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*Better information and statistics
for better health and wellbeing*

Housing and homelessness services

Access for Aboriginal and Torres Strait Islander people

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This report draws together a large amount of statistical material and could not have been produced without the efforts and cooperation of homelessness service providers and clients, who provided service and client information, and state and territory funding departments, which provided administrative data.

Abbreviations

ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
AG	Australian Government
AHO	NSW Aboriginal Housing Office
AIHW	Australian Institute of Health and Welfare
BBF	Building a Better Future
CAP	Crisis Accommodation Program
CH	Community housing
CHINS	Community Housing and Infrastructure Needs Survey
CNOS	Canadian National Occupancy Standard
COAG	Council of Australian Governments
CRA	Commonwealth Rent Assistance
CSHA	Commonwealth State Housing Agreement
HPA	Home Purchase Assistance
ICH	Indigenous Community Housing
ICHOs	Indigenous Community Housing Organisations
NAHA	National Affordable Housing Agreement
NATSISS	National Aboriginal and Torres Strait Islander Social Survey
NPAH	National Partnership Agreement on Homelessness
NPARIH	National Partnership Agreement on Remote Indigenous Housing
NDC	National Data Collection
NDCA	National Data Collection Agency
NRF	National Reporting Framework
NSW	New South Wales
NSHS	National Social Housing Survey
NT	Northern Territory
PH	Public housing
PRA	Private Rent Assistance
PTG	Primary Target Group
Qld	Queensland
SA	South Australia
SAAP	Supported Accommodation Assistance Program
SD	Statistical Division
SDM	Service Delivery Model
SHAs	State Housing Authorities
SOMIH	State owned and managed Indigenous housing
Tas	Tasmania
Vic	Victoria
WA	Western Australia

Symbols

..	not applicable
n.a.	not available
—	nil or rounded to zero
n.p.	not published
A.G.	Australian Government

Summary

This report provides an overview of Aboriginal and Torres Strait Islander housing and homelessness information in Australia. It aims to provide an overview of the housing issues faced by Indigenous Australians, and the housing services that are provided for their assistance. It also presents a general profile of homelessness for Indigenous Australians, and the types of homelessness services they access.

Where available, comparisons between Indigenous and non-Indigenous groups are presented.

Housing and housing assistance

In 2006, there were 166,700 Indigenous households in Australia, making up 2.3% of Australian households. A total of about 411,300 persons were reported to live in Indigenous households.

The 2006 Census data showed differences between Indigenous and non-Indigenous households in relation to patterns in housing tenure type and overcrowding:

- About a third of Indigenous households were home owners (with or without a mortgage), while almost two-thirds were renting. For non-Indigenous households, over two-thirds owned their own home (with or without a mortgage) and less than a third were renting.
- About 5% of Indigenous households were living in overcrowded conditions compared with 0.5% of non-Indigenous households.

Also, based on 2006 data, it has been estimated that around 11,000 dwellings were required by Indigenous households to address the unmet need for social housing assistance.

Homelessness

In 2006, Indigenous Australians represented around 2.5% of the Australian population but accounted for around 9% of the homeless population (9,526 out of 104,676 homeless people). Indigenous Australians were also over-represented as clients of specialist homelessness agencies funded through the Supported Accommodation Assistance Program (SAAP). In 2008–09, almost a fifth of specialist homelessness service clients were Indigenous.

While *Domestic/family violence* was the most frequently recorded main reason for seeking assistance for both Indigenous and non-Indigenous clients of SAAP agencies in 2008–09, the following differences between Indigenous and non-Indigenous clients were noted:

- Indigenous SAAP clients tended to be younger than non-Indigenous clients.
- Non-Indigenous homelessness was more likely to occur in *Major cities*, whereas Indigenous homelessness occurred in *Major cities* and elsewhere.
- *Overcrowding issues* were more frequently recorded as the main reason for seeking assistance from a SAAP agency for Indigenous clients than for non-Indigenous clients.

1. Introduction

This report provides an overview of housing and homelessness information available about Aboriginal and Torres Strait Islander people. It aims to describe the housing issues faced, and the housing services that are provided to Indigenous Australians. It also presents a general profile of homeless Indigenous people, and the types of homelessness services they access.

In its 2008 White Paper, *The Road Home: A National Approach to Reducing Homelessness*, the Australian Government set two key headline goals for 2020:

- To halve the overall rate of homelessness.
- To offer accommodation to all rough sleepers who seek it (FaHCSIA 2010).

In 2009 the Australian Government and state and territory governments agreed to a new set of federal financial arrangements, including new mechanisms for funding Indigenous housing, linked to new housing agreements. The key agreements for achieving housing outcomes for Indigenous households are the National Affordable Housing Agreement (NAHA), the National Partnership Agreement on Homelessness (NPAH), the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and the National Indigenous Reform Agreement (the 'Closing the Gap' strategy). Where possible, data in this report highlights progress in achieving the objectives and outcomes of these agreements.

1.1 Data sources and limitations

Housing data in this publication have been drawn from administrative data collected by State Housing Authorities (SHAs) and collated nationally by the Australian Institute of Health and Welfare (AIHW). This includes the five social housing programs:

- Public rental housing
- State owned and managed Indigenous housing (SOMIH)
- Mainstream community housing
- Indigenous community housing (ICH)
- Crisis Accommodation Program (CAP).

Most of the ICH data contained in this report was collected under the National Reporting Framework (NRF) for Indigenous Housing. The NRF was developed to provide a mechanism for reporting on the implementation and outcomes of *Building a Better Future: Indigenous Housing to 2010* (BBF). In 2008-09, administrative and funding arrangements for ICH were somewhat complex. In Tasmania, the Australian Government (through the Department of Families, Housing, Community Services and Indigenous Affairs) was the only source of government funding as the Tasmanian Government had no involvement in ICH at this time. In Victoria and Queensland, some Indigenous community housing organisations (ICHOs) were funded directly by the Australian Government, while others were funded by the state government under the former Commonwealth State Housing Agreement (CSHA). In the five remaining jurisdictions (New South Wales, Western Australia, South Australia, the Australian Capital Territory and the Northern Territory) funding from the relevant state or territory, and the Australian Government was pooled, with the state or territory government responsible for the ICH sector. Some ICHOs did not receive any government funding at all. For more details see *Appendix 1*. In this report, ICH administrative data for

ICHOs that were under the administrative responsibility of the Australian Government (that is, in Victoria, Queensland and Tasmania) are reported as aggregate data in the column 'AG' unless otherwise stated.

The ICH administrative data collection has significant data quality issues, particularly in relation to coverage. Values which do not represent an entire jurisdiction have been shaded and need to be interpreted with considerable caution. For full details on data quality issues see *Appendix 1*.

Due to limitations with the ICH administrative data, the 2006 Community Housing and Infrastructure Needs Survey (CHINS) data collected by the ABS has been used to supplement ICH data. The CHINS survey classifies dwellings based on location rather than funding and administrative arrangements. Consequently, CHINS data do not include an 'AG' column; all dwellings are included under the state in which they are located.

Other housing assistance programs included are Commonwealth Rent Assistance (CRA), Private Rent Assistance (PRA) and Home Purchase Assistance (HPA).

Data are also drawn from the 2006 Census of Population and Housing and a number of surveys including the 2007 National Social Housing Survey (NSHS) and the 2008 National Aboriginal and Torres Strait Islander Social Survey (NATSISS).

In all instances, the most recently available data were used. However, data from different collections may relate to different reference periods, which prevents them being compared. Some administrative data collections (PRA, HPA and CAP) do not currently contain comprehensive data on Indigenous households because some jurisdictions are unable to provide this data. For example, only five jurisdictions are able to provide data on Indigenous households receiving PRA.

Homelessness data has been drawn primarily from the 2008–09 Supported Accommodation Assistance Program National Data Collection (SAAP NDC), and also the report *Counting the homeless 2006*, which uses data from the Census (Chamberlain & MacKenzie 2008).

The *Counting the homeless* data provides information on the number of homeless and at risk of homelessness population on Census night. The SAAP data provides information on support periods provided to people who access specialist homelessness services and the number of services provided during these support periods; with the reporting period for SAAP data corresponding to a financial year.

It should be noted that the data presented in this report on the number of SAAP clients have been derived from support period data. This is because, rather than collecting information on clients directly, the SAAP NDC collects information on support periods provided by specialist homelessness services. When interpreting SAAP data it is important to recognise there is a difference between support periods and clients. As one of the two (along with the Census) main data sources for reporting on the homeless and at risk of homelessness population, SAAP data can be used to provide a profile of homeless people who access specialist homelessness services. However, it should be noted that these people represent only a subgroup of the total homeless and at risk of homelessness population, as not all people who are homeless or at-risk of homelessness will access a specialist homelessness service.

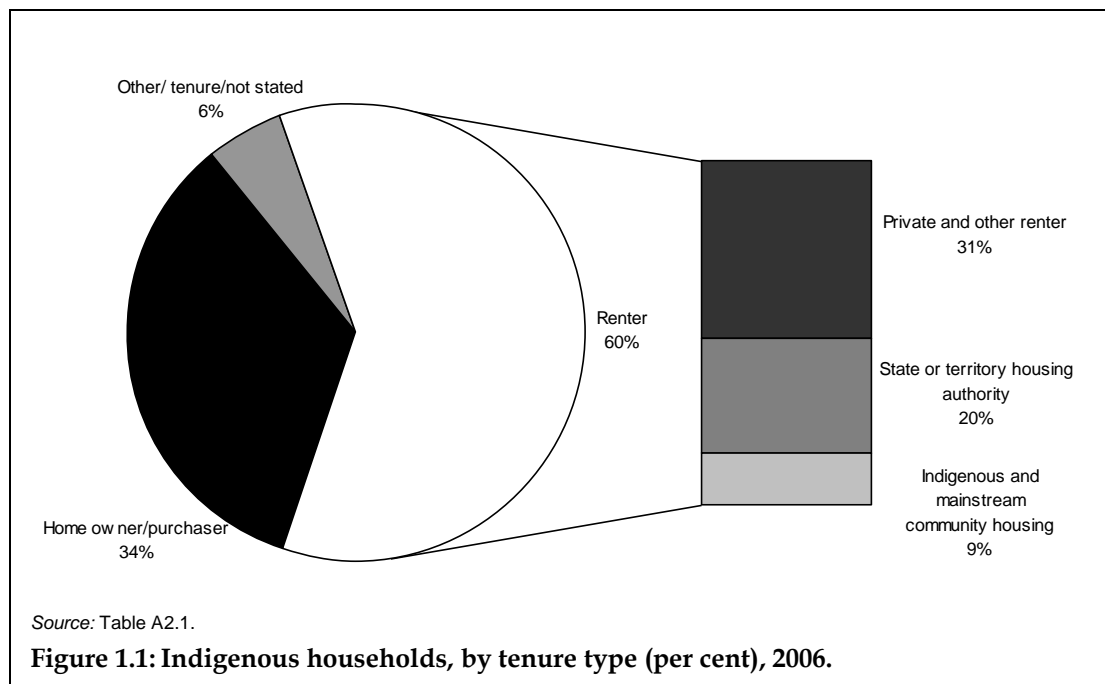
Where appropriate, numbers have been weighted to adjust for the non-participation of a small number of SAAP agencies that provide specialist homelessness services and the non-consent of some clients to provide their information to agencies.

1.2 Housing tenure and Indigenous households

In 2006, there were almost 166,700 (Table 1.1) Indigenous households in Australia, making up 2.3% of the total number of Australian households living in private dwellings. An Indigenous household is defined as one which contains one or more Indigenous people. A total of about 411,300 Indigenous persons were reported to live in Indigenous households (Table 1.2).

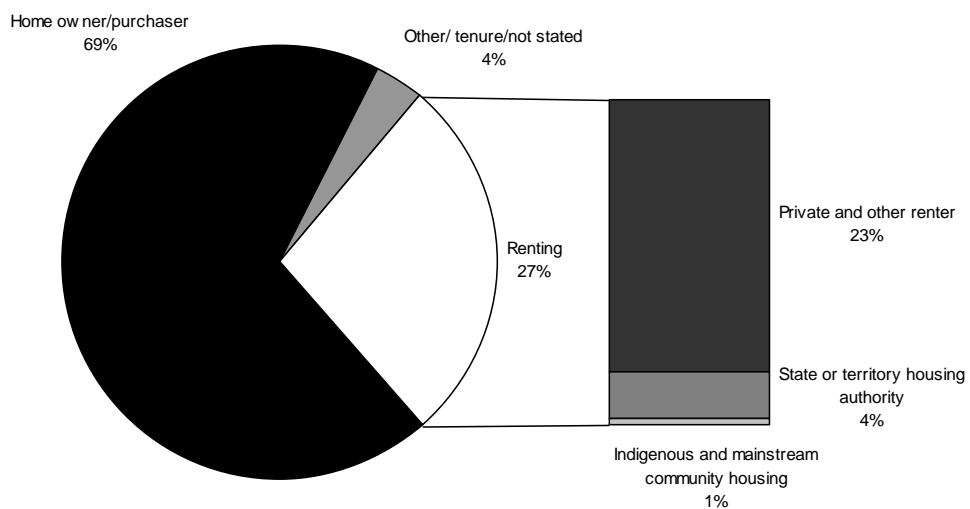
Recent research indicates that Indigenous people particularly value home ownership as a social investment rather than a financial investment for resale; in particular the ability to pass the home down in the family (AHURI 2009).

One of the outcomes to be achieved under the NAHA (COAG 2009) is for Indigenous Australians to have the same housing opportunities as other Australians, including home ownership. In 2006, there was a marked difference between Indigenous and non-Indigenous households in relation to housing tenure type patterns: about a third (34%) of Indigenous households were home owners (with or without a mortgage), while almost two-thirds (60%) were renting (Figure 1.1).



This is in direct contrast to housing tenure type patterns for non-Indigenous households. Over two-thirds (69%) of non-Indigenous households owned their own home (with or without a mortgage) and less than a third (27%) were renting (Figure 1.2).

The tenure type of Indigenous households varied across states and territories (Table 1.1). In 2006, just over half of the Indigenous Tasmanian households (53%) owned their own home, while in the Northern Territory 18% of Indigenous households were home owners. The number of Indigenous households living in Indigenous or mainstream community housing also varied, ranging from 42% of households in the Northern Territory to 1% in Tasmania.



Source: Table A2.1.

Figure 1.2: Non-Indigenous households, by tenure type (per cent), 2006.

Table 1.1: Indigenous households, by tenure type and state and territory, 2006.

Tenure type	NSW /ACT	Vic	Qld	WA	SA	Tas	NT	Aust ^(a)
Number of households								
Home owner/ purchaser ^(b)	21,476	5,669	14,669	5,583	3,373	4,173	2,048	56,990
Renter state/territory housing	12,529	2,771	7,518	4,756	2,872	1,319	1,625	33,404
Renter Indigenous/ mainstream community housing	2,850	349	4,161	2,066	645	73	4,700	14,879
Private and other renter ^(c)	19,418	4,498	17,301	4,639	2,432	2,099	1,735	52,125
Other tenure type/not stated ^(d)	2,784	867	2,289	1,335	629	257	1,090	9,261
Total^(e)	59,057	14,154	45,938	18,379	9,951	7,921	11,198	166,659
Per cent of households								
Home owner/purchaser ^(b)	36.4	40.1	31.9	30.4	33.9	52.7	18.3	34.2
Renter state/territory housing	21.2	19.6	16.4	25.9	28.9	16.7	14.5	20.0
Renter Indigenous/ mainstream community housing	4.8	2.5	9.1	11.2	6.5	0.9	42.0	8.9
Private and other renter ^(c)	32.9	31.8	37.7	25.2	24.4	26.5	15.5	31.3
Other tenure type/not stated ^(d)	4.7	6.1	5.0	7.3	6.3	3.2	9.7	5.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Totals include 'Other territories'. Totals may not add due to rounding.

(b) Includes dwellings being purchased under a rent/buy scheme.

(c) Comprises dwellings being rented from a real estate agent; a parent/other relative or other person; a person not in the same household; a residential park (includes caravan parks and marinas); an employer; and other landlord type and landlord type not stated.

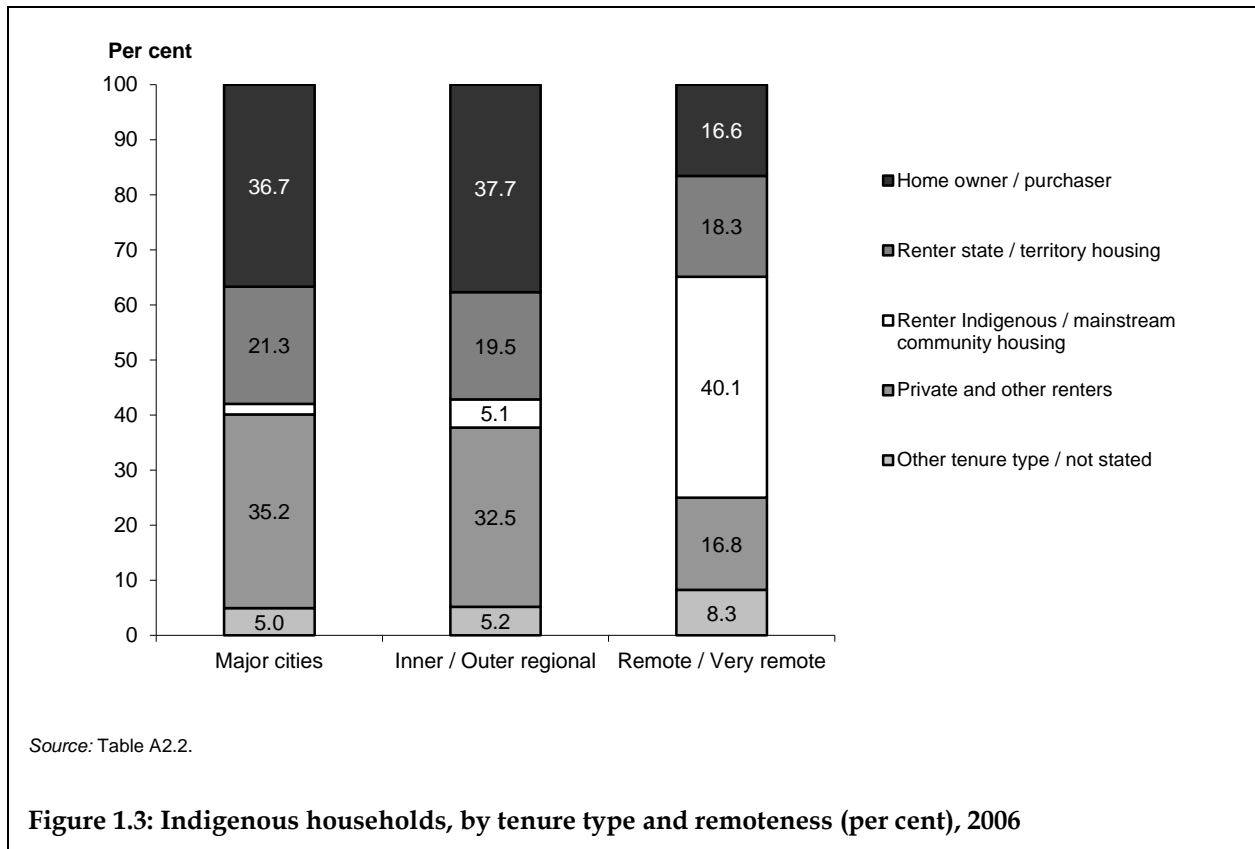
(d) Includes dwellings being occupied under a life tenure scheme.

(e) Total does not match that presented in Tables 1.2 and A2.2 due to different publication sources and the confidentiality process for Census data.

Source: ABS 2007b.

In 2006, tenure type for Indigenous households also varied by remoteness, reflecting the different housing options in different areas (Figure 1.3). Home ownership rates among Indigenous households were similar in *Major cities* and *Inner regional* areas. Of the almost 66,400 Indigenous households in *Major cities*, 37% were home owners, while of the around 76,000 Indigenous households in *Inner regional* areas, 38% were home owners. In *Remote* and *Very remote* areas, only 17% of 24,300 Indigenous households were home owners.

The proportion of Indigenous households living in social housing in *Major cities* was marginally lower (23%) than in *Regional* and *Inner regional* areas (25%). In contrast, more than half of Indigenous households in *Remote* and *Very remote* areas were living in social housing (58%). This reflects the limited possibilities for either home ownership or private renting in *Remote* and *Very remote* areas (ABS & AIHW 2008).



A comparison of Indigenous households and persons living in private dwellings is presented here as it provides a proxy measure of the relative size of Indigenous households across the various tenure types. The proportion of Indigenous households living in homes that were owned (with or without a mortgage) was around a third (34%), which was higher than the proportion of Indigenous persons living in homes that were owned (with or without a mortgage) (28%). By contrast, the proportion of Indigenous households living in social housing (29%) was lower than the proportion of all Indigenous persons living in social housing (39%). This demonstrates that Indigenous households in social housing tended to be larger than for those in houses which were owned. (Table 1.2)

Table 1.2: Indigenous households and people, by tenure type (per cent), 2006

Tenure type	Households	Persons
		Per cent
Home owner/purchaser	34.2	28.2
Renter state/territory housing	20.0	22.5
Renter Indigenous/ mainstream community housing	8.9	16.8
Private and other renter ^(a)	31.3	25.3
Other tenure/not stated ^(b)	5.6	7.2
Total (number)^(c)	166,669	411,334

Note: 'social housing' constitutes 'renter state/territory housing' plus 'renter Indigenous/mainstream community housing'

(a) Includes households for which landlord type was not stated.

(b) Includes those living under life tenure schemes, those living rent free and participants in rent/buy schemes.

(c) Excludes visitors. Total number of households does not match Tables 1.1 and A2.1 due to different publication sources and the confidentiality process for Census data. The total numbers are based on 2006 Census counts (455,000) and not the 2006 estimated resident Indigenous population (517,200).

Sources: ABS 2007b; ABS & AIHW 2008.

1.3 A profile of Indigenous homeless people

Indigenous people are more likely than non-Indigenous people to experience homelessness (ABS and AIHW 2008). Many factors contribute to homelessness, some of which include lack of access to affordable and secure housing, escape from domestic or family violence, overcrowded conditions and relocation (FaCSIA, 2006). For Indigenous people, homelessness may also include 'spiritual homelessness', which is described as the state of being disconnected from one's homeland, separation from family or kinship networks, or not being familiar with one's heritage (Keys Young, 1998). However, this broader definition of homelessness experienced by Indigenous Australians has not been used in the analysis of homelessness presented in this report.

The *Counting the homeless* methodology reported by the ABS uses a 'cultural' definition of homelessness to categorise the homeless population into primary, secondary and tertiary homelessness (Chamberlain & MacKenzie 2008, AIHW 2009a), summarised in *Box 1.1*.

Box 1.1: Definitions of homelessness

Primary homelessness

People without conventional accommodation, such as people living on the street, in parks, under bridges, in derelict buildings, improvised dwellings, etc.

Secondary homelessness

People moving frequently between various forms of temporary shelter, including staying with friends, emergency accommodation, youth refuges, hostels and boarding houses.

Tertiary homelessness

People living in single rooms in private boarding houses, without their own bathroom, kitchen or security of tenure (Chamberlain & MacKenzie 2008).

The following sections use the 2006 *Counting the homeless* data to present the number of Indigenous people who are homeless, as well as the type of homelessness they are

experiencing, both nationally and by state and territory. In addition, SAAP data from the 2008–09 reporting period has been analysed to provide a profile of the clients and accompanying children receiving SAAP support. It should be noted, however, that these people represent only a sub-group of the total homeless population, as not all people who are homeless will access a specialist homelessness service. SAAP clients were considered Indigenous if they identified as being of Aboriginal and Torres Strait Islander origin in the SAAP Client Collection.

1.3.1 Homeless Indigenous people in Australia

On Census night August 2006, 9,526 Indigenous people were categorised as primary, secondary or tertiary homeless (Chamberlain & MacKenzie, 2008). Indigenous Australians represent 9% of all homeless people in Australia (104,676), but make up only 2.4% of the total Australian population (Chamberlain & MacKenzie, 2008). This shows the proportional overrepresentation of Indigenous people in the homeless population.

The most common type of homelessness experienced overall was secondary homelessness (59%), followed by primary (27%) and tertiary homelessness (14%). The highest proportion of the Indigenous homeless population was in Queensland (23%) followed by New South Wales (21%) and the Northern Territory (18%). Less than 2% of Indigenous homeless people were in the Australian Capital Territory (Table 1.3).

Table 1.3: Homeless Indigenous people: category of homelessness by state and territory, Australia, 2006

Indigenous people	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total (%)	Total (number)
Primary homeless	275	58	528	450	166	25	3	1,004	27.1	2,509
Secondary homeless	1,480	642	1,164	851	611	171	130	389	58.8	5,438
Tertiary homeless	206	77	456	195	81	11	16	259	14.1	1,301
Total (%)	21.2	8.4	23.2	16.2	9.3	2.2	1.6	17.9	100.0	–
Total (number)	1,961	777	2,148	1,496	858	207	149	1,652	–	9,248

Note: This table uses data contained in the individual state and territory *Counting the homeless* reports (Chamberlain & MacKenzie 2009a-h). However, it should be noted that due to differing methodology in relation to missing data on Indigenous status, the national and the state and territory totals do not correspond with the results presented in the original *Counting the homeless* report (Chamberlain & MacKenzie 2008).

Source: Chamberlain & MacKenzie, 2009a, 2009b, 2009c, 2009d, 2009e, 2009f, 2009g, 2009h.

On the same Census night, about 95,150 non-Indigenous people were categorised as primary, secondary or tertiary homeless in Australia (Chamberlain & MacKenzie, 2008). The most common type of homelessness experienced was also secondary homelessness (64%), followed by tertiary (21%) and primary homelessness (15%). The highest proportion of the non-Indigenous homeless population was in New South Wales (27%), followed by Queensland (26%) and Victoria (21%) (Table 1.4).

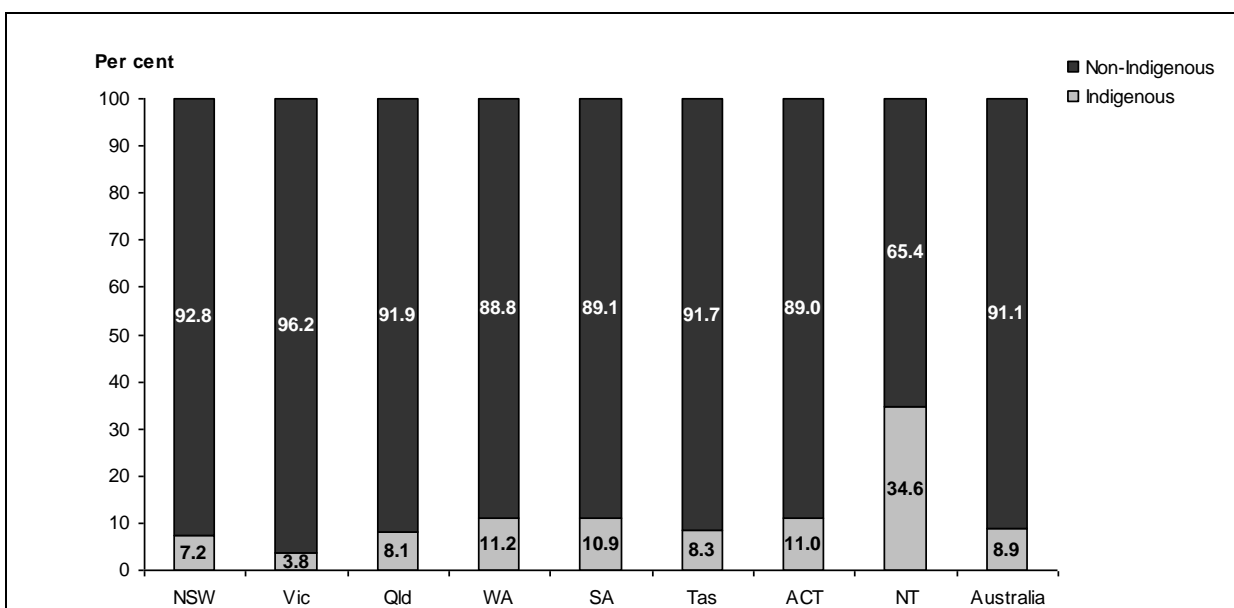
Table 1.4: Homeless non-Indigenous people: category of homelessness by state and territory, Australia, 2006

Non-Indigenous people	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total (%)	Total (number)
Primary homeless	3,434	2,146	4,637	1,942	682	360	75	584	14.6	13,860
Secondary homeless	14,385	13,208	14,910	8,438	5,032	1,680	1,035	2,114	64.0	60,802
Tertiary homeless	7,416	4,380	4,982	1,457	1,282	241	92	428	21.4	20,278
Total (%)	26.6	20.8	25.8	12.5	7.4	2.4	1.3	3.3	100.0	–
Total (number)	25,235	19,734	24,529	11,837	6,996	2,281	1,202	3,126	–	94,940

Note: This table uses data contained in the individual state and territory *Counting the homeless* reports (Chamberlain & MacKenzie 2009a-h). However, it should be noted that due to differing methodology in relation to missing data on Indigenous status, the national and the state and territory totals do not correspond with the results presented in the original *Counting the homeless* report (Chamberlain & MacKenzie 2008).

Source: Chamberlain & MacKenzie, 2009a, 2009b, 2009c, 2009d, 2009e, 2009f, 2009g, 2009h.

The Indigenous proportion of the homeless population in the Northern Territory was considerably higher than elsewhere in Australia, with more than a third of homeless people (35%) in the Northern Territory identifying as Indigenous, compared with less than 10% nationally (Figure 1.4). This finding may be explained, at least in part, by a much higher representation of Indigenous people in the community in the Northern Territory – 30% in the NT compared with 2.4% in the Australian population (Chamberlain & MacKenzie 2009c; Chamberlain & MacKenzie 2008).



Source: Chamberlain & MacKenzie, 2009a, 2009b, 2009c, 2009d, 2009e, 2009f, 2009g, 2009h.

Figure 1.4: Composition of homelessness by Indigenous status and by state and territory (per cent), Australia, 2006.

1.3.2 Indigenous clients of specialist homelessness services

Information about clients accessing specialist homelessness services can be used to provide a demographic profile of Indigenous Australians who are homeless or at risk of homelessness. However, these people represent only a sub-group of the total homeless population, as not everyone who is homeless or at risk of homelessness will access a specialist homelessness service. Similarly, these are not the only services available for people who are homeless or at risk of homelessness. For example, the homeless population can access mainstream services such as Centrelink and social housing.

The main source of data on the provision of specialist homelessness services to Indigenous homeless clients presented in this report is the SAAP NDC Client Collection for the 2008–09 reporting period. From 1985 to 2008, SAAP was the largest of the many government funded programs to support people who were homeless or at risk of homelessness (AIHW 2010c).

Support services were provided to clients by SAAP agencies, consisting of non-government, community or local government agencies, ranging from small stand-alone agencies with single outlets, to agencies with multiple outlets (AIHW 2010c). Clients included single men, single women, young people, families and women and children.

Age and sex

Clients

In 2008–09, there were 21,400 Indigenous SAAP clients in Australia (Table 1.5). About 46% were aged between 25–44 years. Most were from New South Wales (30%) and Queensland (21%). There were considerably smaller proportions of Indigenous clients in Tasmania (2%) and the Australian Capital Territory (1%). This information needs to be considered in terms of the relative sizes of the population across states and territories.

Table 1.5: Indigenous SAAP clients: age by state and territory (per cent), Australia, 2008–09.

All clients	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total (%)	Total (number)
Under 15 years	6.2	2.2	5.0	3.2	2.7	4.5	3.8	3.7	4.5	1,000
15–19 years	25.7	21.4	15.4	15.0	16.8	28.2	28.0	14.4	19.6	4,200
20–24 years	16.8	19.1	15.9	17.3	19.6	18.7	25.7	15.1	17.2	3,700
25–34 years	20.6	23.7	25.7	28.3	27.0	20.9	19.0	29.6	24.5	5,300
35–44 years	19.1	20.7	23.5	23.9	21.8	19.8	18.9	24.0	21.6	4,600
45+ years	11.5	12.9	14.5	12.3	12.1	8.0	4.7	13.2	12.5	2,700
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	..
Total (%)	29.6	10.8	21.2	15.4	12.4	2.4	1.1	9.3	100.0	..
Total (number)	6,300	2,300	4,600	3,300	2,700	500	200	2,000	..	21,400

Source: SAAP Client Collection.

Of the 45,100 male SAAP clients in 2008–09, 14% were Indigenous (Table 1.6). Indigenous male SAAP clients tended to be younger than non-Indigenous male SAAP clients. This is most noticeable in the less than 25 years age group, with 41% of Indigenous male clients falling into this category, compared to only 33% for non-Indigenous male clients. However,

this finding may be explained, at least in part, by the fact that the Indigenous population has a younger age profile overall, compared with the non-Indigenous population.

Table 1.6: Male SAAP clients: age by Indigenous status (per cent), 2008–09.

Male	Indigenous	Non-Indigenous	Total (%)	Total (number)
Under 15 years	5.6	2.7	3.1	1,400
15-19 years	20.8	17.4	17.9	8,100
20-24 years	14.3	12.9	13.1	5,900
25-34 years	19.7	21.3	21.1	9,500
35-44 years	23.3	22.8	22.9	10,300
45-64 years	15.2	20.1	19.4	8,800
65 + years	1.1	2.7	2.5	1,100
<i>Total</i>	<i>100</i>	<i>100</i>	<i>100.0</i>	<i>..</i>
Total (%)	13.7	86.3	100.0	..
Total number	6,200	39,000	..	45,100

Notes:

1. Number excluded due to errors and omissions: 2,497.

2. Due to rounding, the totals in tables 1.6 and 1.7 do not equal the total number of Indigenous SAAP clients presented in table 1.5.

Source: SAAP Client Collection.

In the same year, 21 % of the 74,300 female SAAP clients were Indigenous (Table 1.7). A higher proportion of female Indigenous clients were aged less than 25 (42%) compared with female non-Indigenous clients (36%).

Overall, there is a higher proportion of female Indigenous SAAP clients compared with non-Indigenous SAAP clients, with 71 % of the 21,400 Indigenous SAAP clients, being female compared with 60% of the 98,100 non-Indigenous SAAP clients.

Table 1.7: Female SAAP clients: by Indigenous status (per cent), 2008–09.

Female	Indigenous	Non-Indigenous	Total (%)	Total (number)
Under 15 years	4.0	2.9	3.2	2,300
15-19 years	19.2	17.8	18.1	13,400
20-24 years	18.4	15.5	16.1	12,000
25-34 years	26.5	26.0	26.1	19,400
35-44 years	21.0	22.4	22.1	16,500
45-64 years	10.2	13.8	13.1	9,700
65 + years	0.7	1.5	1.3	1,000
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>..</i>
Total (%)	20.5	79.5	100.0	..
Total number	15,300	59,100	..	74,300

Notes

1. Number excluded due to errors and omissions: 3,841.

2. Due to rounding, the totals in tables 1.6 and 1.7 do not equal the total number of Indigenous SAAP clients presented in table 1.5.

Source: SAAP Client Collection.

Accompanying children

There were 18,700 accompanying children of Indigenous SAAP clients in 2008–09, evenly split between girls and boys (Table 1.8). Most accompanying children were aged between 0–14 years (94%). Only a small proportion of accompanying children were aged between 15–17 years (6%). It should be noted that accompanying children are counted separately and not included in the count of SAAP clients.

Table 1.8: SAAP Indigenous accompanying children, age by sex (per cent), Australia, 2008–09.

Age (years)	Male (% all clients)	Female (% all clients)	Male (% sex group)	Female (% sex group)	Total (%)	Total (number)
0-4	23.6	22.9	47.4	45.5	46.5	8,700
5-9	14.2	14.1	28.5	28	28.3	5,300
10-14	9.3	9.8	18.6	19.4	19.1	3,500
15-17	2.7	3.6	5.4	7.1	6.3	1,200
Total	49.8	50.4	100.0	100.0	100.0	18,700

Note: Totals may not add to 100% due to rounding.

Source: SAAP Client Collection.

Geographical distribution

The distribution of SAAP support periods by geographical remoteness categories shows that although non-Indigenous homelessness is most likely to occur in major cities (71%), Indigenous homelessness is more likely to occur elsewhere (Table 1.9). For example, over a quarter (26%) of support periods for Indigenous clients occurred in outer regional areas, compared with less than 10% of support periods for non-Indigenous clients.

Table 1.9: SAAP support periods by region and Indigenous status, 2008–09.

Region	Indigenous		Non-Indigenous		Total	
	Total (%)	Total (number)	Total (%)	Total (number)	Total (%)	Total (number)
Major City	36.6	11,400	70.9	98,000	64.6	109,300
Inner Regional	18.7	5,800	19.5	26,900	19.3	32,700
Outer Regional	25.7	8,000	8.6	11,900	11.8	19,900
Remote	6.8	2,100	0.8	1,000	1.9	3,200
Very Remote	12.2	3,800	0.2	300	2.4	4,100
Total	100.0	31,100	100.0	138,100	100.0	169,200

Notes

1. Number excluded due to errors and omissions (unweighted): 10,603 support periods.
2. Region in this report is based on the Australian Standard Geographical Classification (ASGC) Remoteness Structure (ABS 2007). The delimitation criteria for remoteness areas (RAs) are based on the Accessibility/ Remoteness Index of Australia (ARIA), which classifies areas based on the accessibility of services and remoteness in terms of population size and how far a person must travel in order to access services. SAAP agencies are categorised based on the postcode supplied by the relevant state or territory community services department. This postcode forms part of the mailing address of the agency and may not match the actual location of the agency. A SAAP agency can belong in more than one remoteness area classification.
3. Unweighted data. Figures cannot be weighted to adjust for agency non-participation and client non-consent at the remoteness level. Note that only those records for which consent was obtained are included in this table.

Source: SAAP Client Collection, SAAP Administrative Data Collection.

Main source of income

Government payments were more frequently reported sources of income among Indigenous people than non-Indigenous people, both before and after a period of support.¹ The most commonly reported income source before and after support for Indigenous clients was the Australian Government Parenting Payment (before 29% and after 28%), higher than that reported by non-Indigenous clients (18% before and after) (Table 1.10).

By contrast, the Disability Support Pension was less likely to be reported by Indigenous clients (before 14%, after 13%) than non-Indigenous clients (20% before and after).

Wages/salary/own business was similarly less commonly reported in support periods for Indigenous clients (3% before and after) than for non-Indigenous clients (7% before and after).

Table 1.10: SAAP closed support periods: Indigenous status by main source of income immediately before and after a support period (per cent), 2008–09.

All closed support periods	Indigenous		Non-Indigenous		Total	
	Before (%)	After (%)	Before (%)	After (%)	Before (%)	After (%)
Government payments						
Newstart	22.2	19.9	22.0	20.3	22.1	20.2
CDEP	1.7	1.6	0.0	0.0	0.3	0.3
Disability support pension	14.1	13.2	20.3	19.7	19.2	18.6
Other government payments	4.6	4.4	3.7	3.6	3.8	3.7
Abstudy	1.3	1.1	0.1	0.0	0.3	0.2
Youth allowance	9.0	7.9	9.6	8.9	9.5	8.8
Parenting payment	29.4	27.8	17.9	17.7	20.0	19.5
Other government payments	4.6	4.4	3.7	3.6	3.8	3.7
<i>Subtotal</i>	<i>86.9</i>	<i>80.3</i>	<i>77.3</i>	<i>73.8</i>	<i>79.0</i>	<i>75.0</i>
No Income	7.8	5.7	9.0	5.8	8.8	5.8
Other income sources	0.8	0.7	1.8	1.3	1.6	1.2
Wages/salary/own business	3.2	3.3	6.7	7.1	6.1	6.5
Client left without providing information	..	8.7	..	8.2	..	8.2
Don't know	5.9	5.8	8.9	7.3	8.3	7.0
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>
<i>Total (number with valid data)</i>	<i>29,700</i>	<i>29,500</i>	<i>137,500</i>	<i>137,100</i>	<i>167,100</i>	<i>166,600</i>
Number with missing data	100	300	500	900	700	1200
Total (number)	29,800	29,800	138,000	138,000	167,800	167,800

Note: Number excluded due to invalid response to indigenous question (weighted): 9,462.

Source: SAAP Client Collection.

Client groups

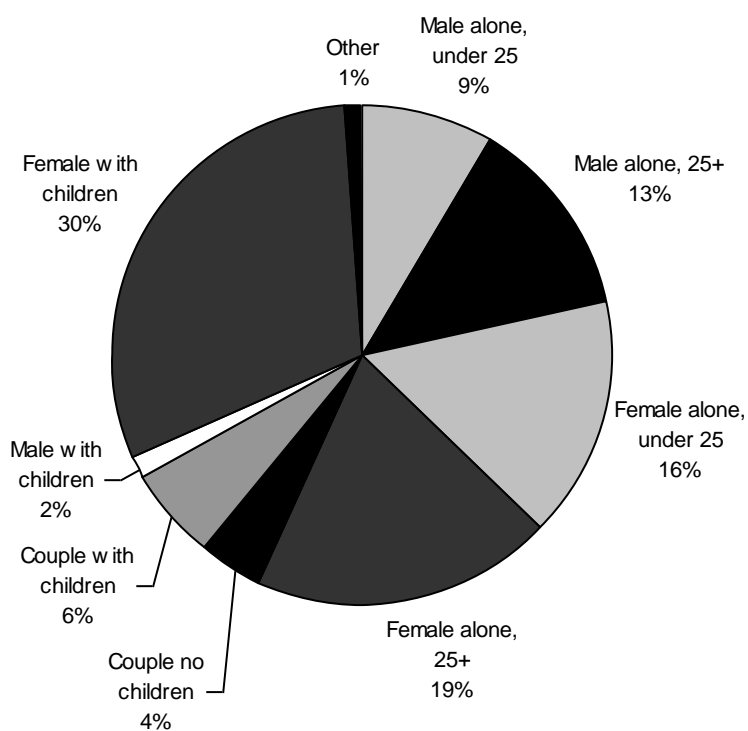
The largest Indigenous client group in 2008–09 was females with children (30% of SAAP support periods for Indigenous clients), followed by unaccompanied females over 25 (19%) and unaccompanied females under the age of 25 (16%) (Box 1.2; Figure 1.5).

¹ Government payments included Newstart allowance, Community Development Employment Project payment (CDEP), Disability support pension, Abstudy, Youth allowance, Parenting payment and other government payments. CDEP and the Abstudy payment are government payments specifically targeted for Indigenous people.

Box 1.2: Classification of Client groups

Client groups are classified according to the relationship the client has to people with whom they are supported (see AIHW 2005). The SAAP Client Collection has nine categories of client groups. These include:

- *unaccompanied male under 25*
- *unaccompanied male over 25*
- *unaccompanied female under 25*
- *unaccompanied female over 25*
- *couple with children*
- *couple without children*
- *male with children*
- *female with children*
- *other client group*



Source: SAAP Client Collection.

Figure 1.5: SAAP support periods for Indigenous clients, by client group (per cent), 2008-09.

Main reasons for seeking assistance

Overall, the most frequently recorded main reasons for seeking assistance from specialist homelessness services among Indigenous client groups in 2008–09 were ‘domestic or family violence’ (26% of support periods), ‘time out from family/ other situation’ (11%) and ‘relationship or family breakdown’ (9%) (Figure 1.6, Table 1.11). ‘Domestic or family violence’ was also the most common reason for seeking assistance for non-Indigenous SAAP clients (21%). However, while domestic or family violence was reported more frequently for Indigenous clients than for non-Indigenous clients, the Indigenous client group ‘female with children’ was less likely to be seeking assistance for domestic or family violence (42%) than the non-Indigenous counterpart (51%) (Table 1.12).

‘Overcrowding issues’ were a more frequently recorded reason for seeking assistance amongst Indigenous client groups (6%) than non-Indigenous client groups (3%). Indigenous couples, both with and without children, most often sought assistance due to ‘overcrowding issues’ (19% and 12% respectively). By contrast, ‘other financial difficulty’ was less common among Indigenous client groups (6%) than non-Indigenous client groups (8%).

‘Problematic drug/ alcohol/ substance’ use was reported marginally less in Indigenous client groups (4%) compared with non-Indigenous client groups (5%). However, more Indigenous unaccompanied males 25 years and over reported ‘problematic drug/ alcohol/ substance use’ as their main reason for seeking assistance (19%) than unaccompanied non-Indigenous males of the same age (15%).

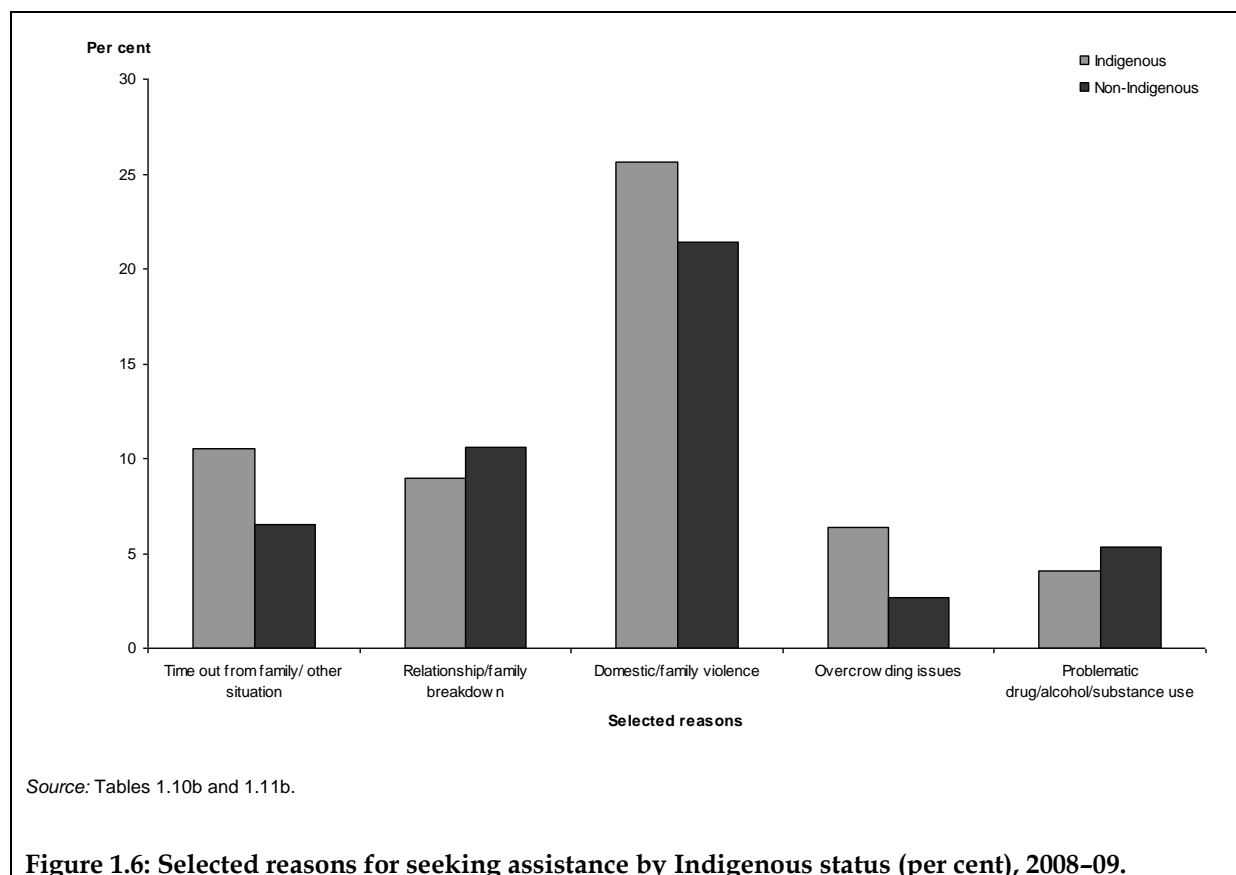


Table 1.11: SAAP support periods for Indigenous clients: main reason for seeking assistance by client group (per cent), Australia, 2008–09.

Main reason for seeking assistance	Male alone, < 25 years	Male alone, ≥ 25 years	Female alone, < 25 years	Female alone, ≥ 25 years	Couple no children	Couple with children	Male with children	Female with children	Other	Total (%)	Total (number)
Time out from family/ other situation	13.7	7.1	18.3	10.5	6.0	5.4	5.5	9.1	4.9	10.5	3,600
Relationship/family breakdown	18.1	6.5	16.1	4.8	8.1	5.8	17.6	7.1	6.3	9.0	3,100
Interpersonal conflict	5.3	2.0	3.5	1.7	1.6	2.0	2.4	1.5	1.8	2.3	800
Sexual abuse	0.5	0.1	1.9	0.6	—	0.2	0.5	0.7	1.1	0.7	200
Domestic/family violence	3.6	1.8	19.3	42.0	4.4	4.2	5.9	42.4	28.6	25.6	8,700
Physical emotional abuse	0.9	0.4	1.7	2.0	0.5	0.4	1.3	2.1	3.2	1.5	500
Gambling	0.1	0.3	0.0	0.0	0.1	0.1	—	0.0	—	0.1	< 50
Budgeting problems	1.8	3.6	2.0	2.4	4.6	6.5	4.3	2.4	0.7	2.8	900
Rent too high	0.4	1.0	0.6	0.5	2.2	3.8	2.5	1.0	—	1.0	300
Other financial difficulty	4.1	9.1	3.6	5.1	9.7	10.8	10.5	4.8	3.7	5.8	2,000
Overcrowding issues	5.7	3.2	6.2	2.3	11.9	19.2	11.2	7.2	5.5	6.4	2,200
Eviction / asked to leave	7.1	4.5	4.8	2.9	6.5	10.9	11.8	4.6	7.0	5.1	1,700
Emergency accommodation ended	2.3	2.1	1.5	0.8	1.9	1.2	1.7	1.0	0.3	1.4	500
Previous accommodation ended	8.7	6.7	4.6	3.2	10.2	10.9	6.8	4.9	4.9	5.7	1,900
Mental health issues	1.1	1.9	0.6	1.1	0.4	0.2	0.5	0.3	1.1	0.8	300
Problematic drug/alcohol/substance use	4.1	18.9	1.7	3.2	2.9	1.1	1.4	0.5	3.9	4.1	1,400
Psychiatric illness	0.2	1.0	0.1	0.3	—	—	—	0.1	0.7	0.3	100
Other health issues	0.4	2.5	1.1	1.9	1.9	1.3	1.4	0.8	2.2	1.3	500
Gay/lesbian/transgender issues	0.3	0.0	0.3	0.1	0.1	—	—	—	—	0.1	< 50
Recently left institution	5.1	3.9	0.9	0.9	1.3	0.6	1.7	0.2	—	1.4	500
Recent arrival to area with no means of support	3.0	7.4	2.0	2.6	7.4	4.6	3.3	1.8	5.3	3.3	1,100
Itinerant	4.7	6.1	3.6	3.3	8.6	3.4	2.1	1.7	2.7	3.5	1,200
Other	8.7	9.5	5.5	7.8	9.9	7.4	7.6	5.5	16.1	7.2	2,400
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>..</i>
Total (%)	8.5	13.1	15.5	19.6	4.2	6.0	1.5	30.6	1.0	100.0	..
Total (number)	2,900	4,500	5,300	6,700	1,400	2,000	500	10,400	300	..	34,000

Note: Number excluded due to errors and omissions: 1,808.

Source: SAAP Client Collection.

Table 1.12: SAAP support periods for non-Indigenous clients: main reason for seeking assistance by client group, Australia, 2008–09 (per cent)

Main reason for seeking assistance	Male alone, < 25 years	Male alone, ≥ 25 years	Female alone, < 25 years	Female alone, ≥ 25 years	Couple no children	Couple with children	Male with children	Female with children	Other	Total (%)	Total (number)
Time out from family/ other situation	10.8	6.9	12.5	3.7	7.1	4.3	3.0	3.4	5.7	6.5	10,400
Relationship/family breakdown	21.2	5.3	23.8	5.3	10.2	6.4	15.9	8.6	16.3	10.6	16,900
Interpersonal conflict	5.0	2.4	4.6	2.3	2.8	2.3	1.9	1.7	3.1	2.8	4,400
Sexual abuse	0.5	0.1	1.8	1.1	0.3	0.2	0.7	0.7	0.8	0.7	1,100
Domestic/family violence	3.1	1.0	15.9	39.0	4.5	4.8	5.5	51.1	26.0	21.4	34,000
Physical emotional abuse	0.7	0.6	1.6	1.9	0.6	0.8	0.4	1.5	1.3	1.2	1,900
Gambling	0.2	0.7	0.0	0.2	0.2	0.2	0.3	0.0	0.1	0.3	400
Budgeting problems	2.9	6.2	2.2	4.6	7.9	7.1	8.8	3.0	2.7	4.4	7,000
Rent too high	0.9	1.3	0.7	1.4	3.0	4.4	3.0	1.6	2.6	1.5	2,400
Other financial difficulty	5.8	13.1	4.3	10.0	9.3	9.6	8.5	3.7	4.1	8.1	12,900
Overcrowding issues	2.4	1.0	2.7	1.1	5.7	9.9	7.1	3.8	3.8	2.7	4,300
Eviction / asked to leave	9.3	5.6	7.0	4.8	12.7	18.8	13.1	7.2	7.6	7.4	11,700
Emergency accommodation ended	3.3	2.9	2.2	1.7	2.3	2.7	2.0	1.4	1.6	2.3	3,600
Previous accommodation ended	9.1	9.6	6.9	5.2	10.9	13.0	13.6	5.2	6.1	7.7	12,200
Mental health issues	1.9	3.7	1.3	2.5	0.7	0.7	1.0	0.5	1.5	2.0	3,100
Problematic drug/alcohol/substance use	3.8	14.7	1.1	3.2	2.4	0.8	1.9	0.6	1.3	5.3	8,400
Psychiatric illness	0.6	2.1	0.4	1.0	0.4	0.3	0.4	0.1	0.5	0.9	1,500
Other health issues	0.4	2.1	0.7	1.1	1.4	0.9	0.9	0.5	0.5	1.1	1,700
Gay/lesbian/transgender issues	1.2	0.1	1.1	0.2	0.0	—	—	0.0	—	0.3	500
Recently left institution	3.0	2.8	0.5	0.8	0.5	0.3	1.4	0.2	0.5	1.4	2,200
Recent arrival to area with no means of support	2.7	4.3	1.2	1.4	4.1	4.4	2.4	0.8	2.4	2.4	3,800
Itinerant	3.8	4.9	2.1	1.3	3.8	1.7	1.8	0.8	1.4	2.6	4,200
Other	7.5	8.7	5.2	6.3	8.9	6.4	6.3	3.7	10.1	6.5	10,300
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>..</i>
Total (%)	11.2	26.7	12.6	17.0	3.0	4.6	1.5	22.4	0.9	100.0	..
Total (number)	17,800	42,400	20,100	27,100	4,800	7,400	2,300	35,700	1,400	..	159,000

Note: Number excluded due to errors and omissions: 6,419.

Source: SAAP Client Collection.

2. Housing services

A range of housing assistance programs are available to Indigenous households. This includes social housing programs that are targeted (State owned and managed Indigenous housing and Indigenous community housing) and mainstream (public rental housing and community housing). Indigenous households can also access Commonwealth Rent Assistance (CRA), private rent assistance (PRA), home purchase assistance (HPA), and the Crisis Accommodation Program (CAP). Most of these programs were funded under the Commonwealth State Housing Agreement (CSHA) from 2003 to 2008, and have been funded under the National Affordable Housing Agreement (NAHA) since 2009. The Indigenous community housing program was previously funded through the Community Housing and Infrastructure Program and the Australian Remote Indigenous Accommodation program, and from January 2009 under the NAHA (See Box 2.1 for more details). The funding for CRA is different to other housing assistance programs, with CRA being a demand-based payment paid through the Australian Government.

Box 2.1: Descriptions of the housing services available to Indigenous Australians

Indigenous-specific social housing programs

State owned and managed Indigenous housing (SOMIH)

State owned and managed Indigenous housing encompasses the publicly owned or leased dwellings administered by state and territory governments and is targeted specifically to households with at least one Indigenous member. It provides appropriate, affordable and accessible housing for low to moderate income households. In 2008–09, SOMIH was provided and administered by six state governments; neither the Australian Capital Territory nor the Northern Territory had a SOMIH program. Over the past two years, Victoria has been transferring tenancy management functions of Indigenous specific housing stock to Aboriginal Housing Victoria. In 2008–09, Victoria still had 198 dwellings, however these dwellings are also expected to transfer to Aboriginal Housing Victoria.

Indigenous community housing (ICH)

Indigenous community housing is managed by community housing organisations for Indigenous tenants and has been funded in a variety of arrangements by state, territory and Australian governments. In 2008–09, a significant source of funding was provided through the former Community Housing and Infrastructure Program (CHIP), which was provided separately. ICH is now funded with mainstream housing services under the National Affordable Housing Agreement (NAHA) including through the National Partnership Agreement for Remote Indigenous Housing (NPARIH).

Mainstream social housing programs

Public rental housing

Public rental housing encompasses the publicly owned or leased dwellings administered by state and territory governments but it is not targeted specifically to households with at least one Indigenous member. It also provides appropriate, affordable and accessible housing for largely low income households who are in housing need.

Community housing

Mainstream community housing is provided for low to moderate income or special needs households, managed by community-based organisations. Community housing models vary across jurisdictions and housing stock is owned by a variety of groups including government.

Rent assistance programs*Commonwealth rent assistance*

Commonwealth rent assistance is a non-taxable income support supplement paid by the Australian Government through Centrelink to income support recipients or people who receive more than the base rate of the Family Tax Benefit Part A and who are paying above the prescribed amount of rent in the private rental market (including community housing).

Private rent assistance

Private rent assistance is financial assistance provided by state and territory governments in the form of rental subsidies, bond loans and other assistance to low-income households experiencing financial difficulty in securing and maintaining tenancies in the private rental market.

Home purchase assistance

Home purchase assistance is provided by state and territory governments to low income households to help with home purchase via direct lending and deposit assistance, mortgage relief and provision of advisory and counselling services.

2.1 Indigenous-specific housing assistance programs

At 30 June 2009, the SOMIH and ICH programs provided a combined total of 32,288 dwellings specifically targeted to Indigenous households (12,056 and 20,232 dwellings respectively) (Table 2.1). A dwelling is a structure or a discrete space within a structure intended for people to live in, or a structure that people actually live in regardless of its intended purpose (AIHW 2006). SOMIH dwellings provided assistance to 11,582 households. Full data on the number of households in ICH dwellings are not available for 2009. However, using the total number of ICH dwellings as a proxy, it could be estimated that at 30 June 2009, 20,232 households lived in ICH dwellings. This is an estimate only, as it assumes one household per dwelling and so does not take multi-household dwellings into account. It also assumes that all dwellings were occupied. Overall, the highest proportions of targeted dwellings were in Queensland (29%) and New South Wales (27%). The highest proportion of SOMIH dwellings was in New South Wales (35%), while the highest proportion of ICH dwellings at 30 June 2009 was in Queensland (31%).

Table 2.1: SOMIH and ICH dwellings and SOMIH households, by jurisdiction, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Dwellings									
SOMIH	4,169	198	3,193	2,275	1,873	348	..	..	12,056
ICH	4,429	1,701	6,192	3,366	1,031	135	24	3,354	20,232
Total no. of targeted dwellings	8,598	1,899	9,385	5,641	2,904	483	24	3,354	32,288
Households									
SOMIH	4,083	198	3,048	2,152	1,758	343	..	..	11,582

Notes

SOMIH: For Victoria the data are unreconciled and may not match published jurisdictional annual data.

ICH

All: The number of dwellings includes improvised dwellings for NSW, WA and NT. Dwellings managed by the Australian Government but located in Victoria, Queensland and Tasmania are included in the respective state's totals.

Tas: Historical data has been used for 1 ICHO as current data was not available.

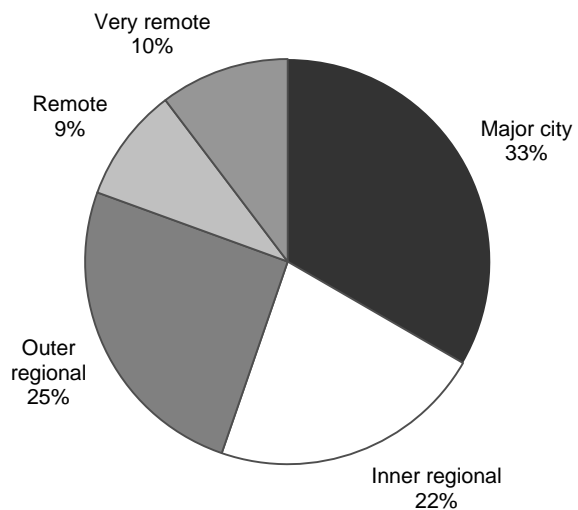
NT: During 2008–09, 4,096 dwellings were reclassified as Remote Public Housing and are no longer managed by Indigenous Community Housing organisations.

Source: AIHW 2010d,f.

2.1.1 Dwelling location

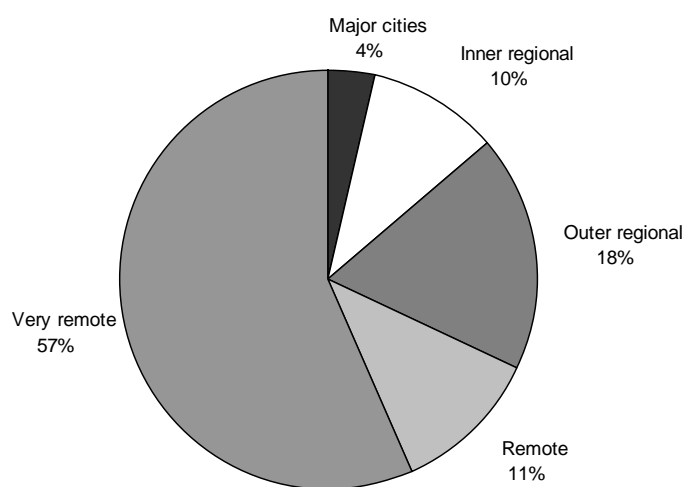
The location of dwellings differs between the two targeted programs. As at 30 June 2009, a third of SOMIH dwellings were located in *Major cities* (33%) and just under half were located in *Inner* and *Outer regional* areas (47%) (Figure 2.1). Around a fifth (19%) were located in either *Remote* or *Very remote* areas. Full dwelling location data were not available from the 2008–09 ICH data collection. However, based on the 2006 Community Housing and Infrastructure Needs Survey (CHINS) conducted by the ABS, only about a third (32%) of ICH dwellings were located in either *Major cities* or *Regional* areas (i.e. *Non-remote* areas) (Figure 2.2). Over two-thirds of the dwelling stock was located in *Remote* and *Very remote* areas combined, with the greater part located in *Very remote* areas (11% and 57% respectively).

Jurisdictions with large proportions of SOMIH dwellings in *Major cities* were South Australia (61%) and New South Wales (41%) (Table A2.3). Jurisdictions with very large proportions of ICH dwellings in *Very remote* areas were the Northern Territory (84%), Western Australia (78%) and South Australia (73%) (Table A2.4).



Source: Table A2.3.

Figure 2.1: SOMIH dwellings, by remoteness (per cent), 30 June 2009.

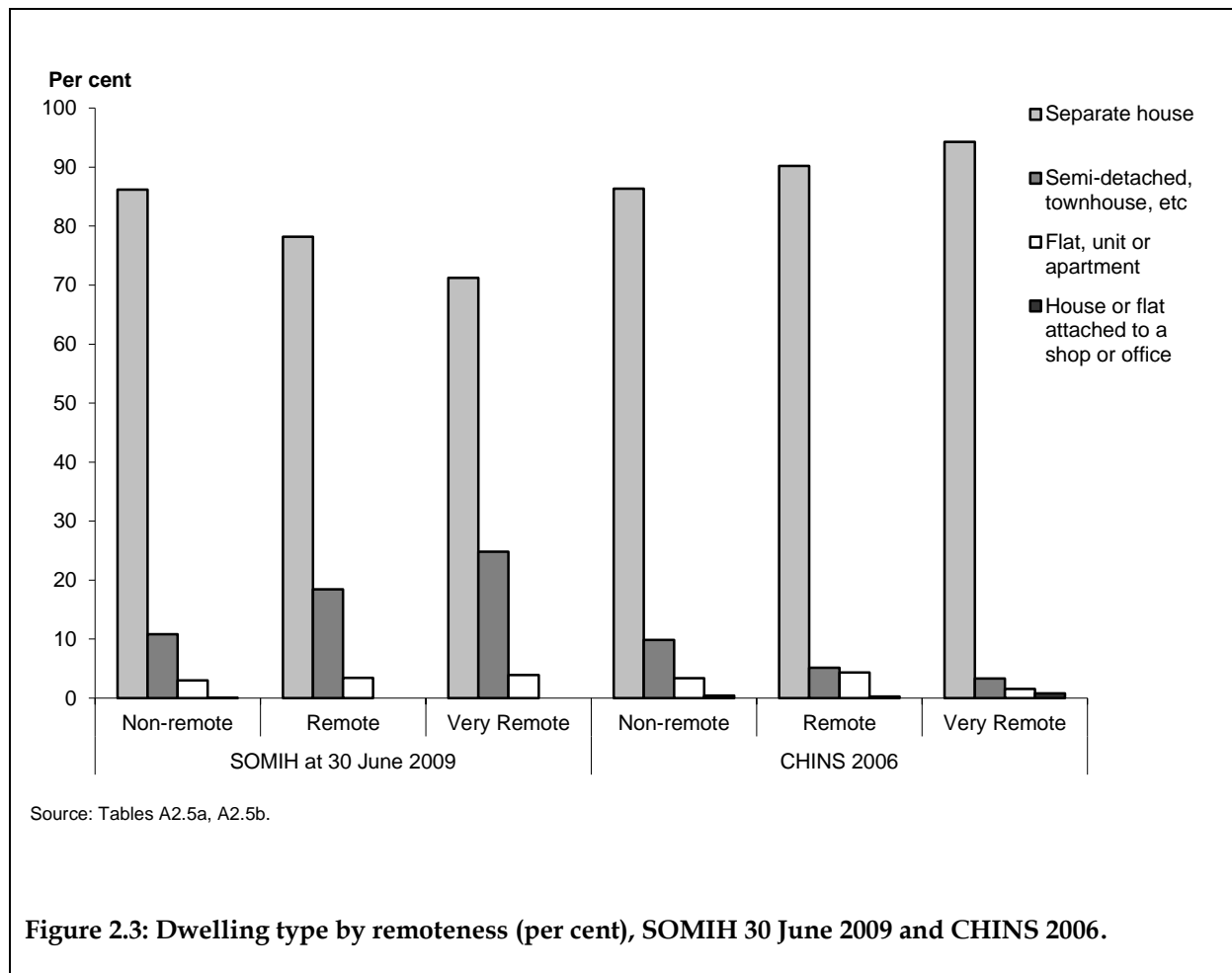


Source: Table A2.4.

Figure 2.2: ICH dwellings, by remoteness (per cent), 2006.

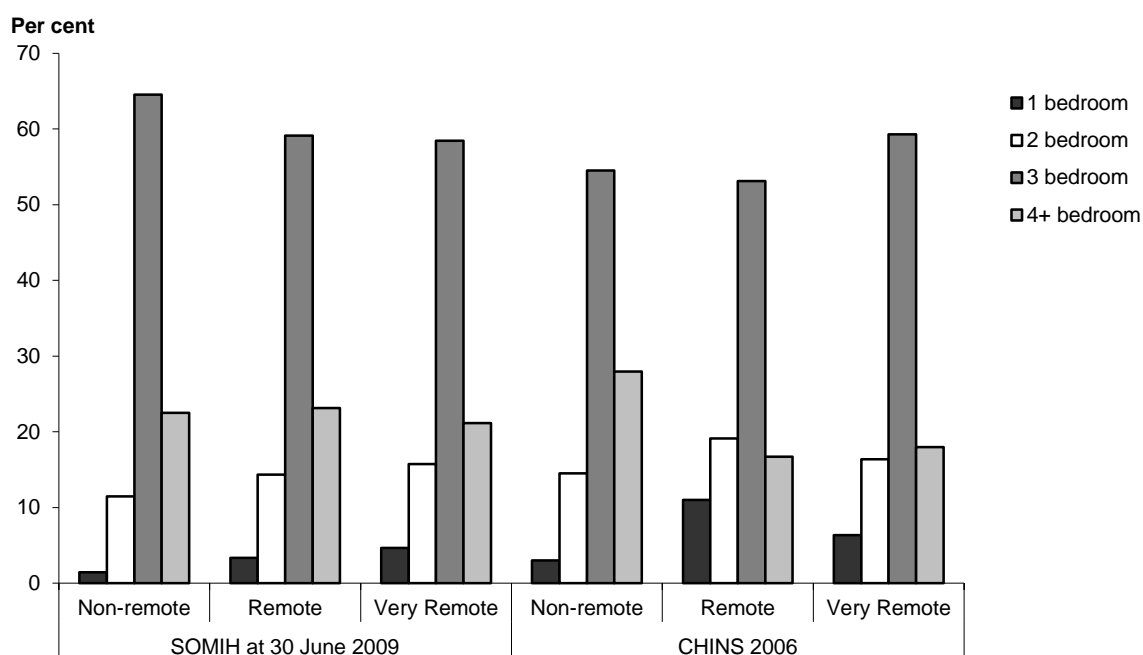
2.1.2 Dwelling type and size

The vast majority of dwellings in both SOMIH and ICH (based on CHINS 2006) were separate houses (84% and 91% respectively). Separate houses were also the most common dwelling type across all remoteness areas for both programs (Figure 2.3). Semi-detached, row or terrace houses were more common in SOMIH than ICH, comprising 13% of dwellings compared with 6% of ICH dwellings (Tables A2.5a and A2.5b).



Three-bedroom dwellings were the most common dwelling size across both SOMIH and ICH, with 63% and 57% respectively (Tables A2.6a, A2.6b). Three-bedroom dwellings were also the most common dwelling across all locations. For SOMIH, they ranged from 58% in *Very remote* areas to 65% of dwellings in *Non-remote* areas (Figure 2.4). For ICH, they ranged from 53% of *Non-remote* dwellings to 59% of *Very remote* dwellings.

The proportion of SOMIH dwellings which were four-bedroom was equal in *Non-remote* and *Remote* areas (23%) and marginally less common in *Very remote* areas (21%) (Figure 2.4). ICH four-bedroom dwellings were more common in *Non-remote* areas (28%) than either *Remote* (17%) or *Very remote* areas (18%).



Source: Tables A2.6a, A2.6b.

Figure 2.4: Size of dwellings (per cent), SOMIH 30 June 2009 and CHINS 2006.

2.2 Indigenous access to mainstream housing programs

One of the reform and policy directions under the NAHA is to improve the access of Indigenous Australians to mainstream housing programs.

Public rental housing and community housing

At 30 June 2009, about 27,800 Indigenous households were receiving assistance through either mainstream public rental housing or community housing programs (25,115 and 2,680 respectively) (Table 2.2). The proportion of Indigenous households in overall public rental housing and community housing was similar (8% and 7% respectively). The number of Indigenous households in both public rental housing and community housing may be under-reported as data are reliant on Indigenous self-identification. For example, in Tasmania, many community housing providers do not ask or record Indigenous status.

The highest proportion of Indigenous households in public housing at 30 June 2009 was in the Northern Territory (39%). This is partly due to the large Indigenous population in the Northern Territory and the fact that the Northern Territory does not operate a SOMIH program. Public rental housing in Western Australia also had a large proportion of Indigenous households (17%), while Victorian public rental housing had the lowest proportion (2%). The proportion of Indigenous households in mainstream community

housing ranged from 11% in Queensland to 2% in both South Australia and Tasmania. Data on community housing in the Northern Territory was not available.

Table 2.2: Indigenous households, by program type and state and territory, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Number of Indigenous households									
Public housing	9,800	1,396	4,089	5,254	1,519	762	363	1,932	25,115
Community housing	1,280	486	640	174	66	6	28	n.a.	2,680
CRA	14,710	3,206	12,381	2,717	1,789	1,297	152	918	37,181
Number of all households									
Public housing	117,242	62,565	50,579	30,616	40,774	11,364	10,620	4,976	328,736
Community housing	16,639	7,556	5,610	2,650	4,329	406	643	n.a.	37,833
CRA	353,939	230,738	254,994	83,118	75,647	26,307	8,147	5,176	1,038,137
Per cent of Indigenous households									
Public housing	8.4	2.2	8.1	17.2	3.7	6.7	3.4	38.8	7.6
Community housing	7.7	6.4	11.4	6.6	1.5	1.5	4.4	n.a.	7.1
CRA	4.2	1.4	4.9	3.3	2.4	4.9	1.9	17.7	3.6

Notes

Public housing

NSW 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 (total Indigenous households).

QLD Data should be interpreted with caution as applicants for public housing assistance are asked during interview to self-identify their Indigenous status without necessarily providing evidence.

SA/ACT Data should be interpreted with caution as Indigenous information is self-identified and not mandatory.

NT During 2008–09, 4,096 dwellings were reclassified as Remote Public Housing. However, the number of dwellings, and households living in them, were not included in the Public housing data collection. This means that the number of Indigenous households in the Northern Territory is a significant undercount.

Community housing

Vic Indigenous households generally access long-term accommodation through the General Rental Program of housing, or Indigenous Community Housing managed by Aboriginal Housing Victoria. Some indigenous households may be unreported as data are reliant on Indigenous self-identification.

CRA

All Totals will not add due to records with missing or undefined variables.

Sources: AIHW 2010a, e; SCRGSP 2009b.

Commonwealth Rent Assistance

In 2009, CRA provided assistance to 37,181 Indigenous households, representing 4% of all households assisted (Table 2.2). The Northern Territory had the highest proportion (18%) of Indigenous households receiving CRA, while Victoria had the lowest (1%).

Private Rent Assistance

Indigenous households in privately rented dwellings can receive private rent assistance (PRA) in the form of bond loans, rental grants/subsidies, relocation expenses and other one-off grants from state and territory governments. The range of PRA programs varies across states and territories. PRA is usually provided as a one-off form of support; however, it is possible for households to receive an ongoing form of assistance.

For the 2007–08 PRA data collection, many jurisdictions were unable to report on the Indigenous status of households.

For those jurisdictions that could report the Indigenous status of households, 7,747 Indigenous households received PRA (Table 2.3). Almost all of these (7,735) were newly assisted households. Where jurisdictions offer multiple forms of assistance, a household may be counted more than once. This means that the number of instances of assistance provided to households has been used as a proxy for the number of households assisted.

Table 2.3: Indigenous households receiving private rent assistance, 2007–08.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
All Indigenous households assisted by:									
Bond loans	1,246	n.a.	2,464	n.a.	699	261	n.a.	71	4,741
Rental grants/subsidies	629	n.a.	207	..	730	312	..	0	1,878
Relocation expenses	..	n.a.	..	..	..	18	n. a.	..	18
Other one-off grants	1,068	n.a.	..	..	..	42	..	..	1,110

.. Indicates that the program type is not provided in the jurisdiction.

n.a. Indicates that data are not available.

Note: Variation exists between jurisdictions regarding the types of home purchase assistance offered and whether they are ongoing or one-off. Therefore all counts may include ongoing and one-off forms of assistance.

Source: AIHW 2009q.

Home Purchase Assistance

Home purchase assistance (HPA) is provided by state and territory governments to low income households. Forms of assistance under these programs include direct lending, deposit assistance, interest rate assistance, mortgage relief, and home purchase advisory and counselling services.

For the 2007–08 HPA data collection, many jurisdictions were unable to report on the Indigenous status of households. For the jurisdictions that could report on Indigenous status in 2007–08 (Western Australia, South Australia and the Northern Territory), HPA had been provided to 560 Indigenous households (AIHW 2009d). Of the 560 Indigenous households assisted, over one-third (38%) were newly assisted in 2007–08 (AIHW 2009d). As with PRA, the number of instances of assistance provided to households has been used as a proxy for the number of households assisted.

2.3 Indigenous access to homelessness services

The information presented in this section relates to two major national programs which provided homelessness services to both Indigenous and non-Indigenous people:

- Crisis Accommodation Program (CAP)

- CAP was funded under the Commonwealth-State Housing Agreement and provided emergency accommodation for homeless people. Funds are used for the purchase, lease and maintenance of dwellings.
- Supported Accommodation Assistance Program (SAAP)
 - Services provided through SAAP agencies include temporary accommodation and support services; for example, domestic violence counselling and employment assistance.
 - SAAP was jointly funded and managed by the Australian and state and territory governments, with services being delivered primarily through non-government agencies with some local government participation.

It should be noted that the CAP and SAAP programs were subsumed in the NAHA in 2009.

2.3.1 Crisis Accommodation Program (CAP)

In 2008–09, a total of 3,556 Indigenous households received assistance under the CAP across Victoria, Queensland and Western Australia (Table 2.5). This constituted 15% of all assisted households in these jurisdictions. Of the 3,556 Indigenous households assisted, 3,181 (89%) were newly assisted in 2008–09. Data were not available for the other states and territories.

The proportion of Indigenous households assisted by CAP varied across the three states, from 7% in Victoria to almost a quarter (24%) in Queensland, and more than one-third in Western Australia (38%). Data on Indigenous status of households receiving CAP assistance in the remaining jurisdictions were not available.

Table 2.5: Indigenous households receiving CAP assistance, by state and territory, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
No. of Indigenous households	n.a.	835	2,059	662	n.a.	n.a.	n.a.	n.a.	3,556
Total households	31,350	12,652	8,776	1,761	n.a.	n.a.	n.a.	n.a.	54,539
<i>Proportion of Indigenous households (%)</i>	<i>n.a.</i>	<i>6.6</i>	<i>23.5</i>	<i>37.6</i>	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>

(a) Does not represent national totals due to data not being available for all jurisdictions. Total figures should be interpreted with caution due to data inconsistency between jurisdictions.

Notes

NSW This item represents the number of assistances, not the number of households. Calculated using 2008–09 stock figures and data from the Homeless people in SAAP - SAAP National Data Collection Annual Report 2007–08.

Qld The number of households assisted is calculated from the most recent published data on the number of SAAP-CAP accommodation support periods in Queensland, adjusted for the proportion of dwellings that are CAP funded. As short term crisis accommodation is being provided (i.e. not ongoing housing assistance), the number of new households assisted will approximately equal the total number of households assisted.

The number of Indigenous households assisted is estimated from the total number of households assisted and the percentage of accommodated SAAP clients who are Indigenous. The latter percentage is published in the SAAP National Data Collection, Annual Report 2007–08, Queensland Supplementary Tables.

WA Data provided are from 18 CHO's who responded to the survey representing 25% of the providers and 41% of the stock.

Source: AIHW 2010b.

2.3.2 Service provision and referral for Indigenous SAAP clients

In 2008–09, there were 21,200 closed support periods where housing and accommodation services, including support to obtain accommodation, were required by Indigenous clients (Table 2.6). In about 85% of these, housing and accommodation services were provided by

the specialist homelessness agency, and in a further 8% of the support periods, clients were referred to another service. Specialist homelessness services provided SAAP or CAP accommodation to clients in approximately 88% of the 15,000 closed support periods, where this was required. A further 6% were referred to another service and just less than 6% neither received nor were referred on to these services.

Table 2.6: SAAP services required by Indigenous clients in closed support periods, by provision, 2008–09 (per cent services required).

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	72.9	8.1	12.3	6.8	100.0	21,200
SAAP/CAP accommodation	84.3	6.0	3.8	5.8	100.0	15,000
Assistance to obtain/maintain short-term accommodation	54.7	11.6	27.3	6.5	100.0	4,900
Assistance to obtain/maintain medium-term accommodation	41.4	15.8	33.1	9.7	100.0	3,200
Assistance to obtain/maintain independent housing	53.8	11.4	25.7	9.1	100.0	7,600

Notes

1. Number of closed support periods with no service information: 984.

2. Number of closed support periods with Aboriginal and Torres Strait Islander status missing: 9,462.

Source: SAAP Client Collection.

2.3.3 Housing and accommodation services required by Indigenous SAAP clients

In 2008–09, the types of housing and accommodation services required by Indigenous clients varied across the states and territories. At a broader level, the Northern Territory had the highest proportion of support periods requiring housing or accommodation services (81% of closed support periods), followed by the Australian Capital Territory (80%) and Tasmania (78%) (Table 2.7).

Table 2.7: SAAP closed support periods: housing/ accommodation services required by Indigenous clients, by state and territory, 2008–09 (per cent services required).

Type of service required	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia
Housing/accommodation subtotal	71.0	63.3	75.2	72.1	61.2	78.0	79.9	81.1	71.0
SAAP/CAP accommodation	44.4	23.4	55.6	65.7	41.9	50.9	50.4	75.3	50.3
Assistance to obtain/maintain short-term accommodation	17.5	34.7	19.3	9.0	12.2	14.4	23.0	3.6	16.4
Assistance to obtain/maintain medium-term accommodation	16.1	7.5	11.2	3.6	14.0	13.0	18.7	4.8	10.8
Assistance to obtain/maintain independent housing	34.9	39.5	26.7	10.3	18.7	27.7	47.9	11.9	25.6
Other support type	29.0	36.7	24.8	27.9	38.8	22.0	20.1	18.9	29.0
Total (%)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total (number)	8,300	3,400	5,800	4,700	3,900	600	200	2,900	29,800

Source: SAAP Client Collection.

At the service level, SAAP or CAP accommodation was the most frequently required support type across the states and territories, except in Victoria. Three-quarters of support periods in the Northern Territory required SAAP or CAP accommodation, the highest amongst the states and territories, followed by Western Australia (66%) and Queensland (56%). In Victoria, the most frequently required support type was assistance to obtain or maintain independent housing (40%).

2.3.4 Type of tenure

The majority of Indigenous SAAP clients in 2008–09 had tenure both before and after their closed support periods (before 66% and after 55%), as did non-Indigenous SAAP clients (before 60% and after 53%) (Table 2.8)². It should be noted that the after support rates may have been affected by the fact that 15% of Indigenous clients and 13% of non-Indigenous clients left support without providing information (Table 2.8).

Public housing rental was the most common type of tenure amongst Indigenous SAAP clients (before 19%, after 17%) and was more than twice as frequent amongst Indigenous clients than non-Indigenous clients (before 7%, after 8%). Private rental, by comparison, was more common for non-Indigenous clients (before 25%, after 24%) than Indigenous clients (before 14%, after 13%).

Table 2.8: SAAP closed support periods: Indigenous status by type of tenure immediately before and after a support period (per cent), 2008–09.

All closed support periods	Indigenous		Non-Indigenous		Total	
	Before (%)	After (%)	Before (%)	After (%)	Before (%)	After (%)
SAAP/CAP funded accommodation						
SAAP/CAP accommodation	9.9	9.0	11.2	11.1	11.0	10.8
No Tenure						
Institutional setting	2.4	1.5	2.9	1.7	2.8	1.7
Improvised dwelling / sleeping rough	7.9	3.0	9.1	4.2	8.9	4.0
Other (no tenure)	1.8	1.3	2.8	2.1	2.6	2.0
Tenure						
Purchasing / purchased own home	0.8	0.6	4.3	3.1	3.7	2.6
Private rental	14.3	12.9	25.4	23.7	23.5	21.8
Public housing rental	19.1	17.1	6.5	7.6	8.7	9.3
Community housing rental	11.3	11.1	3.1	4.3	4.5	5.5
Rent-free accommodation	6.3	3.5	7.0	4.1	6.9	4.0
Boarding	14.2	10.1	13.5	10.4	13.7	10.3
Client left without providing information	..	15.0	..	12.6	..	13.0
Don't know	11.9	14.6	14.1	15.2	13.7	15.1
Total	100.0	100.0	100.0	100.0	100.0	100.0
<i>Total (number with valid data)</i>	<i>29,400</i>	<i>29,200</i>	<i>137,200</i>	<i>136,800</i>	<i>166,600</i>	<i>166,000</i>
Number with missing data	400	600	800	1200	1200	1800
Total (number)	29,800	29,800	138,000	138,000	167,800	167,800

Note: Number excluded due to invalid response to indigenous question (weighted): 9,462.

Source: SAAP Client Collection.

² Clients are considered to have had tenure if they specified purchasing or had purchased own home, private rental, public housing rental, community housing rental, rent-free accommodation and boarding.

Overall, there were smaller proportions of Indigenous clients with 'no tenure'³ before and after a support period (before 12%, after 6%) compared with non-Indigenous clients (before 15%, after 8%). These figures also show that the proportions of both Indigenous and non-Indigenous clients with 'no tenure' before a support period decreased by almost half after a support period.

The most common form of 'no tenure' reported by Indigenous clients was improvised dwelling or sleeping rough (before 8%, after 3%), as was reported for non-Indigenous clients (before 9%, after 4%). The proportion of clients sleeping rough or in improvised dwellings decreased after support for both Indigenous and non-Indigenous people.

In 10% of closed support periods, Indigenous clients were living in SAAP or CAP accommodation before support. This reduced slightly after support to 9%. Non-Indigenous clients were living in SAAP or CAP accommodation in 11% of all closed support periods, before and after support.

³ 'No tenure' included clients living in an institutional setting, improvised dwellings or sleeping rough and specified other (no tenure).

3. Standard of housing

Inadequate housing, or housing in poor condition, has been associated with poor health outcomes and may be unsafe (AIHW 2009o). Poor standards of housing and infrastructure in dwellings provided to Indigenous people in remote areas are a focus of the National Partnership Agreement on Remote Indigenous Housing (NPARIH) (COAG 2009). Data for the performance indicators under this agreement are not yet available. However, under the National Reporting Framework, measures of inadequate housing or poor housing condition included the proportions of improvised dwellings, dwellings and/or communities which were not connected to essential services such as water, sewerage and electricity, or dwellings which need major repair work or replacement.

ICH data in this chapter is drawn from two sources: the ICH administrative data collection and the Community Housing and Infrastructure Needs Survey. ICH administrative data reports ICHOs that were under the administrative responsibility of the Australian Government (that is, in Victoria, Queensland and Tasmania) as aggregate data in the column labelled 'AG'. CHINS data classifies dwellings based on their location, rather than funding and administrative arrangements. For this reason, tables derived from CHINS data do not include an 'AG' column, and all dwellings are included under the state in which they are located.

3.1 Improvised dwellings

An improvised dwelling is a structure used as a place of residence that does not meet the building requirements to be considered a permanent dwelling, including caravans, tin sheds without internal walls, humpies, dongas, etc. At 30 June 2009, a total of 625 improvised dwellings were identified in the ICH collection (Table 3.1). This represented 4% of the total dwelling stock for which dwelling type was known. However, it should be noted that this is likely to be an undercount due to coverage issues associated with the collection (see Appendix 1). In the 2006 CHINS, a total of 1,596 improvised dwellings were reported (ABS 2007c).

Table 3.1: ICH improvised dwellings, by jurisdiction, 30 June 2009.

Data Item	NSW	Vic	QLD	WA	SA	Tas	ACT	NT	AG	Total
Number of improvised dwellings	6	0	n.a.	106	0	..	0	513	0	625
Total number of dwellings for which type was known	4,429	1,233	4,096	2,539	1,031	..	24	3,354	2,699	19,405
Proportion of improvised dwellings (%)	0.1	0.0	n.a.	4.2	0.0	..	0.0	15.3	0.0	4.1

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Note: For NSW, the number of improvised dwellings should be approached with caution as there may be data quality concerns that result from a lack of clarity about what constitutes an improvised dwelling on the part of ICHOs that completed AHO registration forms.

Source: AIHW 2010d.

3.2 Connections to essential services

Housing that lacks the essential infrastructure of water, sewerage and electricity is associated with higher rates of infectious diseases (AIHW 2009o). According to the findings of the 2006 CHINS, nine (1%) discrete Indigenous communities were not connected to an organised supply of water, while 25 (2%) were not connected to an organised supply of sewerage, and 32 (3%) were not connected to an organised supply of electricity (Table 3.2).

Table 3.2: Discrete Indigenous communities not connected to an organised supply of water, sewerage and electricity, by state and territory, 2006.

	NSW/ACT	Vic/Tas	Qld	WA	SA	NT	Total
Number of communities not connected							
Water	0	0	0	1	1	7	9
Sewerage	2	0	5	8	3	7	25
Electricity	0	0	5	5	2	20	32
Total number of communities	57	3	124	271	91	641	1,187
Per cent of communities not connected							
Water	0	0	0	0.4	1.1	1.1	0.8
Sewerage	3.5	0	4	3	3.3	1.1	2.1
Electricity	0	0	4	1.8	2.2	3.1	2.7

Notes

NSW/ACT New South Wales and the Australian Capital Territory are grouped due to small numbers.

Vic/Tas Victoria and Tasmania are grouped due to small numbers.



Source: ABS 2007c.

At 30 June 2009, almost all ICH dwellings for which the connection status was known were connected to water, sewerage and electricity (Table 3.3). In South Australia, seven dwellings (1%) were not connected to electricity, while only one dwelling managed by the Australian Government was not connected to water and sewerage. In 2008–09, data were not available for the Northern Territory. However, in 2007–08, the Northern Territory had the highest rates of non-connections with 5% of dwellings not connected to water, 6% not connected to sewerage and 5% not connected to electricity. It should be noted that this is likely to be an undercount for the ICH sector as a whole; due to coverage issues associated with the collection (see Appendix 1).

Table 3.3: ICH dwellings not connected to essential services (water, sewerage and electricity), by jurisdiction, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
No. of dwellings not connected										
Water	0	0	0	0	0	..	0	n.a.	1	n.a.
Sewerage	0	0	0	0	0	..	0	n.a.	1	n.a.
Electricity	0	0	0	0	7	..	0	n.a.	0	n.a.
Total number of dwellings for which connection status is known	4,423	1,233	4,096	3,260	905	..	24	2,841	2,431	19,213
Proportion of dwellings not connected (%)										
Water	0	0	0	0	0	..	0	n.a.	0.04	n.a.
Sewerage	0	0	0	0	0	..	0	n.a.	0.04	n.a.
Electricity	0	0	0	0	0.77	..	0	n.a.	0	n.a.

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SA Dwellings of unknown status were assumed to be permanent.

Dwellings without Metered Power with a condition rating of Not Applicable or Poor are counted as not being connected to electricity.

Source: AIHW 2010d.

Both the ICH collection under the NRF and CHINS data only identifies where a dwelling or community is connected to an organised supply of water, sewerage or power. They do not assess the functionality of these services. Under the NPARIH, the intention is to measure the number of communities and dwellings that are connected to operating water, sewerage and power supplies. Thus, the figures above cannot be used to calculate these indicators.

3.3 Compliance with dwelling standards

All jurisdictions have standards that new houses and upgrades must meet before they can be inhabited, and a range of mechanisms in place to ensure that these standards are met (Table 3.4). Relevant standards are required to be met for newly designed and constructed dwellings, acquisition of properties, maintenance standards and upgrades. Different jurisdictions require different mechanisms to meet relevant standards.

Table 3.4: Mechanisms in place in jurisdictions to ensure compliance with relevant standards, 2008–09

	NSW	Vic	Qld	WA	SA	ACT	NT	AG
Design and construction of new properties undertaken in accordance with relevant standard	✓	✓	✓	✓	✓	-	✓	✓
Acquisition of properties approved in accordance with relevant standard	✓	✓	✓	✓	✓	✓	-	✓
Maintenance standards set in accordance with relevant standard	✓	✓	✓	-	✓	-	-	✓
Upgrades done in accordance with relevant standard	✓	✓	✓	✓	✓	✓	✓	✓
Other (see below for details)	-	-	✓	-	✓	-	-	✓

✓ Representative of mechanisms being in place

- Representative of mechanisms not being in place

Notes

Other Mechanisms

Qld Program Support Officers approve all pre-construction plans, to ensure proposed new dwellings and major upgrades conform to all standards before work commences.

SA Accommodation standards include the minsters Specification SA78A Housing on designated Aboriginal Lands National Indigenous Housing Guide (NIHG) and the Building Code of Australia (BCA).

AG Not all selections may be applicable to all states within the Australian Government jurisdiction.

Qld: Relevant State / Local Council Building Standards as per normal Building Inspections.

Tas: Costings for upgrades to meet national standards have been incorporated in Commonwealth State negotiations for transfer of responsibility to State Government.

Source: AIHW 2010d.

3.4 Dwelling availability and dwelling condition

While dwelling condition information is not available for public rental housing and SOMIH, jurisdictions do report on the extent to which dwellings in these programs are deemed 'tenantable' (Complete data on ICH tenantability was not available for 2008–09). It should be noted that tenantability reflects the availability of a dwelling for letting, which requires not only that the dwelling be habitable, but legally available for tenancy. Conversely, an untenable dwelling may be habitable, but not legally available for tenancy. For example, dwellings may be untenable due to them currently being upgraded, pending sale, or undergoing maintenance.

For SOMIH dwellings nationally, at 30 June 2009, 2% were untenable (Table 3.5). This is double the proportion of untenable dwellings in public rental housing (1%) for the same year (AIHW 2010e). The proportion of untenable SOMIH dwellings varied across states and territories, ranging from zero in New South Wales and Victoria, to 4% in Queensland.

Table 3.5: Untenantable SOMIH dwellings, by jurisdiction, 30 June 2009

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total untenantable dwellings	0	0	119	49	21	2	..	..	191
Total tenantable dwellings	4,169	198	3,069	2,164	1,828	344	..	..	11,772
Proportion of untenantable dwellings (%)	0.0	0.0	3.7	2.2	1.1	0.6	..	..	1.6

Source: AIHW 2010f.

At 30 June 2009, less than 1% (93) of SOMIH dwellings were undergoing major redevelopment (Table 3.6). This is similar to the proportion of dwellings undergoing major redevelopment in public rental housing for the same year (AIHW 2010e). The proportion of SOMIH dwellings undergoing major redevelopment ranged from zero in New South Wales and Victoria, to 3% in Western Australia.

Table 3.6: SOMIH dwellings undergoing major redevelopment, by jurisdiction, 30 June 2009

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total dwellings undergoing major redevelopment	0	0	5	62	24	2	..	..	93
Total dwellings	4,169	198	3,193	2,275	1,873	348	..	..	12,056
Proportion of dwellings undergoing major redevelopment (%)	0.0	0.0	0.2	2.7	1.3	0.6	..	..	0.8

Note: For Victoria, the data are unreconciled and may not match published jurisdictional annual data.

Source: AIHW 2010f.

3.5 Repairs and maintenance

Data on dwellings requiring major repairs or replacement are not currently collected by the ICH data collection, and so this section draws on the 2006 CHINS.

Major repairs are defined as repairs costing between:

- \$20,000 and \$60,000 in low cost areas
- \$27,000 and \$80,000 in medium cost areas
- \$33,000 and \$100,000 in high cost areas.

Replacement is defined as repairs costing:

- \$60,000 or more in low cost areas
- \$80,000 or more in medium cost areas
- \$100,000 or more in high cost areas.

Based on the 2006 CHINS, almost a quarter (23%) of dwellings managed by Indigenous housing organisations required major repair (Table 3.7). This varied across states and territories from almost one in five dwellings requiring major repair in New South Wales (19%), to almost one in three dwellings in Tasmania (31%).

Table 3.7: Permanent dwellings managed by ICHOs needing major repairs, by remoteness and state and territory, 2006.

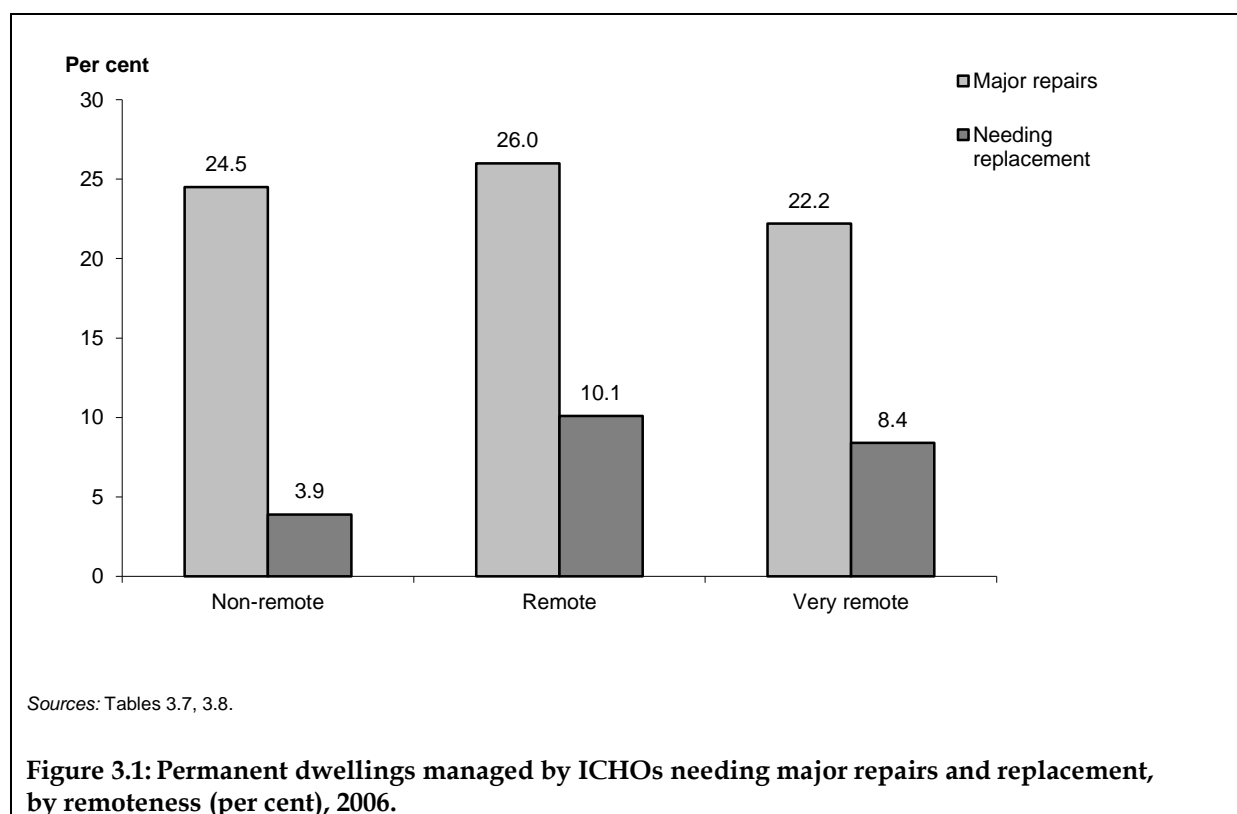
	NSW/ACT	Vic	Qld	WA	SA	Tas	NT	Total
Number of dwellings needing major repairs								
Non-remote	696	116	733	52	70	28	23	1,718
Remote	52	—	216	129	15	—	222	634
Very remote	35	—	690	786	124	13	1,111	2,759
Total^(a)	783	116	1,639	967	209	41	1,356	5,111
Number of dwellings								
Non-remote	3,407	469	2,396	238	228	84	184	7,006
Remote	191	—	878	523	22	—	827	2,441
Very remote	578	—	2,956	2,701	685	50	5,437	12,407
Total^(a)	4,176	469	6,230	3,462	935	134	6,448	21,854
Proportion of dwellings needing major repairs (%)								
Non-remote	20.4	24.7	30.6	21.8	30.7	33.3	12.5	24.5
Remote	27.2	—	24.6	24.7	68.2	—	26.8	26.0
Very remote	6.1	—	23.3	29.1	18.1	26.0	20.4	22.2
Total^(a)	18.8	24.7	26.3	27.9	22.4	30.6	21.0	23.4

(a) Includes 'dwelling condition' not stated.

— nil or rounded to zero (including null cells).

Source: ABS 2007c.

Based on CHINS 2006, the proportion of dwellings needing major repairs was similar across remoteness areas; 25% of dwellings in *Non-remote* areas required major repairs compared with 26% of dwellings in *Remote* and 22% in *Very remote* areas (Figure 3.1).



Tasmania had the highest proportion of dwellings requiring major repair in *Non-remote* areas (33%), while South Australia had the highest proportion of dwellings requiring major repair in *Remote areas* (68%). Western Australia had the highest proportion of dwellings requiring major repair in *Very remote* areas (29%) (Table 3.7).

In 2006, 7% of dwellings managed by ICHO's required replacement (Table 3.8). This ranged from 3% of dwellings in New South Wales to one in ten dwellings in Western Australia and the Northern Territory (10.1% and 10.2% respectively).

Dwellings in *Remote* and *Very remote* areas were most likely to require replacement (10% and 8% respectively) compared with *Non-remote* areas (4%) (Figure 3.1).

The Northern Territory had the highest proportion of dwellings requiring replacement in *Non-remote* and *Remote areas* (12% and 14% respectively); Western Australia had the highest proportion of dwellings requiring replacement in *Very remote* areas (11%) (Table 3.8).

Table 3.8: Permanent dwellings managed by ICHOs needing replacement, by remoteness and state and territory, 2006.

	NSW/ACT	Vic	Qld	WA	SA	Tas	NT	Total
Number needing replacement								
Non-remote	109	21	105	7	9	—	22	273
Remote	3	—	75	50	2	—	117	247
Very remote	—	—	187	292	43	—	521	1,043
Total^(a)	112	21	367	349	54	—	660	1,563
Number of dwellings								
Non-remote	3,407	469	2,396	238	228	84	184	7,006
Remote	191	—	878	523	22	—	827	2,441
Very remote	578	—	2,956	2,701	685	50	5,437	12,407
Total^(a)	4,176	469	6,230	3,462	935	134	6,448	21,854
Per cent needing replacement								
Non-remote	3.2	4.5	4.4	2.9	3.9	—	12.0	3.9
Remote	1.6	—	8.5	9.6	9.1	—	14.1	10.1
Very remote	—	—	6.3	10.8	6.3	—	9.6	8.4
Total^(a)	2.7	4.5	5.9	10.1	5.8	—	10.2	7.2

(a) Includes 'dwelling condition' not stated.

— nil or rounded to zero (including null cells).

Source: ABS 2007c.

CHINS data focuses on dwellings, it does not provide data on the people living in them. Based on the 2008 National Aboriginal and Torres Strait Islander Social Survey (NATSISS) conducted by the ABS, however, more than a quarter (28%) of Indigenous people (92,400) aged 15 years and over were living in dwellings with major structural problems, such as electrical/plumbing problems, major cracks in walls/floors or termites (Table 3.9).

The proportion of Indigenous people living in dwellings with major structural problems also varied across jurisdictions. This ranged from 14% in the Australian Capital Territory, to more than one in three Indigenous people in the Northern Territory (35%).

Table 3.9: Indigenous people ^(a) living in dwellings with major structural problems, by state and territory, 2008.

	NSW	Vic	QLD	WA	SA	Tas	ACT	NT	Australia
Number									
Living in dwelling with major structural problems	26,200	6,000	23,300	13,900	5,400	2,800	400	14,400	92,400
Living in dwelling with <u>no</u> major structure problems	69,800	15,700	66,700	29,800	12,400	9,500	2,400	26,600	233,000
Proportion^(b)									
Living in dwelling with major structural problems	27.2	27.2	25.7	31.7	30.2	22.9	13.6	34.8	28.2
Living in dwelling with <u>no</u> major structure problems	72.5	71.7	73.6	67.9	69.3	77.1	85.9	64.4	71.2

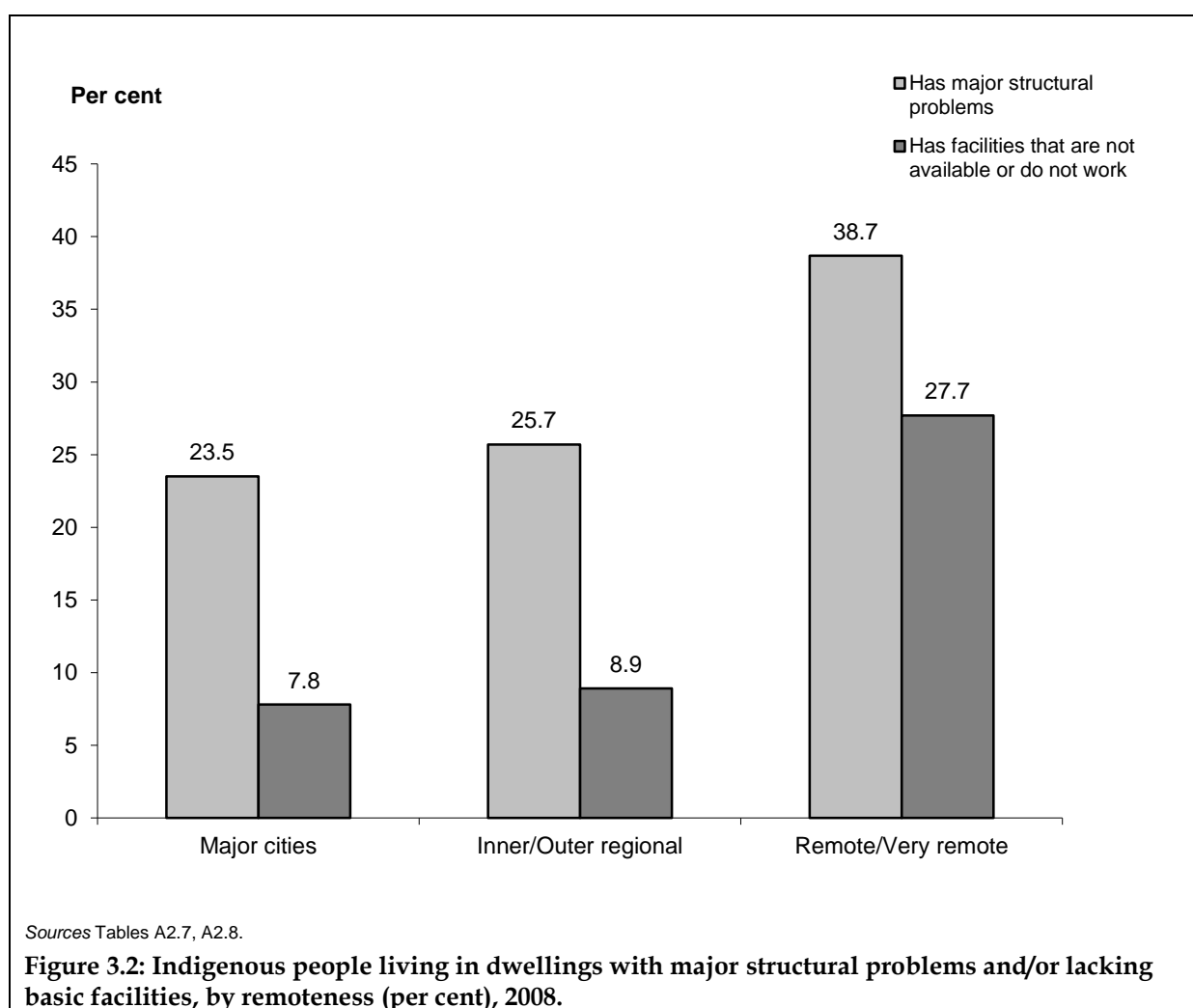
(a) Indigenous persons aged 15 years and over.

(b) Proportions may not total 100% as 'not stated' is excluded.

Note: Total included 'not stated.'

Source: ABS 2008b.

The proportion of Indigenous people living in dwellings with major structural problems increased with level of remoteness (Figure 3.2). While almost one in four Indigenous people in *Major cities* (24%) were living in dwellings with major structural problems, this rose marginally to just over one in four in either *Inner* and *Outer Regional* areas (26%), and to more than one-third in either *Remote* and *Very remote* areas (39%).



Basic facilities that are considered important for a healthy living environment include those that assist in:

- Washing people, clothes and bedding
- Safely removing waste
- Enabling the safe storage and cooking of food.

In 2008, 13% of Indigenous people aged 15 years and over lived in dwellings where one or more of these facilities were either not available or did not work (Table 3.10).

The proportion of Indigenous people living in dwellings without basic facilities ranged from 9% in Queensland and 10% in New South Wales and Victoria, to 31% in the Northern Territory.

Indigenous people living in remote areas were more than three times as likely (28%) than those in regional areas (9%) or major cities (8%) to report problems with household facilities (Figure 3.2).

Table 3.10: Indigenous people ^(a) living in dwellings lacking basic facilities, by state and territory, 2008.

	NSW	Vic	QLD	SA	WA	Tas	NT	ACT	Australia
Number									
Household has no facilities or facilities do not work ^(b)	9,900	2,100	8,100	2,800	6,600	600*	13,000	200*	43,300
Household has working facilities	86,100	19,600	81,800	15,100	37,000	11,800	28,000	2,600	282,000
Proportion ^(c)									
Household has no facilities or facilities do not work ^(b)	10.3	9.5	9.0	15.6	15.1	4.7*	31.4	5.6*	13.2
Household has working facilities	89.4	89.4	90.3	83.9	84.4	95.3	67.8	93.9	86.2

(a) Indigenous persons aged 15 years and over who lived in dwellings with major structural problems.

(b) Includes facilities such as cooking facilities, a fridge, toilet and bath or shower.

(c) Proportions may not total 100% as 'not stated' is excluded.

* Indicates estimate has a relative standard error of 25% to 50% and should be used with caution.

Source: ABS 2008b.

3.6 Maintenance expenditure

Ongoing expenditure on maintenance is essential to maintain dwellings in good condition. The average amount spent on maintenance per year provides a measure of the sustainability of housing organisations. In 2008–09, the average amount spent on maintenance for SOMIH dwellings was \$4,355 (Table 3.11). The amount spent varied across the states and territories, ranging from \$6,316 in Western Australia to \$2,606 in Victoria.

Full details on maintenance expenditure were not known for the entire ICH sector and the figures provided here are likely to be underestimates. For those permanent dwellings for which details were known, the average amount spent on maintenance for ICH dwellings was \$3,469. The average amount spent on maintenance differed between jurisdictions ranging from \$5,259 in Western Australia to \$1,672 in Victoria.

Table 3.11: Average amount spent on maintenance, by program type and jurisdiction, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Total spent on maintenance (\$'000)	13,392	516	15,968	14,369	7,243	1,016	..	..	..	52,504
Total number of dwellings	4,169	198	3,193	2,275	1,873	348	..	..	..	12,056
Average amount spent on maintenance (\$)	3,212	2,606	5,001	6,316	3,867	2,920	..	..	..	4,355
ICH										
Total spent on maintenance (\$'000)	11,084	2,062	14,974	12,796	1,805	..	n.a.	5,948	2,415	51,084
Total no. of dwellings for which ICHO maintenance expenditure is known	2,510	1,233	4,096	2,433	992	..	24	2,776	686	14,750
Average amount spent on maintenance (\$)	4,416	1,672	3,656	5,259	1,820	..	n.a.	2,143	3,520	3,469

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:



Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.

Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

ICH

NSW Calculation is based on 2510 dwellings that were registered in the 2008 collection and received funding in 2008-09.

SA 15 dwellings of unknown status were assumed to be permanent.

Housing maintenance expenditure for 10 organisations is for the June to December 2008 portion of the financial period.

ACT Maintenance costs for dwellings under lease to Indigenous community housing in the ACT are met by government (18 dwellings). Maintenance costs for the remaining dwellings were met by the ICHO but were not available for reporting.

NT Based on data provided by 29 of the 30 organisations.

Sources: AIHW analysis of SOMIH data repository 2008-09; AIHW 2010d.

Maintenance expenditure as a proportion of rent collected provides a measure of the sustainability of organisations, as ongoing maintenance expenditure is essential to maintain the condition of dwellings.

At a national level, in 2008–09, SOMIH maintenance expenditure constituted 72% of rent collected (Table 3.12). There was considerable variation across the jurisdictions, ranging from 48% in New South Wales to 111% in Western Australia. The 2008-09 ICH data on maintenance and rent collection was incomplete and so may not be representative of the whole sector. Based on the data provided, nationally, ICH maintenance expenditure as a proportion of rent collected was 116%. Maintenance as a proportion of rent collected was lowest in Victoria (39%) and highest in Western Australia (369%).

Table 3.12: Maintenance expenditure as a proportion of rent collected, by program type and jurisdiction, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Total spent on maintenance (\$'000)	13,392	516	15,968	14,369	7,243	1,016	..	..	..	52,504
Total rent collected (\$'000)	27,989	n.a.	20,019	12,951	10,410	1,653	..	..	..	73,022
Maintenance expenditure as proportion of rent collected (%)	47.8	n.a.	79.8	110.9	69.6	61.5	..	..	..	71.9
ICH										
Total spent on maintenance (\$'000)	11,084	2,062	14,974	12,796	1,805	..	n.a.	5,948	2,415	51,084
Total rent collected (\$'000)	11,933	5,278	11,718	3,467	417	..	131	4,098	4,541	41,585
Maintenance expenditure as proportion of rent collected (%)	92.9	39.1	127.8	369.1	77.0	..	n.a.	108.7	53.2	115.7

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SOMIH

All Results are not calculated via the data repository but are supplied aggregated by jurisdictions.

Due to rounding, the national total may not equal the sum of jurisdictions' data items.

ICH

NSW As a result of data quality, the data excludes information on 128 dwellings managed by four actively registered organisations.

This comprises only AHO expenditure on the sector through the Repair and Maintenance program. Housing maintenance expenditure by ICHOs is not available and therefore not included.

SA Includes only those ICHOs for which both rent collected and maintenance expenditure were known. Rent collected and housing maintenance expenditure for 10 organisations is for the June to December 2008 portion of the financial period.

ACT Maintenance costs for dwellings under lease to Indigenous community housing in the ACT are met by government (18 dwellings). Maintenance costs for the remaining dwellings were met by the ICHO but were not available for reporting.

Sources: AIHW analysis of SOMIH data repository 2008-09; AIHW 2010d.

4. Housing utilisation

The measures of occupancy rates and turnaround time can be used to assess the extent to which dwellings in social housing are being utilised. Overcrowding rates indicate whether dwellings are appropriate to household size.

Waiting lists provide an indication of expressed need for social housing that together with overcrowding and other factors, such as homelessness and lack of affordability, reveals a gap in the number of social houses required. This chapter also provides projections of dwellings needed to address the gap.

4.1 Occupancy rates

The strong demand for targeted social housing is reflected in high occupancy rates across both SOMIH and ICH. At 30 June 2009, essentially all SOMIH and ICH dwellings were occupied (96% and 97% respectively) (Table 4.1). It should be noted that full dwelling occupancy details were only known for 12,164 ICH permanent dwellings (60% of ICH permanent dwelling stock).

Occupancy rates were high across jurisdictions for both programs ranging in SOMIH from 94% in South Australia to 100% in Victoria, and in ICH from 88% in South Australia to 100% in the Australian Capital Territory.

Table 4.1: Occupancy rates, by program type and jurisdiction, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Number occupied dwellings	4,083	198	3,048	2,152	1,758	343	..	..	..	11,582
Total number of dwellings for which occupancy status is known	4,169	198	3,193	2,275	1,873	348	..	..	..	12,056
Occupancy rate (%)	97.9	100.0	95.5	94.6	93.9	98.6	..	..	..	96.1
ICH										
Number occupied dwellings	4,299	1,207	3,963	622	891	..	24	n.a.	733	11,739
Total number of dwellings for which occupancy status is known	4,333	1,233	4,096	693	1,016	..	24	n.a.	769	12,164
Occupancy rate (%)	99.2	97.9	96.8	89.8	87.7	..	100.0	n.a.	95.3	96.5

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SOMIH

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

Qld Includes 83 dwellings transferring from Indigenous Community Councils to government managed which do not yet have tenancy details recorded, resulting in an overestimate of vacant dwellings.

Sources: AIHW 2010d, 2010f.

4.1.1 Turnaround time

The ‘turnaround time’ is a measure of the average time taken to occupy vacant dwellings that are available to rent through normal processes – also providing a measure of efficient and cost-effective management. Data were not available for ICH, but in SOMIH turnaround time ranged from 23 days on average in New South Wales to 43 days in Western Australia (Table 4.2). It should be noted that jurisdictions use different counting rules, which affects the comparability across jurisdictions.

Table 4.2: SOMIH turnaround time, by jurisdiction, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total days that dwellings were vacant	8,742	0	17,685	19,357	3,017	1,175	..	..	49,976
Total vacancy episodes	387	0	421	447	91	36	..	..	1,382
Average turnaround time (days)	22.6	n.a.	42.0	43.3	33.2	32.6	..	..	36.2

Notes

Qld Includes 83 dwellings transferring from Indigenous Community Councils to government managed which do not yet have tenancy details recorded, resulting in an overestimate of vacant turnaround time.

WA Remoteness of many of the dwellings is a contributing factor to above average turnaround times.

Source: AIHW 2010f.

4.2 Overcrowding

Overcrowding is defined as a situation where the dwelling is too small for the size and composition of the household living in it. Overcrowding places stress on kitchen, bathroom and laundry facilities, as well as on sewerage systems such as septic tanks. This increases the risk of the spread of infectious diseases (Howden-Chapman & Wilson 2000). Overcrowding can also contribute to poor educational outcomes (Biddle 2007) and family violence (SCRGSP 2009a). Reducing overcrowding for Indigenous households continues to be a focus of government policy and is included in both the NAHA and NPARIH as performance measures.

Overcrowding can be measured in different ways; in Australia, the Canadian National Occupancy Standard (CNOS) and the proxy occupancy standard are used (see Box 4.1 for details on how each measure is calculated). The main difference between these standards is the way the number of required bedrooms is calculated. The CNOS generally defines overcrowding as households which require one or more additional bedrooms, but there is some variation on this. Under the proxy occupancy standard, overcrowded households are defined as those requiring two or more additional bedrooms. While the Census uses CNOS, the 2008–09 public rental housing and SOMIH data reported here uses the proxy occupancy standard (from 2009–10 onwards overcrowding is being measured based on the CNOS). ICH aims to use CNOS, however some jurisdictions are unable to provide the level of data required for this, and use the proxy occupancy standard instead. This prevents comparability across jurisdictions.

Box 4.1: Measures of overcrowding

The Canadian National Occupancy Standard (CNOS) measures the bedroom requirements of a household based on the number, age, sex and relationships of household members. The CNOS specifies that:

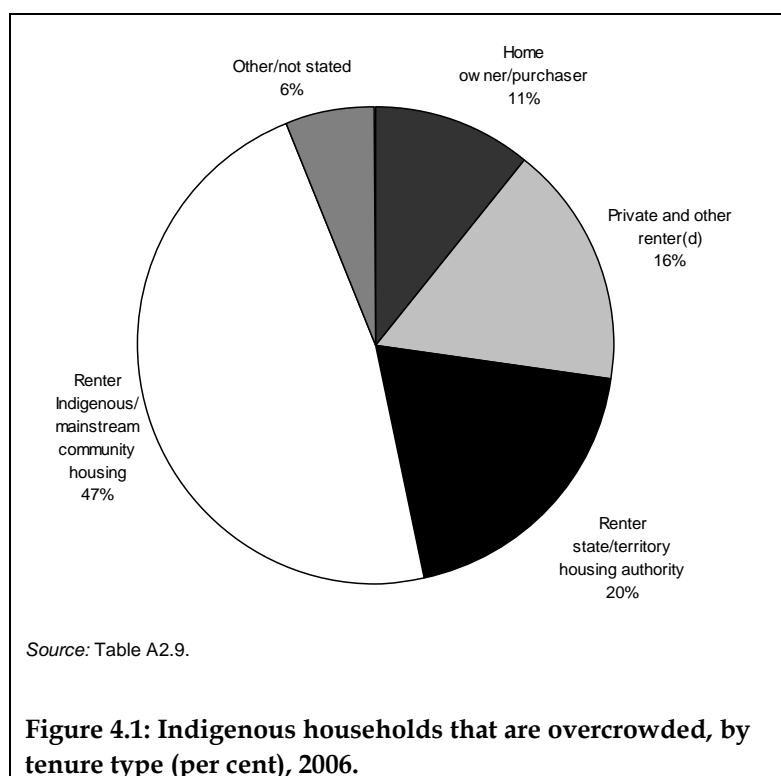
- no more than two people shall share a bedroom
- parents or couples may share a bedroom
- children under 5 years, either of the same sex or opposite sex may share a bedroom
- children under 18 years of the same sex may share a bedroom
- a child aged 5 to 17 years should not share a bedroom with a child under 5 of the opposite sex
- single adults 18 years and over and any unpaired children require a separate bedroom.

The Proxy Occupancy standard measures the bedroom requirements of a household based on the household size and composition. The Proxy Occupancy Standard specifies that:

- 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
- for sole parent or couple households with four or more children the dwelling size in terms of bedrooms should be the same value as the total number of children in the household.

4.2.1 Overcrowding and tenure type

The 2006 Census data provides an indication of overcrowding across tenure types. Overall, 5% (7,323 households) of Indigenous households were living in overcrowded conditions (requiring two bedrooms or more) at that time (Table A2.9) compared with 0.5% (32,167) of non-Indigenous households (AIHW 2009p).

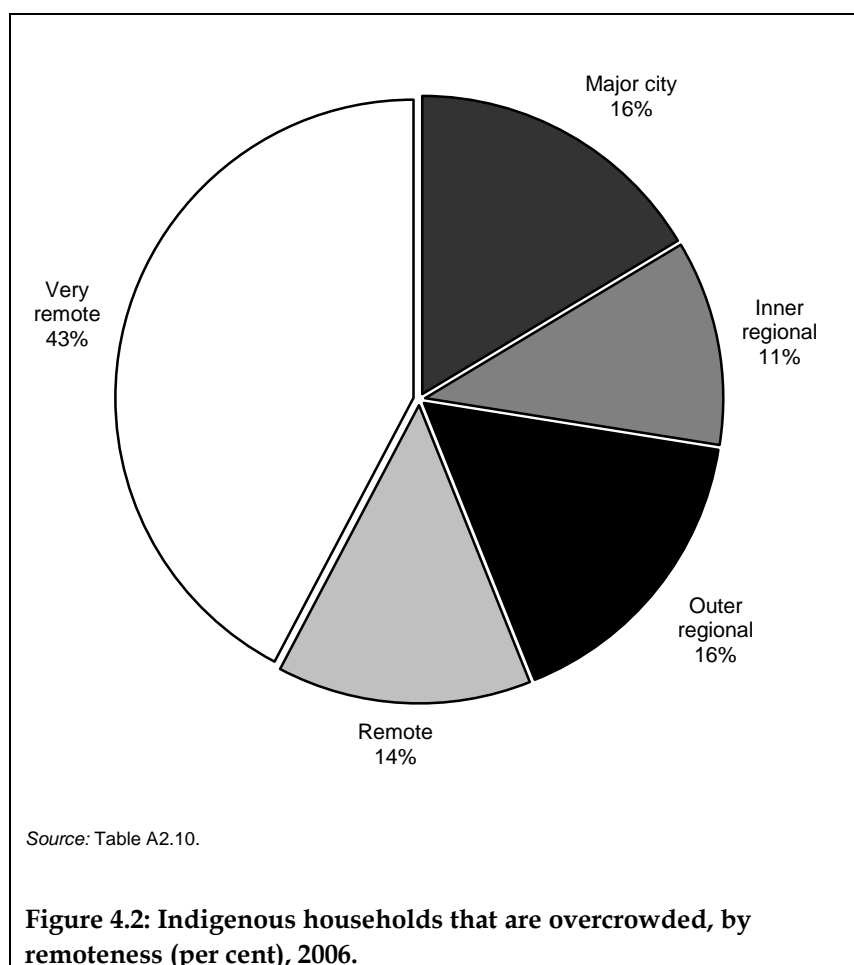


Of the 7,323 overcrowded Indigenous households, the vast majority were living in Indigenous or mainstream community housing (47%), while 11% were living in homes they owned (with or without a mortgage) (Figure 4.1). This pattern held across all jurisdictions (Table A2.9).

The Northern Territory had the highest rates of overcrowding across all tenure types, with one in four households across tenure types being overcrowded (25%) (Table A2.9).

National overcrowding rates increased with remoteness. Of the 7,323 overcrowded Indigenous households, 16% were in *Major cities* while 43% were in *Very remote* areas (Figure 4.2).

The Northern Territory had the highest rates of overcrowding in *Remote* and *Very remote* areas, with at least double the proportion of the jurisdiction with the next highest rate. Western Australia had the highest proportion of overcrowding in *Major cities* (3%), and Queensland in both *Inner* and *Outer regional* areas (3% and 6% respectively) (Table A2.10).



4.2.2 Overcrowding in social housing



While the census identified social housing as the tenure type with the highest level of overcrowding, the data indicate that this varies across the different social housing programs. Based on the proxy occupancy standard, overcrowding was slightly higher for SOMIH households (7%) than Indigenous households in public rental housing (6%) (Table 4.3). It should be noted that overcrowding in public rental housing nationally was considerably lower (1.7%) than for Indigenous households (6%) (AIHW 2010e).

Overcrowding in SOMIH households ranged from 3% in Victoria and Tasmania, to 11% in Queensland, while the proportion of Indigenous households in public rental housing that were overcrowded ranged from 4% in New South Wales, Victoria, Tasmania and the Australian Capital Territory to 8% in Queensland.

Table 4.3: Overcrowded Indigenous households, by program type and jurisdiction, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Number of overcrowded households	120	4	332	167	127	9	..	..	..	759
Total number of households for which household groups and dwelling details are known	3,298	139	3,048	2,152	1,758	330	..	..	..	10,725
Proportion of households that are overcrowded (per cent)	3.6	2.9	10.9	7.8	7.2	2.7	..	..	..	7.1
Indigenous households in public rental housing										
Number of overcrowded households	214	48	337	315	84	28	13	71	..	1,110
Total number of households for which household groups and dwelling details are known	5,683	1,150	4,089	5,250	1,519	708	345	1,541	..	20,285
Proportion of households that are overcrowded (per cent)	3.8	4.2	8.2	6.0	5.5	4.0	3.8	4.6	..	5.5
ICH										
Number of overcrowded households	1,110	9	1,288	n.a.	174	..	0	n.a.	37	n.a.
Total number of households for which household groups and dwelling details are known	4,423	1,080	3,963	1,531	547	..	22	n.a.	271	n.a.
Proportion of households that are overcrowded (per cent)	25.1	0.8	32.5	n.a.	31.8	..	0	n.a.	13.7	n.a.

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SOMIH

All Jurisdictions exclude various types of households as shown in Appendix table 2.11. For this reason, comparisons between jurisdictions' data should be made with caution.

Public housing

All Jurisdictions exclude various types of households as shown in Appendix table 2.11. For this reason, comparisons between jurisdictions' data should be made with caution.

NSW Indigenous households in public housing are under-reported. The number provided is an estimate based on Census 2006 and public housing data

ICH

NSW Based on Proxy occupancy standard. Data are approximate only, and extrapolated for all ICH dwellings

Qld Proxy standard used.

AG Vic: Data should be interpreted with caution due to data quality issues.

Sources: AIHW 2010d, f; AIHW analysis of National Housing Assistance Data Repository 2008-09.

The ICH data collection uses CNOS as the standard for measuring overcrowding, but defines overcrowded households as those requiring an additional two bedrooms or more rather than one additional bedroom or more. However, due to difficulties in obtaining unit record data, some jurisdictions (New South Wales and Queensland) have used the proxy occupancy standard. As a result, a national overcrowding rate cannot be calculated for ICH. While there was no measurable overcrowding in ICH in the Australian Capital Territory and it was low in Victoria (1%), overcrowding in other jurisdictions ranged from 14% for the Australian Government to one in three households in Queensland (33%).

The degree of overcrowding in social housing can also be measured by the number of additional bedrooms required. The average number of additional bedrooms required by households was similar for SOMIH (1.6) and public housing (1.4) (AIHW analysis of National Housing Assistance Data Repository 2008–09). A national figure was not available for ICH as data were not available for every jurisdiction. Of the jurisdictions for which data was available, the number of additional bedrooms required ranged from one in Victoria, Western Australia and the Australian Capital Territory to three in South Australia (AIHW 2010d).

4.3 Expressed need for housing

The number of applicants on social housing waiting lists provides an indication of the expressed need for social housing assistance. Jurisdictions are in the processes of creating integrated waiting lists for housing assistance, with Queensland already having an integrated waiting list in place from 2009–10 onwards. At present, data on Indigenous households on social housing waiting lists are only available for SOMIH. ICH does not collect data on waiting lists, and public rental housing waiting lists cannot be disaggregated by Indigenous status. The total number of Indigenous households on the SOMIH waiting list at 30 June 2009 was 10,528 (AIHW 2010f). This ranged from 2,903 in Queensland to 150 in Tasmania. While it is not possible to identify Indigenous households on the public rental housing waiting list, at 30 June 2009 there were a total of 173,456 applicants on the public rental housing waitlist (AIHW 2010f).

4.4 Dwelling need gap

High levels of overcrowding, homelessness and unaffordability indicate that there is a dwelling need gap (a gap between supply and demand for dwellings). To investigate this gap, in 2002 the Housing Ministers' Advisory Committee (HMAC) and the Housing Ministers' Conference (HMC) endorsed a multi-measure needs model comprising five dimensions that it viewed as vital to understanding and quantifying the housing needs of Indigenous Australians and ultimately to informing resource allocation. The five dimensions were:

- Homelessness
- Overcrowding
- Affordability
- Dwelling condition
- Connection to essential services (power, water, and sewerage).

In 2009, this model was extended to estimate the total need gap and enable projections of Indigenous housing need into the future (AIHW 2009p). It presents estimates by two levels of need – ‘extreme need’ and ‘all need’:

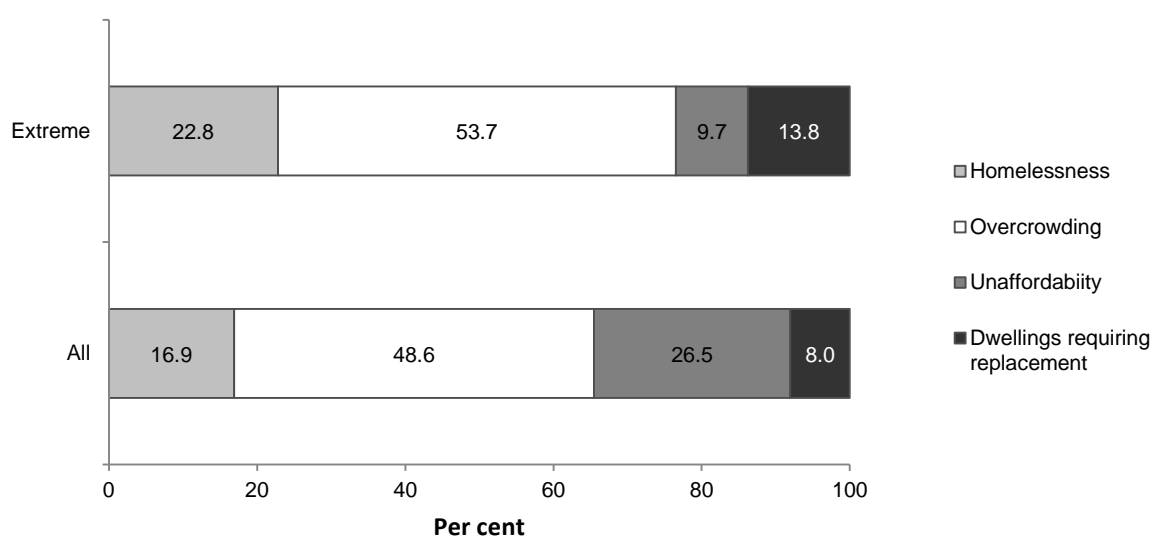
- ‘Extreme need’ includes primary and secondary homelessness, households that require two or more extra bedrooms, low-income households paying more than 50% of household income in rent, and all dwellings requiring replacement.
- ‘All need’ includes primary, secondary, and tertiary homelessness, households requiring one or more extra bedrooms, low income households paying more than 30% of their income in rent and all dwellings requiring replacement.

It is important to note that the model is not able to account for the overlap between the dimensions of need. For example, it is likely that a high proportion of dwellings that are in need of major repair or replacement are lived in by households that are overcrowded.

The model estimated that 11,400 additional dwellings were needed to fill the ‘extreme need’ gap (Table A2.11) in 2006, and 19,400 additional dwellings to fill the ‘all need’ gap for Indigenous Australians at that time (Table A2.12).

The number of dwellings required varied across jurisdictions, with the largest numbers required in the Northern Territory (3,400) and Queensland (3,000) for ‘extreme need’ (Table A2.11), and in Queensland (5,700) and New South Wales (4,500) for ‘all need’ (Table A2.12).

Nationally, housing need was highest in the overcrowding dimension, accounting for 54% of ‘extreme’ housing need and 49% of ‘all need’ (Figure 4.3). It should be noted that overcrowding can be a seasonal effect, particularly in the Northern Territory and remote areas. For ‘extreme need’, homelessness was the next largest contributor at 23% of the total need gap. While for ‘all need’, unaffordability accounted for just over a quarter (26%) of the gap.



Sources: Tables A2.12, A2.13.

Figure 4.3: Dwellings required to meet current Indigenous ‘all need’ and ‘extreme need’ by dimension of need (per cent), 2006.

Projections based on the increase in underlying demand due to a growth in the number of Indigenous households, and deterioration of dwellings over time, show that this gap is expected to increase into the future. Further details on how these projections have been derived can be found in Box 4.2.

Box 4.2: Population projections for Indigenous households

Projected growth in the number of Indigenous households was based on the following methodology. ABS population projections for 2001–2009, based on the 2001 Census, were adjusted for 2006 Census counts and extrapolated to estimate the Indigenous population into the future. The average number of Indigenous persons per Indigenous household was calculated based on 2006 Census counts. The estimated number of Indigenous households was then based on estimates of the Indigenous population. This approach assumes that the average number of Indigenous persons per Indigenous household remains constant.

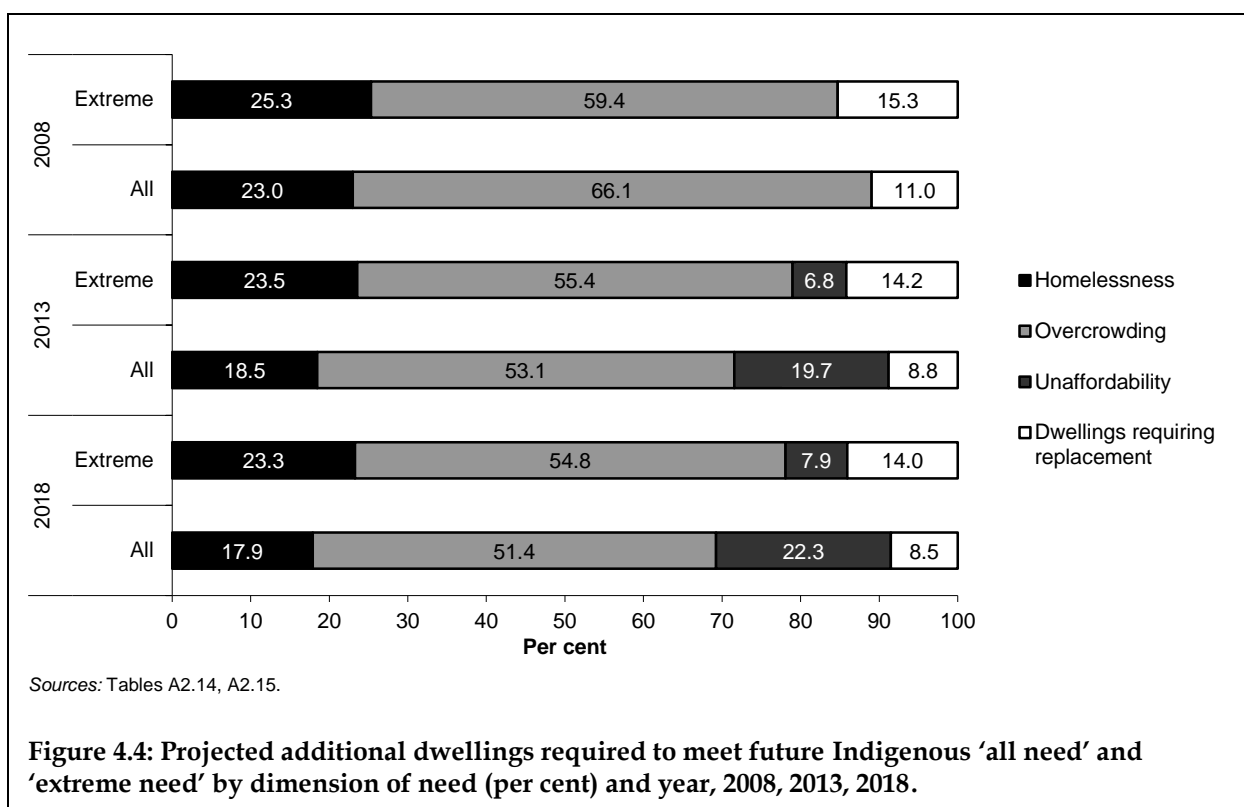
To project the additional dwelling need gap to 2018, the relative number of Indigenous households was determined and this factor was then applied to the dwelling need gap estimates for each dimension. This approach also assumes that the proportion of need for each dimension remains constant (AIHW 2009p).

Relative to 2006, an additional 500 dwellings by 2008, 1,800 dwellings by 2013, and 3,000 dwellings by 2018, are needed to meet ‘extreme’ Indigenous housing need (Table A2.13), while an additional 2,900 dwellings are required by 2013, or 5,100 dwellings by 2018, to meet ‘all need’ (Table A2.14).

To meet ‘extreme need’, it was projected that the largest number of dwellings needed by 2008 would be required in the Australian Capital Territory (150) followed by Queensland (140). Queensland is projected to overtake the Australian Capital Territory in 2013 and 2018, requiring 530 and 930 dwellings respectively to meet ‘extreme need’; while the Australian Capital Territory will require 520 and 890 dwellings respectively (Table A2.13). Most of the additional dwellings required to meet ‘extreme need’ at the national level are required to reduce overcrowding (59% in 2008, 55% in 2013 and 55% in 2018) (Figure 4.4).

To meet ‘all need’, most of the additional dwellings are required to reduce overcrowding, followed by lack of affordability (Figure 4.4). The highest number of these dwellings was projected to be required in Queensland in all years of 2008, 2013 and 2018 (210, 960 and 1,700 dwellings respectively) (Table A2.14).

The Australian Government aims to deliver a range of housing programs to tackle Indigenous housing needs across the country. The stock of affordable housing across urban and regional housing programs is being increased by the delivery of 30,000 mainstream social housing dwellings, costing \$5.7 billion, and 50,000 properties under the National Rental Affordability Scheme at a cost of \$1 billion. For remote Indigenous housing, the Australian Government has also allocated \$5.5 billion to provide up to an additional 4,200 new houses and around 4,800 major upgrades (FaHCSIA 2009).



5. Response to Indigenous housing and homelessness needs

The major government responses to Indigenous housing needs are funded under the NAHA and associated National Partnership agreements, in particular the NPARIH, which aims to 'facilitate significant reform in the provision of housing for Indigenous people in remote communities and to address overcrowding, homelessness, poor housing condition and severe housing shortage in remote Indigenous communities.'

These government responses include social housing programs, such as Public Housing, SOMIH, Community Housing, Indigenous Community Housing, Private Rent Assistance, Commonwealth Rent Assistance and Home Purchase Assistance.

As of 2009, the provision of specialist homelessness services, the major government response to Indigenous homelessness needs, is funded under the NPAH with the intent of ensuring that 'people who are homeless or at-risk of homelessness achieve sustainable housing and social inclusion.'

5.1 Meeting Indigenous housing needs

All social housing programs have eligibility and allocation criteria to target support to those most in need. These criteria and the data collected to measure them vary across the programs. Unlike public rental housing and SOMIH, ICH does not collect quantitative data on need, but did collect qualitative data in 2008–09.

How well social housing meets the needs of Indigenous households can be measured by client satisfaction, tenancy sustainability, and affordability.

5.1.1 Eligibility and allocation

Eligibility for housing assistance varied between the Indigenous-specific housing programs. While Indigenous status was an eligibility criterion for both SOMIH and ICH, other eligibility criteria varied between these two programs. Low income was a criterion for SOMIH programs across all jurisdictions (see also section 'Low income households' below), but for ICH it was only a criterion in four jurisdictions (New South Wales, Victoria, Australian Capital Territory and Australia Government). Special provision for older Indigenous Australians (i.e. aged 45 years of age or over) was made by New South Wales for both SOMIH and ICH. This also occurred in some Australian Government jurisdictions for ICH. Some ICH jurisdictions also used the tenant's connection to community (Queensland), community membership (South Australia) or residential history (Northern Territory) as eligibility criteria.

Under the National Reporting Framework, ICH collects qualitative data on how jurisdictions allocate housing to tenants. Qualitative data indicated that various jurisdictions in ICH used 'waiting one's turn', 'location preference' and 'greatest need' as criteria for allocating housing to tenants. Under the SOMIH program, priority allocation is given based on an assessment of need, as is the case for public rental housing. This is discussed in detail below under 'Greatest need'.

Most ICHOs have their own criteria to assess highest degree of need among eligible tenants (AIHWd). Location preference is also taken into account in New South Wales, Victoria and Western Australia. For further details, including information on other criteria used by jurisdictions, please consult the ICH online tables (AIHW 2010d).

Greatest need

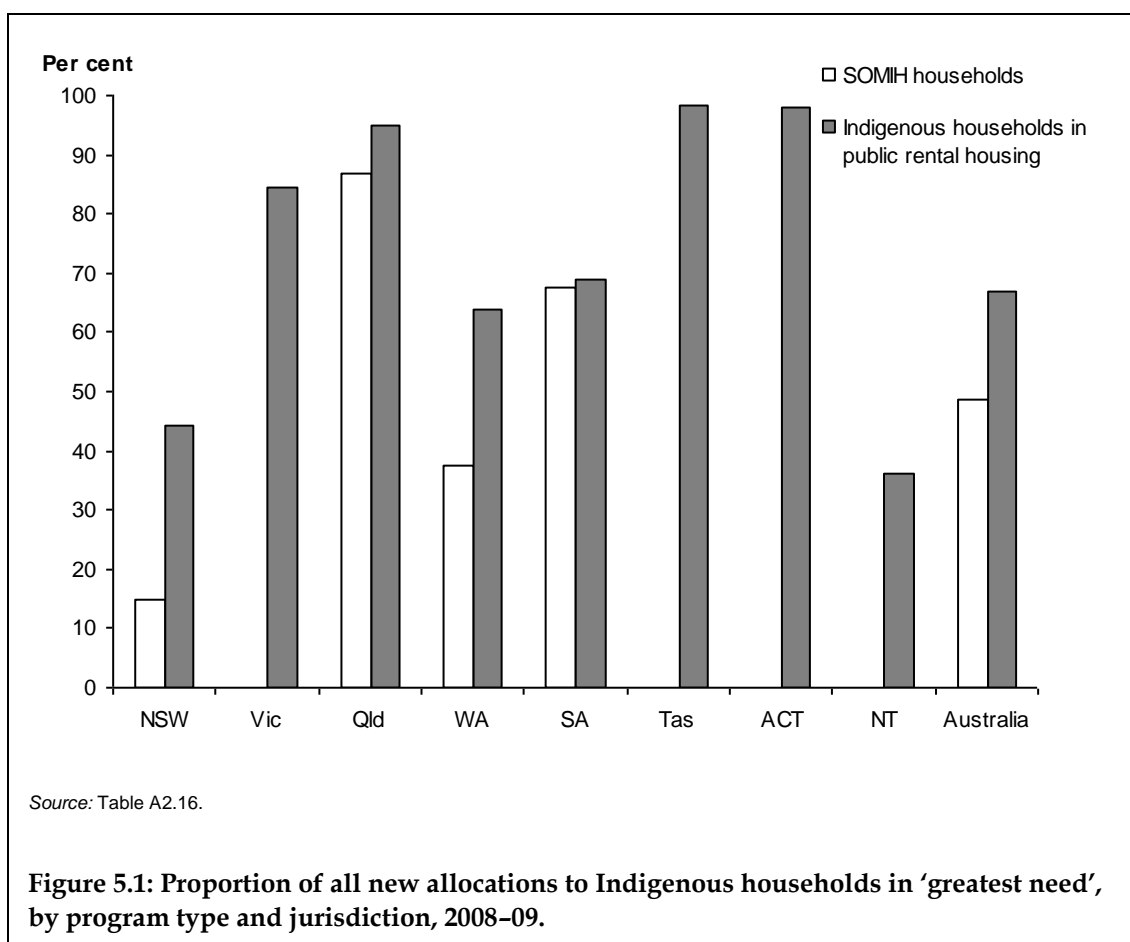
Both the SOMIH and public rental housing programs give priority access to households with the highest level of need. Under existing reporting frameworks, this is reflected in the proportion of households in 'greatest need' that are assisted. While ICH provides qualitative data indicating that 'greatest need' is a criteria used in allocation housing to tenants, quantitative data around 'greatest need' is not available for ICH.

Households in 'greatest need' are low-income households that at the time of allocation were in one or more of the following circumstances:

- They were homeless
- Their life or safety was at-risk in their accommodation
- They had a health condition that was aggravated by their housing
- They were in housing inappropriate to their needs (including living in poor housing locations, overcrowded situations, discrimination in the private rental market, insecure tenure or housing that had been declared unfit)
- They had very high rental housing costs (AIHW 2006).

How these circumstances are prioritised by the states and territories differs substantially, reflecting their different allocation policies and criteria. However, data on how states and territories prioritise tenants' greatest need circumstances are not currently collected at the national level.

In 2008–09, almost half of all new SOMIH allocations were to households in greatest need (49%) (Figure 5.1). The proportion of SOMIH greatest need new allocations was highest in Queensland (87%) and lowest in New South Wales (15%). However, it should be noted that 'greatest need' data for New South Wales represents an undercount, as households with very high rental housing costs are excluded. Exclusions include Victoria, where no new allocations were made in the SOMIH program in 2008–09 due to the transfer of SOMIH stock to ICH (see Box 2.1), and Tasmania where SOMIH applicants' assessment against greatest need criteria is not currently recorded on the Tasmanian Housing Information System.



New allocations to Indigenous households in greatest need were higher in public rental housing than in SOMIH. In 2008-09, about two-thirds (67%) of all new Indigenous allocations were granted to those in greatest need. In Tasmania and the Australian Capital Territory almost all new Indigenous allocations were to households in greatest need (98% each), while in the Northern Territory just over one-third of new Indigenous allocations were to households in greatest need (36%).

While the needs of many households in 'greatest need' were met through social housing in 2008-09, applications on the SOMIH waiting lists indicate that there continues to be a high unmet need among Indigenous households (Table 5.1). Of the 10,528 households on SOMIH waiting lists at 30 June 2009, just over a quarter (26%) were classified as being in 'greatest need'.

Table 5.1: New Indigenous applicants on SOMIH waiting list who have a 'greatest need', by state and territory, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Number of new applicants on waiting list in greatest need	125	294	1,685	531	95	0	..	..	2,730
Total applicants on waiting list	1,707	1,293	2,903	2,645	1,830	150	..	..	10,528
Proportion (%)	7.3	22.7	58.0	20.1	5.2	0	..	..	25.9

Notes

Vic Indigenous applicants are eligible to be allocated to either Indigenous Community housing managed by AHV or mainstream public rental housing.

Qld The waiting list is an overestimate, as Queensland has a single waiting list for public housing and SOMIH. About 70 per cent of these applicants will be housed in public housing.

SA Data should be interpreted with caution as some priority applicants may bypass the priority process in low wait time areas.

Tas Assessment against greatest need criteria are not currently recorded on the Tasmanian Housing Information System.

Source: AIHW 2010f.

Low income households

Most SOMIH and public rental housing occupied by Indigenous households is provided to households with low incomes (Table 5.2). Of those households for which details are known, the vast majority of newly-allocated SOMIH households (86%) and Indigenous public rental housing households (90%) had an income equivalent to or below 100% of government income support benefits at the pensioner rate (i.e. low income A. See also Box 5.1).

Box 5.1. Low income households

For 2008-09 data being reported here, the definition and criteria for low income households in SOMIH, public rental housing and mainstream community housing is as follows:

Low income A captures households that receive an income equivalent to or below 100% of government income support benefits at the pensioner rate (this rate varies depending on the individual's circumstances. See Centrelink 2009 for full details).

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) pensioner rate
- Where eligible, family tax benefit part A (up to the full rate)
- Income-free areas for both adults and children
- Pharmaceutical allowance (AIHW 2006).

For 2009-10 the definition and criteria for low income households in SOMIH, public rental housing and mainstream community housing is being changed. Households are being defined as low income if they fall in the bottom 40% of equivalised household income. At the time of publication, 2009-10 data was not available.

A further 14% of newly allocated SOMIH households and 10% of newly allocated Indigenous public rental housing households were classified as low income B households. These households had 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 (see Box 5.1).

Table 5.2: New low income Indigenous households as a proportion of all new Indigenous households, by program type and jurisdiction, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
SOMIH									
New households with low income A	237	0	249	216	119	23	..	..	844
New households with low income B	22	0	57	36	14	5	..	..	134
New households where income and tenancy composition details are known	259	0	306	254	134	28	..	..	981
New low income households as a proportion of all new households where income and tenancy composition details are known:									
Low income A (per cent)	91.5	n.a.	81.4	85.0	88.8	82.1	..	..	86.0
New low income households as a proportion of all new households where income and tenancy composition details are known:									
Low income B (per cent)	8.5	n.a.	18.6	14.2	10.4	17.9	..	..	13.7
Indigenous households in public rental housing									
New households with low income A	731	149	564	648	249	71	48	152	2,612
New households with low income B	35	10	104	78	21	20	5	22	295
New households where income and tenancy composition details are known	767	159	669	733	270	91	53	175	2,917
New low income households as a proportion of all new households where income and tenancy composition details are known:									
Low income A (per cent)	95.3	93.7	84.3	88.4	92.2	78.0	90.6	86.9	89.5
New low income households as a proportion of all new households where income and tenancy composition details are known:									
Low income B (per cent)	4.6	6.3	15.5	10.6	7.8	22.0	9.4	12.6	10.1

Notes

SOMIH and public housing

All Jurisdictions exclude various types of households (see AIHW 2010f for full details). For this reason, comparisons between jurisdictions' data should be made with caution.

Includes households where assessable income was zero.

SA Comparisons with other jurisdictions' data should be made with caution as South Australia uses assessable income as a proxy for gross income.

Sources: AIHW 2010f, AIHW analysis of National Housing Assistance Data Repository.

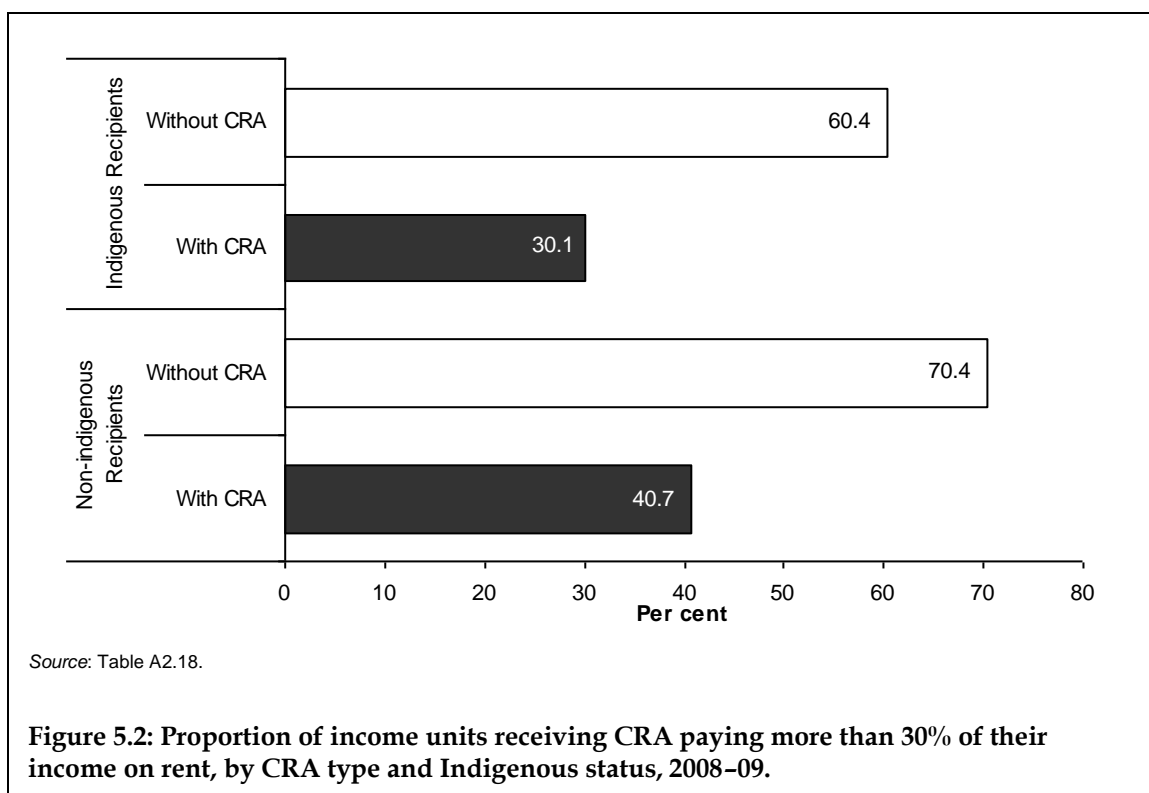
5.1.2 Affordability

Housing affordability refers to the ability of a household to meet rent or mortgage payments while still being able to afford other basic living costs. Housing affordability can be measured in terms of financial housing stress, which is classified as those households which are paying more than 30% of their gross income in rent or mortgage payments.

Commonwealth Rent Assistance (CRA) aims to address housing affordability in the private rental market by providing income support recipients and low-income families with

additional financial assistance for housing costs above prescribed amounts. The effect of CRA on housing affordability can be examined by comparing the proportion of income that recipients would spend on rent both before and after CRA is received (Figure 5.2).

Before receiving CRA, 60% of Indigenous recipients were paying more than 30% of their income in rent and so could be regarded as being in financial housing stress. After receiving CRA, however, 30% of Indigenous recipients were still paying more than 30%. A higher proportion of non-Indigenous recipients were paying more than 30% of their income in rent both before (70%) and after CRA (41%) compared with Indigenous recipients.



Levels of affordability varied across jurisdictions (Table A2.17). The Australian Capital Territory had the largest proportion of recipients paying more than 30% of their income in rent for both Indigenous and non-Indigenous households, both before (64% and 73% respectively) and after CRA (39% and 51% respectively).

Tasmania had the smallest proportion (57%) of Indigenous recipients paying more than 30% of their income in rent before CRA, while Victoria had the lowest proportion (25%) after CRA. For non-Indigenous recipients, South Australia had the lowest proportion (64%) of recipients paying more than 30% of their income in rent before CRA, while Tasmania had the lowest after CRA (32%).

In 2008-09, fewer than 107 SOMIH households (1%) and 62 Indigenous households (0.3%) in public rental housing were paying more than 30% of their income in rent (Table 5.3). Across jurisdictions, for SOMIH households, this ranged from zero in Victoria and Tasmania to 81 households (2.5%) in New South Wales, and for Indigenous households in public rental housing from zero in Victoria and Tasmania to 42 households (0.9%) in Western Australia and 14 households (0.9%) in the Northern Territory.

Table 5.3: Proportion of households/income units paying more than 30% of their income in rent, by program type, remoteness and state and territory, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia
	SOMIH								
Household/income units paying more than 30% of income in rent (number)	81	0	<5	13	8	0	..	..	<107
All households/income units (number)	3,289	138	2,621	1,687	1,466	270	..	..	9,471
Proportion of household/income units paying more than 30% of income in rent (per cent)	2.5	0.0	<0.2	0.8	0.5	0	..	..	1.1
	Indigenous households in public rental housing								
Household/income units paying more than 30% of income in rent (number)	..	0	2	42	1	0	3	14	62
All households/income units (number)	5,652	1,146	3,847	4,426	1,285	582	342	1,675	18,955
Proportion of household/income units paying more than 30% of income in rent (per cent)	..	0	0.1	0.9	0.1	0	0.8	0.9	0.3

Sources: AIHW 2010f, AIHW analysis of National Housing Assistance Data Repository.

5.1.3 Client satisfaction

In the 2007 National Social Housing Surveys (NSHS) (see Box 5.2), SOMIH, public rental housing and mainstream community housing tenants were asked whether their needs were met in relation to the amenity and location of their dwelling. They were also asked to rate their level of satisfaction in relation to the quality of service provided by housing authorities. Amenity aspects covered in the NSHS included:

- Size of the home
- Provision of modifications
- Easy access and entry
- Car parking
- Yard space and fencing
- Privacy of the home
- Safety and security of the home.

Location aspects covered included:

- Access to shops and banking
- Public transport
- Parks and recreational facilities
- Emergency medical services/hospitals
- Child care facilities
- Educational/training facilities
- Employment

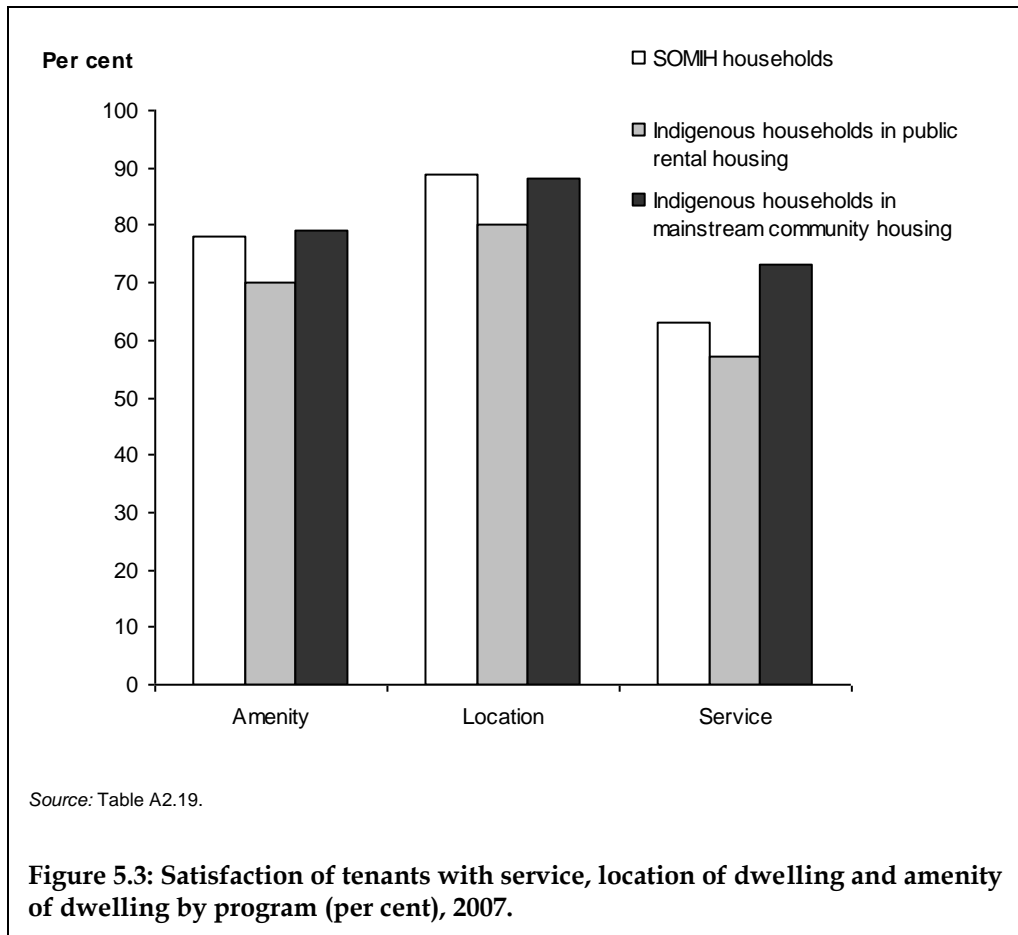
- Community and support needs
- Family and friends
- Safety and security of the neighbourhood.

Box 5.2: 2007 National Social Housing Survey

The most recent National Social Housing Survey (NSHS) for which data are available was conducted with public rental housing, mainstream community housing and SOMIH tenants in 2007. (The NSHS does not currently survey Indigenous community housing tenants). The public rental housing and mainstream community housing mail-out surveys received responses from 13,246 and 3,100 tenants respectively (representing response rates of 37% and 31% of sampled tenants). The SOMIH survey involved face-to-face interviews with 1,259 tenants (representing a response rate of 66% of sampled tenants). Further information on the methodology of each survey can be found in Roy Morgan Research (2007, 2008a and 2008b). More recent surveys of public housing tenants and mainstream community housing tenants were conducted in 2010 (and, as with previous surveys, included a question to identify Indigenous households). Data from these surveys will be available in early 2011.

Figure 5.3 below shows that across all three programs, tenants reported the highest level of satisfaction in relation to the location of the dwelling, followed by the amenity of the dwelling. They were generally least satisfied with the service provided by housing authorities.

Across all three areas, SOMIH and Indigenous tenants in mainstream community housing tended to be more satisfied than Indigenous tenants in public rental housing. Over three-quarters of SOMIH (78%) and mainstream community housing tenants (79%) reported that their needs were met in relation to the amenity of their dwellings, compared with 70% of Indigenous tenants in public rental housing. SOMIH and Indigenous tenants in mainstream community housing reported similar levels of satisfaction in relation to the location of their dwellings (89% and 88% respectively). This compares with 80% for Indigenous tenants in public rental housing. Indigenous tenants in mainstream community housing reported the highest levels of satisfaction with the service provided by housing authorities (73%). This compares with 63% of SOMIH tenants and 57% of Indigenous public rental housing tenants.



5.1.4 Sustainability of tenancies

An indicator of the sustainability of tenancies in public rental housing and SOMIH is the number of tenancies that ended in the same year that they were allocated. In 2008–09, 9% of new Indigenous tenancies in SOMIH also ended in that year (Table 5.4). Across jurisdictions, this ranged from 4% of new tenancies in South Australia to 17% of tenancies in Tasmania. In public rental housing, 10% of new Indigenous tenancies ended their tenancy in the same year. This ranged from zero in the Australian Capital Territory to 13% in Tasmania.

The level of sustainable tenancies varied by household composition and by social housing program (Figure 5.4). Of new SOMIH tenancies, more than one-third of those who ended their tenancy in the same year were single persons with dependent(s) (38%). About one in five (22%) newly allocated households with a mixed composition or a group also ended their tenancy in the same year.

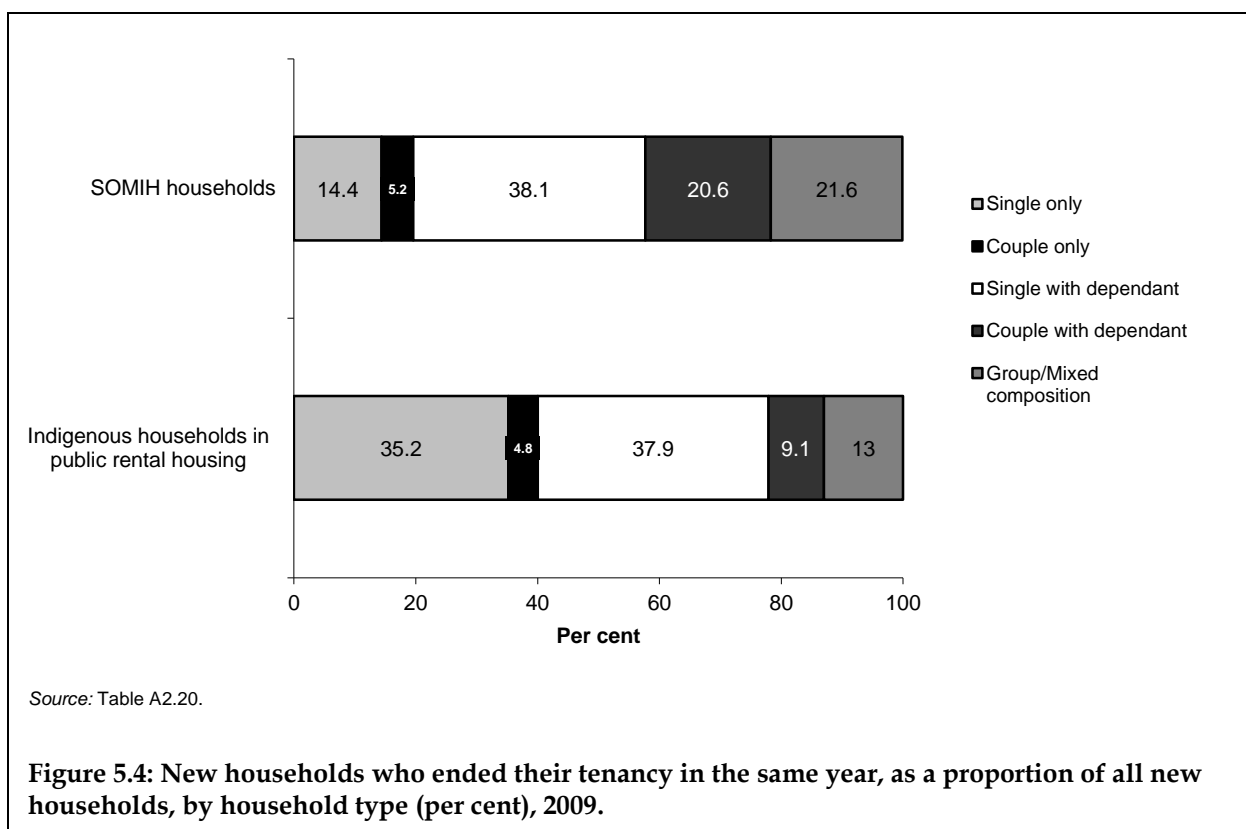
Of the new Indigenous tenancies in public rental housing, more than a third (38%) who ended their tenancy in the same year were single persons with dependents, while single persons made up a further third (35%). Data on the reasons why tenancies ended is not currently collected at the national level.

Table 5.4: Number of new tenants in 2008–09 who ended their tenancy in the same year, by state and territory.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia
SOMIH									
New tenancies ended in the same year (number)	20	0	23	43	5	6	..	..	97
All new tenancies (number)	303	0	331	298	139	36	..	..	1,107
Proportion new tenancies ended in the same year (%)	6.6	0.0	6.9	14.4	3.6	16.7	..	..	8.8
Indigenous households in public rental housing									
New tenancies ended in the same year (number)	100	12	76	83	26	14	0	19	330
All new tenancies (number)	901	188	747	817	296	110	53	234	3,346
Proportion new tenancies ended in the same year (%)	11.1	6.4	10.2	10.2	8.8	12.7	0	8.1	9.9

Note: The approach presented above does not provide a measure of the proportion of tenancies that only lasted for one year or less because to do this calculation you need to subtract the end date from the start date of the tenancy. This means that those who started in the previous financial year, but ended their tenancy in the current financial year are not included in the above calculation.

Source: AIHW analysis of National Housing Assistance Data Repository.



5.2 General support to Indigenous homeless people

This section provides an overview of support provided to Indigenous homeless people who were clients of specialist homelessness services in 2008–09. In particular, information is provided on the types of support services, extent of case management, and periods of accommodation provided to clients across the states and territories.

5.2.1 Support to homeless people

Service provision

In 2008–09, SAAP collected information on six broad types of support services provided to Indigenous and non-Indigenous clients. The broad types of support services included 'housing/accommodation services', 'financial/employment services', 'personal support services', 'general support/advocacy services', 'specialist services' and 'basic support services'. The pattern of SAAP support services that were provided to Indigenous clients varied across client groups (Table 5.5).

Housing/accommodation services

From Table 5.5, it can be seen that housing/accommodation services were provided to Indigenous clients in almost three-quarters (73%) of support periods, with SAAP or CAP accommodation being the most commonly provided housing or accommodation service (in 50% of support periods). Females with children were provided with housing and or accommodation services more often than other client groups (78% of support periods), with SAAP or CAP accommodation being the most frequently provided service (55%).

Financial/employment services

Financial/employment services were provided to Indigenous clients in 43% of support periods. Females with children (47%), couples with children (47%) and couples with no children (47%) received financial and or employment services more frequently than other client groups. The most common type of financial and or employment service received by Indigenous clients was 'financial assistance/material aid' (34%).

Personal support services

Personal/support services were provided to Indigenous clients in well over half (59%) of support periods. Emotional support/other counselling (52%), domestic violence counselling (22%) and family/relationship counselling and support (18%) were the most common types of personal support services provided. In particular, females with children (37%) and unaccompanied females 25 years and older (30%) were most likely to receive domestic violence counselling.

General support/advocacy services

General support/advocacy services were provided to Indigenous clients in about three-quarters (76%) of support periods. Specifically, the main type of general support or advocacy provided was advice or information (68%). Clients with children were most often provided with general support and or advocacy services (80%).

Specialist services

Specialist services were provided to Indigenous clients in a third (33%) of support periods, and in general it was the service type least likely to be provided to clients. The most

commonly provided specialist services were culturally appropriate support (16% of support periods), health and medical services (14%) and drug and alcohol support services (8%).

Compared with other client groups Indigenous females with children had a higher proportion of support periods where specialist support services were provided (36%).

Among this group the most common services included culturally appropriate support (20%) and health and medical services (14%). Drug/ alcohol support services were much higher in unaccompanied Indigenous males of any age (12% for under 25 and 15% for 25 years and older) compared with all other Indigenous client groups.

Basic support services

Basic support services were provided to Indigenous clients in three-fifths (60%) of support periods, with meals being the most commonly provided type of basic support service (41%).

Basic support services were more often provided to unaccompanied clients than couples or clients with children. In particular, unaccompanied males, 25 years and older, received the highest proportion of the basic support services (71% of support periods). The most common types of support for unaccompanied males 25 years and older included the provision of meals (55%) and use of laundry and shower facilities (49%).

Table 5.5: SAAP support periods: services provided to Indigenous clients, by client group (per cent), 2008–09.

Type of service	Male alone, < 25 years	Male alone, ≥ 25 years	Female alone, < 25 years	Female alone, ≥ 25 years	Couple no children	Couple with children	Male with children	Female with children	Other	Total (%)	Total (number)
Housing/ accommodation	75.1	73.9	73.2	64.0	74.3	76.7	73.0	77.7	55.9	73.0	24,700
SAAP/CAP accommodation	50.0	54.8	47.0	47.4	36.6	43.1	35.5	55.2	30.8	49.8	16,900
Assistance to obtain/maintain short-term accommodation	23.4	15.3	20.6	12.2	24.1	22.3	19.8	14.8	15.6	16.9	5,700
Assistance to obtain/maintain medium-term accommodation	16.6	11.0	16.9	5.9	15.0	18.8	14.9	12.3	3.5	12.4	4,200
Assistance to obtain/maintain independent housing	25.9	24.2	27.7	17.0	38.6	44.3	45.4	35.5	21.2	28.9	9,800
Financial/employment	43.8	34.8	42.6	38.3	47.0	47.4	45.3	47.4	24.6	42.6	14,400
Assistance to obtain/maintain government payment	17.7	8.9	16.0	9.8	9.8	8.6	6.8	12.2	5.2	11.9	4,000
Employment/training assistance	18.9	4.4	14.0	2.9	5.6	6.7	4.4	4.8	6.1	7.2	2,400
Financial assistance/material aid	31.1	27.8	31.8	30.5	39.2	40.3	40.6	40.0	16.8	34.2	11,600
Financial counselling and support	13.0	7.8	10.3	6.2	10.8	15.3	13.2	12.0	3.9	10.2	3,400
Personal support	54.5	40.0	64.9	62.5	36.9	49.4	47.5	68.8	51.7	58.9	20,000
Incest/sexual abuse counselling	1.3	0.5	3.4	1.0	0.5	0.4	0.5	1.8	2.1	1.5	500
Domestic violence counselling	5.9	3.0	18.6	30.0	6.5	7.8	7.0	36.7	21.1	21.9	7,400
Family/relationship counselling and support	22.5	9.1	25.5	12.5	11.6	18.9	18.0	21.6	14.1	18.1	6,100
Emotional support/other counselling	50.1	38.2	57.3	54.7	33.1	43.1	43.0	59.3	36.6	52.0	17,600
Assistance with problem gambling	0.4	0.6	0.2	0.3	0.3	0.3	0.5	0.4	—	0.4	100
General support/advocacy	76.4	72.3	76.4	72.1	73.2	80.0	79.4	80.4	57.7	76.1	25,800
Living skills/personal development	37.1	16.9	32.5	13.3	14.7	14.3	20.8	19.2	9.1	20.8	7,000
Assistance with legal issues/court support	12.9	5.7	11.6	14.1	5.8	5.8	7.7	14.5	6.6	11.6	3,900
Advice/information	64.9	64.5	67.3	64.3	65.1	73.8	74.5	73.1	47.3	68.1	23,100
Retrieval/storage/removal of personal belongings	18.3	30.5	15.9	12.3	8.0	7.0	6.2	12.9	4.4	15.3	5,200
Advocacy/liaison on behalf of the client	42.6	35.3	44.6	40.3	46.2	49.9	54.4	50.6	34.3	44.5	15,100

Table 5.5 (continued): SAAP support periods: services provided to Indigenous clients, by client group (per cent), 2008–09.

Type of service	Male alone, < 25 years	Male alone, ≥ 25 years	Female alone, < 25 years	Female alone, ≥ 25 years	Couple no children	Couple with children	Male with children	Female with children	Other	Total (%)	Total (number)
Specialist services	32.3	32.0	32.2	30.2	32.7	26.6	27.4	36.0	38.1	32.6	11,100
Psychological services	3.6	5.0	3.6	3.9	2.9	3.1	4.5	3.1	13.0	3.8	1,300
Specialist counselling	7.2	3.4	8.1	7.1	4.3	4.1	3.7	10.0	4.9	7.3	2,500
Psychiatric services	1.8	3.3	1.7	1.5	1.5	0.6	0.3	0.7	1.3	1.5	500
Pregnancy support	0.3	—	4.8	0.6	3.1	2.5	0.3	3.2	3.4	2.2	700
Family planning support	1.3	0.2	3.2	0.5	1.5	2.0	1.8	2.3	1.0	1.6	600
Drug/alcohol support	12.3	14.5	7.7	7.4	6.7	4.9	7.9	4.2	4.2	7.7	2,600
Physical disability services	0.3	0.3	0.2	0.2	0.7	0.3	0.5	0.2	0.7	0.3	100
Intellectual disability services	1.0	0.3	0.5	0.2	0.5	0.2	0.5	0.1	1.0	0.3	100
Culturally appropriate support	12.7	9.7	14.4	15.1	18.9	15.8	15.8	19.6	14.7	15.6	5,300
Interpreter services	0.1	—	0.2	0.1	—	0.1	0.2	0.2	—	0.1	< 50
Assistance with migration issues	0.1	—	0.1	0.0	—	0.1	—	0.1	—	0.1	< 50
Health/medical services	15.4	15.4	15.4	12.3	11.4	8.8	9.3	14.4	9.9	13.8	4,700
Basic support	63.7	71.3	62.2	64.0	49.3	37.9	38.4	57.3	45.7	59.9	20,300
Meals	49.2	54.6	45.6	47.1	26.5	14.0	13.2	36.7	14.2	41.3	14,000
Laundry/shower facilities	37.9	49.3	37.3	41.2	21.7	8.8	7.5	32.6	11.7	35.3	12,000
Recreation	32.7	17.8	31.6	25.1	7.2	5.2	6.3	22.0	7.8	22.5	7,600
Transport	40.5	18.4	42.9	37.9	22.2	19.0	19.4	40.4	16.9	34.8	11,800
Other	10.9	21.5	10.9	18.9	15.0	15.0	17.5	19.8	25.9	17.2	5,800
No services provided directly by agency	0.5	0.7	0.2	0.4	1.1	1.0	1.3	0.4	3.3	0.5	200
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	..
Total (%)	8.6	13.3	15.6	19.9	4.1	5.8	1.4	30.1	1.0	100.0	..
Total (number)	2,900	4,500	5,300	6,700	1,400	2,000	500	10,200	400	..	33,900

Note: Number excluded due to errors or omissions: 1,538.

Source: SAAP Client Collection.

Case management

A case management plan was in place in almost two-thirds (62%) of the 27,300 closed SAAP support periods for Indigenous clients in 2008–09 (Table 5.6). Twenty-seven per cent did not have a case management plan because the support period was considered too short and 9% did not have one because the client did not agree to have one.

Table 5.6: Indigenous SAAP closed support periods: existence of a case management plan (per cent), 2008–09.

Case management plan	Total (%)	Total (number)
Yes	62.1	17,000
No, client did not agree to one	8.7	2,400
No, support period too short	26.5	7,300
No, other reason	2.7	700
<i>Total</i>	<i>100.0</i>	<i>..</i>
Total (%)	100.0	..
Total (number)	..	27,300

Note: Number excluded due to errors and omissions: 2,492.

Source: SAAP Client Collection.

Of the 16,900 SAAP closed support periods for Indigenous clients where a case management plan was in place, 39% had all goals achieved. A further 54% achieved most or some goals (Table 5.7). By state and territory breakdown, South Australia (48%) followed by New South Wales (47%), and the Northern Territory (45%) had the highest proportions where all case management goals were achieved, while the Australian Capital Territory had the highest proportion where most or some goals were achieved (72%).

Table 5.7: SAAP closed support periods for Indigenous clients where a case management was in place by the end of support: extent to which the client's case management goals were achieved, by state and territory (per cent), 2008–09.

Achievement of goals	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total (%)	Total (number)
All goals achieved	47.0	32.0	31.0	20.4	47.7	18.1	21.6	45.0	39.2	6,600
Most or some goals achieved	49.2	62.8	58.1	69.4	46.2	69.3	72.0	51.5	54.4	9,200
<i>Subtotal</i>	<i>96.2</i>	<i>94.8</i>	<i>89.1</i>	<i>89.8</i>	<i>93.9</i>	<i>87.4</i>	<i>93.6</i>	<i>96.5</i>	<i>93.6</i>	<i>15,800</i>
No goals achieved	3.8	5.2	10.9	10.2	6.0	12.6	6.5	3.5	6.4	1,100
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>..</i>
Total (%)	33.3	10.1	17.9	9.3	15.6	2.0	0.9	10.9	100.0	..
Total (number)	5,600	1,700	3,000	1,600	2,600	300	100.0	1,800	..	16,900

Note: Number excluded due to errors and omissions: 94.

Source: SAAP Client Collection.

Duration of accommodation provided during support

This section provides information relating to the duration of accommodation provided to Indigenous clients of specialist homelessness services.

Overall, the mean duration of accommodation provided in 2008–09 to Indigenous clients across Australia was 50 days (Table 5.8). The longest average duration of accommodation

provided occurred in the Australian Capital Territory (140 days), followed by Victoria (93 days) and South Australia (75 days).

Table 5.8: Mean duration of accommodation provided to Indigenous SAAP clients by client group and state and territory, 2008–09.

Client group	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia (days)
Male alone, < 25 years	60	76	31	35	30	36	258	62	48
Male alone, ≥ 25 years	33	88	35	27	25	39	60	54	35
Female alone, < 25 years	57	94	30	46	122	29	111	22	47
Female alone, ≥ 25 years	59	53	24	9	62	62	40	10	23
Couple no children	58	117	37	45	35	45	120	41	45
Couple with children	159	189	144	156	119	56	179	657	153
Male with children	192	159	101	22	148	210	9	307	148
Female with children	126	94	73	25	117	105	172	36	67
Mean length (days)	67	93	48	25	75	51	140	27	50

Note: Figures have been weighted to adjust for agency non-participation and client non-consent.

Source: SAAP Client Collection.

The median duration of accommodation provided to Indigenous clients across Australia was 8 days (Table 5.9). The median result has been presented here because mean values may be affected by outliers (i.e. very high or low values). As presented here, the mean number of days of accommodation provided during a support period is considerably higher than the median (AIHW 2010).

The longest median duration of accommodation occurred in the Australian Capital Territory (50 days), followed by Victoria (35 days) and Tasmania (19 days). Males with children (64 days) had the highest median length of accommodated support periods, followed by couple with children (62 days).

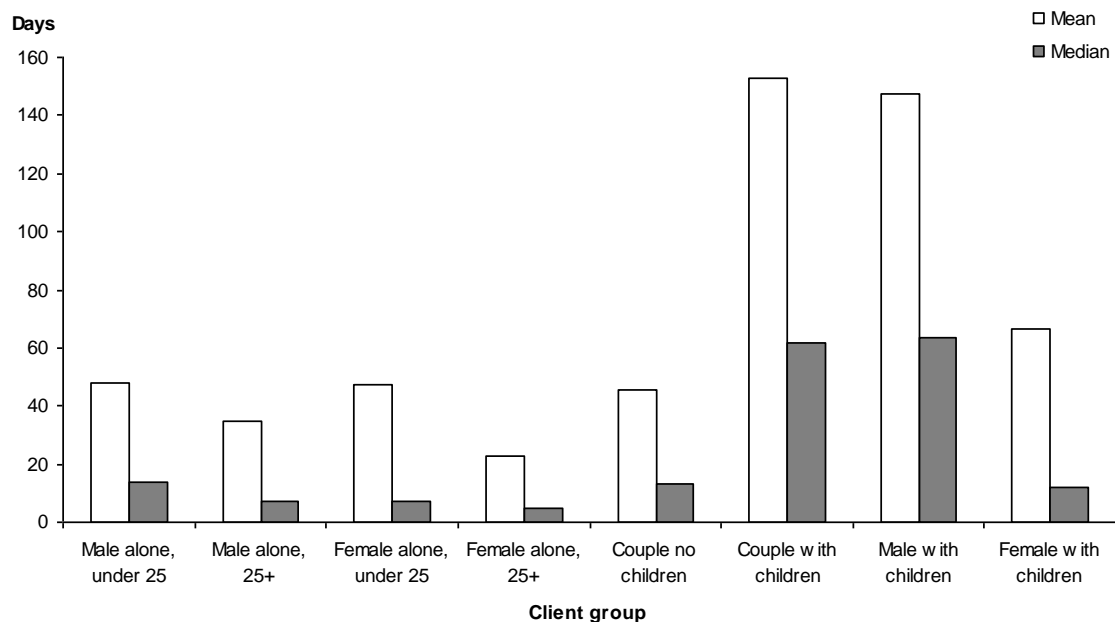
Table 5.9: Median duration of accommodation provided to Indigenous SAAP clients by client group and state and territory, 2008–09.

Client group	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia (days)
Male alone, < 25 years	23	32	10	11	7	9	168	25	14
Male alone, ≥ 25 years	5	35	8	8	4	8	10	25	7
Female alone, < 25 years	23	42	6	3	24	7	37	4	7
Female alone, ≥ 25 years	18	16	8	2	14	35	40	4	5
Couple no children	33	36	14	2	7	52	120	24	13
Couple with children	69	95	88	22	21	28	138	260	62
Male with children	101	147	10	9	74	197	9	188	64
Female with children	48	35	23	4	50	56	81	5	12
Median length (days)	18	35	10	3	14	19	50	5	8

Note: Figures have been weighted to adjust for agency non-participation and client non-consent.

Source: SAAP Client Collection.

In 2008–09, the longest average duration of accommodation, in days, was for Indigenous couples with children (153 days) and Indigenous males with children (148 days), compared to Indigenous females with children (67 days) and other client groups (Figure 5.5).



Source: SAAP Client Collection.

Figure 5.5: Mean and median duration of accommodation provided to Indigenous SAAP clients, by client group, 2008–09.

6. Service delivery in the housing and homelessness sectors

This chapter contains an overview of the various organisations that provide housing and homelessness services to Indigenous people. It provides a brief look at the geographical distribution of Indigenous clients of specialist homelessness service agencies, a review of the financial performance of organisations (e.g. rent collection), and a summary of the staffing composition for various housing programs.

Indigenous input into the delivery of Indigenous-targeted housing, including through employment, is important to ensure that the services are appropriate to the needs of Indigenous Australians. The financial performance of housing provision is important for assessing sustainability, cost-effectiveness and efficiency.

6.1 Indigenous community housing organisations

While SOMIH and ICH both provide Indigenous-specific housing assistance, their management and funding arrangements differ. SOMIH is the responsibility of state governments while ICH is managed by a range of service providers. These include not-for-profit ICHOs and community councils. Some community organisations manage housing in addition to a range of other community service programs. Not all ICH providers received government funding in 2008–09, making the ICH sector diverse and complex.



Both the ICH data collection and the 2006 Community Housing and Infrastructure Needs Survey (CHINS) provide data on the number of ICHOs across Australia. While the ICH data collection provides more recent data on the number of ICHOs across Australia, it does not contain data on the size of the ICHOs. Consequently, this section draws on both sources.

A total of 396 ICHOs were identified in the 2008–09 ICH data collection, of which two-thirds (66%) were funded organisations (Table 6.1). Funded organisations are those that received funding for the 2008–09 financial year, while unfunded organisations are those that received funding in previous financial years (i.e. before 1 July 2008), but not in the 2008–09 financial year. All jurisdictions reported more funded organisations than unfunded organisations with the exception of the Australian Government where 61% of organisations were unfunded.

Table 6.1: Number ICHOs, by jurisdiction, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
Unfunded organisations	69	0	0	0	9	..	0	1	57	136
Funded organisations	133	1	16	12	32	..	1	29	36	260
Total organisations	202	1	16	12	41	..	1	30	93	396

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

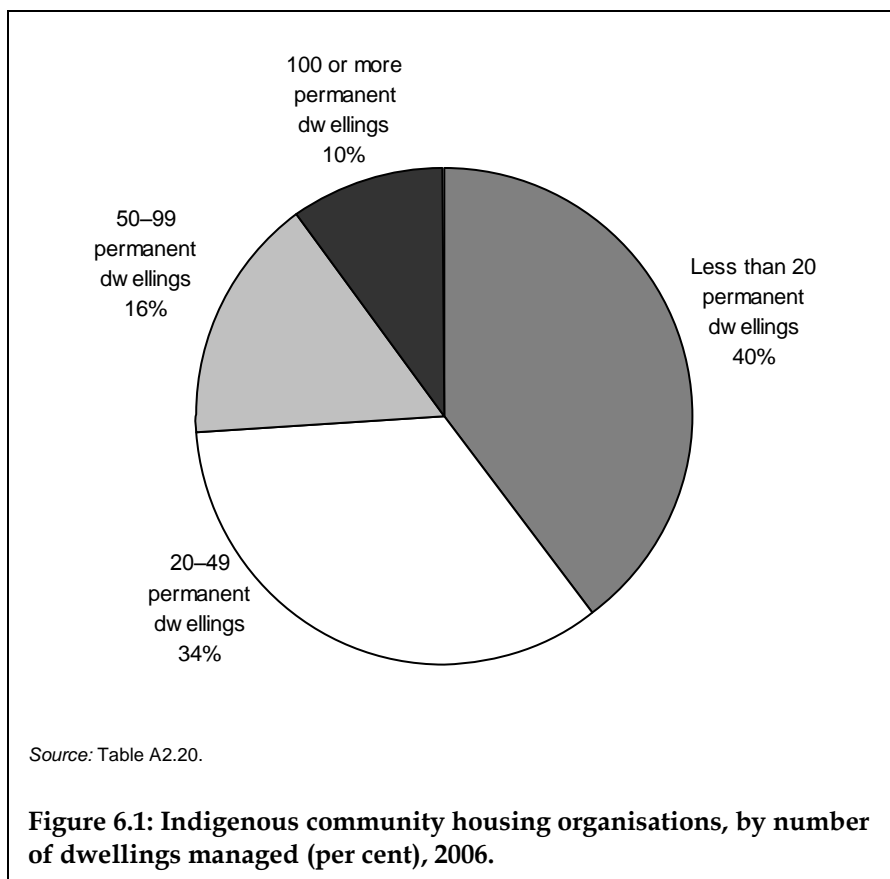
Note:

NSW 22 of the ICHOs do not manage properties as at June 2009.

NT Total includes Shire Councils, Outstation Resource Centres and housing organisations.

Source: AIHW 2010d.

The total number of ICHOs has decreased since 2006, as a result of amalgamations across the ICH sector. The CHINS estimated that in 2006 there were 496 ICHOs. The majority of these ICHOs were small in scale with four-fifths (40%) of the 496 ICHOs managing less than 20 permanent dwellings (Figure 6.1); of these ICHOs, almost half (98) were located in New South Wales (Table A2.20). A further third (34%) of ICHOs managed between 20 and 49 dwellings. Only 10% of ICHOs managed 100 or more dwellings. Of these ICHOs, almost half were located in the Northern Territory (Table A2.20).



Good management practices improve the quality of housing services delivered to Indigenous people and facilitate the efficient running of ICHOs. Housing management plans are one measure of whether ICHOs are well managed. Under the former BBF, a housing management plan should contain:

- Objectives for housing assistance delivery
- An asset management plan
- Rent collection policies and systems
- Financial practices and reporting systems that link resources to outcomes.

Of the 396 ICHOs identified in the 2008-09 data collection at the national level, the plan status was only known for 236 ICHOs (i.e. 60%). Of these, just under three-quarters (72%) did have a housing management plan (AIHW 2010d).

In 2008-09, all jurisdictions aside from the Australian Capital Territory had policy or legislative requirements in place for providing assistance to ICHOs to develop and implement housing management plans (AIHW 2010d).

6.2 Indigenous input and employment in housing services

Indigenous input into housing services is important to ensure that the services are appropriate to the needs of Indigenous Australians. Mechanisms in place in 2008–09 to encourage Indigenous input included representation on boards, negotiation tables, consultation with community members and regional stakeholders, engagement in service planning, decision-making and delivery, planning committees, community forums, workshops, and employment and training opportunities (AIHW 2010d).

The number of Indigenous employees across program types cannot be compared as SOMIH is a government program while ICHOs are not-for-profit organisations ranging from large specialised Indigenous housing organisations, to smaller community-based land councils. Moreover, details of housing employees in ICH are not well known.

Nationally, at 30 June 2009, 306 SOMIH employees (12%) were Indigenous (Table 6.2). The number of Indigenous employees varied across jurisdictions in line with the size of the program. The states with larger SOMIH programs (New South Wales, Queensland and Western Australia) had similar numbers of Indigenous employees (112, 84 and 98 respectively). However, the proportions of Indigenous employees ranged from about three-quarters of employees in New South Wales (74%) to 7% and 8% in Queensland and Western Australia, respectively, reflecting higher numbers of total employees in the latter states.

Victoria and Tasmania had smaller numbers of total employees reflecting the smaller scale of their programs. However, they had high rates of Indigenous employees (89% and 100% respectively).

For those ICHOs that did report employee details, at a national level 1,102 (85%) employees identified as Indigenous. There was variation across jurisdictions ranging from a third (33%) in the Australian Capital Territory to 96% in New South Wales. It should be noted that the ICH program in the ACT is substantially smaller than in other states and so the total number of employees is also substantially smaller.

Table 6.2: Indigenous employees in housing management, by program type and state and territory, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Number of Indigenous employees	112	8	84	98	n.p.	4	..	..	..	306
Total number of employees	151	9	1,138	1,160	n.p.	4	..	..	..	2,462
Proportion of employees who are Indigenous (%)	74.2	88.9	7.4	8.4	n.p.	100.0	..	..	..	12.4
ICH										
Number of Indigenous employees	680	8	269	n.a.	11	..	1	94	39	1,102
Total number of employees	707	9	398	n.a.	14	..	3	115	51	1,297
Proportion of employees who are Indigenous (%)	96.2	88.9	67.6	n.a.	78.6	..	33.3	81.7	76.5	85.0

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SOMIH

NSW Includes 69 Indigenous workers employed under the Aboriginal Housing Office—Aboriginal Employment in Construction Policy (CSHA funded). As the building and construction industry is based on subcontract and project based employment, these are all of varying lengths and frequently for short periods of time.

WA Data are not comparable with previous year's data or with those of other jurisdictions as they relate to the whole of the Department of Housing and Works. Staff whose duties include work on SOMIH are not separately identifiable.

SA SA is no longer able to identify employees specifically involved in the planning, delivery and management of State Owned and Managed Indigenous Housing.

ICH

NSW This includes Aboriginal paid staff (398), Community Development Employment Program (CDEP) (126), contractors (67) and apprentices (85). There are many volunteers in the NSW ICHO sector. For example, there are 611 volunteers working for the 133 organisations that renewed registration with the AHO as at June 2009.

Qld This data may not be a true reflection of the actual number of Indigenous and non-Indigenous employees as it is not compulsory for staff to complete an Equality of Employment Opportunity census form or identify as either an Aboriginal or Torres Strait Islander person.

Sources: AIHW 2010d, f.

Increasing the number of Indigenous employees who have completed accredited training in housing management and related areas will increase the capacity of Aboriginal and Torres Strait Islander peoples to be actively involved in the planning and delivery of housing services. Nationally, at 30 June 2009, just over one in five Indigenous employees had completed accredited training (21%), and 15% were undertaking accredited training (Table 6.3). It should be noted that an employee could both have completed training and be undertaking further training. The proportion of employees who had completed training ranged from 8% in New South Wales to 91% in South Australia, while the proportion of employees undertaking training ranged from 4% of employees in New South Wales to half (50%) in Victoria.

Table 6.3: Proportion of Indigenous employees who have completed or are undertaking accredited training, by state and territory, 30 June 2009.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
Number of Indigenous employees who have completed training	54	4	130	n.a.	10	..	1	13	22	234
Number of Indigenous employees undertaking training	28	4	101	n.a.	4	..	1	25	6	169
Total number of Indigenous employees	680	8	269	n.a.	11	..	1	94	39	1,102
Proportion of Indigenous employees who have completed accredited training (%)	7.9	50.0	48.3	n.a.	90.9	..	100.0	13.8	61.1	21.2
Proportion of Indigenous employees who are undertaking accredited training (%)	4.1	50.0	37.5	n.a.	36.4	..	100.0	26.6	15.7	15.3

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

NSW This includes Aboriginal paid staff (398), Community Development Employment Program (CDEP) (126), contractors (67) and apprentices (85). There are many volunteers in the NSW ICHO sector. For example, there are 611 volunteers working for the 133 organisations that renewed registration with the AHO as at June 2009.

Two ICHOs have volunteer staff and committee members that have either completed training or are undertaking training.

Qld This data may not be a true reflection of the actual number of Indigenous and non-Indigenous employees as it is not compulsory for staff to complete an Equality of Employment Opportunity census form or identify as either an Aboriginal or Torres Strait Islander person.

This data may not be a true reflection of the actual number of Indigenous and non-Indigenous employees as it is not compulsory for staff to complete an Equality of Employment Opportunity census form or identify as either an Aboriginal or Torres Strait Islander person.

AG Qld: Includes only those ICHOs for which number of Indigenous employees who have completed accredited training was known.

Qld: Includes only those ICHOs for which number of Indigenous employees undertaking accredited training was known.

Source: AIHW 2010d.

As at 30 June 2009, all jurisdictions in both SOMIH and ICH had strategies in place to provide employment and training opportunities to increase Indigenous employment. A preferential tender process was in place for SOMIH in New South Wales and Victoria, and for ICH in New South Wales, Western Australia and South Australia. Several States (New South Wales, Queensland, Western Australia and South Australia) had minimum requirements for the percentage of Indigenous employees in ICH.

6.3 Financial performance

This section looks at the financial performance of SOMIH and ICH in terms of rent collection rates, average weekly rent collected, and capital and recurrent expenditure. Financial details were not known for the entire ICH sector. It should be noted that the figures presented in this section may not be representative of the whole sector and should be interpreted with

caution. Breakdowns of financial performance for public rental housing by Indigenous status are not available as data are provided in aggregate by jurisdictions.

6.3.1 Rent collection

The rent collection rate (rent collected as a proportion of rent charged) provides a measure of the efficiency and cost-effectiveness of housing management. It also provides a measure of the sustainability of organisations, as rental income is required to meet the costs of providing housing. In 2008–09, rent collection rates in SOMIH at a national level were 99.7% (Table 6.4). The 2008–09 national rent collection rate for ICH was marginally lower at 96%. It should be noted that the ICH data only includes those ICHOs for which both rent collected and rent charged were known.

Both SOMIH and ICH rent collection rates varied across the states and territories. For SOMIH it ranged from 97% in Queensland to 104% in Western Australia. Rent collection rates varied more substantially for ICH from 60% in South Australia to 116% in the Northern Territory. For both SOMIH and ICH, payment arrangements for rent in some jurisdictions (i.e. rent arrears) mean that rent collected over a 12-month period may be higher than rent charged over that period.

Table 6.4: Rent collection rate, SOMIH and ICH, by jurisdiction, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Total rent collected (\$'000)	27,989	n.a.	20,019	12,951	10,410	1,653	..	..	73,022	73,022
Total rent charged (\$'000)	28,058	n.a.	20,604	12,503	10,439	1,670	..	..	73,274	73,274
Rent collection rate (%)	99.8	n.a.	97.2	103.6	99.7	99.0	..	..	99.7	99.7
ICH										
Total rent collected (\$'000)	11,933	5,278	11,718	3,467	417	..	131	4,098	4,541	41,585
Total rent charged (\$'000)	13,468	5,611	10,120	5,397	1,462	..	131	3,545	4,478	44,212
Rent collection rate (per cent)	90.4	94.1	115.8	64.2	60.3	..	100.0	115.6	97.9	96.3

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SOMIH

Results are not calculated via the data repository but are supplied in aggregate by jurisdictions. Due to rounding, the national total may not equal the sum of jurisdictions' data items.

ICH

NSW: Calculation is based on 2,113 dwellings for which full rental information (weekly rent, weeks tenanted and weeks in arrears) was available during the registration period.

SA: Rent collected for 10 organisations is for the June to December 2008 portion of the financial period only.

Sources: AIHW 2010d; AIHW analysis of National Housing Assistance Data Repository.

The average weekly rent collected also provides a measure of the sustainability of organisations. The average weekly rent collected for SOMIH was \$121 (Table 6.5). For ICH, the average weekly rent collected in 2008–09 from dwellings for which details were known was \$60.

Across jurisdictions, average weekly rent collected from SOMIH dwellings varied from \$93 in Tasmania to \$132 in New South Wales. There was greater variation across jurisdictions for

ICH dwellings, from \$26 in South Australia to \$115 for dwellings managed by the Australian Government.

Table 6.5: Average weekly rent collected, SOMIH and ICH, by jurisdiction, 2008–09.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Total rent collected (\$'000)	27,989	n.a.	20,019	12,951	10,410	1,653	..	..	..	73,022
Number of households	4,083	198	3,048	2,152	1,758	343	..	..	..	11,582
Average weekly rent collected (\$)	131.8	n.a.	126.3	115.7	113.9	92.7	..	..	..	121.2
ICH										
Total rent collected (\$'000)	11,933	5,278	11,718	3,467	417	..	131	4,098	4,541	41,585
Number of households for which rent collected is known for ICHO	2,113	1,269	3,963	2,433	310	..	24	2,085	760	12,957
Average weekly rent collected (\$)	101	80	57	27	26	..	105	38	115	60

Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:

	Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.
	Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Notes

SOMIH

All: Results are not calculated via the data repository but are supplied in aggregate by jurisdictions. Due to rounding, the national total may not equal the sum of jurisdictions' data items.

ICH

NSW: It is largely assumed most dwellings consist of only one household, except mostly where there is obviously two couples in a dwelling. 48 occupied permanent dwellings with unknown number of households were assumed to contain only one household. As a result of data quality, the data excludes information on 128 dwellings managed by four actively registered organisations. Calculation is based on 2,113 dwellings for which full rental information (weekly rent, weeks tenanted and weeks in arrears) was available during the registration period.

SA: 169 occupied permanent dwellings with unknown number of households were assumed to contain only 1 household. Rent collected for 10 organisations is for the June to December 2008 portion of the financial period. Total number for permanent dwellings (D1b) was used to determined average rent instead of total number of households living in permanent dwellings (D6).

AG: Vic: 65 dwellings with unknown number of households were assumed to have one household per dwelling. Qld: 109 dwellings with unknown number of households were assumed to contain one household per dwelling. Tas: Current dwelling counts were only available for 1 organisation. For 1 organisation, historical dwelling information held by the jurisdiction has been used instead. Tas: Data are for 1 ICHO only.

Sources: AIHW 2010d, AIHW analysis of SOMIH Data Repository.

6.3.2 Capital and recurrent expenditure

A balancing of capital and recurrent expenditure is required to avoid what has been described as a 'build and abandon' approach to Indigenous housing (AIHW 2010d). Some ongoing recurrent expenditure is required to maintain the condition of dwellings, and capital expenditure is required for new dwellings and major upgrade to existing dwellings. Nationally, the ratio of recurrent expenditure to capital expenditure for SOMIH was 3.7. This means that recurrent expenditure was 3.7 times the amount of capital expenditure (Table 6.6).

Recurrent expenditure was greater than capital expenditure in all jurisdictions in SOMIH with the exception of Queensland (0.4), otherwise ratios ranged from 1.1 in Victoria to 6.9 in South Australia. The ratio for Western Australia was vastly higher than all other jurisdictions at 76. However, this should be interpreted with caution, as total recurrent expenditure for

Western Australia included the costs for dwellings leased to other organisations and not managed under the SOMIH program.

Full details on recurrent and capital expenditure were not known for the entire ICH sector. For those dwellings for which details were known at a national level, recurrent expenditure was lower than capital expenditure with a resulting ratio of 0.7. This differed between jurisdictions. While recurrent expenditure was lower than capital expenditure in Queensland (0.4), Western Australia (0.4), South Australia and the Australian Government jurisdiction (0.8), recurrent expenditure was higher than capital expenditure in New South Wales (1.9) and Victoria (1.3).

Table 6.6: Recurrent to capital expenditure ratio, by program type and jurisdiction, 2008–09

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Total recurrent expenditure (\$'000)	61,994	2,190	12,829	109,835	24,019	3,367	..	..	..	214,234
Total capital expenditure (\$'000)	17,053	2,051	32,736	1,441	3,505	882	..	..	..	57,668
Recurrent to capital expenditure ratio	3.6	1.1	0.4	76.2	6.9	3.8	..	..	..	3.7
ICH										
Total recurrent expenditure (\$'000)	31,579	11,017	15,176	15,421	3,253	..	242	n.a.	5,948	82,637
Total capital expenditure (\$'000)	16,941	8,205	41,292	43,107	6,878	..	0	n.a.	3,540	119,963
Recurrent to capital expenditure ratio	1.86	1.34	0.37	0.36	0.49	..	..	n.a.	0.81	0.66

Notes

SOMIH

All Data are not calculated via the data repository, but are supplied by jurisdictions.

WA Total recurrent expenditure value should be interpreted with caution, as they include the costs for dwellings leased to other organisations that are excluded in the total number of dwellings

ICH

NSW This data is only capital expenditure that AHO spent on the housing sector. ICHO capital expenditure is not available.

The recurrent expenses are those incurred by AHO through employee related and other project expenses, for example, Sector Support and Resourcing, Healthy Indigenous Housing Initiatives, Tenants Initiative, Resourcing Community Organisations. Recurrent expenses incurred by ICHOs are not included.

Councils are currently unable to separate the recurrent costs associated with housing services from those associated with the other services that they provide. The amount reported here is the cost of maintenance services provided by the Qld Government plus staff and related administrative costs associated with the Healthy Indigenous Housing Initiative. Includes Indigenous Govt Co-ord contribution and Healthy Indigenous Housing Initiative (HIHI) recurrent costs.

WA Data on exclusions is not held, with the exception of Grants and Subsidies which were the principal method of payment for maintenance services to housing.

SA Total includes emergency funds provided by the Office for Aboriginal Housing to communities that cannot be directly apportioned to individual communities.

Total recurrent expenses for 10 organisations is for the June to December 2008 portion of the financial period.

Includes only those ICHOs for which both recurrent and capital expenditure were known.

AG Qld: For one organisation, total recurrent cost figure was also used for net recurrent costs.

Tas: Data are for 1 ICHO only.

Qld: Includes only those ICHOs for which both recurrent and capital expenditure were known.

Sources: AIHW 2010d; AIHW analysis of SOMIH Data Repository.

Net recurrent cost per dwelling provides a measure of the average cost of providing assistance per dwelling, and is one indicator of efficient and cost-effective management. In 2008–09, the net recurrent cost per dwelling was higher for SOMIH (\$8,484) than for ICH

(\$5,256) (Table 6.7). However, it should be noted that full net recurrent costs were not available for the whole ICH sector (see Table 6.7 footnotes), and results should be interpreted with caution.

The net recurrent cost per dwelling differed among jurisdictions being considerably higher than the national average in South Australia in SOMIH (\$10,620), and in the Australian Capital Territory in ICH (\$10,088).

Table 6.7: Net recurrent cost per unit, by program type and jurisdiction, 2008–09

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH										
Net recurrent cost (\$'000)	29,399	1,273	28,797	20,433	19,892	2,485	..	..	..	102,279
Number of dwellings	4,169	198	3,193	2,275	1,873	348	..	..	..	12,056
Net recurrent cost per dwelling (\$)	7,052	6,429	9,019	8,981	10,620	7,141	..	..	..	8,484
ICH										
Net recurrent cost (\$'000)	26,476	7,275	15,176	15,421	3,253	..	242	n.a.	5,146	72,990
Number of dwellings for which ICHO net recurrent costs is known	4,423	1,233	4,096	2,433	993	..	24	2,841	686	16,729
Net recurrent cost per dwelling (\$)	5,986	5,901	3,705	6,338	3,276	..	10,088	n.a.	7,501	5,256

Notes

SOMIH

All Results are not calculated via the data repository but are supplied in aggregate by jurisdictions.

Due to rounding, the national total may not equal the sum of jurisdictions' data items.

Vic Calculation based on 287 dwellings, which includes social housing dwellings owned by the Director of Housing that were undergoing transference of tenancy management functions SOMIH to Indigenous Community Housing, as part of the transition to independence strategy for Aboriginal Housing Victoria.

WA Data should be interpreted with caution as they include the costs for dwellings leased to other organisations that are excluded in the total number of dwellings.

ICH

NSW The net recurrent expenses are incurred by AHO on the Aboriginal community housing sector. The net recurrent expenses of ICHOs are not available and are not included.

Qld Councils are currently unable to separate the recurrent costs associated with housing services from those associated with the other services that they provide. The amount reported here is the cost of maintenance services provided by the Qld Government plus staff and related administrative costs associated with the Healthy Indigenous Housing Initiative. Includes Indigenous Govt Co-ord contribution and Healthy Indigenous Housing Initiative (HIHI) recurrent costs.

WA Data on exclusions is not held, with the exception of Grants and Subsidies which were the principal method of payment for maintenance services to housing.

SA 15 dwellings of unknown status were assumed to be permanent.

Funding arrangements assumes D11a and D11b are equal.

AG Vic: Data for the 9 non-responding ICHOs were sourced from the jurisdictions own records.

Qld: Data include dwelling counts for 8 ICHOs that responded to the survey (representing 15% of the dwelling stock). Data for 60 non-responding ICHOs were sourced from jurisdiction's own records. 1834 dwellings of unknown dwelling status were assumed to be permanent.

Tas: Current dwelling counts were only available for 1 organisation. For 2 organisations historical dwelling information held by the jurisdiction has been used instead. 103 dwellings of unknown dwelling status were assumed to be permanent.

Tas: Data are for 1 ICHO only.

Sources: AIHW 2010d, f.

6.4 Specialist homelessness services agencies

In 2008–09, 1,532 in-scope agencies were included in the SAAP National Data Collection (NDC). In the SAAP NDC, an agency is defined as an organisation which receives funding to provide transitional accommodation and/or support to people experiencing homelessness or at risk of homelessness. Agency inclusion is determined by states and territories.

However, unlike the housing services discussed in this report, there is no agreed definition of what constitutes an ‘Indigenous-focused’ SAAP agency. In the SAAP NDC, some agencies are classified according to the ‘primary target group’ of that agency. There are six classifications used by the NDC. These are:

- Young people
- Single men only
- Single women only
- Families
- Women and children escaping domestic violence
- Cross-target/multiple/general (AIHW 2010c).

As there is no way of identifying SAAP agencies which are ‘Indigenous-focused’ the following section provides information on the geographical distribution of Indigenous clients accessing SAAP agencies.

Geographical distribution of Indigenous peoples accessing specialist homelessness services

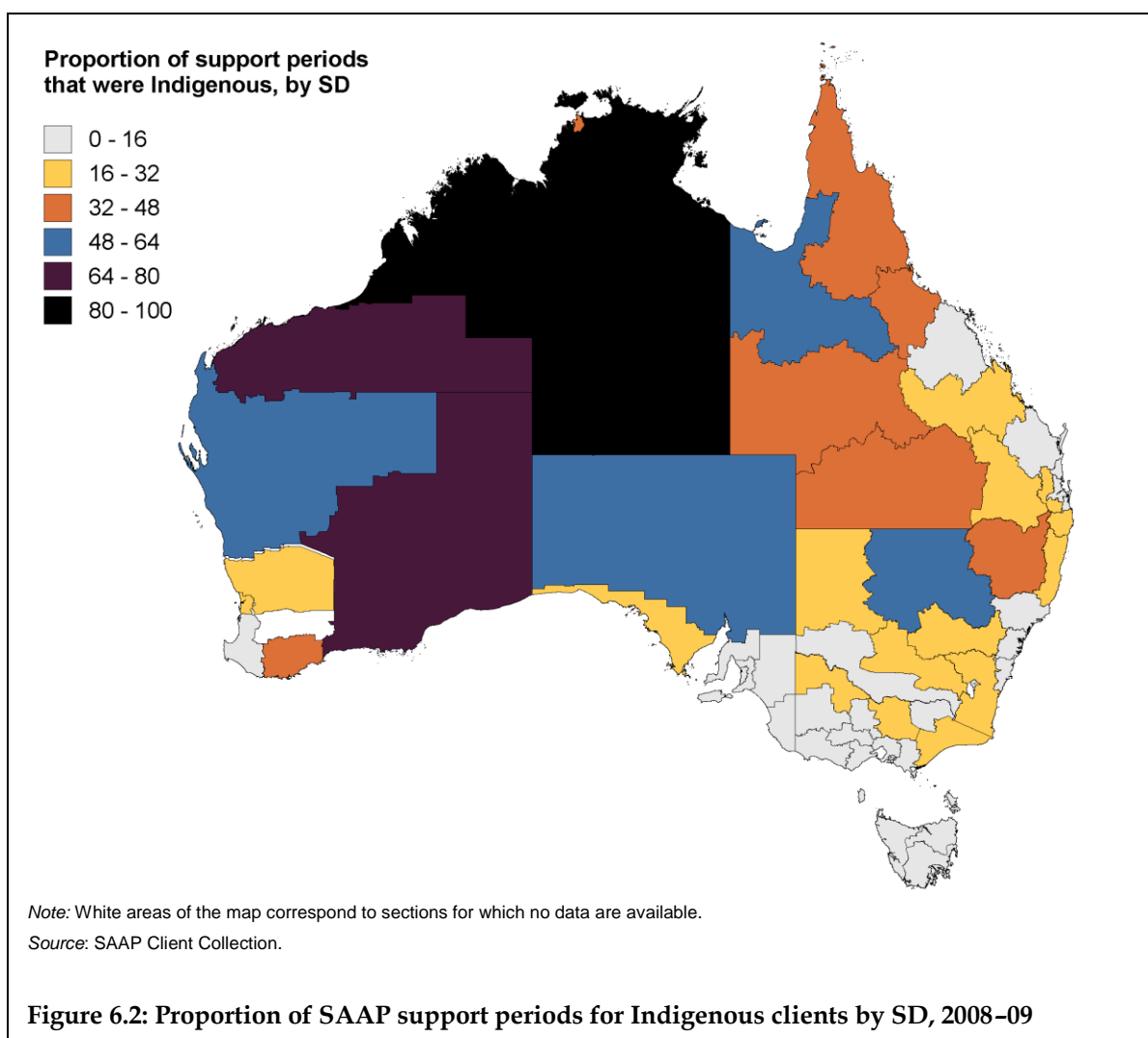
The geographical location of a specialist homelessness agency is an indication of where people are accessing services. It should be noted that this data is derived from the postcode supplied by the agency in their mailing address and this may not always match the actual location of the agency. Figure 6.2 is a map of Australia divided into statistical divisions (SDs).

This map shows the support periods for Indigenous clients in each SD as a proportion of the total number of support periods in each SD. The aim is to show the location of services that provide support to predominantly Indigenous Australians. Agencies in the Northern Territory and the Kimberly region of Western Australia had the highest proportion of support periods for Indigenous clients (more than 80%). The next highest proportion was seen for agencies in the Pilbara and South-Eastern regions of Australia. Agencies in the South Eastern regions of Australia (particularly Tasmania, Victoria and Southern New South Wales) have lower proportions of support periods for Indigenous clients.

Box 6.1: Definition of Statistical Division

Statistical Division (SD) is an Australian Standard Geographical Classification defined area which represents a large, general purpose, regional type geographic area. Statistical Divisions represent relatively homogenous regions characterised by identifiable social and economic links between the inhabitants and between the economic units within the region, under the unifying influence of one or more major towns or cities.

Source: AIHW 2009a.



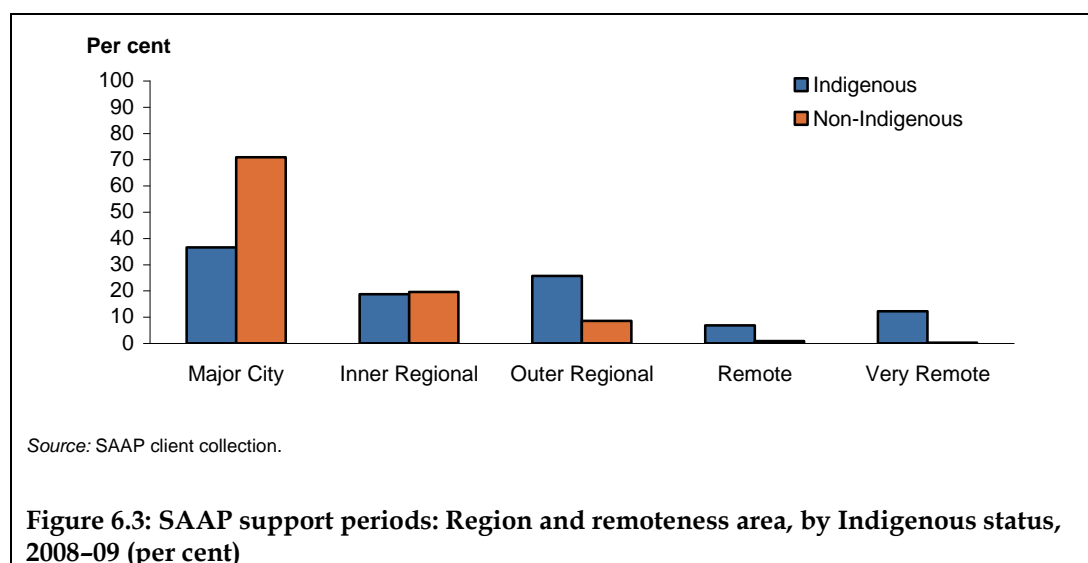
In the following section we look at the Indigenous status of clients accessing specialist homelessness services and the remoteness area classification of specialist homelessness agencies, this time using the regional classifications within the Australian Standard Geographical Classification (ASGC) Remoteness Structure (ABS 2007) (*Appendix 1* provides details on where to find information on classifications used in the SAAP NDC).

The largest proportion of support periods, by far, is in *Major cities*, particularly for non-Indigenous clients (about 70%) (Figure 2.6). For Indigenous clients, the difference between remoteness areas does not appear to be as large. While it can be seen that most support periods for Indigenous clients are in *Major cities* (over 30%), there were more support periods for Indigenous clients compared to non-Indigenous clients in all but one (*Inner regional*) of the remaining categories.

In considering the information presented here, it should be noted that an analysis of the distribution of SAAP agencies showed that over half (57%) of all agencies were located in *Major cities* and 24% were located in *Inner regional areas*⁴. This compares with 13% in *Outer regional areas* and 3% in both *Remote areas* and *Very remote areas* (AIHW 2010c).

⁴ Note that the location of an agency is based on the postal address of the agency. This may differ from the location the services are delivered from.

It should be noted that the distribution of SAAP support periods by Indigenous clients reflects both the distribution of specialist homelessness service agencies and the distribution of the Indigenous population.



Appendix 1: Data sources

Housing

Public rental housing 2008–09

The public rental housing data collection collects information relating to the government provision and administration of publicly owned or leased dwellings targeted at low to moderate income families. This program was funded through the Commonwealth State Housing Agreement (CSHA) from 1 July 2003 to 31 December 2008, and through the NAHA from 1 January 2009.

Data limitations

Indigenous breakdowns for public rental housing should be interpreted with caution as Indigenous information is self-identified. In New South Wales, Indigenous households (excluding newly-allocated households) are under-reported. The numbers provided are estimates based on the 2006 Census of Population and Housing and public rental housing data.

State owned and managed Indigenous housing (SOMIH) 2008–09

The SOMIH data collection collects information relating to the government provision and administration of publicly owned or leased dwellings targeted at low to moderate income Indigenous families. This program was funded through the Commonwealth State Housing Agreement (CSHA) from 1 July 2003 to 31 December 2008, and through the NAHA from 1 January 2009.

Mainstream community housing 2008–09

The community housing data collection collects information relating to housing assistance to low income families and individuals provided and administered by community housing providers. This program was funded through the Commonwealth State Housing Agreement (CSHA) from 1 July 2003 to 31 December 2008, and through the NAHA from 1 January 2009.

Data limitations

Some Indigenous households may be unreported as data are reliant on Indigenous self-identification. There was also limited data on Indigenous households available in the 2008–09 data collection as not all jurisdictions were able to supply household unit record data.

Indigenous community housing (ICH) 2008–09

The Indigenous community housing (ICH) data collection includes those dwellings aimed at Aboriginal and Torres Strait Islander peoples that are managed by funded and unfunded

Indigenous community housing organisations (ICHOs) or in the case of New South Wales, actively and not-actively registered (ICHOs). The inclusion of unfunded and not-actively registered ICHOs took effect from the 2007–08 collection.

Data for 2008–09 ICH data was collected under the former National Reporting Framework (NRF). On 1 January 2009, the National Affordable Housing Agreement (NAHA) and associated National Partnerships came into effect, replacing all former multilateral agreements related to the delivery of housing in Australia. For full details on administrative and funding arrangements for ICH in 2008–09, see section 1.1.

Data limitations

The significant quality issues in the ICH data collection means that the results can only be interpreted with considerable caution. In 2008–09, jurisdictions used different data sources (administrative records, dwelling audits or surveys – see AIHW 2010d for full details). Some jurisdictions (Victoria, South Australia and the Australian Capital Territory) were able to provide unit record level data for NRF reporting (that is, data for individual organisations, dwellings and persons). Western Australia and the Northern Territory provided aggregate totals, while New South Wales, Queensland and the Australian Government provided a mix of both. Caution should be used when comparing data across or between jurisdictions, since aggregate data come from jurisdictions' own data systems and may show variations in scope and/or definition.

In many cases, complete data were not available for all dwellings or ICHOs in the jurisdiction. This means that the data item totals and performance indicator values may not be representative of the entire jurisdiction. In addition to providing footnotes, jurisdictions' performance indicators which are proportions have been adjusted for non-response (by excluding unknowns/ non-responders from the denominator). National performance indicators which are proportions were calculated using only those states and territories where complete information was available and valid (that is, both numerator and denominator were available and valid). Nevertheless, there is no guarantee that non-responders share the same characteristics as the responding portion of the jurisdiction. Values that do not represent the jurisdiction total, or have been adjusted for non-response are indicated as follows:



Value does not represent the jurisdiction total, as data were not available for all organisations/dwellings/households.

Value has been adjusted for non-response and excludes organisations/dwellings/households for which details were unknown.

Due to limitations with the ICH administrative data, Community Housing and Infrastructure Needs Survey (CHINS) data has been used to supplement ICH data. It should be noted that CHINS can only provide community-level rather than dwelling-level estimates, which means that variation within a community may not be captured.

Crisis accommodation program (CAP) 2008–09

The CAP data collection collects information relating to dwellings funded through the *Commonwealth State Housing Agreement* (CSHA) from 1 July 2003 to 31 December 2008. These dwellings are used by governments, churches and other welfare organisations to assist people in situations of actual or impending crisis or homelessness.

Data limitations

Data is provided in aggregate by states and territories and caution should be taken in comparing jurisdictions (jurisdiction footnotes should be read carefully in conjunction with this data).

Not all jurisdictions could provide Indigenous status data. Consequently, reporting on the Indigenous status of new and all households assisted was variable because of data availability issues.

Commonwealth rent assistance (CRA) 2009

CRA is the Australian Government Housing Data Set (HDS), and is a confidential unit record file that provides point-in-time data for income units that receive Centrelink payments and are eligible to receive CRA. The dataset is drawn from a more extensive dataset that is used to monitor the Rent Assistance Program. The data are reported annually as a snapshot for a fortnight in June. The data set includes protected information collected under social security and family assistance law about the type of housing, amount of weekly income, payment type and other characteristics of income units at that time.

Private rent assistance (PRA) 2007–08

The PRA data collection collects information relating to assistance funded through the *Commonwealth State Housing Agreement* (CSHA) from 1 July 2003 to 31 December 2008, and through the NAHA from 1 January 2009, and administered by states and territories to low income households experiencing difficulty in securing or maintaining private rental accommodation.

The aggregate collections in place for these programs ceased in 2007-08 with a redeveloped unit record collection commencing from 2009-10. This collection will provide more accurate information regarding Indigenous status of households receiving assistance.

Data limitations

Not all jurisdictions could provide Indigenous status data. The coverage of reporting on the Indigenous status of new and all households assisted was variable because of data availability issues. Data on Indigenous recipients of private rent assistance were not available for some current assistance program types in some jurisdictions.

Home purchase assistance (HPA) 2007–08

The HPA data collection collects information relating to assistance funded through the *Commonwealth State Housing Agreement* (CSHA) from 1 July 2003 to 31 December 2008, and through the NAHA from 1 January 2009, and administered by states and territories to people who wish to purchase a house but need assistance with financing.

The aggregate collections in place for these programs ceased in 2007-08 with a redeveloped unit record collection commencing from 2009-10. This collection will provide more accurate information regarding Indigenous status of households receiving assistance.

Data limitations

Not all jurisdictions could provide Indigenous status data. Reporting on the Indigenous status of new and all households assisted was variable because of data availability issues.

National Social Housing Survey (NSHS) 2007

The NSHS collects valuable information about the nature of the social housing sector through surveys of public rental housing, community housing and SOMIH tenants. A survey of Indigenous community housing tenants is not currently conducted. The NSHS examines tenant perspectives and provides information in overall satisfaction, strategic service parameters, satisfaction with specific items in the home, tenant needs including how public and community housing has helped tenants; and tenant characteristics, such as Indigenous status, household composition, labour force participation, tenant participation.

Census 2006

The Census of Population and Housing 2006 was conducted by the Australian Bureau of Statistics (ABS). The Census collects data from all persons on selected characteristics of Australia's population and housing arrangements. Data are collected for all tenure types – home owners/purchasers, private renters and social housing. Because they include all persons and households, data can be used at the small geographic area and for small population groups, for example Indigenous people.

CHINS 2006

The 2006 Community Housing and Infrastructure Needs Survey was conducted by the ABS. It is the third to have been conducted by the ABS on behalf of, and with full funding from, the Australian Government Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA).

NATSISS 2008

The National Aboriginal and Torres Strait Islander Social Survey (NATSISS) 2008 was conducted by the ABS from August 2008 to April 2009 and collected information from about 13,300 Indigenous Australians living in private dwellings in remote and non-remote areas, including discrete communities.

Homelessness

SAAP Client Collection

Specialist homelessness services provide a range of services to people who are homeless or at imminent risk of becoming homeless. The client collection is the main reporting component and is an ongoing census reported annually including information about all clients receiving support from specialist homelessness services.

Data are recorded by service providers during, or immediately following, contact with clients and are then forwarded to the National Data Collection Agency (NDCA) after clients' support periods have ended or, for ongoing clients, at the end of the reporting period (31 December and 30 June).

SAAP Administrative Data Collection

The SAAP Administrative Data Collection is collected bi-annually for the SAAP NDC. It collects information relating to the SAAP agencies across the states and territories that were active during the financial year. In particular, information is collected about the funding that is provided to the agencies, the type of service delivery model employed by the agencies, the primary target group catered by the agencies and the contact details of agencies.

Data Limitations for SAAP NDC

The SAAP NDC does not reflect the entirety of the government's response to people experiencing or at risk of homelessness, and as such it is not known what proportion of the homeless and at risk of homelessness population actually make contact with a specialist homelessness agency (Chamberlain & MacKenzie 2008). While the SAAP NDC provides a solid base for reporting on homelessness statistics, it should not be interpreted as representing the entire homeless and at risk of homelessness population.

In addition, the nature of the SAAP NDC is to collect information at the time of an individual's episode of homelessness support. Therefore, the SAAP NDC does not provide information about client outcomes following homelessness beyond the immediate end of support provided by agencies.

For the purposes of this report, 'primary', 'secondary' and 'tertiary' homeless categories have been derived using SAAP NDC data. These derivations are approximations to – and not exact matches with – the standard definitions for these homeless categories (for standard homeless category definitions, see Chamberlain & Mackenzie 2008).

Counting the Homeless, 2006

Counting the Homeless, 2006 is a publication that was released in 2008 by the Australian Bureau of Statistics (ABS) on homelessness in Australia. The data are based on the ABS Census of Population and Housing and are part of the ABS Australian Census Analytic Program.

Data Limitations

The difference in numbers seen between *Counting the Homeless* and SAAP homeless counts is not only a definitional issue, but also a methodological one. *Counting the Homeless* is an estimate based on census count of those who were homeless on Census night, whereas the SAAP count is an annual count of the number of people who access specialist homelessness services over a year (Chamberlain & MacKenzie 2008). Therefore, direct comparisons between these two homeless counts cannot be made.

Appendix 2: Housing tables

Table A2.1: Indigenous and non-Indigenous households, by tenure type and Indigenous status, 2006

	Indigenous (%)	Non-Indigenous (%)
Home owner/purchaser	34.2	68.9
Renter state/territory housing	20.0	3.9
Renter Indigenous/ mainstream community housing	8.9	0.5
Private and other renter ^(a)	31.3	23.0
Other tenure type/not stated	5.6	3.7
Total number	166,669	6,977,437

Notes

(a) Includes dwellings being rented from a real estate agent and from persons not in same household and the category 'landlord not stated'.

(b) Total number of Indigenous households does not match Tables 1.2 and A2.2 due to different publication sources and may be due to confidentiality process for Census data.

Source: ABS 2007b.

Table A2.2: Indigenous households, by tenure type and remoteness, 2006

	Major Cities	Regional/Inner Regional	Remote/very remote	Total ^(a)
No. of Indigenous households				
Home owner/purchaser	24,335	28,635	4,030	57,000
Renter state/territory housing	14,110	14,828	4,456	33,394
Renter Indigenous/mainstream community housing	1,262	3,852	9,760	14,874
Private and other renters	23,340	24,721	4,078	52,139
Other tenure type/not stated	3,285	3,961	2,016	9,262
Total	66,332	75,997	24,340	166,669
Proportion of Indigenous households (%)				
Home owner purchaser	36.7	37.7	16.6	34.2
Renter state/territory housing	21.3	19.5	18.3	20.0
Renter Indigenous/mainstream community housing	1.9	5.1	40.1	8.9
Private and other renters	35.2	32.5	16.8	31.3
Other tenure type/not stated	5.0	5.2	8.3	5.6
Total	100.0	100.0	100.0	100.0

(a) Total number of Indigenous households does not match Tables 1.1 and A2.1 due to different publication sources and may be due to confidentiality process for Census data.

Source: ABS 2007b.

Table A2.3: SOMIH dwellings, by remoteness, and state and territory, 30 June 2009

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
No. of dwellings									
Major City	1,721	68	458	635	1,139	..	..	..	4,021
Inner Regional	1,369	59	610	177	140	290	..	..	2,645
Outer Regional	844	71	1,258	478	337	58	..	..	3,046
Remote	205	0	338	461	98	0	..	..	1,102
Very Remote	31	..	529	525	159	0	..	..	1,244
Total	4,170	198	3,193	2,276	1,873	348	..	..	12,058
Per cent									
Major City	41.3	34.3	14.3	27.9	60.8	..	..	..	33.3
Inner Regional	32.8	29.8	19.1	7.8	7.5	83.3	..	..	21.9
Outer Regional	20.2	35.9	39.4	21.0	18.0	16.7	..	..	25.3
Remote	4.9	0.0	10.6	20.3	5.2	0.0	..	..	9.1
Very Remote	0.7	..	16.6	23.1	8.5	0.0	..	..	10.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	..	..	100.0

Notes

1. Due to rounding, the national total may not equal the sum of jurisdictions' data items.

2. Due to rounding, the jurisdiction totals may not equal the sum of jurisdictions' data items.

Source: AIHW 2010f.

Table A2.4: Permanent dwellings managed by ICHOs, by remoteness and state and territory, 2006

	NSW	Vic	Qld	WA	SA	Tas	NT	Aust
No. of dwellings								
Major cities	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	777
Inner regional	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	2,233
Outer regional	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	3,996
Non-remote	3,407	469	2,396	238	228	84	184	7,006
Remote	191	—	878	523	22	—	827	2,441
Very remote	578	—	2,956	2,701	685	50	5,437	12,407
Total(a)	4,176	469	6,230	3,462	935	134	6,448	21,854
Per cent								
Major cities	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	3.6
Inner regional	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	10.2
Outer regional	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	18.3
Non-remote	81.6	100	38.5	6.9	24.4	62.7	2.9	32.1
Remote	4.6	..	14.1	15.1	2.4	..	12.8	11.2
Very remote	13.8	..	47.4	78	73.3	37.3	84.3	56.8
Total(a)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Includes IHOs with no permanent dwellings.

— nil or rounded to zero (including null cells)

Note:

NSW Includes Australian Capital Territory

Source: ABS 2007c.

Table A2.5a: Dwelling type of SOMIH dwellings, by remoteness, at 30 June 2009 (a) (b)

	Non-remote	Remote	Very remote	Total
Separate houses	8,368	861	886	10,115
Semi-detached, townhouse, etc	1,050	203	309	1,562
Flat or apartment	291	38	49	378
Other	1	0	0	1
Total	9,710	1,101	1,244	12,056

Note: Totals may not sum due to rounding.

(a) Where location details were known.

(b) Does not include ICH and CAP dwellings as data is unavailable by locations.

Source: AIHW analysis of SOMIH Data Repository.

Table A2.5b: Dwelling type of ICH permanent dwellings, by remoteness, 2006

	Non-remote	Remote	Very Remote	Total
Separate house	6,048	2,202	11,699	19,949
Semi-detached, row or terrace house	692	126	414	1,232
Flat, unit or apartment	237	106	195	538
House or flat attached to a shop or office	29	7	99	135
Total	7,006	2,441	12,407	21,854

Source: ABS 2007c.

Table A2.6a: Size of SOMIH dwellings, by remoteness, at 30 June 2009

No. of bedrooms	Non-remote	Remote	Very remote	Total
1	143	37	58	237
2	1,113	158	196	1,468
3	6,268	651	727	7,646
4 or more	2,186	255	263	2705
Total	9,710	1,101	1,244	12,056

Source: AIHW analysis of SOMIH Data Repository.

Table A2.6b: Size of ICHO permanent dwellings, by remoteness, 2006

	Non-remote	Remote	Very Remote	Total
1 bedroom	211	269	786	1,266
2 bedroom	1,017	467	2,026	3,510
3 bedroom	3,818	1,297	7,336	12,451
4+ bedroom	1,958	408	2,226	4,592
Total	7,004	2,441	12,374	21,819

Source: ABS 2007c.

Table A2.7: Indigenous people ^(a) living in dwellings with major structural problems, by remoteness, 2008

	Major cities	Inner/Outer regional	Remote/Very remote	Australia
	Number			
Living in dwelling with major structural problems ^(b)	24,700	36,100	31,500	92,400
Living in dwelling with no major structure problems	79,600	104,000	49,400	233,000
	Proportion^(c)			
Living in dwelling with major structural problems ^(b)	23.5	25.7	38.7	28.2
Living in dwelling with no major structure problems	75.6	74.0	60.6	71.2

(a) Indigenous persons aged 15 years and over.

(b) One or more major problems, such as electrical/plumbing problems, major cracks in walls/floors or termites.

(c) Denominator includes not stated.

Source: ABS 2008b.

Table A2.8: Indigenous people ^(a) living in dwellings lacking basic facilities, by remoteness, 2008

	Major cities	Inner/Outer regional	Remote/Very remote	Australia
	Number			
Household has facilities that are not available or do not work ^(b)	8,200	12,500	22,600	43,300
Household does not have facilities that are not available or do not work	96,100	127,500	58,400	282,000
	Proportion^(c)			
Household has facilities that are not available or do not work ^(b)	7.8	8.9	27.7	13.2
Household does not have facilities that are not available or do not work	91.3	90.8	71.6	86.2

(a) Indigenous persons aged 15 years and over.

(b) Includes facilities such as cooking facilities, a fridge, toilet and bath or shower.

(c) Denominator includes not stated.

* Indicates estimate has a relative standard error of 25% to 50% and should be used with caution.

Source: ABS 2008b.

Table A2.9: Indigenous households that are overcrowded, by tenure type and state and territory, 2006^(a)

	NSW /ACT	Vic	Qld	WA	SA	Tas	NT	Aust ^(b)
Number of overcrowded Indigenous households^(c)								
Home owner/purchaser	226	53	277	94	37	33	66	784
Private and other renter ^(d)	370	83	508	104	42	22	73	1,201
Renter state/territory housing authority	276	69	516	294	112	29	134	1,433
Renter Indigenous/mainstream community housing	168	16	646	504	126	0	2,005	3,466
Other/not stated ^(e)	53	18	149	64	15	9	126	439
Total	1,093	239	2,096	1,060	332	93	2,404	7,323
Total number of Indigenous households^(f)								
Home owner/purchaser	20,085	5,287	13,758	5,069	3,181	3,904	1,879	53,170
Private and other renter(d)	18,032	4,170	16,012	4,233	2,246	1,927	1,476	48,113
Renter state/territory housing authority	11,829	2,633	7,032	4,361	2,689	1,245	1,470	31,261
Renter Indigenous/mainstream community housing	2,666	322	3,797	1,947	606	69	4,513	13,946
Other/not stated(e)	1,651	525	1,501	701	316	257	477	5,439
Total	54,263	12,937	42,100	16,311	9,038	7,402	9,815	151,929
Proportion of overcrowded Indigenous households by tenure type^(g)								
Home owner/purchaser	1.1	1	2	1.9	1.2	0.8	3.5	1.5
Private and other renter(d)	2.1	2	3.2	2.5	1.9	1.1	4.9	2.5
Renter state/territory housing authority	2.3	2.6	7.3	6.7	4.2	2.3	9.1	4.6
Renter Indigenous/mainstream community housing	6.3	5	17	25.9	20.8	0	44.4	24.9
Other/not stated(e)	3.2	3.4	9.9	9.1	4.7	3.5	26.4	8.1
Total	2	1.8	5	6.5	3.7	1.3	24.5	4.8

(a) Cells in this table may be randomly adjusted to avoid the release of confidential data.

(b) Totals may not add as they include Other Territories.

(c) Indigenous households are defined as households in which there was at least one Indigenous usual resident.

(d) Includes dwellings being rented from a real estate agent and from persons not in same household and the category 'landlord not stated'.

(e) Includes households being purchased under a rent/buy scheme, occupied rent-free, occupied under a life tenure scheme or other tenure not further defined.

(f) Excludes those households for which overcrowding could not be determined.

(g) Calculated by dividing the number of high overcrowded Indigenous households by the total number of Indigenous households for each tenure type.

Note: Overcrowded households are defined as households in which two or more additional bedrooms were needed based on the CNOS.

Source: ABS 2007b.

Table A2.10: Indigenous households that are overcrowded, by remoteness and state and territory, 2006^(a)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust ^(d)
No. of high overcrowded Indigenous households^(c)									
Major City	421	117	346	191	108	..	14	..	1,201
Inner Regional	372	85	270	31	10	53	0	..	814
Outer Regional	202	40	634	81	71	40	..	145	1,203
Remote	77	0	265	163	8	n.p.	..	482	1,009
Very Remote	11	..	580	596	134	n.p.	..	1,775	3,097
Total	1,077	240	2,094	1,062	331	95	14	2,405	7,325
No. Indigenous households^{(b)(c)}									
Major City	24,969	6,776	15,390	6,969	5,046	..	1,689	..	60,835
Inner Regional	16,954	4,418	9,387	1,604	907	4,044	n.p.	..	37,375
Outer Regional	8,613	1,719	10,774	2,509	2,033	3,108	..	3,159	31,918
Remote	1,761	25	2,685	2,361	346	174	..	2,432	9,794
Very Remote	275	..	3,863	2,870	700	69	..	4,219	12,002
Total	52,572	12,937	42,100	16,314	9,039	7,402	1,696	9,811	151,927
Proportion of Indigenous households that are overcrowded (%)									
Major City	1.7	1.7	2.2	2.7	2.1	..	0.8	..	2
Inner Regional	2.2	1.9	2.9	1.9	1.1	1.3	0	..	2.2
Outer Regional	2.3	2.3	5.9	3.2	3.5	1.3	..	4.6	3.8
Remote	4.4	0	9.9	6.9	2.3	1.7	..	19.8	10.3
Very Remote	4	..	15	20.8	19.1	4.3	..	42.1	25.8
Total	2	1.9	5	6.5	3.7	1.3	0.8	24.5	4.8

(a) Cells in this table may be randomly adjusted to avoid the release of confidential data.

(b) Excludes those households for which overcrowding could not be determined.

(c) Indigenous households are defined as households in which there was at least one Indigenous usual resident.

(d) Totals may not add as they include Other Territories.

Source: ABS 2007b.

Table A2.11: Indigenous households, exclusions for SOMIH and Public housing overcrowding calculations, by state and territory 2008–09

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
SOMIH								
Total ongoing households	4,083	198	3,048	2,152	1,758	343	..	..
Excludes:								
Non-rebated households	779	59	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	13	..	..
Households for whom composition cannot be determined	0	0	0	0	0	0	..	..
Exclusions as a % of total ongoing households	19.1	29.8	0	0	0	3.8	..	..
Public housing								
Total ongoing households	6,263	1,396	4,089	5,254	1,519	762	363	1,932
Excludes:								
Non-rebated households	573	246	..	..	..	..	18	..
Mixed composition households	..	..	..	..	..	54	..	357
Households for whom composition cannot be determined	0	0	0	4	0	.	0	0
Exclusions as a % of total ongoing households	9.2	17.6	0	0.1	0	7.1	5.0	18.5

Note: Jurisdictions exclude various types of households as shown in this table. For this reason, comparisons between jurisdictions' data should be made with caution.

Sources: AIHW 2010d, f; AIHW analysis of National Housing Assistance Data Repository 2008-09.

Table A2.12: Estimated number of dwellings required to meet current Indigenous 'extreme need'^(a), by state and territory and dimension of need, 2006

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Extreme homelessness	573	228	552	424	254	64	43	454	2,593
Extreme overcrowding ^{(b) (c)}	803	168	1,670	902	280	51	11	2,212	6,100
Extreme unaffordability ^(d)	388	77	425	94	40	33	12	34	1,102
Dwellings requiring replacement	^(e) 112	21	367	349	54	0	n.a.	660	1,563
Total	1,876	494	3,014	1,769	628	148	66	3,360	11,358

(a) 'Extreme need' includes primary and secondary homelessness, households that require two or more extra bedrooms, low-income households paying more than 50% of household income in rent and all dwellings requiring replacement.

(b) CNOS used to assess overcrowding.

(c) Includes renters only.

(d) Based on estimates of Indigenous income units in receipt of CRA.

(e) Includes the Australian Capital Territory.

Note: Data may not add to totals because of rounding.

Source: AIHW 2009p.

Table A2.13: Estimated number of dwellings required to meet current Indigenous 'all need'^(a), by state and territory and dimension of need, 2006

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
All homelessness	694	276	766	529	303	73	53	586	3,285
All overcrowding ^(b) ^(c)	1,789	378	2,731	1,307	461	141	30	2,598	9,436
All unaffordability ^(d)	1,950	336	1,884	403	215	178	31	147	5,145
Dwellings requiring replacement	^(e) 112	21	367	349	54	0	n.a.	660	1,563
Total	4,545	1,011	5,748	2,588	1,033	392	114	3,991	19,429

(a) 'All need' includes primary, secondary and tertiary homelessness, households that require one or more extra bedrooms, low-income households paying more than 30% of household income in rent and all dwellings requiring replacement.

(b) CNOS used to assess overcrowding.

(c) Includes renters only.

(d) Based on estimates of Indigenous income units in receipt of CRA.

(e) Includes the Australian Capital Territory.

Note: Data may not add to totals because of rounding.

Source: AIHW 2009p.

Table A2.14: Projected number of additional dwellings required to meet future Indigenous 'extreme need'^(a), by state and territory and year, 2008, 2013, 2018

	NSW	Vic	QLD	WA	SA	Tas	ACT	NT	Total
No. of dwellings required									
Extreme homelessness									
2008	28	16	30	13	10	2	20	1	121
2013	96	55	103	44	33	5	70	5	418
2018	164	95	176	75	56	9	120	9	716
Overcrowding^{(b)(c)}									
2008	39	12	89	27	10	1	97	0	284
2013	134	41	311	93	36	4	342	1	984
2018	229	70	532	159	62	7	587	2	1,685
Unaffordability^(d)									
2008	..	..	..	..	..	..	..	..	..
2013	44	12	53	7	4	2	4	1	121
2018	88	25	107	13	7	4	7	2	242
Dwellings requiring replacement									
2008	5	1	20	10	2	0	29		73
2013	19	5	68	36	7	0	102		252
2018	32	9	117	61	12	0	175		432
Total									
2008	72	29	139	50	22	3	146	2	478
2013	292	114	535	179	79	11	518	7	1,776
2018	513	198	931	308	137	20	890	13	3,074

(a) 'Extreme need' includes primary and secondary homelessness, households that require two or more extra bedrooms, low-income households paying more than 50% of household income in rent and all dwellings requiring replacement.

(b) CNOS used to assess overcrowding.

(c) Includes renters only.

(d) Based on 2008 estimates of Indigenous income units receiving CRA.

Note: Data may not add to totals because of rounding.

Source: AIHW 2009p.

Table A2.15: Projected number of additional dwellings required to meet future Indigenous 'all need'^(a), by state and territory and year, 2008, 2013, 2018

	NSW	Vic	QLD	WA	SA	Tas	ACT	NT	Total
No. of dwellings required									
Extreme homelessness									
2008	34	19	41	16	11	2	26	2	153
2013	116	67	142	54	39	6	91	6	530
2018	198	115	244	93	67	10	156	11	907
Overcrowding^{(b)(c)}									
2008	86	27	146	39	17	3	114	1	440
2013	299	92	508	135	59	12	402	4	1,523
2018	511	157	869	230	102	20	690	6	2,606
Unaffordability^(d)									
2008	..	..	..	..	..	..	..	..	..
2013	221	54	237	29	19	10	16	3	564
2018	442	108	473	57	38	20	31	5	1,129
Dwellings requiring replacement									
2008	5	1	20	10	2	0	n.a.	29	73
2013	19	5	68	36	7	0	n.a.	102	252
2018	32	9	117	61	12	0	n.a.	175	432
Total									
2008	125	47	207	66	31	5	169	3	665
2013	654	218	955	253	124	28	610	13	2,870
2018	1,183	389	1,703	441	218	51	1,051	22	5,074

(a) 'All need' includes primary, secondary and tertiary homelessness, households that require one or more extra bedrooms, low-income households paying more than 30% of household income in rent and all dwellings requiring replacement.

(b) CNOS used to assess overcrowding.

(c) Includes renters only.

(d) Based on 2008 estimates of Indigenous income units receiving CRA.

Note: Data may not add to totals because of rounding.

Source: AIHW 2009p.

Table A2.16: New allocations to Indigenous households in 'greatest need', by program type and jurisdiction, 2008–09

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
SOMIH									
Total number of new greatest need households allocated housing	45	0	287	111	94	n.a.	..	..	537
Total number of new households allocated housing	303	0	331	296	139	36	..	..	1,105
Proportion of allocations to households in greatest need (%)	14.9	n.a.	86.7	37.5	67.6	n.a.	..	..	48.6
Indigenous public rental housing households									
Total number. of new greatest need households allocated housing	397	159	710	518	204	108	52	85	2,233
Total number of new households allocated housing	895	188	747	812	296	110	53	234	3,335
Proportion of allocations to households in greatest need (%)	44.4	84.6	95.0	63.8	68.9	98.2	98.1	36.3	67.0

Notes

SOMIH and public housing

All Households for which allocation time could not be determined are excluded.

NSW 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'.

SA Data should be interpreted with caution as some priority applicants may bypass the priority process in low wait time areas.

NT Data should be interpreted with caution as priority date is not updated when households transfer to the priority category after initial wait list application.

Sources: AIHW 2010f; AIHW analysis of National Housing Assistance Data Repository.

Table A2.17: New allocations to Indigenous households with 'special needs', by program type and jurisdiction, 2008–09

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
SOMIH									
New households with special needs	162	0	170	118	58	27	..	..	535
Total allocations	303	0	331	298	139	36	..	..	1,107
Proportion of new tenancies allocated to households with special needs (%)	53.5	na	51.4	39.6	41.7	75.0	..	..	48.3
Indigenous households in public rental housing									
New households with special needs	488	119	361	296	160	72	30	41	1,567
Total allocations	901	188	747	817	296	110	53	234	3,346
Proportion of new tenancies allocated to households with special need (%)	54.2	63.3	48.3	36.2	54.1	65.5	56.6	17.5	46.8

Notes

SOMIH

WA, SA Data should be interpreted with caution as special needs information is self-identified and not mandatory.

Tas Disability information is self-identified and is not mandatory.

Public housing

WA Data should be interpreted with caution as disability is self-identified.

SA, Tas, ACT Data should be interpreted with caution as disability is self-identified and not mandatory.

NT Data are not directly comparable with other jurisdictions' data as some households with disability are not included.

Sources: AIHW 2010f; AIHW analysis of National Housing Assistance Data Repository.

Table A2.18: Income units receiving CRA paying more than 30% of their income on rent, by CRA type, Indigenous status and state and territory, 2008–09

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Number									
Indigenous recipients									
Without CRA	8,356	1,904	7,644	1,649	1,104	727	94	566	22,048
With CRA	3,925	773	4,160	912	541	350	57	274	10,993
Non-indigenous recipients									
Without CRA	238,748	152,563	171,054	54,405	45,975	16,079	5,611	2,862	687,330
With CRA	139,851	81,902	104,789	32,835	24,642	7,792	3,882	1,759	397,475
All recipients									
Without CRA	247,104	154,467	178,698	56,054	47,079	16,806	5,705	3,428	709,378
With CRA	143,776	82,675	108,949	33,747	25,183	8,142	3,939	2,033	408,468
Proportion									
Indigenous recipients									
Without CRA	57.8	60.4	62.8	61.8	63.3	57.4	63.5	62.8	60.4
With CRA	27.1	24.5	34.2	34.2	31	27.6	38.5	30.4	30.1
Non-indigenous recipients									
Without CRA	72	69	72.1	69.2	63.9	66.2	73.2	69.4	70.4
With CRA	42.1	37	44.2	41.8	34.3	32.1	50.6	42.6	40.7
All recipients									
Without CRA	71.4	68.8	71.6	69	63.9	65.8	73	68.2	70
With CRA	41.5	36.8	43.7	41.5	34.2	31.9	50.4	40.4	40.3

Note: Data may not add to totals because of rounding.

Source: Australian Government FaHCSIA housing data set.

Table A2.19: Indigenous tenants whose needs were met in relation to the amenity of their dwelling, location of their dwelling and quality of service provided by housing authorities, by program type and state and territory, March-April 2007 (per cent)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Amenity of dwelling									
SOMIH	75	78	83	78	77	80	..	..	78
Public housing	66	56	76	81	79	72	42	73	70
Community housing	81	78	77	82	66	NP	76	..	79
Location of dwelling									
SOMIH	87	91	92	86	89	90	..	..	89
Public housing	77	75	84	82	89	80	75	84	80
Community housing	94	88	81	78	88	NP	80	..	88
Quality of service									
SOMIH	59	65	75	60	58	73	..	..	63
Public housing	45	54	73	48	76	62	56	60	57
Community housing	76	57	60	83	90	NP	83	..	73

Notes

Amenity of dwelling

Public housing

Only includes responses where the tenant indicated that the aspect was important and where a satisfaction ranking was also given. Tenants who did not answer the question were excluded from the performance indicator calculation.

Community housing

NT NT did not participate in the CH survey because of the small CH tenant population.

Location of dwelling

Community housing

NT NT did not participate in the CH survey because of the small CH tenant population.

Quality of service

Community housing

NT NT did not participate in the CH survey because of the small CH tenant population.

Sources: AIHW 2010f; AIHW analysis of National Housing Assistance Data Repository.

Table A2.20: New households who ended their tenancy in the same year, as a proportion of all new households, by household type and Indigenous status, 2009

	Single only	Couple only	Single with dependant	Couple with dependant	Other single income unit ^(b)	Group/Mixed composition	Total
Number							
SOMIH	14	5	37	20	0	21	97
Indigenous public rental housing households	116	16	125	30	0	43	330
Total	763	85	391	111	0	154	1504
Per cent							
SOMIH	14.4	5.2	38.1	20.6	0.0	21.6	100.0
Indigenous public rental housing households	35.2	4.8	37.9	9.1	0.0	13.0	100.0
Total	50.7	5.7	26.0	7.4	0.0	10.2	100.0

Source: AIHW analysis of National Housing Assistance Data Repository.

Table A2.21: Indigenous community housing organisations, by number of dwellings managed and state and territory, 2006

	NSW ^(a)	Vic	Qld	SA	WA	Tas	NT	Total
Less than 20 permanent dwellings	98	12	15	27	37	—	8	197
20–49 permanent dwellings	59	8	39	6	30	2	25	169
50–99 permanent dwellings	10	2	20	3	19	1	25	80
100 or more permanent dwellings	2	—	17	1	6	—	24	50
Total ICHOs	169	22	91	37	92	3	82	496

(a) Includes Australian Capital Territory

— nil or rounded to zero (including null cells)

Source: ABS 2007c.

Appendix 3: Homelessness tables

Table A3.1: Indigenous SAAP support periods by region type and state and territory, 2008-09

Remoteness area	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total	
									Total (%)	Total (number)
Major city	46.5	51.7	28.1	32.3	60.7	—	100.0	—	36.6	11,400
Inner regional	32.4	31.5	18.1	4.1	4.0	86.1	—	—	18.7	5,800
Outer regional	15.8	16.7	42.5	27.8	30.2	13.4	—	27.1	25.7	8,000
Remote	4.1	0.0	9.4	11.3	2.9	0.5	—	13.8	6.8	2,100
Very remote	1.2	—	2.0	24.5	2.2	—	—	59.1	12.2	3,800
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	31,100

Notes

1. Number excluded due to errors and omissions (unweighted): 10,603 support periods.

2. Unweighted data. Figures cannot be weighted to adjust for agency non-participation and client non-consent at the remoteness level. Note that only those records for which consent was obtained are included in this table.

Source: SAAP Client Collection.

Table A3.2: Non-Indigenous SAAP support periods by region type and state and territory, 2008-09

Remoteness area	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total	
									Total (%)	Total (number)
Major city	74.5	80.0	52.0	77.2	78.9	—	100.0	—	70.9	98,000
Inner regional	19.9	15.9	25.1	13.4	7.2	89.6	—	—	19.5	26,900
Outer regional	5.3	4.0	21.2	6.9	11.5	9.7	—	80.6	8.6	11,900
Remote	0.2	0.1	1.4	2.1	2.2	0.7	—	9.6	0.8	1,000
Very remote	0.0	-	0.3	0.4	0.3	—	—	9.8	0.2	300
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	138,100

Source: SAAP Client Collection.

Table A3.3: Total SAAP support periods by region type and state and territory, 2008–09

Remoteness area	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total	
									Total (%)	Total (number)
Major city	69.5	78.2	46.4	60.7	75.3	—	100.0	—	64.6	109,300
Inner regional	22.1	16.9	23.5	10.0	6.6	89.2	—	—	19.3	32,700
Outer regional	7.1	4.8	26.1	14.6	15.2	10.1	—	41.3	11.8	19,900
Remote	0.9	0.1	3.3	5.5	2.3	0.7	—	12.7	1.9	3,200
Very remote	0.2	—	0.7	9.2	0.7	—	—	46.0	2.4	4,100
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	169,200

Notes

1. Number excluded due to errors and omissions (unweighted): 10,603 support periods.

2. Unweighted data. Figures cannot be weighted to adjust for agency non-participation and client non-consent at the remoteness level. Note that only those records for which consent was obtained are included in this table.

Source: SAAP Client Collection.

Table A3.4: SAAP services required by Indigenous clients in closed support periods, by provision, NSW, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	68.4	9.0	17.4	5.3	100.0	5,900
SAAP/CAP accommodation	83.6	6.3	5.0	5.1	100.0	3,700
Assistance to obtain/maintain short-term accommodation	43.0	15.3	36.4	5.4	100.0	1,500
Assistance to obtain/maintain medium-term accommodation	40.0	15.2	36.9	7.9	100.0	1,300
Assistance to obtain/maintain independent housing	55.2	9.9	28.5	6.4	100.0	2,900

Source: SAAP Client Collection.

Table A3.5: SAAP services required by Indigenous clients in closed support periods, by provision, Victoria, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	60.1	12.1	18.2	9.5	100.0	2,200
SAAP/CAP accommodation	58.3	21.1	12.6	8.1	100.0	800
Assistance to obtain/maintain short-term accommodation	55.3	11.6	27.0	6.0	100.0	1,200
Assistance to obtain/maintain medium-term accommodation	50.5	17.7	17.7	14.2	100.0	300
Assistance to obtain/maintain independent housing	54.9	12.1	21.5	11.5	100.0	1,400

Source: SAAP Client Collection.

Table A3.6: SAAP services required by Indigenous clients in closed support periods, by provision, Queensland, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	74.7	6.1	13.3	6.0	100.0	4,300
SAAP/CAP accommodation	87.2	3.0	5.7	4.1	100.0	3,200
Assistance to obtain/maintain short-term accommodation	53.7	8.8	29.8	7.7	100.0	1,100
Assistance to obtain/maintain medium-term accommodation	38.4	14.1	37.4	10.2	100.0	600
Assistance to obtain/maintain independent housing	53.1	12.5	24.2	10.2	100.0	1,500

Source: SAAP Client Collection.

Table A3.7: SAAP services required by Indigenous clients in closed support periods, by provision, Western Australia, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	91.2	2.2	2.3	4.4	100.0	3,400
SAAP/CAP accommodation	94.0	1.5	0.9	3.6	100.0	3,100
Assistance to obtain/maintain short-term accommodation	85.7	2.0	9.1	3.2	100.0	400
Assistance to obtain/maintain medium-term accommodation	58.3	10.7	15.7	15.4	100.0	200
Assistance to obtain/maintain independent housing	58.3	11.9	20.7	9.1	100.0	500

Source: SAAP Client Collection.

Table A3.8: SAAP services required by Indigenous clients in closed support periods, by provision, South Australia, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	48.5	18.4	15.1	18.0	100.0	2,400
SAAP/CAP accommodation	59.9	16.6	2.1	21.4	100.0	1,700
Assistance to obtain/maintain short-term accommodation	61.3	15.7	14.6	8.3	100.0	500
Assistance to obtain/maintain medium-term accommodation	35.2	18.7	36.9	9.1	100.0	600
Assistance to obtain/maintain independent housing	46.7	14.6	25.9	12.8	100.0	700

Source: SAAP Client Collection.

Table A3.9: SAAP services required by Indigenous clients in closed support periods, by provision, Tasmania, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	79.1	6.9	11.2	2.7	100.0	500
SAAP/CAP accommodation	89.7	5.0	4.6	0.8	100.0	300
Assistance to obtain/maintain short-term accommodation	66.4	6.2	19.1	8.3	100.0	100
Assistance to obtain/maintain medium-term accommodation	67.1	13.3	17.0	2.6	100.0	100
Assistance to obtain/maintain independent housing	54.8	10.7	24.4	10.0	100.0	200

Source: SAAP Client Collection.

Table A3.10: SAAP services required by Indigenous clients in closed support periods, by provision, ACT, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	62.6	9.6	18.9	8.9	100.0	200
SAAP/CAP accommodation	78.4	8.1	11.5	2.0	100.0	100
Assistance to obtain/maintain short-term accommodation	48.2	9.9	33.9	8.0	100.0	100
Assistance to obtain/maintain medium-term accommodation	27.3	20.5	35.3	17.0	100.0	< 50
Assistance to obtain/maintain independent housing	54.4	12.7	21.1	11.8	100.0	100

Source: SAAP Client Collection.

Table A3.11: SAAP services required by Indigenous clients in closed support periods, by provision, NT, 2008–09 (per cent services required)

Type of service	Provided only	Referred on only	Both provided and referred on	Neither provided nor referred	Total	Closed support periods
Housing/accommodation	91.3	3.9	3.0	1.9	100.0	2,300
SAAP/CAP accommodation	95.7	2.6	0.7	1.0	100.0	2,200
Assistance to obtain/maintain short-term accommodation	58.1	12.4	13.1	16.5	100.0	100
Assistance to obtain/maintain medium-term accommodation	46.0	19.7	19.7	14.6	100.0	100
Assistance to obtain/maintain independent housing	50.3	9.1	33.3	7.3	100.0	300

Source: SAAP Client Collection.

Glossary

Crisis Accommodation Program (CAP) Funded under the Commonwealth-State Housing Agreement, CAP provided emergency accommodation for homeless people. CAP funds were used for the purchase, lease and maintenance of dwellings.

Domestic and Family Violence Domestic violence occurs when one partner in an intimate relationship attempts by physical or psychological means to dominate and control the other. 'Family violence' is the term preferred in many indigenous communities. 'Family' covers a diverse range of ties of mutual obligation and support, and perpetrators and victims of family violence can include, for example, aunts, uncles, cousins and children of previous relationships. A wide range of behaviours may be involved in domestic and family violence, including physical, sexual, spiritual, verbal, emotional, social and economic abuse. (FaHCSIA 2008)

Dwelling A structure or a discrete space within a structure intended for people to live in or where a person or group of people live (AIHW 2006).

Habitable ICH dwellings are required to meet national minimum standards before they can be inhabited. Different jurisdictions require different mechanisms to meet relevant standards.

Home purchase assistance (HPA) Provided by state and territory governments to low income households, forms of HPA assistance include direct lending, deposit assistance, interest rate assistance, mortgage relief, home purchase advisory and counselling services.

Homeless person (SAAP definition) A person who does not have access to safe, secure and adequate housing. A person is considered not to have access to safe, secure and adequate housing if the only housing to which they have access:

- damages, or is likely to damage, their health; or
- threatens their safety; or
- marginalises them,

through failing to provide access to:

- adequate personal amenities, or
- the economic and social supports that a home normally affords; or
- places them in circumstances which threaten or adversely affect the adequacy, safety, security and affordability of that housing; or
- has no security of tenure; that is, they have no legal right to continued occupation of their home.

A person is also considered homeless if he or she is living in accommodation provided by an agency or some other form of emergency accommodation.

Homeless person (ABS definition) The ABS uses a 'cultural' definition of homelessness to categorise the homeless population into primary, secondary and tertiary homelessness (Chamberlain & MacKenzie 2003, AIHW 2009a). Primary homelessness includes all people without conventional accommodation, such as people living on the street, in parks, in derelict buildings and improvised dwellings. Secondary homelessness covers people moving between various forms of temporary shelter including those staying with friends, in emergency accommodation, in youth refuges, hostels and boarding houses. Tertiary homelessness refers to those people living in single rooms in private boarding houses,

without their own bathroom, kitchen or security of tenure (Chamberlain & MacKenzie 2003, AIHW 2009a). For more details, see Box 1.1.

Household A group of two or more (related or unrelated) people who usually reside in the same dwelling, and who make common provision for food or other essentials for living. A household can also be single person living in a dwelling who makes provision for his/her own food and other essentials for living, without combining with any other person (AIHW 2006)

Improvised dwelling A structure used as a place of residence that does not meet the building requirements to be considered a permanent dwelling, including caravans, tin sheds without internal walls, humpies, dongas, etc.

Indigenous household A household with one or more members (including children) who identify as Aboriginal or Torres Strait Islander.

Rent assistance Indigenous households in privately rented dwellings can receive rent assistance in the form of bond loans, rental grants/subsidies, relocation expenses and other one-off grants from State and Territory governments.

Supported Accommodation Assistance Program (SAAP) Services provided through SAAP agencies, including temporary accommodation and support services such as domestic violence counselling and employment assistance. From 1985 to 31 December 2008, SAAP was the largest of the many government programs to support people experiencing, or at-risk of homelessness in Australia (AIHW 2010). SAAP was jointly funded and managed by the Australian and state and territory governments, with services being delivered primarily through non-government agencies with some local government participation. The last iteration of the SAAP program (SAAP V) was governed by the Supported Accommodation Assistance Act 1994, which specified that the overall aim of SAAP was to 'provide transitional supported accommodation and related support services, in order to help people who are homeless achieve the maximum possible degree of self-reliance and independence' (AIHW 2010)

SAAP accompanying child A person aged under 18 years who:

- has a parent or guardian who is a SAAP client; and
- accompanies that client to an SAAP agency any time during that client's support period; and/or
- receives assistance directly as a consequence of a parent or guardian's SAAP support period.

SAAP agency An agency or organisation which receives SAAP funding to provide transitional accommodation and/or support to people experiencing or at risk of homelessness. Agency inclusion is determined by states and territories. SAAP agencies may be non-government, community or local government agencies, and range from small stand-alone agencies with single outlets to agencies with multiple-outlets (AIHW 2010).

SAAP Client A person who is homeless or at imminent risk of homelessness who:

- is accommodated by an SAAP agency; or
- enters into an ongoing support relationship with an agency; or
- receives support or assistance from an agency which entails generally 1 hour or more of a worker's time, either with that client directly or on behalf of that client, on a given day.

SAAP closed support period A SAAP support period that had finished on or before the end of the relevant reporting period.

SAAP support period Commences when a client begins to receive support from a SAAP agency. The support period is considered to finish when:

- the client ends the relationship with the agency; or
- the agency ends the relationship with the client.

Social housing For the purposes of this report, a person was defined as living in social housing if they were living in state owned and managed Indigenous housing (SOMIH), public rental housing or community housing. For more detail, see Box 2.1.

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