed Indigenous housing data manual 2006–07* (AIHW 2007a) which can be obtained from the contact officer for this publication.

4.1 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 programs, Indigenous housing programs, and 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 and state owned and managed Indigenous housing are excluded.

Properties no longer under the administration of the property manager/agency at 30 June 2007, including properties demolished, sold or disposed of, and properties not yet available to the property manager/agency at 30 June 2007 (such as those still under construction or being purchased) are also excluded.

4.2 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 2006). The majority of items were provided by the jurisdictions for analysis via the data repository, however results for items S29, S30, S31, P8 and P11 were provided directly.

4.3 Data qualifications

Items S15, S16, P3 and P4 exclude the following households:

- those whose composition cannot be determined, due to uncertainties in estimating bedroom requirements
- mixed composition households (from Tasmania and the Northern Territory), due to insufficient information being available
- non-rebated households (from New South Wales, Victoria and the Australian Capital Territory), due to insufficient information being available.

5 Changes to the 2006–07 data collection

The following data items have been modified in 2006–07:

Revised financial descriptor

S29 The formula has been revised to:

$$S29 = 365 \times \left[\frac{\frac{1}{2} \times (\text{Opening rental debtors} + \text{Closing rent debtors})}{\text{Total rent charged to tenants for year ending 30 June}} \right]$$

While data for S29 was collected in 2005–06, it was not reported.

Revised performance indicators

P8 Two changes were made to this indicator:

- Indicator name renamed to Net recurrent cost per dwelling.
- Definition of DC1 revised to Sum of net recurrent costs for providing assistance for the year ending 30 June.

Figures for DC1 were derived using the unaudited schedule to the CSHA National Financial Reporting Statements.

The following data items are no longer included in this report for 2006–07:

S23 Total capital expenditure for the year ending 30 June 2007

S24 Total recurrent expenditure for the year ending 30 June 2007

S25 Total amount spent on housing maintenance for the year ending 30 June 2007.

These three items are now collected using the unaudited schedule to the CSHA National Financial Reporting Statements. Data for 2006–07 will be reported in the *Housing Assistance Act 1996 Annual Report 2006–07*.

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