

2.09 Housing tenure type

The tenure status of a person's occupancy of a residence: owning without a mortgage; owning with a mortgage; renting public housing; renting community housing; and renting privately

Data sources

Data presented for this measure come predominantly from 2006 Census data and 2008 National Aboriginal and Torres Strait Islander Social Survey (NATSISS) data. The 2007–08 National Health Survey is often used throughout the indicator to compare non-Indigenous data with the Indigenous data reported from the NATSISS.

National Aboriginal and Torres Strait Islander Health Survey

The 2004–05 National Aboriginal and Torres Strait Islander Health Survey (NATSIHS) collected information from 10,439 Indigenous Australians of all ages. This sample was considerably larger than the supplementary Indigenous samples in the 1995 and 2001 National Health Surveys. The survey was conducted in remote and non-remote areas of Australia and collected a range of information from Indigenous Australians. This included information on health-related actions, health risk factors, health status, socioeconomic circumstances and women's health. The survey provides comparisons over time in the health of Indigenous Australians. It is planned to repeat the NATSIHS at 6-yearly intervals, with the next NATSIHS to be conducted in 2010–11. Selected non-Indigenous comparisons are available through the 2004–05 National Health Survey (NHS).

Census of Population and Housing

The Australian Bureau of Statistics (ABS) conducts the Census of Population and Housing at 5-yearly intervals, with 2006 being the most recent, and is designed to include all Australian households. The Census uses the ABS standard Indigenous status question for each household member.

Although the Census data are adjusted for under-count at the person level to arrive at the estimated resident population, no such adjustment is done at the household level. This affects the accuracy of the person counts at the household level to provide adjusted household estimates.

The 1996 and 2001 Census used the Australian Standard Classification of Occupations, but the Australian and New Zealand Standard Classification of Occupations replaced this for the 2006 Census.

The Census includes data on housing tenure type that are published at a household level. For the purposes of data analysis, Indigenous households can be defined in two different ways:

- a household where the reference person or the spouse is Indigenous
- a household containing one or more Indigenous people.

For this measure, the second definition of an Indigenous household is used, that is, a household containing one or more Indigenous people. This is the definition used in the *National housing assistance data dictionary* (AIHW 2006).

National Aboriginal and Torres Strait Islander Social Survey

The ABS conducted the 2002 NATSISS between August 2002 and April 2003. The 2008 NATSISS was conducted between August 2008 and April 2009. The survey provides information about the Aboriginal and Torres Strait Islander populations of Australia for a wide range of areas of social concern including health, education, culture and labour force participation. The 2008 NATSISS included for the first time children aged under 15. The NATSISS will be conducted every six years, with the next survey planned for 2013.

The 2008 NATSISS collected information by personal interview from 13,300 Indigenous Australians across all states and territories of Australia, including those living in remote areas. The sample covered persons aged 15 years and over who are usual residents in selected private dwellings. It collected information on a wide range of subjects including family and culture, health, education, employment, income, financial stress, housing, and law and justice.

Data analyses

Comparisons between the NATSISS and Census

The NATSISS and Census collect information on housing tenure. The 2006 Census collected comparable information on housing tenure for both Indigenous and non-Indigenous persons and households. The 2008 NATSISS collected information on Indigenous Australians using different rental tenure type categories from the 2007–08 National Health Survey and therefore Indigenous and non-Indigenous comparisons are not available for some tenure type categories from this survey.

When comparing data on tenure type for Indigenous persons aged 18 years and over from the 2008 NATSISS and 2006 Census, the estimates for most tenure type categories are very similar. For example, the proportion of home owners was 29% in the NATSISS and 31% in the Census; the proportion of renters was 69% and 68% in the two surveys respectively. There was however a difference between private and other landlord types (29% and 25% respectively), home owners without a mortgage (9% and 11%) and other tenure type (2% and 1% respectively). The difference in the proportions for 'other tenure type' between the two surveys is likely to be due to differences in the tenure types included under this category.

This measure presents data included in the 2008 edition of this report for persons aged 18 years and over (2006 Census data) and new data from the 2008 NATSISS for persons aged 18 years and over. Data from the NATSISS are presented first followed by data from the 2006 Census.

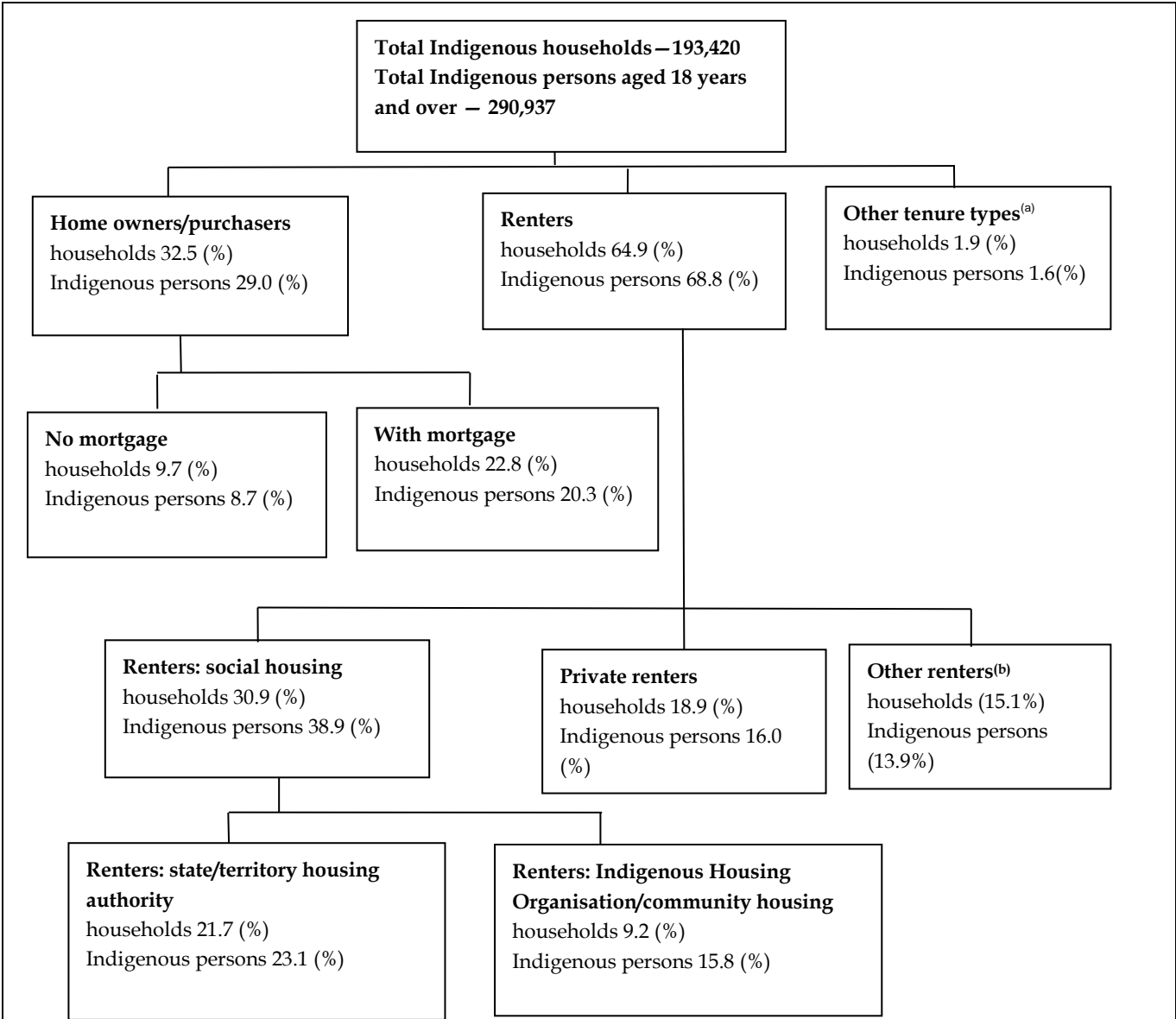
NATSISS data

Tenure type

- Among the estimated 193,420 Indigenous households in 2008, approximately one third were home owners or purchasers and two thirds were renters (Figure 2.09.1). This can be compared with non-Indigenous households where 66% were home owners or purchasers, and 29% were renters (Table 2.09.1).
- Home ownership provides a relatively secure form of housing tenure but there are much lower rates of home ownership among Indigenous households. This is indicative of the lower socioeconomic status of many Indigenous households and the fact that many

Indigenous people who live in remote areas live on Aboriginal and Torres Strait Islander community land where individual home ownership is generally not possible. In 2008, 9.9% of Indigenous households owned their homes outright and 23% were purchasing their homes (Table 2.09.1).

- In 2008, the majority of Indigenous households lived in some form of rental accommodation (66%). The largest group were renters from private and other landlord types (33%) and, to a lesser extent, from a state and territory housing authority (22%). Around one-third of Indigenous households were in the private rental market.
- In 2008, approximately 29% of Indigenous persons aged 18 years and over were home owners and 69% were renters. In comparison, 65% of non-Indigenous adults were home owners, and 29% were renters (Table 2.09.1).



(a) Includes real estate agents.
 (b) Includes unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords, and landlord type not known.

Note: Persons are aged 18 years and over.

Source: 2008 NATSISS.

Figure 2.09.1: Indigenous households, by tenure type, 2008

Table 2.09.1: Households and persons, by tenure type and Indigenous status, 2008

	Persons ^(a)				Households			
	Indigenous		Non-Indigenous		Indigenous		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%
Home owners								
Owned without a mortgage	25,232	8.7*	4,246,171	27.3*	17,460	9.9*	2,339,553	29.3*
Being purchased ^(b)	59,180	20.5*	5,890,139	37.9*	39,811	22.6*	2,908,524	36.5*
<i>Total home owners</i>	<i>84,411</i>	<i>29.2*</i>	<i>10,136,310</i>	<i>65.2*</i>	<i>57,271</i>	<i>32.5*</i>	<i>5,248,076</i>	<i>65.8*</i>
Renters								
Private and other landlord types ^(c)	84,866	29.3*	3,937,478	25.3*	58,822	33.4*	1,994,561	25.0*
State/territory housing authority	67,127	23.2*	447,694	2.9*	38,258	21.7*	312,530	3.9*
Housing co-operative or church group	1,804 ^(d)	0.6 ^{(d)*}	45,313	0.3*	992 ^(d)	0.6 ^{(d)*}	34,372	0.4*
Indigenous Housing Organisation/Community housing	46,062	15.9*	..	..	16,845	9.6*	..	..
<i>Total renters^(d)</i>	<i>200,297</i>	<i>69.2*</i>	<i>4,430,486</i>	<i>28.5*</i>	<i>115,274</i>	<i>65.5*</i>	<i>2,341,463</i>	<i>29.4*</i>
Other tenure types ^(e)	4,619	1.6	987,032	6.3	3,436	2.0	383,890	4.8
Total^(f)	289,327	100.0	15,553,828	100.0	175,981	100.0	7,973,429	100.0
Not stated	1,610	..	..	..	990	..	..	..

* Represents statistically significant differences in the Indigenous and non-Indigenous comparisons.

(a) Persons aged 18 years and over.

(b) Includes with a mortgage and participants in rent/buy schemes.

(c) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(d) Estimate has a relative standard error between 25% and 50% and should be used with caution.

(e) Includes landlord type not known and boarders.

(f) Includes other tenure types n.f.d.; persons living under life tenure schemes; and those living rent-free.

(g) Excludes tenure type not stated.

Source: ABS and AIHW analysis of 2008 NATSISS and 2007–08 NHS.

Tenure type by age

- In 2008, the highest proportion of Indigenous home owners were aged 45–54 years (40%), whereas non-Indigenous Australians aged 55 years and over were most likely to be home owners (83%) (Table 2.09.2).
- Indigenous and non-Indigenous Australians aged 18–34 years were more likely to be renting in 2008 (76% and 50% respectively) than those in the older age groups (Table 2.09.2).
- Across all age groups, Indigenous Australians were more likely to be renting and less likely to be home owners than non-Indigenous Australians in 2008 (Table 2.09.2).

Table 2.09.2: Proportion of Indigenous and non-Indigenous persons^(a), by tenure type and age group, 2008

	18-34		35-44		45-54		55+		Total 18 years and over		Total aged 15 years and over	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
Home owners												
Owned without a mortgage	4.2	3.6	6.6*	10.2*	11.3*	27.0*	23.4*	60.8*	8.7*	27.3*	8.5*	26.8*
Being purchased	17.7*	32.4*	25.6*	59.3*	29.1*	52.2*	12.5*	21.8*	20.3*	37.9*	21.0*	38.6*
<i>Total home owners</i>	22.0*	36.0*	32.4*	69.6*	39.6*	79.2*	36.0*	82.7*	29.2*	65.2*	29.5*	65.4*
Renters												
Private and other renter ^(b)	35.2*	48.5*	29.8*	23.7*	22.1*	15.5*	17.7*	9.5*	29.3*	25.3*	29.3*	25.1*
State/territory housing authority	24.5*	1.7*	20.4*	3.2*	21.1*	2.7*	25.4*	3.9*	23.2*	2.9*	23.4*	3.0*
Housing co-operative or church group	0.7 ^(c)	0.1 ^(c)	0.2 ^(d)	0.1 ^(d)	0.8 ^(d)	0.3 ^(c)	0.7 ^(d)	0.6	0.6 ^(c)	0.3	0.6 ^(c)	0.3
Indigenous Housing Organisation/ Community housing	15.7	..	15.5	..	15.2	..	18.1	..	15.9	..	15.4	..
<i>Total renters^(e)</i>	76.3*	50.3*	66.2*	27.0*	59.3*	18.5*	62.1*	14.0*	69.2*	28.5*	68.9*	28.4*
Other tenure types ^(f)	1.8 ^{(c)*}	13.6*	1.4*	3.4*	1.1 ^{(c)*}	2.3*	1.9 ^{(c)*}	3.4*	1.6*	6.3*	1.6*	6.3*
Total^(g)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total^(g)	136,925	4,782,702	63,344	2,987,518	46,713	2,864,016	42,345	4,919,592	289,327	15,553,828	325,305	16,374,202

* Difference between rates for Indigenous and non-Indigenous persons are statistically significant for these categories.

- (a) Persons aged 18 years and over.
- (b) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.
- (c) Estimate has a relative standard error between 25% and 50% and should be used with caution.
- (d) Estimate has a relative standard error greater than 50% and is generally unreliable for use.
- (e) Includes landlord type not stated.
- (f) Includes persons living under life tenure schemes, those living rent-free and other tenure types n.f.d.
- (g) Excludes tenure type not stated.

Sources: NATSISS 2008 and NHS 2007-08.

Tenure type by state/territory

- In 2008, the Northern Territory had the lowest proportion of Indigenous households who were home owners (21%) and the highest proportion living in Indigenous Housing Organisation or community housing (25%) (Table 2.09.3b).
- The proportion of Indigenous persons aged 18 years and over who were home owners/purchasers was highest in the Australian Capital Territory (53%) and Tasmania (52%) (Table 2.09.3a).

Table 2.09.3a: Proportion of persons^(a), by tenure type, Indigenous status and state/territory, 2008

		Home owners			Renters					Other tenure types	Total ^(e)	Total ^(e)
		Owned without a mortgage	Being purchased	Total home owners	Private and other renter ^(b)	State/territory housing authority	Housing co-operative or church group	Indigenous Housing Organisation/ Community housing	Total renters ^(c)	Other tenure types ^(d)		
NSW	Indigenous	11.8*	22.2*	34.0*	32.8*	21.6*	0.4 ^(f)	9.6	64.5	1.5 ^{(g)*}	100.0	84,966
	Non-Indigenous	26.1*	36.3*	62.5*	26.4*	3.4*	0.4 ^(g)	..	30.1	7.4*	100.0	5,106,453
Vic	Indigenous	10.5*	33.5*	44.0*	27.6	19.4*	0.8 ^(f)	7.2	55.2	0.8 ^{(g)*}	100.0	19,079
	Non-Indigenous	29.0*	38.9*	67.9*	23.6	2.2*	0.2 ^(g)	..	26.0	6.1*	100.0	3,966,725
Qld	Indigenous	7.3*	18.8*	26.1*	34.9*	20.4*	1.4 ^(f)	15.7	72.7	1.2 ^{(g)*}	100.0	79,662
	Non-Indigenous	26.9*	37.5*	64.5*	28.5*	2.0*	0.1 ^(f)	..	30.6	5.0*	100.0	3,040,931
WA	Indigenous	6.4*	18.1*	24.5*	25.0	29.2*	n.p.	19.0	73.4	n.p.	100.0	38,729
	Non-Indigenous	24.3*	41.2*	65.5*	24.4	2.2*	0.5 ^{(g)*}	..	27.1	7.4*	100.0	1,529,520
SA	Indigenous	8.1*	22.9*	30.9*	18.8	36.8*	n.p.	12.2	68.0	n.p.	100.0	16,014
	Non-Indigenous	30.9*	36.8*	67.7*	20.9	5.6*	0.4 ^{(g)*}	..	26.8	5.4*	100.0	1,194,166
Tas	Indigenous	23.6*	28.0	51.6*	25.3	16.5*	n.p.	n.p.	43.9	n.p.	100.0	10,777
	Non-Indigenous	35.2*	35.4	70.6*	19.5	4.3*	1.0 ^{(f)*}	..	24.8	4.6*	100.0	352,052
ACT	Indigenous	11.8*	40.9	52.7*	28.1	17.6*	n.p.	n.p.	47.0	n.p.	100.0	2,564
	Non-Indigenous	26.5*	40.6	67.1*	23.2	4.4 ^{(g)*}	0.2 ^{(f)*}	..	27.8	5.2*	100.0	255,733
NT	Indigenous	2.0 ^(g)	11.2*	13.2*	20.9	24.9*	n.p.	38.6	84.6	n.p.	100.0	37,536
	Non-Indigenous	9.0 ^(g)	48.9*	57.9*	34.1	n.p.	0.0	..	36.9	5.2	100.0	108,248
Australia	Indigenous	8.7*	20.5*	29.2*	29.3*	23.2*	0.6	15.9	69.2	1.6*	100.0	289,327
	Non-Indigenous	27.3*	37.9*	65.2*	25.3*	2.9*	0.3	..	28.5	6.3*	100.0	15,553,828

(continued)

Table 2.09.3a (continued): Proportion of persons^(a), by tenure type, Indigenous status and state/territory, 2008

* Difference between rates for Indigenous and non-Indigenous persons are statistically significant for these categories.

- (a) Persons aged 18 years and over.
- (b) Estimate has a relative standard error between 25% and 50% and should be used with caution.
- (c) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.
- (d) Estimate has a relative standard error greater than 50% and is generally unreliable for use.
- (e) Includes landlord type not stated.
- (f) Includes persons living under life tenure schemes, those living in rent-free schemes and other tenure types n.f.d.
- (g) Excludes tenure type not stated.

Sources: NATSISS 2008 and NHS 2007–08.

Table 2.09.3b: Proportion of households, by tenure type, Indigenous status and state/territory, 2008

		Home owners			Renters				Other tenure types			
		Owned without a mortgage	Being purchased	Total home owners	Private and other renter ^(a)	State/territory housing authority	Housing co-operative or church group	Indigenous Housing Organisation/Community housing	Total renters ^(b)	Other tenure types ^(c)	Total ^(d)	Total ^(d)
NSW	Indigenous	12.0*	21.5*	33.5	35.0*	21.2*	0.6 ^(e)	7.8	64.6	2.0 ^{(f)*}	100.0	58,707
	Non-Indigenous	27.8*	35.1*	62.8	26.6*	4.6*	0.6 ^(f)	..	31.8	5.4*	100.0	2,602,138
Vic	Indigenous	11.0*	32.4*	43.3	29.5*	19.3*	0.6 ^(f)	6.2	55.8	0.9 ^{(f)*}	100.0	14,155
	Non-Indigenous	31.6*	37.4*	69.0	23.3*	2.8*	0.3 ^(f)	..	26.4	4.6*	100.0	1,991,527
Qld	Indigenous	7.9*	21.2*	29.2	40.0*	17.5*	1.0 ^(e)	10.3	69.3	1.5 ^{(f)*}	100.0	47,928
	Non-Indigenous	27.2*	2.8*	0.1	30.0*	36.0*	0.1 ^(e)	..	30.1	3.9*	100.0	1,560,980
WA	Indigenous	6.9*	20.8*	27.7	30.2	28.8*	n.p.	10.7	69.9	n.p.	100.0	20,525
	Non-Indigenous	25.6*	39.4*	65.1	25.0	3.1*	0.7 ^{(e)*}	..	28.9	6.1*	100.0	802,625
SA	Indigenous	8.7*	26.5*	35.2	22.5	34.2*	n.p.	7.0	63.8	n.p.	100.0	10,505
	Non-Indigenous	32.0*	36.3*	68.3	19.6	7.3*	0.5*	..	27.4	4.4*	100.0	640,186
Tas	Indigenous	23.6*	26.6	50.2	26.7*	17.2*	n.p.	1.3	45.7	n.p.	100.0	8,647
	Non-Indigenous	37.1*	32.45	69.6	19.3*	5.4*	1.7 ^{(e)*}	..	26.3	4.1*	100.0	192,350
ACT	Indigenous	12.0*	35.6	47.6	32.5*	18.3*	n.p.	1.1	52.2	n.p.	100.0	1,835
	Non-Indigenous	26.7*	39.3	66.1	23.4*	6.4*	0.2 ^{(e)*}	..	30.0	3.9*	100.0	127,172
NT	Indigenous	3.6	17.8*	21.4	25.2	24.7*	n.p.	25.1	75.3	n.p.	100.0	13,679
	Non-Indigenous	7.8 ^(f)	48.9*	56.8	35.2	n.p.	—	..	39.1	4.1 ^{(e)*}	100.0	56,451
Australia	Indigenous	9.9*	22.6*	32.5	33.4*	21.7*	0.6	9.6	65.5	2.0*	100.0	175,981
	Non-Indigenous	29.3*	36.5*	65.8	25.0*	3.9*	0.43	..	29.4	4.8*	100.0	7,973,429

(continued)

Table 2.09.3b (continued): Proportion of households, by tenure type, Indigenous status and state/territory, 2008

* Difference between rates for Indigenous and non-Indigenous persons are statistically significant for these categories.

- (a) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.
- (b) Includes landlord type not stated.
- (c) Includes persons living under life tenure schemes, those living in rent-free schemes and other tenure types nfd.
- (d) Excludes tenure type not stated.
- (e) Estimate has a relative standard error greater than 50% and is generally unreliable for use.
- (f) Estimate has a relative standard error between 25% and 50% and should be used with caution.

Sources: NATSISS 2008 and NHS 2007–08.

Tenure type by remoteness

- In 2008, household tenure type varied by remoteness, reflecting the availability of different housing options for Indigenous people and their lower socioeconomic status.
- Among Indigenous households in remote areas of Australia, a third (33%) were renters of Indigenous Housing Organisation or community housing, 25% were renters of state or territory housing and 16% were home owners (Table 2.09.4).
- In comparison, among Indigenous households in non-remote areas, the highest proportion were home owners (36%) followed by private or other renters (34%) and renters of state and territory housing (21%) (Table 2.09.4)

Table 2.09.4: Indigenous households and persons, by tenure type and remoteness, 2008

Tenure type	Persons ^(a)		Households	
	Non-remote	Remote	Non-remote	Remote
	Per cent			
Home owners				
Owned without a mortgage	9.9	5.4	10.0	8.6
Owner with a mortgage ^(b)	25.8	5.0	26.1	7.3
<i>Total home owners</i>	<i>35.7</i>	<i>10.4</i>	<i>36.1</i>	<i>16.0</i>
Renters				
Private and other landlord types ^(c)	32.3	15.9	34.4	19.7
State/territory housing authority	23.0	23.8	21.2	24.8
Indigenous Housing Organisation/ Community housing	5.9	44.8	4.5	32.6
Other	1.9	1.7	2.2	2.1
<i>Total renters^(d)</i>	<i>63.3</i>	<i>86.3</i>	<i>62.5</i>	<i>79.5</i>
Other ^(e)	1.0	3.3	1.4	4.6
Total^(f)	100.0	100.0	100.0	100.0

(a) Persons aged 18 years and over.

(b) Includes rent/buy/shared equity scheme

(c) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(d) Includes landlord type not stated.

(e) Includes Other; persons living under life tenure schemes; those living rent-free; and participants in rent/buy schemes.

(f) Excludes tenure type not stated.

Source: AIHW analysis of 2008 NATSISS.

Time series

- Between 1994 and 2008, there was an increase in the proportion of Indigenous households and persons aged 18 years and over who were home owners. Over the same period, there was an increase in the proportion of households and persons who were private or other renters, and a decline in the proportion of renters of state/territory housing (Table 2.09.5).

Table 2.09.5: Indigenous households and persons, by tenure type, 1994, 2002 and 2008

	Persons ^(a)						Households					
	1994		2002		2008		1994		2002		2008	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
Home owners												
Owned without a mortgage	20,837	10.9	25,248	10.0	25,232	8.7	13,831	12.7	17,833	10.8	17,460	9.9
Owner with a mortgage	20,195	10.6	41,456	16.5	59,180	20.3	13,881	12.8	32,610	19.7	39,811	22.5
<i>Total home owners</i>	<i>41,032</i>	<i>21.5</i>	<i>66,703</i>	<i>26.5</i>	<i>84,411</i>	<i>29.0</i>	<i>27,712</i>	<i>25.5</i>	<i>50,443</i>	<i>30.5</i>	<i>57,271</i>	<i>32.4</i>
Renters												
Private and other landlord types ^(b)	40,346	21.1	60,842	24.2	84,866	29.2	24,952	23.0	46,780	28.2	58,822	33.2
State/territory housing authority	63,583	33.3	53,184	21.2	67,127	23.1	37,796	34.8	37,673	22.7	38,258	21.6
Community or cooperative housing (Indigenous housing organisation/community housing)	31,559	16.5	60,788	24.2	47,866	16.5	11,900	11.0	24,493	14.8	17,837	10.1
<i>Total renters^(c)</i>	<i>136,384</i>	<i>71.5</i>	<i>175,031</i>	<i>69.6</i>	<i>200,297</i>	<i>68.8</i>	<i>75,029</i>	<i>69.1</i>	<i>108,946</i>	<i>65.7</i>	<i>115,274</i>	<i>65.1</i>
Other ^(d)	10,016	5.2	9,664	3.9	4,619	1.6	4,210	3.9	6,163	3.7	3,436	1.9
Total^(e)	190,843	100.0	251,398	100.0	290,937	100.0	108,579	100.0	165,674	100.0	176,971	100.0

(a) Persons aged 18 years and over.

(b) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(c) Includes landlord type not stated.

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

(e) Includes tenure type not stated.

Sources: ABS analysis of 1994 National Aboriginal and Torres Strait Islander Survey, 2002 NATSISS & 2008 NATSISS.

Tenure type by selected health and population characteristics

- In the 2008 NATSISS, of the Indigenous Australians that reported excellent/very good health 33% were home owners and 65% were renters. Of those Indigenous Australians reporting fair/poor health 26% were home owners and 73% were renters. According to results from the NHS in 2007-08 of the non-Indigenous Australians who reported excellent/very good health 66% were home owners and 28% were renters. Of those non-Indigenous Australians reporting fair/poor health 64% were home owners and 30% renters. (Table 2.09.6a).
- After adjusting for differences in age structure, 39% of Indigenous Australian home owners reported excellent/very good health compared to 68% of non-Indigenous Australian home owners. Conversely, amongst renters, 73% of Indigenous Australians reported fair/poor health compared to 37% of non-Indigenous renters (Table 2.09.6b).
- In 2008, of the Indigenous Australians who spoke a language other than English at home, 95% were renters and 3% were home owners. This compared with 38% and 52% of non-Indigenous Australians, respectively. Of the Indigenous Australians who were in the lowest index of disparity, 19% were home owners and 80% were renters. This compared with 57% and 38% of Non-Indigenous Australians, respectively (Table 2.09.7a).
- A higher proportion of Indigenous Australians who were renters than home owners or purchasers spoke a language other than English, were in the lowest (1st) quintile of household income, were unable to raise \$2,000 within a week for something important, were unemployed, had a dwelling with major structural problems or had moved in the last 12 months (Table 2.09.7b).

Table 2.09.6a: Summary health characteristics and housing tenure, by Indigenous status, 2008

		Persons ^(a)					
		Excellent/very good		Fair/poor		Total persons 18+	
		Indigenous	Non-Indigenous	Indigenous	Non-Indigenous	Indigenous	Non-Indigenous
Home owners							
Owned without a mortgage	%	8.4	24.1	10.7	35.9	8.7	27.3
Being purchased ^(b)	%	24.4	41.7	15.5	27.6	20.5	37.9
<i>Total home owners</i>	%	32.7	65.8	26.2	63.5	29.2	65.2
Renters							
Private and other landlord types ^(c)	%	29.3	26.1	28.1	21.2	29.3	25.3
State/territory housing authority	%	18.6	1.2	29.1	7.9	23.2	2.9
Housing co-operative or church group	%	0.7 ^(d)	0.2 ^(e)	0.8 ^(d)	0.7	0.6 ^(e)	0.3
Indigenous Housing Organisation/ Community housing	%	16.3	..	14.6	..	15.9	..
<i>Total renters^(f)</i>	%	65.2	27.5	72.6	29.7	69.2	28.5
Other tenure types ^(g)	%	2.1 ^(e)	6.7	1.2 ^(e)	6.9	1.6	6.3
Total^(h)	%	100.0	100.0	100.0	100.0	100.0	100.0

(continued)

Table 2.09.6a (continued): Summary health characteristics and housing tenure, by Indigenous status, 2008

	Persons ^(a)						
	Excellent/very good		Fair/poor		Total persons 18+		
	Indigenous	Non-Indigenous	Indigenous	Non-Indigenous	Indigenous	Non-Indigenous	
	Households ⁽ⁱ⁾						
Home owners							
Owned without a mortgage	%	9.7	26.5	11.6	36.6	9.9	29.3
Being purchased ^(b)	%	27.0	41.0	17.2	25.4	22.6	36.5
<i>Total home owners</i>	%	36.7	67.4	28.9	62.0	32.5	65.8
Renters							
Private and other landlord types ^(c)	%	33.8	25.6	30.6	22.2	33.4	25.0
State/territory housing authority	%	17.5	1.6	29.0	10.0	21.7	3.9
Housing co-operative or church group	%	0.6 ^(e)	0.2 ^(e)	0.8 ^(d)	0.9	0.6	0.4
Indigenous Housing Organisation/ Community housing	%	8.6	..	9.5	..	9.6	..
<i>Total renters^(f)</i>	%	60.9	27.5	69.8	33.0	65.5	29.4
Other tenure types ^(g)	%	2.5 ^(e)	5.1	1.3 ^(e)	4.9	2.0	4.8
Total^(h)	%	100.0	100.0	100.0	100.0	100.0	100.0

(a) Persons aged 18 years and over.

(b) Includes with a mortgage and participants in rent/buy schemes.

(c) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(d) Estimate has a relative standard error greater than 50% and is considered too unreliable for general use.

(e) Estimate has a relative standard error between 25% and 50% and should be used with caution.

(f) Includes landlord type not known and boarders.

(g) Includes life tenure schemes; rent-free; and other tenure types nfd.

(h) Excludes tenure type not stated.

(i) Households with person(s) aged 18 years and over.

Source: AIHW analysis of 2008 NATSISS & 2007–08 NHS.

Table 2.09.6b: Age-standardised summary health characteristics and housing tenure, by Indigenous status, 2008

		Persons ^{(a)(b)}					
		Excellent/very good		Fair/poor		Total persons 18+	
		Indigenous	Non-Indigenous	Indigenous	Non-Indigenous	Indigenous	Non-Indigenous
Home owners							
Owned without a mortgage	%	15.2	26.9	10.7	23.3	11.5	25.9
Being purchased ^(c)	%	23.3	41.0	14.9	29.7	19.8	38.5
<i>Total home owners</i>	%	38.6	67.9	25.6	53.1	31.3	64.4
Renters							
Private and other landlord types ^(d)	%	24.6	24.4	28.7	29.2	26.6	26.0
State/territory housing authority	%	17.2	1.3	29.2	7.1	23.3	2.8
Housing co-operative or church group	%	0.9 ^(e)	0.2 ^(f)	0.7 ^(e)	0.6	0.7	0.3
Indigenous Housing Organisation/ Community housing	%	16.8	..	14.5	..	16.4	..
<i>Total renters^(g)</i>	%	59.8	25.9	73.2	36.7	67.1	29.1
Other tenure types ^(h)	%	1.6	6.2	1.2	10.0	1.6	6.4
Total⁽ⁱ⁾	%	100.0	100.0	100.0	100.0	100.0	100.0

(a) Data are age-standardised.

(b) Persons aged 18 years and over.

(c) Includes with a mortgage and participants in rent/buy schemes.

(d) Includes real estate agents, unrelated persons, relatives, owner/managers of caravan parks, employers and other landlords.

(e) Estimate has a relative standard error greater than 50% and is considered too unreliable for general use.

(f) Estimate has a relative standard error between 25% and 50% and should be used with caution.

(g) Includes landlord type not known and boarders.

(h) Includes life tenure schemes; rent-free; and other tenure types nfd.

(i) Excludes tenure type not stated.

Source: AIHW analysis of 2008 NATSISS & 2007–08 NHS.

Table 2.09.7a: Tenure type by selected population characteristics, persons aged 18 years and over, by Indigenous status, 2008

	Home owner/purchaser ^(a)		Renter		Total ^(b)	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
	Per cent					
Main language spoken at home						
English	33.3*	66.8*	65.1*	27.4	100.0	100.0
Language other than English	3.1*	51.6*	95.3*	37.7	100.0	100.0
Household income						
1st quintile	15.4*	63.3*	83.0*	31.3	100.0	100.0
5th quintile	64.4	73.2	34.6	22.5	100.0	100.0
Index of disparity						
1st quintile (lowest)	18.9*	56.9*	79.5*	38.2	100.0	100.0
5th quintile (highest)	45.5*	67.3*	54.3*	25.9	100.0	100.0
Financial stress						
Unable to raise \$2,000 within a week for something important	12.1	..		86.6	..	12.1
Employment^(c)						
Employed	38.3*	63.8*	59.7*	30.1	100.0	100.0
Unemployed	19.0*	37.3*	79.9*	48.1	100.0	100.0
<i>Subtotal in labour force</i>	35.1*	62.8*	63.0*	30.8	100.0	100.0
Not in labour force	17.9*	60.1*	80.9*	32.7	100.0	100.0
Housing						
Dwelling has major structural problems	17.4	..	..	81.2	..	17.4
Repairs and maintenance carried out in last 12 months	30.5	..	..	67.9	..	30.5
Dwelling requires additional bedroom(s)	15.5	..	..	83.6	..	15.5
Mobility						
Moved dwellings in last 12 months	11.5	..	..	86.3	..	11.5
Total	29.2	..	..	69.2	..	29.2

* Difference between rates for Indigenous and non-Indigenous persons are statistically significant for these categories.

(a) Includes participants of rent/buy scheme (or shared equity scheme).

(b) Includes persons living under life tenure schemes, those living rent-free and other tenure type; excludes those for whom tenure type was not stated.

(c) For persons aged 15–64 years.

Sources: NATSISS 2008 and NHS 2007–08.

Table 2.09.7b: Tenure type by selected population characteristics, persons aged 18 years and over, by Indigenous status, 2008

	Home owner/purchaser ^(a)		Renter		Total ^(b)	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
	Per cent					
Main language spoken at home						
English	98.5*	91.4*	81.3*	85.5*	86.4*	89.1*
Language other than English	1.5*	8.6*	18.7*	14.5*	13.6*	10.9*
Household income						
1st quintile	26.0*	15.4*	58.8*	18.3*	49.1*	16.3*
5th quintile	10.8*	23.4*	2.4 ^(c) *	17.2*	4.9*	21.4*
Index of disparity						
1st quintile (lowest)	32.0*	14.7*	59.0*	22.7*	50.8*	16.9*
5th quintile (highest)	5.8*	23.0*	3.0 ^(c) *	20.4*	3.8*	22.3*
Financial stress						
Unable to raise \$2,000 within a week for something important	20.4	..	63.7	..	50.4	..
Employment^(d)						
Employed	71.1*	77.9*	46.3*	73.5*	53.8*	76.0*
Unemployed	7.0*	1.7*	12.3*	4.4*	10.7*	2.9*
<i>Subtotal in labour force</i>	78.1	79.6	58.6*	77.9*	64.5*	78.9*
Not in labour force	21.9	20.4	41.4*	22.1*	35.5*	21.1*
Housing						
Dwelling has major structural problems	17.0	..	33.3	..	28.4	..
Repairs and maintenance carried out in last 12 months	62.7	..	60.6	..	61.2	..
Dwelling requires additional bedroom(s)	13.2	..	29.9	..	24.8	..
Mobility						
Moved dwellings in last 12 months	8.6	..	27.4	..	22.0	..
Total	100.0	100.0	100.0	100.0	100.0	100.0

* Difference between rates for Indigenous and non-Indigenous persons are statistically significant for these categories.

(a) Includes participants of rent/buy scheme (or shared equity scheme).

(b) Includes persons living under life tenure schemes, those living rent-free and other tenure type; excludes those for whom tenure type was not stated.

(c) Estimate has a relative standard error between 25% and 50% and should be used with caution.

(d) For persons aged 15–64 years.

Sources: NATSISS 2008 and NHS 2007–08.

Census data

Tenure type

- In 2006 there were 166,668 Indigenous households with 550,831 total persons. There were 411,334 total Indigenous persons and 236,682 Indigenous persons aged 18 years and over living in Indigenous households.
- Among the 158,578 Indigenous households where tenure type was stated in 2006, 36% were home owners or purchasers, 31.5% were private and other renters, and 30% were renters of some form of social housing (Figure 2.09.2). This can be compared with non-Indigenous households where 71% were home owners or purchasers, and 28% were renters (Table 2.09.8).
- Home ownership provides a relatively secure form of housing tenure but there are much lower rates of home ownership among Indigenous households. This is indicative of the lower socioeconomic status of many Indigenous households and the fact that many Indigenous households live in remote areas on Indigenous land where individual home ownership is generally not possible. In 2006, 12% of Indigenous households owned their homes outright and 24% were purchasing their homes.
- In 2006, the majority of Indigenous households lived in some form of rental accommodation (63%). The largest group were renters of social housing, which included those renting from state or territory housing authorities (that is, those in public housing and State Owned and Managed Indigenous Housing (SOMIH) (21%) and those renting from housing cooperatives, communities or church groups (9%). Around 28% of Indigenous households were in the private rental market.
- In 2006, approximately 31% of Indigenous persons aged 18 years and over were home owners and 68% were renters. Around 19% of Indigenous adults were renters of housing cooperative, community or church group housing. In comparison, 74% of non-Indigenous adults were home owners, and 26% were renters (Table 2.09.8).

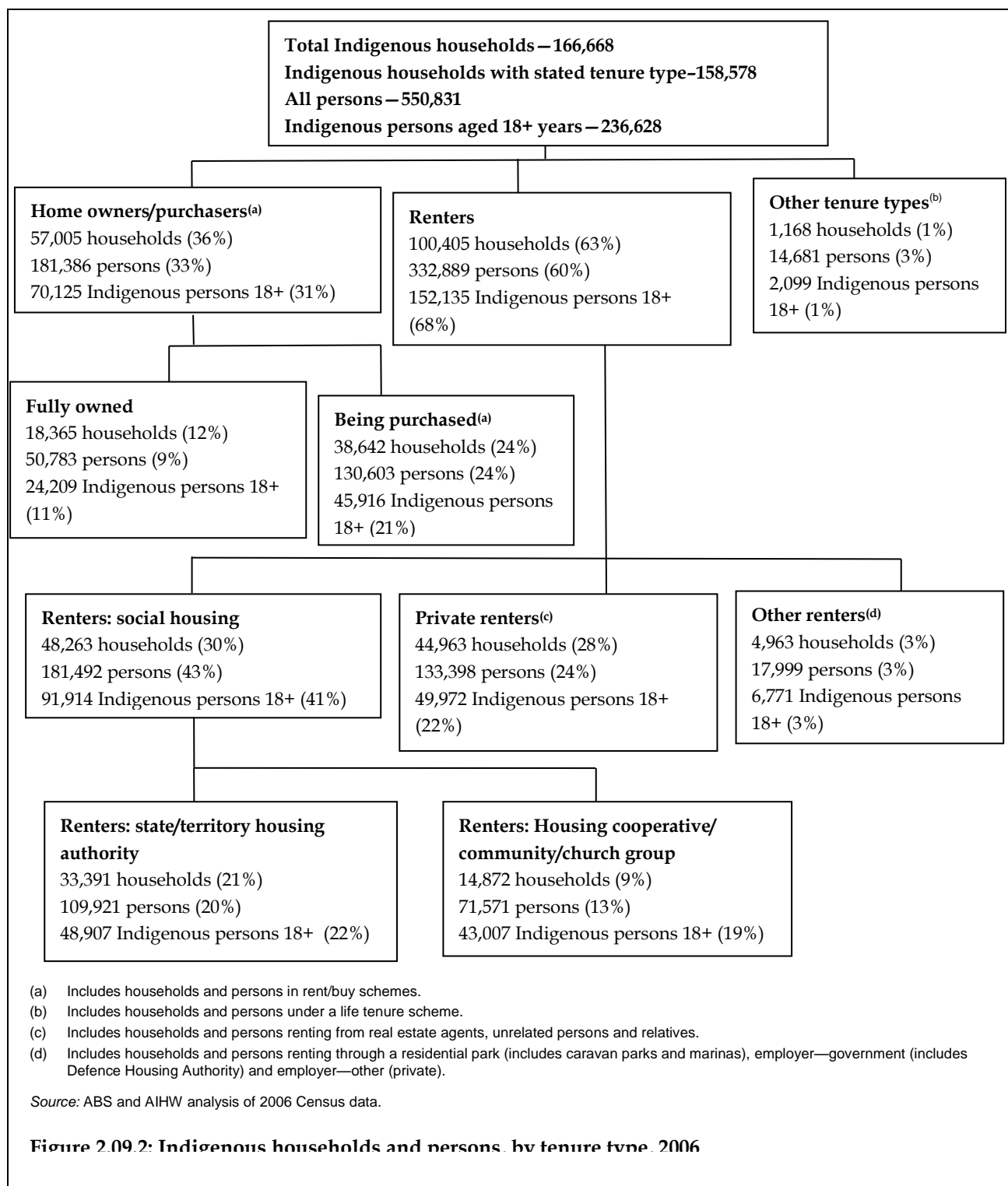


Table 2.09.8: Households and persons, by tenure type and Indigenous status, 2006

	Persons ^(a)				Households			
	Indigenous		Non-Indigenous		Indigenous ^(b)		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%
Home owners								
Fully owned	24,209	10.8	4,708,619	35.7	18,365	11.6	2,412,368	35.6
Being purchased	45,916	20.5	4,990,162	37.8	38,642	24.4	2,397,477	35.4
<i>Total home owners</i>	<i>70,125</i>	<i>31.3</i>	<i>9,698,781</i>	<i>73.5</i>	<i>57,005</i>	<i>35.9</i>	<i>4,809,842</i>	<i>71.0</i>
Renters								
State or territory housing authority	48,907	21.8	422,469	3.2	33,391	21.1	271,024	4.0
Housing cooperative/ community/church group	43,007	19.2	52,117	0.4	14,872	9.4	35,282	0.5
Private ^(c)	49,972	22.3	2,641,717	20.0	44,963	28.4	1,453,235	21.4
Other ^(d)	6,771	3.0	182,002	1.4	4,963	3.1	94,474	1.4
<i>Total renters^(e)</i>	<i>152,135</i>	<i>67.8</i>	<i>3,394,685</i>	<i>25.7</i>	<i>100,405</i>	<i>63.3</i>	<i>1,910,044</i>	<i>28.2</i>
Other tenure types ^(f)	2,099	0.9	98,090	0.7	1,168	0.7	58,914	0.9
Total stated	224,359	100.0	13,191,556	100.0	158,578	100.0	6,778,800	100.0
Tenure type not stated	12,269	5.2	304,791	2.3	8,090	4.9	198,624	2.8
Total^(g)	236,628	100.0	13,496,347	100.0	166,668	100.0	6,977,424	100.0

(a) Persons aged 18 years and over.

(b) A household with Indigenous person(s) is any household that had at least one person of any age as a resident at the time of the Census who identified as having Aboriginal and/or Torres Strait Islander origins.

(c) Includes dwellings being rented from a parent/other relative or other person.

(d) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), and not stated.

(e) Total includes rental type status not stated.

(f) Includes dwellings being purchased under a rent/buy scheme, being occupied rent-free, being occupied under a life tenure scheme, other tenure type not further defined.

(g) Includes not stated.

Source: ABS and AIHW analysis of 2006 Census data.

Tenure type by age

- Indigenous and non-Indigenous Australians aged 55 years and over were most likely to be home owners in 2006 (41% and 84% respectively) than those in the other age groups (Table 2.09.9).
- In 2006, the highest proportion of Indigenous renters were aged 18–24 years (74%), and the highest proportion of non-Indigenous renters were aged 25–34 years (41%).
- Across all age groups Indigenous Australians were more likely to be renting and less likely to be home owners than non-Indigenous Australians in 2006.

Table 2.09.9: Proportion of Indigenous and non-Indigenous persons^(a), by tenure type and age group, 2006

	18–24		25–34		35–44		45–54		55+		Total	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
Per cent												
Home owners												
Fully owned	7.2	21.9	5.1	12.8	7.2	17.2	13.4	33.0	28.3	67.6	10.8	35.7
Being purchased	17.9	36.9	20.0	45.7	25.1	55.7	24.7	47.2	13.0	16.6	20.5	37.8
<i>Total home owners</i>	<i>25.1</i>	<i>58.8</i>	<i>25.1</i>	<i>58.5</i>	<i>32.3</i>	<i>72.9</i>	<i>38.2</i>	<i>80.2</i>	<i>41.3</i>	<i>84.1</i>	<i>31.3</i>	<i>73.5</i>
Renters												
State or territory housing authority	20.9	3.2	21.4	2.4	22.2	2.9	21.6	3.2	23.5	3.9	21.8	3.2
Housing cooperative/ community/ church group	19.8	0.4	20.5	0.3	19.0	0.3	17.4	0.3	18.2	0.6	19.2	0.4
Private ^(b)	28.8	34.7	27.4	35.4	20.9	21.2	17.3	14.1	11.6	8.3	22.3	20.0
Other ^(c)	3.1	1.8	3.2	2.1	3.2	1.6	2.9	1.2	2.2	0.8	3.0	1.4
<i>Total renters^(d)</i>	<i>74.1</i>	<i>40.8</i>	<i>74.0</i>	<i>41.0</i>	<i>66.7</i>	<i>26.6</i>	<i>60.8</i>	<i>19.3</i>	<i>57.4</i>	<i>14.4</i>	<i>67.8</i>	<i>25.7</i>
Other tenure types ^(e)	0.7	0.4	0.9	0.4	1.0	0.4	1.0	0.4	1.2	1.4	0.9	0.7
Total stated	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Tenure type not stated	4.7	2.1	4.9	1.7	5.0	1.6	5.2	1.6	6.7	3.4	5.2	2.3
Total number^(f)	51,155	1,637,271	57,824	2,393,620	54,156	2,670,759	38,508	2,527,839	34,987	4,266,856	236,630	13,496,345

(a) Persons aged 18 years and over.

(b) Includes dwellings being rented from a real estate agent, parent/other relative or other person.

(c) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), and not stated.

(d) Total includes rental type status not stated.

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

(f) Includes tenure type not stated.

Source: ABS and AIHW analysis of 2006 Census data.

Tenure type by state/territory

- In 2006, the proportion of Indigenous persons aged 18 years and over who were home owners/purchasers was highest in Tasmania (57%) and the Australian Capital Territory (43%) (Table 2.09.10).
- In 2006, the Northern Territory had the lowest proportion of Indigenous households who were home owners (20%) and the highest proportion living in housing cooperative, community or church group housing (46%) (Table 2.09.10).
- South Australia (31%) and Western Australia (28%) had a relatively high proportion of households renting from the state housing authority, that is, those in public housing and SOMIH.

Table 2.09.10: Proportion of households and persons aged 18 years and over, by tenure type, Indigenous status and state/territory, 2006

	NSW		Vic		Qld		WA		SA		Tas		NT		ACT	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
Persons^(a)																
Home owners																
Fully owned	14.3	36.5	15.3	37.6	9.7	32.9	7.0	33.4	9.5	36.9	20.8	39.6	3.3	20.1	9.2	31.3
Being purchased ^(b)	23.0	35.9	27.9	38.9	19.3	37.4	19.2	41.3	22.4	38.6	35.8	36.9	7.2	39.2	33.4	40.9
<i>Total home owners</i>	<i>37.3</i>	<i>72.3</i>	<i>43.2</i>	<i>76.6</i>	<i>29.0</i>	<i>70.4</i>	<i>26.2</i>	<i>74.7</i>	<i>31.9</i>	<i>75.5</i>	<i>56.6</i>	<i>76.5</i>	<i>10.5</i>	<i>59.3</i>	<i>42.6</i>	<i>72.1</i>
Renters																
State or territory housing authority	23.1	3.6	21.3	2.4	20.2	2.5	29.9	2.8	32.7	5.2	16.2	4.4	10.6	5.8	26.7	6.2
Housing cooperative/ community/church group	7.9	0.4	3.4	0.3	16.5	0.4	21.7	0.3	13.8	0.8	1.0	0.5	68.3	0.9	3.1	0.3
Private renter ^(c)	26.8	21.2	27.7	18.6	27.3	23.2	15.8	18.5	16.6	15.3	22.1	15.6	5.8	21.6	24.8	19.1
Other landlord type ^(d)	2.4	1.1	2.1	0.9	4.3	2.0	3.5	2.0	2.8	1.4	2.2	1.4	2.1	10.1	1.3	1.4
<i>Total renters^(e)</i>	<i>62.0</i>	<i>27.0</i>	<i>55.8</i>	<i>22.8</i>	<i>70.0</i>	<i>28.9</i>	<i>72.5</i>	<i>24.4</i>	<i>67.4</i>	<i>23.4</i>	<i>42.7</i>	<i>22.8</i>	<i>88.3</i>	<i>39.9</i>	<i>56.7</i>	<i>27.4</i>
Other tenure type ^(f)	0.7	0.7	1.0	0.6	1.0	0.8	1.3	0.9	0.8	1.1	0.6	0.7	1.2	0.8	0.7	0.5
Total stated	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Tenure type not stated	4.4	2.3	6.0	2.4	4.7	2.1	6.7	2.1	6.3	2.3	2.8	2.3	6.5	2.2	1.8	1.4
Total number ('000)	71.3	4,454.5	16.2	3,449.3	64.7	2,596.5	29.9	1,293.8	13.6	1,065.3	9.1	324.1	29.5	87.1	2.1	224.4

(continued)

Table 2.09.10 (continued): Proportion of households and persons aged 18 years and over, by tenure type, Indigenous status and state/territory, 2006

	NSW		Vic		Qld		WA		SA		Tas		NT		ACT	
	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.	Indig.	Non-Indig.
Households																
Home owners																
Fully owned	13.8	36.4	14.0	37.5	10.2	33.2	8.2	32.9	9.9	36.2	18.6	39.9	4.9	18.8	8.9	30.7
Being purchased ^(b)	24.0	33.1	28.3	36.7	23.2	35.1	24.3	39.0	26.0	36.0	35.5	34.4	15.2	37.6	33.5	39.3
<i>Total home owners</i>	<i>37.8</i>	<i>69.5</i>	<i>42.3</i>	<i>74.1</i>	<i>33.4</i>	<i>68.3</i>	<i>32.5</i>	<i>72.0</i>	<i>35.9</i>	<i>72.2</i>	<i>54.1</i>	<i>74.3</i>	<i>20.0</i>	<i>56.4</i>	<i>42.4</i>	<i>70.0</i>
Renters																
State or territory housing authority	22.0	4.4	20.7	3.0	17.1	3.1	27.7	3.6	30.6	6.7	17.1	5.4	15.9	6.9	26.9	7.7
Housing cooperative/ community/church group	5.1	0.5	2.6	0.4	9.5	0.4	12.0	0.4	6.9	1.0	0.9	0.6	46.0	0.9	2.2	0.4
Private renter ^(c)	30.7	22.8	30.4	20.2	33.6	24.3	21.7	20.1	21.8	16.6	23.8	16.6	11.7	22.9	25.8	19.6
Other landlord type ^(d)	2.3	1.1	2.0	0.8	4.3	2.0	4.0	2.0	2.8	1.3	2.2	1.4	3.8	10.6	1.3	1.4
<i>Total renters^(e)</i>	<i>61.6</i>	<i>29.6</i>	<i>56.8</i>	<i>25.2</i>	<i>65.9</i>	<i>30.8</i>	<i>66.7</i>	<i>27.0</i>	<i>63.3</i>	<i>26.4</i>	<i>45.3</i>	<i>24.9</i>	<i>78.9</i>	<i>42.9</i>	<i>56.8</i>	<i>29.4</i>
Other tenure type ^(f)	0.6	0.9	0.9	0.7	0.7	0.9	0.9	1.1	0.8	1.3	0.6	0.8	1.1	0.7	0.7	0.5
Total stated	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Tenure type not stated	4.2	2.9	5.3	3.0	4.3	2.7	6.4	2.7	5.6	2.9	2.7	3.0	8.7	2.7	1.7	1.7
Total number ('000)	57.2	2,271.0	14.2	1,767.5	45.9	1,345.7	18.4	684.8	10.0	574.0	7.9	174.0	11.2	44.7	1.8	115.1

(a) Persons aged 18 years and over. Excludes visitors to private dwellings.

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

(c) Includes dwellings being rented from a real estate agent, parent/other relative or other person.

(d) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority) and employer—other employer (private).

(e) Total includes rental type status not stated.

(f) Includes dwellings occupied under a life tenure scheme.

Source: ABS and AIHW analysis of 2006 Census data.

Tenure type by remoteness

- In 2006, the proportion of Indigenous persons in the different tenure types varied by remoteness. Of the estimated 56,089 Indigenous persons aged 18 years and over in remote areas for whom tenure type was stated, 59% were renters of housing cooperative, community or church group housing, 17% were renters of state/territory housing, 5% were renters through private landlords and 11% were home owners. In comparison, among the estimated 167,548 Indigenous persons aged 18 years and over in non-remote areas for whom tenure type was stated, 6% were renters of housing cooperative, community or church group housing, 23% were renters of state/territory housing, 28% were renters through private landlords and over one-third (38%) were homeowners (Table 2.09.11).
- In 2006, the proportion of non-Indigenous persons in the different tenure types also varied by remoteness, but not as much as among Indigenous persons. Among non-Indigenous persons aged 18 years and over in remote areas for whom tenure type was stated, approximately 62% were home owners and 37% were renters. This compared with 74% and 26% respectively of non-Indigenous adults in non-remote areas (Table 2.09.11 and Figure 2.09.3).

Table 2.09.11: Households and persons, by tenure type, Indigenous status and remoteness, 2006

	Remote				Non-remote				Total			
	Indigenous		Non-Indigenous		Indigenous		Non-Indigenous		Indigenous		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Persons^(a)												
Home owners												
Fully owned	2,905	5.2	74,085	35.2	21,188	12.6	4,624,346	35.7	24,209	10.8	4,708,619	35.7
Being purchased	3,232	5.8	55,641	26.4	42,589	25.4	4,929,751	38.0	45,916	20.5	4,990,162	37.8
<i>Total home owners</i>	<i>6,137</i>	<i>10.9</i>	<i>129,726</i>	<i>61.6</i>	<i>63,777</i>	<i>38.1</i>	<i>9,554,097</i>	<i>73.7</i>	<i>70,125</i>	<i>31.3</i>	<i>9,698,781</i>	<i>73.5</i>
Renters												
State or territory housing authority	9,434	16.8	9,080	4.3	39,233	23.4	411,809	3.2	48,907	21.8	422,469	3.2
Housing cooperative/community/church group	33,090	59.0	2,173	1.0	9,882	5.9	49,730	0.4	43,007	19.2	52,117	0.4
Private ^(b)	2,916	5.2	29,658	14.1	46,884	28.0	2,606,561	20.1	49,972	22.3	2,641,717	20.0
Other ^(c)	2,386	4.3	29,586	14.0	4,354	2.6	151,324	1.2	6,771	3.0	182,002	1.4
<i>Total renters^(d)</i>	<i>48,964</i>	<i>87.3</i>	<i>77,441</i>	<i>36.8</i>	<i>102,683</i>	<i>61.3</i>	<i>3,308,283</i>	<i>25.5</i>	<i>152,135</i>	<i>67.8</i>	<i>3,394,685</i>	<i>25.7</i>
Other tenure types ^(e)	988	1.8	3,415	1.6	1,088	0.6	94,167	0.7	2,099	0.9	98,090	0.7
Total stated	56,089	100.0	210,582	100.0	167,548	100.0	12,956,547	100.0	224,359	100.0	13,191,556	100.0
Tenure type not stated	3,596	6.0	5,936	2.7	8,579	4.9	297,599	2.2	12,269	5.2	304,791	2.3
Total^(f)	59,685	100.0	216,518	100.0	176,127	100.0	13,254,146	100.0	236,628	100.0	13,496,347	100.0

(continued)

Table 2.09.11 (continued): Households and persons, by tenure type, Indigenous status and remoteness, 2006

	Remote				Non-remote				Total			
	Indigenous		Non-Indigenous		Indigenous		Non-Indigenous		Indigenous		Non-Indigenous	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Households^(g)												
Home owners												
Fully owned	1,804	8.0	39,461	35.3	16,555	12.2	2,372,911	35.6	18,365	11.6	2,412,368	35.6
Being purchased	2,222	9.8	27,345	24.4	36,415	26.8	2,370,129	35.6	38,642	24.4	2,397,477	35.4
<i>Total home owners</i>	<i>4,028</i>	<i>17.8</i>	<i>66,807</i>	<i>59.7</i>	<i>52,973</i>	<i>39.0</i>	<i>4,743,036</i>	<i>71.1</i>	<i>57,005</i>	<i>35.9</i>	<i>4,809,842</i>	<i>71.0</i>
Renters												
State or territory housing authority	4,460	19.7	5,558	5.0	28,939	21.3	265,471	4.0	33,391	21.1	271,024	4.0
Housing cooperative/community/church group	9,758	43.0	1,183	1.1	5,118	3.8	34,098	0.5	14,872	9.4	35,282	0.5
Private ^(b)	1,987	8.8	16,268	14.5	42,971	31.6	1,436,964	21.6	44,963	28.4	1,453,235	21.4
Other ^(c)	1,560	6.9	16,330	14.6	3,402	2.5	78,145	1.2	4,963	3.1	94,474	1.4
<i>Total renters^(d)</i>	<i>18,292</i>	<i>80.7</i>	<i>43,339</i>	<i>38.7</i>	<i>82,110</i>	<i>60.4</i>	<i>1,866,707</i>	<i>28.0</i>	<i>100,405</i>	<i>63.3</i>	<i>1,910,044</i>	<i>28.2</i>
Other tenure types ^(e)	360	1.6	1,777	1.6	811	0.6	57,136	0.9	1,168	0.7	58,914	0.9
Total stated	22,680	100.0	111,923	100.0	135,894	100.0	6,666,879	100.0	158,578	100.0	6,778,800	100.0
Tenure type not stated	1,657	6.8	4,002	3.5	6,433	4.5	194,622	2.8	8,090	4.9	198,624	2.8
Total^(f)	24,337	100.0	115,925	100.0	142,327	100.0	6,861,501	100.0	166,668	100.0	6,977,424	100.0

(a) Persons aged 18 years and over.

(b) Includes dwellings being rented from a real estate agent, parent/other relative or other person.

(c) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), and not stated.

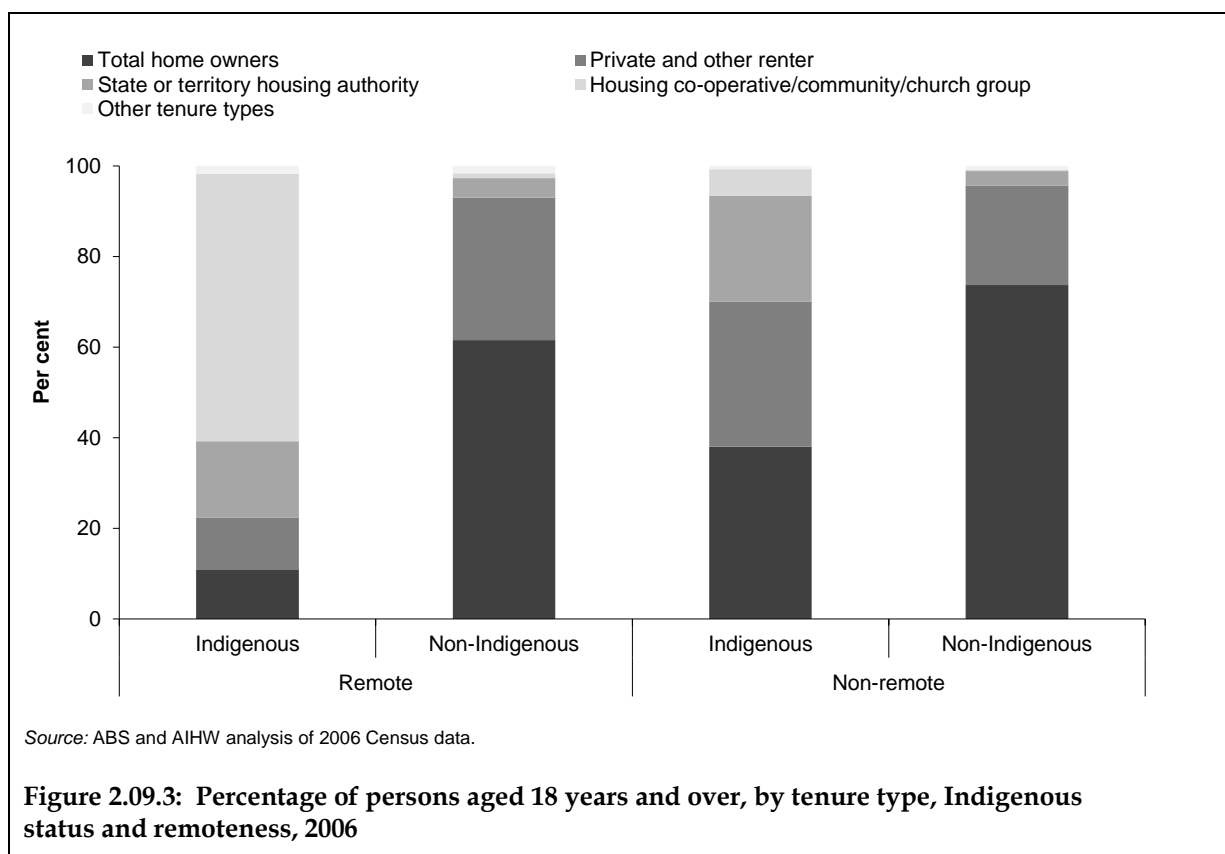
(d) Total includes rental type status not stated.

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

(f) Includes tenure type not stated.

(g) A household with Indigenous person(s) is any household that had at least one person of any age as a resident at the time of the Census who identified as having Aboriginal and/or Torres Strait Islander origins.

Source: ABS and AIHW analysis of 2006 Census data.



Time series

- Between 1996 and 2006, there was a decrease in the proportion of Indigenous households and Indigenous persons aged 18 years and over who were home owners without a mortgage, but an increase in the proportion of Indigenous households who were purchasing their homes.
- Over the same period, there was a slight decrease in the proportion of Indigenous households and Indigenous persons who were renters (Table 2.09.12).

Table 2.09.12: Indigenous households and persons, by tenure type, 1996, 2001 and 2006

	1996		2001		2006	
	Number	%	Number	%	Number	%
Persons^(a)						
Home owners						
Owned without a mortgage	19,757	12.6	24,019	11.8	24,212	10.3
Being purchased	22,729	14.5	32,940	16.2	44,545	19.0
<i>Total home owners</i>	<i>42,486</i>	<i>27.0</i>	<i>56,959</i>	<i>28.1</i>	<i>68,757</i>	<i>29.3</i>
Renters						
Private	34,543	22.0	44,721	22.0	49,307	21.0
State or territory housing authority	36,920	23.5	42,645	21.0	48,751	20.8
Housing cooperative/ community/church group	27,098	17.2	44,834	22.1	41,723	17.8
<i>Total renters^(b)</i>	<i>112,872</i>	<i>71.8</i>	<i>142,542</i>	<i>70.3</i>	<i>153,509</i>	<i>65.4</i>
Other tenure type ^(c)	1,802	1.1	3,346	1.6	12,636	5.4
Total stated	157,160	100.0	202,847	100.0	234,902	100.0
Tenure type not stated	11,863	7.0	7,152	3.4	1,727	0.7
Total	169,023	100.0	209,999	100.0	236,629	100.0
Households						
Home owners						
Owned without a mortgage	15,016	13.3	18,184	13.0	18,364	11.6
Being purchased	20,711	18.3	28,035	20.0	37,663	23.8
<i>Total home owners</i>	<i>35,727</i>	<i>31.6</i>	<i>46,219</i>	<i>33.0</i>	<i>56,027</i>	<i>35.3</i>
Renters						
Private	31,943	28.3	39,601	28.3	44,406	28.0
State or territory housing authority	26,869	23.8	29,517	21.1	33,294	21.0
Housing cooperative/ community/church group	10,576	9.4	15,733	11.2	14,458	9.1
<i>Total renters^(b)</i>	<i>76,202</i>	<i>67.4</i>	<i>91,878</i>	<i>65.6</i>	<i>101,387</i>	<i>63.9</i>
Other tenure type ^(c)	1,075	1.0	1,892	1.4	1,164	0.7
Total stated	113,004	100.0	139,989	100.0	158,578	100.0
Tenure type not stated	5,135	4.3	4,743	3.3	8,092	4.9
Total	118,140	100.0	144,731	100.0	166,670	100.0

(a) Persons aged 18 years and over.

(b) Includes dwellings being rented through a residential park (includes caravan parks and marinas), employer—government (includes Defence Housing Authority), employer—other employer (private), rent/buy schemes, rent-free dwellings and landlord type not stated.

(c) Includes dwellings occupied under a life tenure scheme.

Note: The figures for 2006 in this table differ slightly from those in the other tables in this measure which use 2006 Census data. This is because the categories of tenure type used in this table have been altered from those in other tables to enable consistency across the three Census years.

Source: ABS and AIHW analysis of 2006 Census data.

Additional information

The Supported Accommodation Assistance Program (SAAP) is part of Australia's overall response to homelessness. The SAAP funds non-government, community or local government agencies that provide accommodation and support services to a range of groups – single men, single women, young people, families, women and children escaping domestic violence, or a combination of client groups (AIHW 2008).

- In 2006–07 it was estimated that 187,900 people who were homeless or at risk of becoming homeless received some form of assistance from SAAP.
- Indigenous people were over-represented as SAAP clients relative to their population size: 2% of Australians aged 10 years and over were estimated to be Aboriginal and/or Torres Strait Islander at 30 June 2006, but they made up 18% of all SAAP clients in 2006–07. The rate of service use was particularly high for accompanying Aboriginal and Torres Strait Islander children (1 in 13) compared with all children (1 in 71).

Data quality issues

National Aboriginal and Torres Strait Islander Health Survey (NATSIHS)

The NATSIHS uses the standard Indigenous status question. The NATSIHS sample was specifically designed to select a representative sample of Aboriginal and Torres Strait Islander Australians. It therefore overcomes the problem inherent in most national surveys with small and unrepresentative Indigenous samples. As with other surveys, the NATSIHS is subject to sampling and non-sampling errors. Calculations of standard errors and significance testing help to identify the accuracy of the estimates and differences.

Information recorded in this survey is essentially 'as reported' by respondents. The ABS makes every effort to collect accurate information from respondents, particularly through careful questionnaire design, pre-testing of questionnaires, use of trained interviewers and assistance from Indigenous facilitators. Nevertheless, some responses may be affected by imperfect recall or individual interpretation of survey questions.

Non-Indigenous comparisons are available through the National Health Survey (NHS). The NHS was conducted in *Major cities, Inner and outer regional areas and Remote and very remote areas*, but *Very remote areas* were excluded from the sample. Time series comparisons are available through the 1995 and 2001 NHS.

In *Remote and very remote* communities there were some modifications to the NATSIHS content in order to accommodate language and cultural appropriateness in traditional communities and help respondents understand the concepts. Some questions were excluded and some reworded. Also, paper forms were used in communities in remote areas and computer-assisted interview (CAI) instruments were used in non-remote areas. The CAI process included built-in edit checks and sequencing.

Further information on NATSIHS data quality issues can be found in the NATSIHS 2004-05 publication (ABS 2006).

National Aboriginal and Torres Strait Islander Social Survey (NATSISS)

The NATSISS is conducted in all states and territories and includes remote and non-remote areas. The 2008 sample was 13,300 persons in 6,900 households, with a response rate of 82% of households. Up to three randomly selected Indigenous people were chosen from selected households to participate in the survey. Trained ABS interviewers conducted the survey using face-to-face interviews. In non-remote areas interviewers used a notebook computer to record responses, while in remote areas a paper questionnaire was used. Interviewers obtained the consent of a parent or guardian before interviewing those aged 15 to 17 years. Indigenous persons usually resident in non-private dwellings such as hotels, motels, hostels, hospitals, short-stay caravan parks, prisons and other correctional facilities were excluded.

The NATSISS uses the standard Indigenous status question. The NATSISS sample was specifically designed to select a representative sample of Aboriginal and Torres Strait Islander Australians.

As with other surveys, the NATSISS is subject to sampling and non-sampling errors. Care has been taken to ensure that the results of this survey are as accurate as possible. Trained ABS officers conducted all interviews. However, some factors may affect the reliability of the data.

Information recorded in this survey is 'as reported' by respondents, and therefore may differ from information available from other sources or collected using different methodologies.

Data on health-related indicators have been age-standardised to the 2001 total Australian population to account for differences in the age structures of the states and territories and the Indigenous and non-Indigenous population.

Time series comparisons for the 2008 survey are available through the 1994 National Aboriginal and Torres Strait Islander Survey and the 2002 NATSISS. However not all data elements align across the three (1994, 2001 and 2008) NATSISS surveys, hence care is required when reviewing results across the three surveys. There are no strictly comparable non-Indigenous results available for the 2008 NATSISS because the latest General Social Survey (which has been used in the past to compare with Indigenous results from the NATSISS) was run in 2006, with the next being run in 2010. Data from other ABS surveys run in 2008 may, however, be used to obtain rough non-Indigenous comparisons for some data items. Where possible, the ABS has provided recommendations for non-Indigenous data comparisons and these have been adopted in this report.

The 2008 NATSISS has a relatively large level of under-coverage when compared to other ABS surveys. There was also an increase in under-coverage compared to previous ABS Indigenous surveys. For example, the estimated under-coverage in the 2004-05 National Aboriginal and Torres Strait Islander Health Survey (NATSIHS) was 42%. The overall under-coverage rate for the 2008 NATSISS is approximately 53% of the in-scope population at the national level. This rate varies across the states and territories (ABS 2010).

Further information on NATSISS data quality issues can be found in the *National Aboriginal and Torres Strait Islander Social Survey: Users' guide 2008* (ABS 2010).

Census of Population and Housing

The Census uses the National health data dictionary standard Indigenous status question and it is asked for each household member. Measures that are drawn from Census data are subject to broad data concerns relating to the unexplainable growth in the Aboriginal and Torres Strait Islander population since the 1991 Census, and the limitations of self-identification. Other Census data issues relate to the accuracy of the Census count itself; for example, whether people are counted more than once, or are undercounted (ABS 1996).

For the 2002 NATSISS, it was estimated that there were 165,700 Indigenous households compared with 144,700 enumerated in the 2001 Census. Although the Census data are adjusted for undercounts at the person level to arrive at the estimated resident population, no such adjustment is done at the household level. This affects the accuracy of the person counts at the household level to provide adjusted household estimates.

Housing tenure data

It is likely that the Census data understate the number of households and residents in community rental housing. The Community Housing and Infrastructure Needs Survey counted 21,854 permanent dwellings managed by Indigenous Housing Organisations, of which 20,407 were occupied. The Census data for the same period found 14,879 households with Indigenous residents in community rental housing. It is likely that some households with Indigenous residents have recorded a state/territory housing authority or private owner as their landlord on the Census when they were actually renting community housing (SCRGSP 2003).

List of symbols used in tables

n.a.	not available
–	rounded to zero (including null cells)
0	zero
..	not applicable
n.e.c.	not elsewhere classified
n.f.d.	not further defined
n.p.	not available for publication but included in totals where applicable, unless otherwise indicated

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