

# **Community housing data collection 2005–06**

**Results for the trial collection of unit record level  
dwelling and organisation administrative data**

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dwelling and organisation administrative data**

**April 2007**

Australian Institute of Health and Welfare  
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The authors would also like to acknowledge the vital role played by the data providers. This report could not have been produced without the efforts and cooperation of those individuals in each state and territory who not only prepared their own jurisdiction's data but also responded to queries from the AIHW Housing Assistance Unit.

Members of the Housing Assistance Unit who processed the data and prepared this report were Sonia Marcolin and Melinda Petrie.

# Summary of recommendations from the trial collection

This paper reports on the issues arising and findings from the CSHA community housing trial collection of unit record level dwelling and organisation administrative data for the year 2005–06. This is the third consecutive year in which the trial collection has been conducted and has been done so under the guidance of the National Housing Data Agreement Management Group (NHDAMG) and the former National Housing Data Development Committee (NHDDC).

The trial collection was initially undertaken to identify the potential use of unit record data for CSHA reporting and to produce other national data. Improvements in the quality and consistency of administrative data have been visible over the three year trial collection period. Administrative data is now being used by a number of jurisdictions for the national reporting of the total number of community housing organisations and dwellings, dwellings across Australian Standard Geographical Classification remoteness categories and for the calculation of survey response rates. In addition, the administrative data for five jurisdictions will be used for the 2007 National Social Housing Survey (NSHS) sampling process.

This collection is still viewed as a trial as not all jurisdictions participate and of those participating several cannot provide the full range of information requested.

In February 2007, the National Committee for Housing Information (NCHI) agreed out of session to the following twelve recommendations.

## Recommendations

### General

#### 1. The NCHI:

- agrees to support work to improve the comparability of the unit record level dwelling and organisation administrative data where practicable
- agrees that for the 2007–08 NHDA work program all jurisdictions provide unit record level dwelling and organisation administration data for 2006–07 using data extraction plans and analysis to address areas of inconsistency in the data as outlined below.

### Consistency of recording within jurisdictions

During the analysis of the data supplied by jurisdictions a number of inconsistencies in the ways in which data were recorded for some variables were identified. For example, when recording the name of an organisation or dwelling type, there were often multiple ways in which these variables were recorded. In addition, there were several organisations that were assigned multiple postcodes. Improving the consistency of information will enhance data quality and reporting for both the AIHW and jurisdictions.

- 2. The AIHW agrees to provide jurisdictions with instances of inconsistent recording to enable updates to be made.**
- 3. Each jurisdiction agrees to develop strategies to ensure consistency in recording of variables.**
- 4. The AIHW agrees to develop a set of edit checks for use by jurisdictions to accompany the extractions plans for the 2006–07 data collection.**
- 5. All jurisdictions agree to undertake a series of edit checks provided by the AIHW before submitting data.**

## **Using data to continue development of national standards to improve the value of data**

Appendix A of this report outlines the different ways that jurisdictions classify their administrative data for four of the key variables (organisation type, community housing program, dwelling type and target group) and maps them across jurisdictions and with the National Housing Assistance Data Dictionary Version 3 (NHADD) data items where applicable. The use of this mapping was agreed following the 2004–05 data collection and has allowed the analysis of data provided for the 2005–06 data collection to be consistent and comparable across jurisdictions.

- 6. To assist in the analysis and mapping of the Dwelling type variable for those jurisdictions who do not use the NHADD data item Dwelling structure, jurisdictions should provide a description of their codes with the data.**
- 7. The mapping in Appendix A should continue to be used for future analysis of data provided by jurisdictions for the unit record level dwelling and organisation administrative data collection.**

## **Dwellings versus Tenancy rental units**

It is vital that each record supplied is referring to the same concept across jurisdictions if cross-state comparisons are to be made. Inconsistencies in recording may mean that even basic comparisons of the number of dwellings across jurisdictions are meaningless.

- 8. Apart from boarding/rooming/lodging houses and hostels, each jurisdiction should adopt the national definition for dwelling in their administration data and that each record refers to a single dwelling. A dwelling refers to a structure or discrete space within a structure intended for people to live in or where a person or group of people live.**

In the case of boarding/rooming/lodging houses and hostels, however, each record should refer to a tenancy rental unit. A tenancy rental unit is a unit of accommodation (either a dwelling or part of a dwelling) to which a rental agreement can be made and is a way of counting the number of distinct rentable units that a dwelling structure can contain. Due to the large number of bedrooms and tenancy rental units attached to



**boarding/rooming/lodging houses and hostels, counting tenancy rental units for these dwellings provides a better indication of the size and capacity of community housing.**

## **Organisation and dwelling identifiers**

Following the first community housing 2003–04 trial collection of unit record level administrative data, it was recommended that each jurisdiction supply both organisation and dwelling identifiers (AIHW 2005). This allows the identification of unique organisations and dwellings. In subsequent trial collections there has been an improvement in the supply of both organisation and dwelling identifiers by most jurisdictions.

It is particularly important that each individual organisation is given a unique identification number so that the final count of the total number of organisations in each jurisdiction is accurate and consistent with the number reported in the CSHA community housing national data collection report.

**9. All jurisdictions agree to supply a unique organisation identifier and a unique dwelling identifier for each record.**

**10. The AIHW agrees to include inconsistent recording of unique identifiers in the edit checks accompanying the extractions plans for the 2006–07 data collection.**

## **Use of administrative data for national reporting**

The current manual for the community housing data collection recommends use of administrative data for the count of community housing organisations. For the 2005–06 data collection five jurisdictions used administrative data to report the count of community housing organisations. In addition, five jurisdictions used their administrative data to report the count of community housing organisation by type.

**11. It is recommended that data supplied for the community housing 2006–07 trial collection of unit record level dwelling and organisation administrative data is used by all jurisdictions for national reporting of the count of community housing organisations and where possible for the count of community housing organisations by type.**

**12. It is recommended that further investigation of the use of administrative data for national reporting be undertaken as part of national data development work.**

# 1 Introduction

The main purpose of the 2005–06 trial collection was to:

- identify the potential use of unit record level data for CSHA reporting purposes and for other purposes, such as the sampling process for the National Social Housing Survey
- identify the current data quality for key variables relating to dwelling and organisation descriptors
- provide the starting point for further development of classifications of dwellings and organisations.

As was agreed at the National Housing Data Development Committee teleconference in March 2005, data for this trial collection were requested from all jurisdictions. Jurisdictions were requested to provide details of the unit record level dwelling and organisation administrative data held in information systems that may be useful for CSHA reporting purposes. Data were received from all jurisdictions except the Australian Capital Territory which was unable to supply data due to data quality issues.

This report begins by outlining key variables provided by each jurisdiction which were considered useful for CSHA reporting and highlights issues relating to this data. It also provides a summary of results for each jurisdiction and a comparison across jurisdictions in order to demonstrate the potential for future community housing reporting using unit record level dwelling and organisation administrative data. Finally, this report aims to highlight areas for future data development and makes recommendations to assist in improving the quality of community housing data. This report, including the recommendations, was endorsed (out of session) by the NCHI in February 2007.

## 2 Summary of data across jurisdictions

All jurisdictions except the Australian Capital Territory participated in the 2005–06 trial collection of unit record level dwelling and organisation administrative data. The summary of results in this section describe the seven participating jurisdictions and includes data from 2004–05 and 2005–06 trial collections. Differences reported between the two trial collections for the number of community housing organisations and dwellings are due to a range of factors, for example the amalgamation of organisations, changes in the number of eligible organisations and data quality issues.

### Organisations

Of the seven jurisdictions providing unit record administration data for 2005–06, Queensland had the greatest number of CSHA funded community housing organisations, with 331 organisations managing dwellings within this state. This was more than 100 organisations greater than the next largest jurisdiction NSW, with 225 community housing organisations managing dwellings during the 2005–06 period (Figure 2.1). This was followed by Western Australia (191 organisations), Victoria (182 organisations) and South Australia (119 organisations).

Forty-seven community housing organisations were in operation in Tasmania over the 2005–06 period and 20 community housing organisations in the Northern Territory.

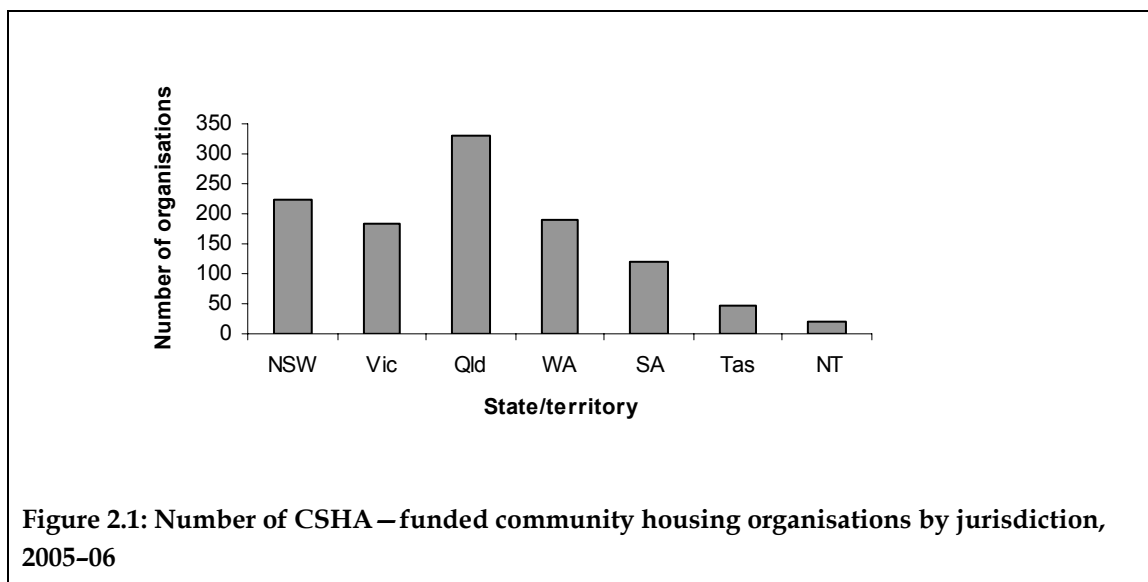
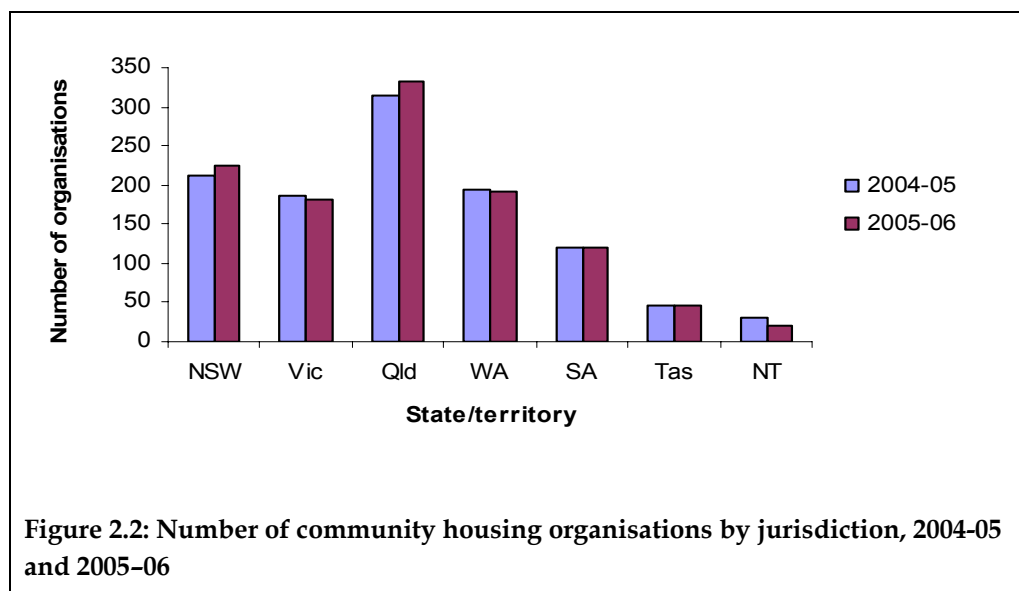


Figure 2.2 compares the number of CSHA funded community housing organisations within each jurisdiction for 2004–05 and 2005–06. At a national level, there were a total of 1,099 CSHA funded community housing organisations in 2004–05 and a total of 1,115 in 2005–06, representing an overall increase of approximately 1% (an increase of 16 organisations).

The Northern Territory showed the largest proportional decrease in the number of community housing organisations, with 33% less organisations in 2005–06 (20 organisations compared to 30 organisations in 2004–05). The number of organisations also decreased in Victoria, Western Australia and South Australia, with a proportional decrease of 2.2% in Victoria and 1% in both Western Australia and South Australia.

Conversely, the number of CSHA funded community housing organisations in New South Wales, Queensland and Tasmania increased in 2005–06. New South Wales showed the largest proportional increase, with 7% more organisations in 2005–06 (225 organisations compared to 211 organisations in 2004–05). This was closely followed by Queensland, with an increase of 6% in the number of organisations in 2005–06. There was one additional community housing organisation in Tasmania funded under the CSHA in 2005–06 (representing a proportional increase of 2%).



In all jurisdictions over the 2005–06 period, community housing organisations managing less than 20 dwellings were the most common, ranging from 100% of organisations in the Northern Territory to 60% in South Australia (Table 2.1). Community housing organisations managing 20–49 dwellings were the next most frequently observed size in all jurisdictions (excluding the Northern Territory and New South Wales), ranging from 27% of organisations in South Australia to 9% of organisations in Tasmania.

Community housing organisations managing 100 or more dwellings were less common than smaller organisations in all jurisdictions. The proportion of organisations managing 100 or more dwellings ranged from zero in the Northern Territory to 11% in New South Wales.

**Table 2.1: Percentage of community housing organisations by organisation size in each jurisdiction, 2005–06**

Organisation size	NSW	Vic	Qld	WA	SA	Tas	NT	Australia
200 or more dwellings	8.9	1.6	0.3	1.6	4.2	0.0	0.0	2.9
100–199 dwellings	2.2	2.7	3.3	1.0	5.9	2.1	0.0	2.8
50–99 dwellings	3.1	4.4	3.0	4.7	3.4	0.0	0.0	3.4
20–49 dwellings	8.0	19.8	10.6	16.2	26.9	8.5	0.0	14.0
Less than 20 dwellings	77.8	71.4	82.8	76.4	59.7	89.4	100.0	77.0
<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>100.0</i>	<i>100.0</i>
<b>Total organisations</b>	<b>225</b>	<b>182</b>	<b>331</b>	<b>191</b>	<b>119</b>	<b>47</b>	<b>20</b>	<b>1,115</b>

Note: Percentages may not add to 100 due to rounding.

Figure 2.3 outlines the average number of dwellings managed per organisation in each jurisdiction. New South Wales, the jurisdiction with the largest organisations, averaged 56 dwellings per organisation, followed by South Australia which averaged 37 dwellings per organisation. Victoria and Western Australia averaged 26 and 20 dwellings per organisation respectively. This was followed by Queensland, the jurisdiction with the largest number of community housing organisations, which averaged 16 dwellings per organisation. The two smaller jurisdictions contained organisations smaller in size, with organisations in Tasmania averaging 10 dwellings per organisation and those in the Northern Territory averaging 4 dwellings per organisation.

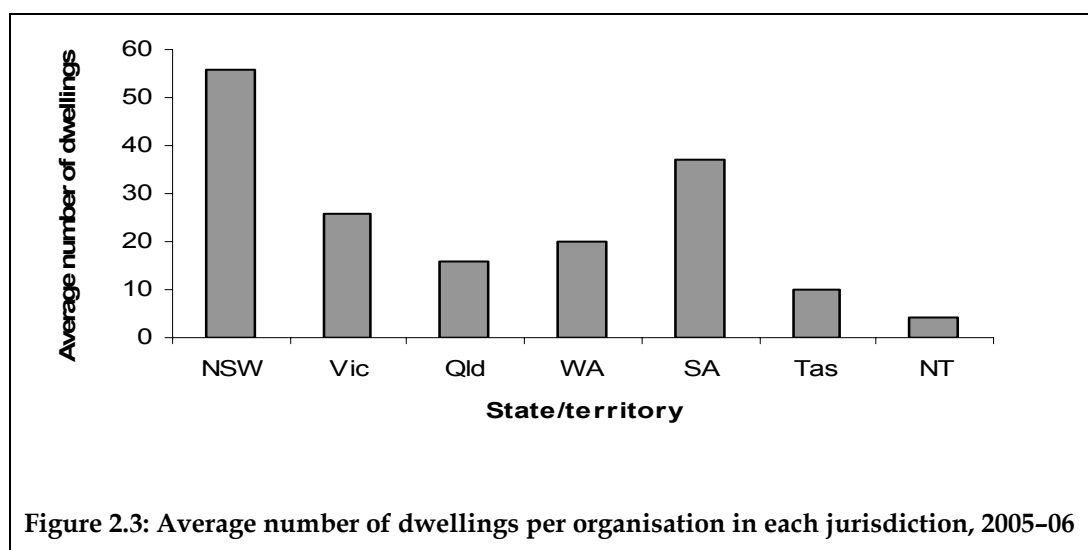
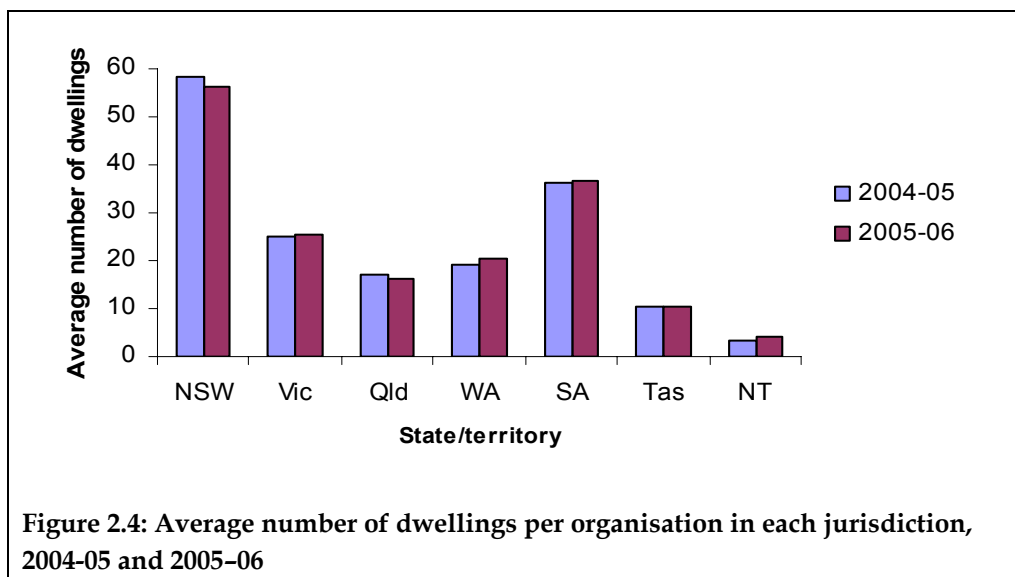


Figure 2.4 compares the average number of dwellings managed per organisation in each jurisdiction in 2004–05 and 2005–06. At a national level, the average number of community housing dwellings per organisation remained unchanged from 2004–05 to 2005–06, with an average of 28 dwellings per organisation in both 2004–05 and 2005–06.

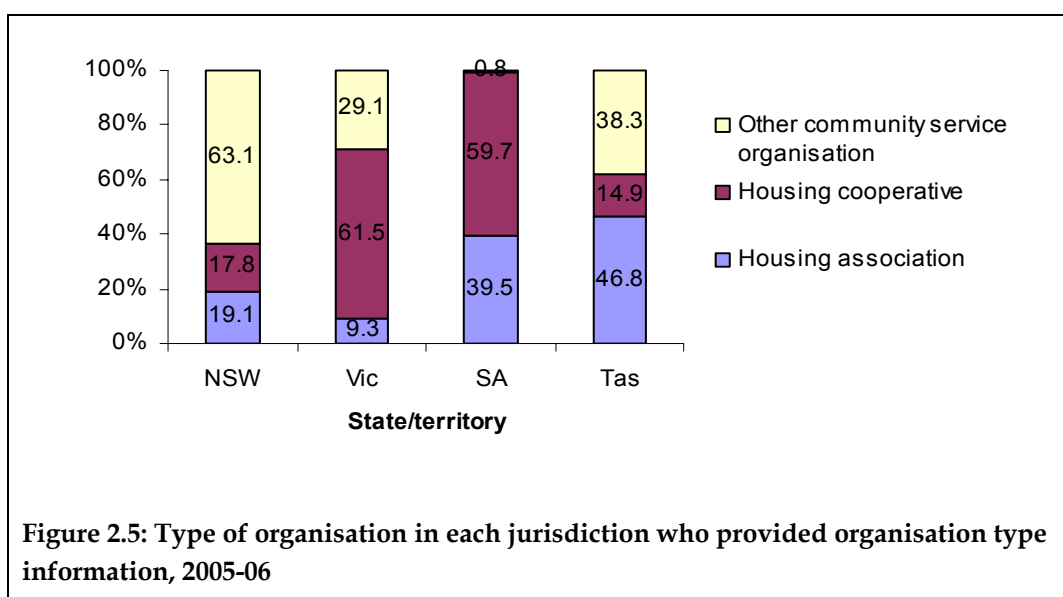
The number of dwellings managed per organisation decreased in both New South Wales and Queensland (a decrease of two and one dwelling per organisation respectively). The average number of dwellings managed per organisation in Tasmania did not change from 2004–05 to 2005–06, with an average of 10 dwellings per organisation for both 2004–05 and 2005–06. All other jurisdictions increased by one dwelling per organisation.



Four jurisdictions provided information about the type of CSHA funded community housing organisation. Figure 2.5 outlines the types of organisations managed in each of these jurisdictions (Queensland, Western Australia and the Northern Territory were unable to provide administrative information about the type of organisation).

The majority of organisations in both Victoria and South Australia were Housing cooperatives (62% and 60% respectively). Twenty-nine percent of organisations in Victoria were classified as ‘other’ and the remaining 9% were Housing associations. Forty percent of organisations in South Australia were Housing associations and the remaining 1% were classified as ‘other’.

The majority of organisations in New South Wales were classified as ‘other’ (63%), followed by Housing associations (19%) and Housing cooperatives (18%), whereas the majority of organisations in Tasmania were Housing associations (47%). This was followed by ‘other’ (38%) and Housing cooperatives (15%).



Note: Inclusions in these categories differ across jurisdictions. See Table A1 for details.

Table 2.2 outlines the number of organisations by ASGC remoteness for the four jurisdictions that were able to provide postcode details for community housing organisations. The majority

of organisations in both Victoria and South Australia were located in major cities, with 65% of organisations in Victoria and 78% of organisations in South Australia located in these areas. In Victoria, there was also a large proportion of organisations located in inner regional areas (30% of organisations), with another 4% of organisations in outer regional areas and one organisation in remote Victoria.

The distribution of organisations in South Australia was similar, with 12% of organisations located in inner regional areas, 7% in outer regional areas, three organisations in remote areas and one in very remote South Australia.

Queensland had the highest percentages of its organisations in outer regional areas (30%) and in remote areas (21%) and a lower percentage in major cities (30%) than South Australia (78%) and Victoria (65%).

The majority (57%) of organisations in Tasmania were located in inner regional areas. Forty percent of organisations in this jurisdiction were located in outer regional areas and one organisation was located in remote Tasmania.

**Table 2.2: Number of community housing organisations by ASGC remoteness in each jurisdiction, 2005–06**

<b>ASGC Remoteness</b>	<b>Vic</b>	<b>Qld</b>	<b>SA</b>	<b>Tas<sup>(a)</sup></b>
Major cities	117	85	93	0
Inner regional	55	56	14	27
Outer regional	8	85	8	19
Remote	1	25	3	1
Very remote	0	35	1	0
<b>Total providers</b>	<b>181<sup>(b)</sup></b>	<b>286<sup>(c)</sup></b>	<b>119</b>	<b>47</b>

(a) There are no major cities or very remote areas located in Tasmania (as Hobart is classified as inner regional).

(b) Excludes one organisation with missing postcode information

(c) Excludes 45 organisations with missing postcode information.

## Dwellings

New South Wales had the greatest number of community housing dwellings during the 2005–06 period (12,680 dwellings) (Figure 2.6). Despite having the second largest number of community housing organisations, New South Wales had more than double the number of dwellings than Queensland and approximately three times the number of dwellings in Victoria, South Australia and Western Australia.

There were 5,442 community housing dwellings located in Queensland, although this jurisdiction had by far the greatest number of community housing organisations (331 organisations). This was followed by Victoria (4,645 dwellings), South Australia (4,369 dwellings) and Western Australia (3,871 dwellings).

The two jurisdictions with the least number of community housing organisations also had the least number of dwellings, with 490 dwellings located in Tasmania and 87 dwellings located in the Northern Territory.

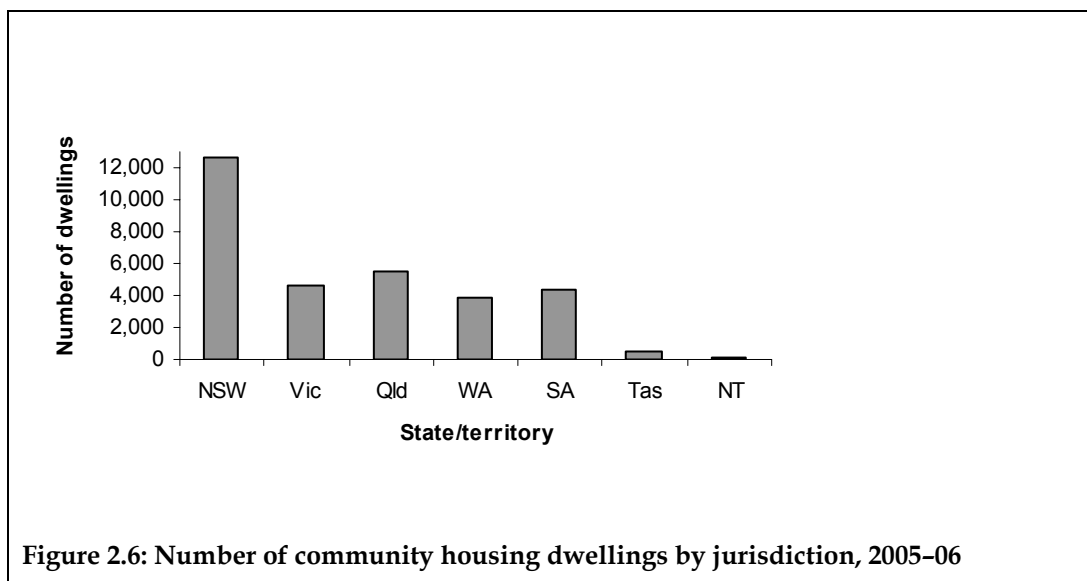


Figure 2.6: Number of community housing dwellings by jurisdiction, 2005-06

When comparing the number of community housing dwellings by jurisdiction from 2004-05 to 2005-06, nationally there were a total of 30,927 community housing dwellings in 2004-05 and a total of 31,584 dwellings in 2005-06, representing an overall increase of 657 dwellings (or approximately 2%).

New South Wales had the largest increase in the number of dwellings, with an increase of 375 dwellings (12,305 dwellings in 2004-05 to 12,680 dwellings in 2005-06 – an increase of 3%) (Figure 2.7). Western Australia recorded an increase of 186 dwellings (3,685 dwellings in 2004-05 to 3,871 dwellings in 2005-06 – an increase of 5%). The number of dwellings in Queensland, South Australia and Tasmania also increased in 2005-06, with a increases of 74 dwellings, 23 dwellings and 16 dwellings respectively.

Conversely, there was a decrease in the number of community housing dwellings in both Victoria and the Northern Territory, with ten fewer dwellings in Victoria (4,655 dwellings in 2004-05 to 4,645 dwellings in 2005-06) and seven fewer dwellings in the Northern Territory (94 dwellings in 2004-05 to 87 dwellings in 2005-06).

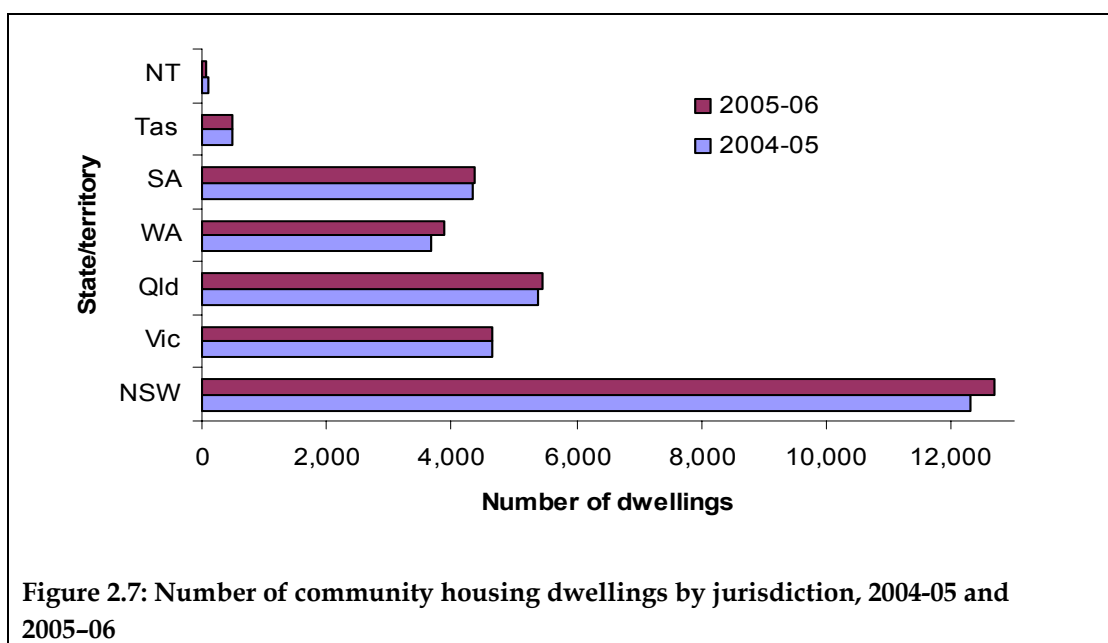


Figure 2.7: Number of community housing dwellings by jurisdiction, 2004-05 and 2005-06

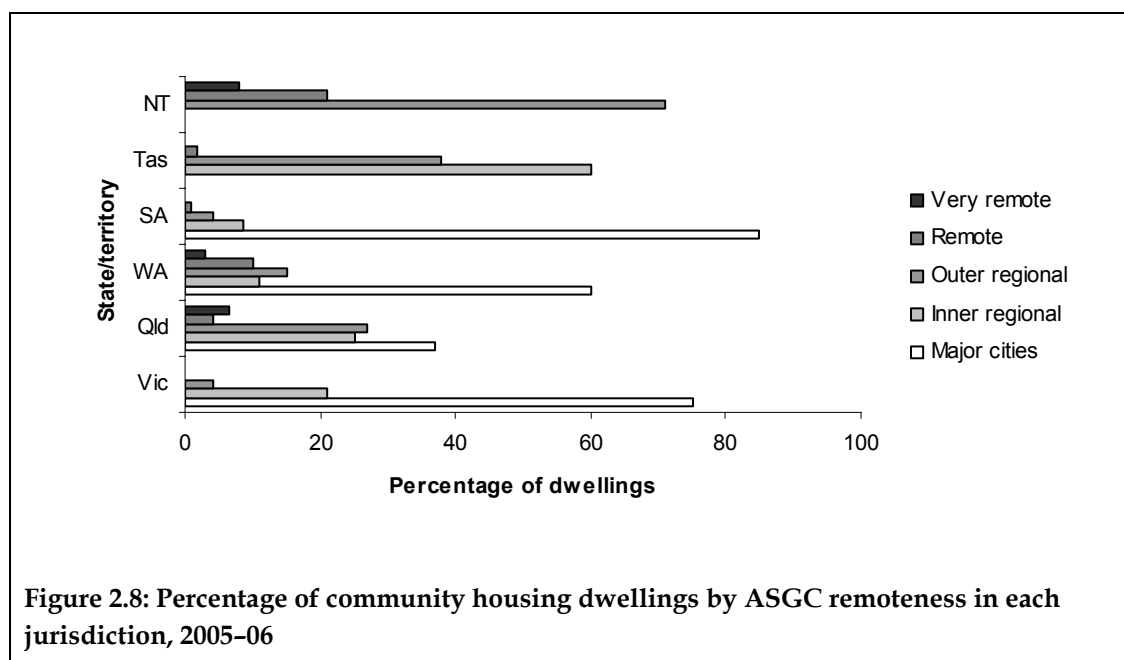


Of the six jurisdictions for which dwelling postcode information was available, South Australia had the greatest proportion of dwellings located in major cities (85%), followed by Victoria (75%), Western Australia (60%) and Queensland (37%) (Figure 2.8).

There are no major cities located in Tasmania, however this jurisdiction had the greatest proportion of dwellings located in inner regional areas (60%) followed by Queensland (25%), Victoria (21%), Western Australia (11%) and South Australia (9%). There were no dwellings located in inner regional areas of the Northern Territory, however, this jurisdiction had the greatest proportion of dwellings located in outer regional areas (71%), followed by Tasmania (38%), Queensland (27%), Western Australia (15%), South Australia (4%) and Victoria (4%).

Again, the Northern Territory had the greatest proportion of dwellings located in remote areas, with 21% of community housing dwellings in this jurisdiction located in these areas. Ten percent of dwellings in Western Australia were located in remote areas and only 4% of dwellings in Queensland, 2% in Tasmania and 1% in South Australia were located in remote areas.

The Northern Territory had the greatest proportion of dwellings located in very remote areas (8%) closely followed by Queensland (7%) and Western Australia (3%).



*Note:* There are no dwellings in Tasmania or the Northern Territory located in major cities (as Hobart is classified as inner regional and Darwin is classified as outer regional).

Dwellings in the Northern Territory were the largest, with an average of 3.1 bedrooms per dwelling during the 2005-06 period (Figure 2.9). Somewhat lower averages were reported in South Australia (2.5 bedrooms per dwelling), New South Wales (2.4 bedrooms per dwellings), Victoria (2.2 bedrooms per dwelling) and both Queensland and Tasmania (2.1 bedrooms per dwelling). Dwellings in Western Australia were the smallest, averaging 1.9 bedrooms per dwelling during the 2005-06 period.

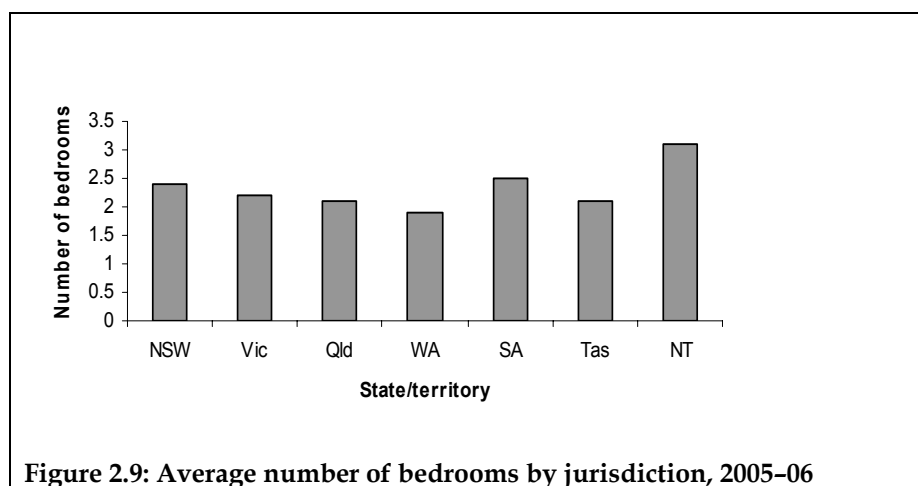


Figure 2.9: Average number of bedrooms by jurisdiction, 2005-06

Table 2.3 outlines the percentage of dwellings in each jurisdiction by the number of bedrooms the dwelling contains. The proportion of three bedroom dwellings was greater in the smaller jurisdictions, with 54% of dwellings in South Australia, 48% in the Northern Territory and 37% in Tasmania containing three bedrooms. There was a considerable proportion of one bedroom dwellings in Tasmania (32%), Victoria (38%) and Queensland (35%), accounting for the lower average number of bedrooms in these three jurisdictions. In New South Wales the greatest proportion of dwellings contained two bedrooms (39%), closely followed by dwellings containing three bedrooms (35%). In Victoria, the greatest proportion of dwellings contained one bedroom (38%), followed by those containing three bedrooms (32%). In Queensland, one of the jurisdictions with the lowest average number of bedrooms, the greatest proportion of dwellings contained one bedroom (35%) followed by two bedrooms (30%) and then three bedrooms (28%). The greatest proportion of dwellings in the Northern Territory contained three bedrooms (48%) followed by two and four bedroom dwellings (18%). The Northern Territory had the greatest proportion of dwellings containing five or more bedrooms, which accounts for the higher average number of bedrooms in this jurisdiction (an average of 3.1 bedrooms per dwelling).

Table 2.3: Proportion and total number of dwellings, by bedroom size, by jurisdiction 2005-06

Number of bedrooms	NSW	Vic	Qld	SA	Tas	NT
	<b>Percent</b>					
One	17.4	37.6	34.5	10.6	32.4	4.6
Two	38.5	19.1	29.5	31.0	28.4	18.4
Three	35.1	31.8	28.2	54.4	36.5	48.3
Four	8.0	9.9	6.4	3.4	2.2	18.4
Five or more	1.0	1.6	1.4	0.6	0.5	10.3
<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>
<b>Total dwellings</b>	<b>12,680</b>	<b>4,645</b>	<b>5,442</b>	<b>4,363<sup>(a)</sup></b>	<b>490</b>	<b>87</b>
Average no. bedrooms	2.4	2.2	2.1	2.5	2.1	3.1

(a). There were a total of 6 dwellings in South Australia for which bedroom number was unknown.

Notes:

1. WA was not included in these calculations as figures were not considered accurate due to assumptions that had to be made in relation to the number of bedrooms in some dwellings.
2. Percentages may not add to 100 due to rounding.

Table 2.4 outlines the percentage of dwellings in each jurisdiction by the type of dwelling. Western Australia was unable to provide dwelling type information and is therefore excluded from this table. There were a considerable proportion of separate houses in Victoria (43%), Tasmania (40%), New South Wales (39%) and Queensland (35%). There were no separate houses located in South Australia.

The highest proportion of dwellings in New South Wales, Queensland and Tasmania were flats, units or apartments (42%, 42% and 49% of dwellings respectively). In both Victoria and the Northern Territory, the highest proportion of dwellings were separate houses (43% and 77% of dwellings respectively). Fifty percent of the dwellings in South Australia were of other types which mostly comprise 2,194 single unit brick/timber dwellings. A further 40% of dwellings in South Australia were semi-detached row, terrace or townhouses and the remaining 9% were flats, units or apartments. Victoria and Queensland were the only jurisdictions containing boarding/rooming house units (33% and 9% of dwellings respectively).

**Table 2.4: Proportion and total number of dwellings, by dwelling type, by jurisdiction 2005–06**

Dwelling type <sup>(a)</sup>	NSW	Vic	Qld	SA	Tas	NT
	<b>Percent</b>					
Separate house	39.4	43.2	35.0	0.0	39.8	77.0
Semi-detached, row or terrace house, townhouse, etc	7.1	18.8	12.9	40.4	11.0	0.0
Flat, unit or apartment	41.5	2.5	42.4	9.0	49.2	23.0
Boarding/rooming house unit	0.0	33.2	9.4	0.0	0.0	0.0
Other	9.5	0.0	0.3	50.3	0.0	0.0
Not stated/inadequately described	2.5	2.4	0.0	0.3	0.0	0.0
<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>
<b>Total dwellings</b>	<b>12,680</b>	<b>4,645</b>	<b>5,442</b>	<b>4,369</b>	<b>490</b>	<b>87</b>

Note: Percentages may not add to 100 due to rounding.

(a) Inclusions in these categories differ across jurisdictions. See Table A3 for details.

Table 2.5 outlines the percentage of dwellings in each jurisdiction by the type of community housing program under which dwellings were funded. The majority of dwellings across all jurisdictions were funded under Long term community housing programs, with all of the dwellings in South Australia, Tasmania and the Northern Territory funded under this program type, 90% of dwellings in New South Wales, 56% in Victoria, 54% in Western Australia and 53% of dwellings in Queensland.

All of the dwellings funded under Short to medium term community housing programs were located in Queensland, with 35% of dwellings in this jurisdiction funded under this program type. Thirty-three percent of dwellings in Victoria were funded by the Boarding/rooming house program and 11% of dwellings were funded under 'other' community housing programs.

The majority of dwellings funded under the Joint venture program were located in Western Australia, with 47% of dwellings in this jurisdiction funded under this program. There were also 7% of dwellings in New South Wales funded under this program.

At a national level, the majority of dwellings were funded under Long term community housing programs, with around 76% of dwellings funded under this program type. This was followed by dwellings funded under the Joint venture program (8%), the Boarding/rooming house program (7%), Short to medium term community housing programs (6%) and 3% were funded under 'other' community housing programs.

**Table 2.5: Proportion and total number of dwellings, by type of community housing program, by jurisdiction 2005–06**

<b>Community housing program<sup>(a)</sup></b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>NT</b>	<b>Total<sup>(b)</sup></b>	
				<b>Percent</b>					
Long term community housing	90.2	55.9	53.1	53.5	100.0	100.0	100.0	75.8	
Short to medium term community housing	0.0	0.0	34.9	0.0	0.0	0.0	0.0	6.0	
Boarding/rooming house	0.0	33.2	10.5	0.0	0.0	0.0	0.0	6.7	
Joint venture	6.5	0.0	0.0	46.5	0.0	0.0	0.0	8.3	
Other	3.3	10.9	1.6	0.0	0.0	0.0	0.0	3.2	
<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>	
<b>Total dwellings</b>	<b>12,680</b>	<b>4,645</b>	<b>5,442</b>	<b>3,871</b>	<b>4,369</b>	<b>490</b>	<b>87</b>	<b>31,584</b>	

*Note:* Percentages may not add to 100 due to rounding.

(a) Inclusions in these categories differ across jurisdictions. See Table A2 for details.

(b) Excludes the Australian Capital Territory as data was not provided.

# 3 Individual state and territory data

## Overview

In May 2006, each jurisdiction was provided with an extraction plan prior to data supply, outlining the variables and data format required. Table 3.1 outlines those variables requested and whether these were able to be supplied by each jurisdiction. It is important to note that the level of information held varies across the seven jurisdictions that were able to supply data. A considerable amount of information is required for program administration however only those variables considered useful and appropriate for CSHA reporting are listed.

It was requested that each record in the data supplied refer to a single dwelling. A dwelling is a structure or a discrete space within a structure where a person or group of people live. It was recommended that in the case of boarding/rooming/lodging houses and hostels, counting the structure as only one dwelling would not be particularly useful due to the large number of bedrooms and tenancy agreements attached to such dwellings. Therefore, in the case of boarding/rooming/lodging houses and hostels it was requested that each unit record refer to a tenancy (rental) unit rather than a dwelling. A tenancy (rental) unit is a unit of accommodation (either a dwelling or part of a dwelling) to which a rental agreement can be made and is a way of counting the number of distinct rentable units that a dwelling structure can contain.

Appendix A of this report outlines the different ways that jurisdictions classify their administrative data for four of the key variables (organisation type, community housing program, dwelling type and target group). It maps them across jurisdictions and with the National Housing Assistance Data Dictionary Version 3 (NHADD) data items where applicable. Readers of this report should be mindful of the variation between jurisdictions when considering results for these key variables.

**Table 3.1: Community housing variables supplied by jurisdictions**

AIHW variable name	Description	Jurisdiction						
		NSW	Vic	Qld	WA	SA	Tas	NT
Dwelling identifier	Unique dwelling identification number	▲	▲	▲	n.s	▲	▲	▲
Organisation identifier	Unique organisation identification number	▲	▲	▲	n.s	▲	▲	▲
Organisation name	Name of organisation managing the dwelling	▲	▲	▲	▲	▲	▲	▲
Organisation address	Street address of organisation	▲	▲	▲	n.s	▲	▲	n.s
Organisation suburb	Suburb of organisation	▲	▲	▲	n.s	▲	▲	n.s
Organisation postcode	Postcode of organisation	▲	▲	▲	n.s	▲	▲	n.s
Organisation type	Type of community housing organisation	▲	▲	n.s	n.s	▲	▲	n.s
CH program	Community housing program type	▲	▲	▲	▲	n.s	n.s	▲
Dwelling address	Street address of dwelling	n.s	▲	▲	▲	▲	▲	▲
Dwelling suburb	Suburb of dwelling	n.s	▲	▲	▲	▲	▲	▲
Dwelling postcode	Postcode of the dwelling	n.s	▲	▲	▲	▲	▲	▲
Dwelling region <sup>(a)</sup>	Region of dwelling	n.r	n.r	n.r	▲	n.r	n.r	n.r
Local government area <sup>(b)</sup>	Local Government Area	▲	n.r	n.r	n.r	n.r	n.r	n.r
Number of rental units <sup>(c)</sup>	The number of rental units for that record	n.r	n.r	n.r	▲	n.r	n.r	n.r
Number of bedrooms	Number of bedrooms in the dwelling	▲	▲	▲	▲	▲	▲	▲
Dwelling type	Type of dwelling	▲	▲	▲	n.s	▲	▲	▲
Target group <sup>(d)</sup>	Target group of dwelling/organisation	▲	▲	n.s	▲	●	▲	n.s

n.s – not supplied

n.r – not required

‘▲’ – data item provided.

‘●’ – variable created from organisation information.

(a) Dwelling region was not requested but was supplied by WA.

(b) Local Government Area was not requested but was supplied by NSW.

(c) Number of rental units was not required by any jurisdictions except WA as each record of data in other jurisdictions referred to a single rental unit.

(d) Target group was attached to the dwelling for Victoria, Western Australia and Tasmania whereas for South Australia, this information was attached to the organisation.

## 3.1 New South Wales

### Data structure and issues

New South Wales was able to provide several of the variables requested but was unable to supply dwelling address, suburb and postcode and target group (Table 3.1). As dwelling postcode information was not provided, Australian Standard Geographical Classification (ASGC) categories could not be derived for this jurisdiction.

There were some minor issues identified in the administrative community housing data for New South Wales. There were 124 records listed as having '5+' bedrooms. These records were included in average number of bedroom calculations but were all assumed to have five bedrooms. Subsequently, the average number of bedrooms may be slightly underestimated.

There were also 208 records listed as having '0' bedrooms, however, it was clarified that these referred to bedsit dwellings where tenants slept in the living area. The National Housing Assistance Data Dictionary directs that bedsits be counted as one bedroom dwellings, therefore this rule was adopted.

Another minor issue identified was in the dwelling type variable where the same values were recorded in slightly different ways (e.g. 'Villa', 'VILLA' and 'vILLA'). Values as such were assumed to be identical and were updated accordingly in the data file for analysis.

There was one record referring to a hostel containing 8 bedrooms. As each record for boarding houses and hostels should refer to a single tenancy (rental) unit rather than a dwelling, it was assumed that this record should in fact be counted as eight separate one – bedroom tenancy (rental) units.

### Organisation level data

There were 225 community housing organisations funded under the CSHA in New South Wales in 2005–06. Table 3.1.1 shows the number of organisations and dwellings and the average number of bedrooms for these dwellings, grouped by organisation size. The majority of community housing organisations in New South Wales (78%) managed less than 20 dwellings. Twenty-five community housing organisations in New South Wales (11%) managed between 20–99 dwellings, five organisations managed 100–199 dwellings (2%), four organisations managed between 200–299 dwellings (2%) and sixteen organisations managed 300 or more dwellings (7%).

Despite accounting for the majority of community housing organisations in New South Wales, smaller organisations (i.e. those managing less than 20 dwellings) only managed 7% of dwellings within this jurisdiction. Conversely, those larger organisations managing 300 or more dwellings accounted for only 7% of organisations in New South Wales, yet managed 72% of dwellings. Organisations managing 20–99 dwellings managed 9% of dwellings and those managing 200–299 dwellings managed 8% of dwellings. The five organisations managing 100–199 managed 5% of the dwellings in this jurisdiction.

Those organisations managing 300 or more dwellings managed larger dwellings overall, with an average of 2.4 bedrooms per dwelling. Those managing 200–299 dwellings or less than 100 dwellings, were the next largest in size (2.2 bedrooms per dwelling). On average, the smallest

dwellings were observed amongst those managed by organisations managing between 100 and 199 dwellings, with an average of two bedrooms per dwelling.

**Table 3.1.1: Number of organisations, total number of dwellings, average number of dwellings and average number of bedrooms, by organisation size, New South Wales, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms <sup>(a)</sup>
300 or more dwellings	16	9,085	568	2.4
200-299 dwellings	4	977	244	2.2
100-199 dwellings	5	593	119	2.0
20-99 dwellings	25	1,092	44	2.2
Less than 20 dwelling	175	933	5	2.2
<b>Total</b>	<b>225</b>	<b>12,680</b>	<b>56</b>	<b>2.4</b>

(a) There were 124 records with 5 or more bedrooms. These records could only be assumed to have five bedrooms, therefore, average number bedroom calculations may be an underestimation.

Of the 225 community housing organisations in New South Wales during the 2005–06 period, the majority (142) were classified as ‘other’ community service organisations, followed by Housing associations (43). Forty organisations were classified as Housing cooperatives (Table 3.1.2).

Almost all Housing cooperatives and ‘other’ organisations managed less than 20 dwellings (95% and 96% respectively), with the remainder managing 20–99 dwellings. In contrast, no Housing associations managed less than 20 dwellings with the greatest proportion (42%) managing 20–99 dwellings followed closely by 300 or more dwellings (37%). Despite accounting for only 19% of community housing organisations in New South Wales, Housing associations managed 91% of dwellings within this jurisdiction.

Housing cooperative organisations manage the largest dwellings in size averaging 2.5 bedrooms per dwelling, followed by Housing associations (2.4 bedrooms per dwelling) and ‘other’ community service organisations (2.0 bedrooms per dwelling).

**Table 3.1.2: Number of dwellings by organisation size and organisation type, New South Wales, 2005–06**

Number of dwellings managed by the organisation	Housing association	Housing cooperative	Other community service organisation <sup>(b)</sup>
300 or more dwellings	16	0	0
200-299 dwellings	4	0	0
100-199 dwellings	5	0	0
20-99 dwellings	18	2	5
Less than 20 dwelling	0	38	137
<b>Total organisations</b>	<b>43</b>	<b>40</b>	<b>142</b>
Total dwellings	11,560	354	766
Average no. bedrooms <sup>(a)</sup>	2.4	2.5	2.0

(a) There were 124 records with 5 or more bedrooms. These records could only be assumed to have five bedrooms, therefore, average number bedroom calculations may be an underestimation.

(b) See Table A1 for details of inclusions in Other category.



Target group information was available for 110 of the 225 (49%) organisations in New South Wales over the 2005–06 period. The most frequently targeted group by community housing organisations (where target group was known) were the aged and frail and low income earners, with 26 organisations (24%) targeted towards each of these groups (Table 3.1.3). Twelve organisations were targeted towards other groups and 11 towards both families and people from culturally diverse backgrounds. The least frequently targeted group by community housing organisations in New South Wales was mental health, with only one organisation targeted towards this group.

**Table 3.1.3: Number of organisations by target group and organisation size, New South Wales, 2005–06**

<b>Target Group</b>	<b>300 or more dwellings</b>	<b>200–299 dwellings</b>	<b>100–199 dwellings</b>	<b>20–99 dwellings</b>	<b>Less than 20 dwelling</b>	<b>Total organisations</b>
Aged and frail	5	1	2	5	13	<b>26</b>
Families	2	0	0	3	6	<b>11</b>
Homeless	2	1	1	3	3	<b>10</b>
Indigenous	0	0	0	0	3	<b>3</b>
Low income	2	1	1	4	18	<b>26</b>
Mental health	0	0	0	0	1	<b>1</b>
People from culturally diverse backgrounds	2	1	0	1	7	<b>11</b>
People with a disability	1	0	0	1	4	<b>6</b>
Youth	1	0	0	0	3	<b>4</b>
Other	0	0	1	1	10	<b>12</b>
Unknown	1	0	0	7	107	<b>115</b>

Table 3.1.4 categorises organisations by the type of organisation and the target group of the organisation. Of the 26 organisations targeting the aged and frail, the majority (13 organisations) were Housing associations, followed by ‘other’ community service organisations (9 organisations) and Housing cooperatives (4 organisations). Of the 26 organisations targeting low income earners, the majority (15 organisations) were ‘other’ community service organisations, followed by Housing associations (7 organisations) and Housing cooperatives (4 organisations).

Housing associations were also more likely to target the homeless (18% of Housing associations where target group was known), people from culturally diverse backgrounds and families (11% for both groups). Housing cooperatives, on the other hand, were more likely to target other groups (23% of Housing cooperatives where target group was known).

**Table 3.1.4: Number of organisations by target group and organisation type, New South Wales, 2005–06**

Target Group	Housing association	Housing cooperative	Other community service organisation
Aged and frail	13	4	9
Families	4	4	3
Homeless	7	0	3
Indigenous	0	3	0
Low income	7	4	15
Mental health	0	0	1
People from culturally diverse backgrounds	4	4	3
People with a disability	1	2	3
Youth	1	2	1
Other	1	7	4
Unknown	5	10	100
<b>Total organisations</b>	<b>43</b>	<b>40</b>	<b>142</b>

## Dwelling level data

There were 12,680 CSHA dwellings managed by community housing organisations in New South Wales in 2005–06. Table 3.1.5 separates these by the type of dwelling and shows the average number of bedrooms for each.

The greatest proportion of dwellings in New South Wales in the 2005–06 period were flats, units or apartments, with 5,256 (41%) of dwellings falling within this category. This was followed by 5,001 houses (39%), 1,199 dwellings of other type (9%) and 901 semi-detached, row, terrace houses or townhouse (7%). There were 323 dwellings in New South Wales for which dwelling type was not stated or was inadequately described.

The size of dwellings in New South Wales varied depending on the type of dwelling. Separate houses were the largest, with an average of three bedrooms per dwelling. Semi-detached, row, terrace houses, or townhouses were the next largest in size (2.6 bedrooms per dwelling). Units, the most frequently observed dwelling type in this jurisdiction, were the smallest, averaging 1.8 bedrooms per dwelling.

**Table 3.1.5: Number of dwellings and average number of bedrooms by dwelling type, New South Wales, 2005–06**

Dwelling type	Number of dwellings	Average number of bedrooms <sup>(a)</sup>
Separate house	5,001	3.0
Semi-detached, row or terrace house, townhouse etc	901	2.6
Flat, unit or apartment	5,256	1.8
Other	1,199	2.2
Not stated/inadequately described	323	2.3
<b>Total</b>	<b>12,680</b>	<b>2.4</b>

(a) There were 124 records with 5 or more bedrooms. These records were assumed to have five bedrooms, therefore, average number bedroom calculations may be an underestimation.

Ninety percent of community housing dwellings in New South Wales (11,442) in 2005–06 were funded under Long term community housing programs. Joint venture programs funded 824 dwellings (6%) and ‘other’ programs funded 414 dwellings (3%) (Table 3.1.6).

The majority of dwellings funded under Long term community housing programs were flats, units or apartments, and houses (both 41%), followed by other (9%), semi-detached, row, terrace or townhouses (7%). The majority of dwellings funded under Joint venture programs were flats, units or apartments (52%), followed by houses (24%), other (15%), semi-detached, row, terrace or townhouses (7%). Those dwellings that were funded under ‘other’ community housing programs were also more likely to be flats, units or apartments (45%), followed by houses (32%), other (15%), semi-detached, row, terrace or townhouses (6%).

When looking at the size of dwellings across the community housing programs in New South Wales, those funded under ‘other’ programs were the largest, with an average of 2.6 bedrooms per dwelling. Dwellings funded under Long term community housing programs averaged 2.4 bedrooms per dwelling and those funded under Joint venture programs were the smallest, averaging 2.1 bedrooms per dwelling.

**Table 3.1.6: Number of dwellings by dwelling type and community housing program, New South Wales, 2005–06**

Dwelling type	Joint venture	Long term community housing	Other
Separate house	199	4,670	132
Semi-detached, row or terrace house, townhouse, etc	59	818	24
Flat, unit or apartment	428	4,640	188
Other	120	1,017	62
Not stated/inadequately described	18	297	8
<b>Total dwellings</b>	<b>824</b>	<b>11,442</b>	<b>414</b>
Average no. bedrooms <sup>(a)</sup>	2.1	2.4	2.6

(a) There were 124 records with 5 or more bedrooms. These records were assumed to have five bedrooms, therefore, average number bedroom calculations may be an underestimation.

During the 2005–06 period, community housing dwellings in New South Wales most frequently contained two bedrooms, with 4,886 community housing dwellings (39%) containing two bedrooms (Table 3.1.7). This was followed by 4,454 three bedroom dwellings (35%), 2,207 one bedrooms dwellings (17%), 1,010 four bedrooms dwellings (8%) and 124 bedrooms containing five or more bedrooms (1%).

The majority of smaller dwellings in New South Wales were units, with 89% of one bedroom dwellings and 56% of two bedroom dwellings falling within this dwelling type category. The majority of three bedroom dwellings (70%) and four bedroom dwellings (86%), however, were houses. Of those dwellings with five or more bedrooms, the majority (65%) were also houses.

**Table 3.1.7: Number of dwellings by dwelling type and number of bedrooms, New South Wales, 2005–06**

Dwelling type	One	Two	Three	Four	Five or more
Separate house	36	884	3,129	872	80
Semi-detached, row or terrace house, townhouse, etc	30	363	454	50	4
Flat, unit or apartment	1,956	2,719	525	49	7
Other	128	769	265	11	26
Not stated/inadequately described	57	151	81	28	6
<b>Total dwellings</b>	<b>2,207</b>	<b>4,886</b>	<b>4,454</b>	<b>1,010</b>	<b>123</b>

Table 3.1.8 shows the number of dwellings by the number of bedrooms and community housing program. For Long term and ‘other’ community housing programs two bedroom dwellings were the most common dwelling size, followed by three bedroom dwellings, one bedroom dwellings, four bedroom dwellings and dwellings containing five or more bedrooms. Forty percent of dwellings funded under Long term community housing programs contained two bedrooms, 36% contained three bedrooms and 16% contained one bedroom.

Dwellings funded under Joint venture programs were generally smaller in size, with the majority of these dwellings containing one bedroom (38%), followed by two bedrooms (27%), and three bedrooms (26%).

**Table 3.1.8: Number of dwellings by community housing program and number of bedrooms, New South Wales, 2005–06**

Community Housing Program	One	Two	Three	Four	Five or more
Joint venture	312	219	211	55	27
Long term community housing	1,829	4,525	4,110	904	74
Other	66	142	133	51	22
<b>Total dwellings</b>	<b>2,207</b>	<b>4,886</b>	<b>4,454</b>	<b>1,010</b>	<b>123</b>

## 3.2 Victoria

### Data structure and issues

Victoria was able to provide all variables requested (Table 3.1). There were some minor issues with the Victoria data in regards to missing values for certain variables. There were 15 records missing organisation postcode information and 1,526 records missing dwelling type information. In addition, there were 2 records with zero bedrooms recorded. These records were assumed to have one bedroom.

There was one minor issue identified in the administrative community housing data for Victoria. A dwelling type was not allocated for those records funded under the Common Equity Rental Cooperatives (CERC) program. As a result, there is a large number of dwellings that have a dwelling type recorded as ‘Not stated/inadequately described’.

The recording of data so that each record refers to a single dwelling is an issue for boarding/rooming/lodging houses and hostels. Due to the large number of bedrooms and

tenancy rental units attached to such dwellings, counting only the number of dwellings is not considered particularly useful. Hence, 109 records of such dwellings were separated into 1,542 individual one bedroom tenancy rental units.

## Organisation level data

There were 182 community housing organisations funded under the CSHA in Victoria in 2005–06. Table 3.2.1 shows the number of organisations and dwellings and the average number of bedrooms dwelling, grouped by the number of dwellings managed. The majority of community housing organisations in Victoria (71%) managed less than 20 dwellings. Three community housing organisations in Victoria managed more than 200 dwellings (2%), five managed between 100 and 199 dwellings (3%), eight managed between 50 and 99 dwellings (4%) and 36 organisations managed between 20 and 49 dwellings (20%).

The majority of CSHA funded community housing organisations in Victoria (i.e. those managing less than 20 dwellings), also managed the majority of dwellings in this state (29%), closely followed by those organisations managing 20–49 dwellings (23%). The three organisations managing 200 or more dwellings managed 21% of all dwellings in this state, despite accounting for only 2% of the organisations in Victoria. Organisations managing 100–199 dwellings managed 15% of dwellings and those organisations managing 50–99 managed 12% of the dwellings in this state during the 2005–06 period.

Those organisations managing 200 or more dwellings managed smaller dwellings overall, with an average of one bedroom per dwelling for organisations of this size. Those organisations managing 50–99 dwellings managed dwellings with an average of 2.1 bedrooms, organisations managing 20–49 dwellings managed dwellings with an average bedroom size of 2.2, and those organisations managing 100–199 dwellings managed dwellings with an average bedroom size of 2.3 bedrooms per dwelling. Smaller organisations in Victoria (i.e. those managing less than 20 dwellings) managed larger dwellings overall, with an average of 3 bedrooms per dwelling.

**Table 3.2.1: Number of organisations, total number of dwellings, average number of dwellings and average number of bedrooms, by organisation size, Victoria, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms
200 or more dwellings	3	977	326	1.0
100–199 dwellings	5	707	141	2.3
50–99 dwellings	8	564	71	2.1
20–49 dwellings	36	1,056	29	2.2
Less than 20 dwellings	130	1,341	10	3.0
<b>Total</b>	<b>182</b>	<b>4,645</b>	<b>26</b>	<b>2.2</b>

Of the 182 community housing organisations in Victoria during the 2005–06 period, the majority (112) were classified as Housing cooperatives, 17 organisations were classified as Housing associations, and 53 as ‘other’ community service organisations (Table 3.2.2).

When looking at the type of CSHA funded community housing organisations in Victoria by organisation size, the largest group was Housing cooperatives managing less than 20 dwellings, with 91 organisations falling within this category. The majority of organisations for all other organisation types also managed less than 20 dwellings.

The 112 Housing cooperatives in Victoria accounted for 62% of organisations in this jurisdiction but managed only 38% of dwellings. Despite only 29% of all organisations being classified as

other community service organisations, these organisations managed 45% of all dwellings in Victoria. Housing associations only accounted for 9% of organisations in Victoria in 2005–06, yet managed 17% of the dwellings in this jurisdiction.

Housing cooperative organisations manage the largest dwellings in size averaging three bedrooms per dwellings, followed by ‘other’ community service organisations (1.9 bedrooms per dwelling) and Housing associations (1.2 bedrooms per dwelling).

**Table 3.2.2: Number of dwellings by organisation size and organisation type, Victoria, 2005–06**

Number of dwellings managed by the organisation	Housing association	Housing cooperative	Other community service organisation <sup>(a)</sup>
200 or more dwellings	2	0	1
100–199 dwellings	0	0	5
50–99 dwellings	2	2	4
20–49 dwellings	4	19	13
Less than 20 dwellings	9	91	30
<b>Total organisations</b>	<b>17</b>	<b>112</b>	<b>53</b>
Total dwellings	771	1,777	2,097
Average no. bedrooms	1.2	3.0	1.9

(a) See Table A1 for details of inclusions in Other category.

## Dwelling level data

There were 4,645 CSHA funded dwellings managed by community housing organisations in Victoria in 2005–06. Table 3.2.3 separates these by the type of dwelling and shows the average number of bedrooms for each.

The greatest proportion of dwellings in Victoria during the 2005–06 period were separate houses, with 2,005 (43%) of dwellings falling within this category. This was closely followed by 1,542 boarding/rooming house units (33%), and 871 semi-detached, row, terrace or townhouses (19%). Flats, units or apartments accounted for 115 (2%) of the dwellings in Victoria.

Separate houses, the most common dwelling type, were also the largest, with an average bedroom size of 3.1 bedrooms per dwelling. This was followed by semi-detached, row, terrace or townhouses (2.3 bedrooms per dwelling), flats, units or apartments (1.8 bedrooms per dwelling) and boarding/rooming house units (one bedroom per dwelling).

**Table 3.2.3: Number of dwellings and average number of bedrooms by dwelling type, Victoria, 2005–06**

Dwelling type	Number of dwellings	Average number of bedrooms
Separate house	2,005	3.1
Semi-detached, row or terrace house, townhouse, etc	871	2.3
Flat, unit or apartment	115	1.8
Boarding/rooming house unit	1,542	1.0
Not stated/inadequately described	112	2.3
<b>Total</b>	<b>4,645</b>	<b>2.2</b>

The majority of dwellings managed by community housing organisations in Victoria during 2005–06 were in major cities, with 75% of dwellings (3,489) in this state located in this area (Table 3.2.4). This was followed by 972 dwellings located in inner regional areas (21%) and 170 dwellings (4%) located in outer regional areas. Only 14 community housing dwellings were located in remote Victoria and no dwellings were located in very remote areas.

Table 3.2.4 shows the type of dwellings located across ASGC remoteness category. The majority of dwellings in all areas of Victoria, excluding major cities, were separate houses. This dwelling type accounted for 61% of dwellings in inner regional areas, 54% of dwellings in outer regional areas and 71% in remote Victoria. Semi-detached, row, terrace or townhouses were the next most frequent dwelling type in these areas, followed by boarding/rooming house units.

The dwelling types in major cities differed from other areas in Victoria. Boarding/rooming house units were the most common dwelling type in this area, with 1,412 (40%) falling within this category. This was closely followed by 1,309 separate houses (38%) and 600 semi-detached, row, terrace or townhouses (17%). Flats, units and apartments were one of the least common dwelling types in major cities, with 94 dwellings falling within this category (3%).

Dwellings located in inner regional Victoria were the largest, averaging 2.8 bedrooms per dwelling. This was followed by dwellings in outer regional Victoria (2.6 bedrooms per dwelling) and remote Victoria (2.2 bedrooms per dwelling). Dwellings in major cities were the smallest on average (2.1 bedrooms per dwelling), reflecting the large number of boarding/rooming house units located in this area.

**Table 3.2.4: Number of dwellings by dwelling type and ASGC remoteness category, Victoria, 2005–06**

Dwelling type	Major cities	Inner regional	Outer regional	Remote	Very remote
Separate house	1,309	594	92	10	0
Semi-detached, row or terrace house, townhouse, etc	600	232	38	2	0
Flat, unit or apartment	94	12	9	0	0
Boarding/rooming house unit	1,412	99	31	0	0
Not stated/inadequately described	74	35	0	2	0
<b>Total dwellings</b>	<b>3,489</b>	<b>972</b>	<b>170</b>	<b>14</b>	<b>0</b>
Average no. bedrooms	2.1	2.8	2.6	2.2	–

Table 3.2.5 shows the number of community housing dwellings in Victoria in 2005–06 by dwelling type and the target group of the dwelling. Separate houses and semi-detached, row, terrace or townhouses were largely targeted towards people on low incomes (88% and 40% respectively) followed by people with a disability (8% and 35% respectively). Flats, units or apartments were mostly targeted towards those with a disability (82%) and 10% towards those on a low income. Boarding/rooming house units were largely targeted towards the homeless, with 1,282 of dwellings (83%) targeted in this way.

**Table 3.2.5: Number of dwellings by dwelling type and target group, Victoria, 2005–06**

Target group	Separate house	Semi-detached, row or terrace house, townhouse, etc	Flat, unit or apartment	Boarding/rooming house unit	Not stated/ inadequately described
Aged and frail	3	58	0	12	24
Families	48	51	2	0	0
Homeless	3	1	4	1,282	0
Indigenous	2	1	0	0	0
Low income	1,761	347	11	46	43
Mental health	2	8	0	0	2
People with a disability	163	308	94	18	33
Singles	0	9	0	120	0
Substance abuse	2	2	0	0	0
Youth	2	14	2	0	0
Other	16	17	1	25	1
Unknown	3	55	1	39	9
<b>Total dwellings</b>	<b>2,005</b>	<b>871</b>	<b>115</b>	<b>1,542</b>	<b>112</b>
Average no. bedrooms	3.1	2.3	1.8	1.0	2.3

*Notes:*

1. Families include the following categories: Families, Families and Singles, Women and Children.
2. Homeless includes the Homeless Singles category.
3. Low income includes the General category.
4. Mental Health includes the Youth, Singles and Psychiatric category.
5. Disability includes the following categories: Acquired brain Injury, Dual Disabilities, Elderly Disabled People, Intellectual and Physical Disabilities, Intellectual Disability, Other Disability, Physical and Psychiatric Disability, Physical and Sensory Disability, Physical Disability, Physical Intellectual and Psychiatric Disability, Psychiatric Disability, Sensory Disability, Youth and Disabilities.
6. Singles includes the Singles and Youth category.
7. Other includes the following categories: AIDS and HIV, and Clients Exiting Transitional Housing.

The greatest proportion of community housing dwellings in Victoria during the 2005–06 period were one bedroom dwellings, with 1,745 dwellings, or 38% of all dwellings fitting this description (Table 3.2.6). Eighty-eight per cent of these one bedroom dwellings were boarding/rooming house units.

Three bedroom dwellings were also common, with 1,478 dwellings or 32% of dwellings falling within this category. Of those dwellings containing three bedrooms, the majority (84%) were separate houses, followed by semi-detached, row, terrace or townhouses (14%).

Almost one in five dwellings contained two bedrooms, with semi-detached, row, terrace or townhouses making up the majority of these (51%), followed by separate houses (35%) and flats, units or apartments (9%).

There were 458 community housing dwellings in Victoria containing four bedrooms (10%), the majority of these being separate houses (84%), followed by semi-detached, row, terrace or townhouses (15%). Seventy-six dwellings contained 5 or more bedrooms in Victoria, and again, the majority of these were separate houses (83%), six dwellings were classified as semi-detached, row, terrace or townhouses and the remaining seven dwellings had a dwelling type that was not stated or inadequately described.



**Table 3.2.6: Number of dwellings by dwelling type and number of bedrooms, Victoria, 2005-06**

Dwelling type	One	Two	Three	Four	Five or more
Separate house	9	308	1,242	383	63
Semi-detached, row or terrace house, townhouse, etc	138	451	209	67	6
Flat, unit or apartment	26	84	5	0	0
Boarding/rooming house unit	1,542	0	0	0	0
Not stated/inadequately described	30	45	22	8	7
<b>Total dwellings</b>	<b>1,745</b>	<b>888</b>	<b>1,478</b>	<b>458</b>	<b>76</b>

Fifty-six percent of Victorian community housing dwellings (2,596) in 2005-06 were funded under the Long term community housing program and 33% of dwellings (1,542) were funded under the Boarding/rooming house program (Table 3.2.7). Other community housing programs under which dwellings are funded in Victoria funded the remaining 11% of dwellings during 2005-06.

All 1,542 dwellings funded under the Boarding/rooming house program were boarding/rooming house units. The majority of dwellings funded under the Long term community housing program were separate houses (71%), and 631 dwellings were semi-detached, row, terrace or townhouses (24%). The majority of dwellings funded under 'other' community housing programs were semi-detached, row, terrace or townhouses (47%), followed by separate houses (30%), flats, units or apartments (16%).

When looking at the size of dwellings across the community housing programs under which dwellings are funded in Victoria, those funded under the Long term community housing program were the largest, with an average of 2.8 bedrooms per dwelling. This reflects the larger number of separate houses funded under this program. Dwellings funded under 'other' community housing programs averaged 2.6 bedrooms per dwelling. Smaller dwellings were found among those managed by the Boarding/rooming house program, with an average of one bedroom per dwelling.

**Table 3.2.7: Number of dwellings by dwelling type and community housing program, Victoria, 2005-06**

Dwelling type	Long term community housing	Boarding/rooming house	Other
Separate house	1,854	0	151
Semi-detached, row or terrace house, /townhouse, etc	631	0	240
Flat, unit or apartment	32	0	83
Boarding/rooming house unit	0	1,542	0
Not stated/inadequately described	79	0	33
<b>Total dwellings</b>	<b>2,596</b>	<b>1,542</b>	<b>507</b>
Average no. bedrooms	2.8	1.0	2.6

There were 1,717 dwellings funded under the Long term community housing program located in major cities in Victoria, accounting for 49% of all dwellings in this area (Table 3.2.8). Forty-one percent of dwellings located in major cities were funded under the Boarding/rooming house program (1,412 dwellings) and the remaining 10% by 'other' community housing programs (360 dwellings).

Of those dwellings located in inner regional areas, the majority (78%) were also funded under the Long term community housing program, 12% under 'other' community housing programs, and 10% under the Boarding/rooming house program. The distribution of dwellings in outer regional areas by funding source was similar to that of inner regional areas, with 62% of dwellings funded under the Long term community housing program, 19% under 'other' community housing programs, and 18% under the Boarding/rooming house program. Fourteen of the fifteen dwellings located in remote areas were funded under the Long term community housing program.

**Table 3.2.8: Number of dwellings by community housing program and ASGC remoteness category, Victoria, 2005-06**

Community housing program	Major cities	Inner regional	Outer regional	Remote	Very remote
Long term community housing	1,717	758	106	14	0
Boarding/rooming house	1,412	99	31	0	0
Other	360	114	33	1	0
<b>Total dwellings</b>	<b>3,489</b>	<b>971</b>	<b>170</b>	<b>15</b>	<b>0</b>
Average no. bedrooms	2.1	2.8	2.6	2.2	–

Table 3.2.9 outlines the number of dwellings funded under each community housing program and the number of bedrooms each dwelling contains. The large majority of one bedroom dwellings in Victoria were funded under the Boarding/rooming house program (88%). A further 8% of one bedroom dwellings were funded under the Long term community housing program.

The distribution of funding source for two bedroom dwellings was quite different, with 69% funded under the Long term community housing program and the remaining 31% under 'other' community housing programs.

The majority of three and four bedroom dwellings were funded under the Long term community housing program (94% and 93% respectively), and the remaining 6% and 7% respectively were funded under 'other' community housing programs. Sixty-four percent of dwellings containing five or more bedrooms were funded under 'other' community housing programs and the remaining 36% were funded under the Long term community housing program.

**Table 3.2.9: Number of dwellings by community housing program and number of bedrooms, Victoria, 2005-06**

Community housing program	One	Two	Three	Four	Five or more
Long term community housing	145	615	1,385	425	27
Boarding/rooming house	1,542	0	0	0	0
Other	58	273	93	33	49
<b>Total dwellings</b>	<b>1,745</b>	<b>888</b>	<b>1,478</b>	<b>458</b>	<b>76</b>

The largest group targeted by community housing in Victoria during 2005-06 were people on low incomes, with 2,208 dwellings (48%) targeted towards this group (Table 3.2.10). A further 1,290 dwellings (28%) were targeted towards the homeless and 616 dwellings (13%) towards people with a disability. Other groups targeted in Victoria included singles (3%), families (2%), and the aged and frail (2%).

Of those dwellings targeted towards those on low incomes, the majority (97%) were funded under the Long term community housing program, a further 2% by the Boarding/rooming house program and the remaining one percent by 'other' community housing programs. Almost all dwellings (99%) targeting the homeless were funded under the Boarding/rooming house program. The majority of dwellings (92%) targeted towards singles were also funded under this program. Of those dwellings targeted towards people with a disability, 76% were funded under 'other' community housing programs and 21% by the Long term community housing program. The majority of dwellings targeted towards the aged and frail (84%) were also funded under the Long term community housing program. Of those dwellings targeted towards families, 98% were also funded under this program and the remaining two percent under 'other' community housing programs.

The four dwellings targeting those with problems relating to substance abuse were the largest on average (3.3 bedrooms per dwelling) followed by an average of three bedrooms per dwelling for those dwellings targeted towards people on low incomes and indigenous people. Dwellings targeted towards those with a disability and families had an average of 2.5 bedrooms per dwellings and dwellings targeted towards mental health had an average of 2.1 bedrooms per dwelling. Those dwellings targeted towards youth and other groups had an average of 1.9 bedrooms per dwelling. Smaller dwellings in Victoria were targeted towards the aged and frail (1.1 bedrooms per dwelling), singles and the homeless (one bedroom per dwelling).

**Table 3.2.10: Number of dwellings by community housing program and target group, Victoria, 2005-06**

Target group	Long term community housing	Boarding/rooming house	Other	Total dwellings	Average no. bedrooms
Aged and frail	81	12	4	<b>97</b>	1.1
Families	99	0	2	<b>101</b>	2.5
Homeless	6	1,282	2	<b>1,290</b>	1.0
Indigenous	3	0	0	<b>3</b>	3.0
Low income	2,151	46	11	<b>2,208</b>	3.0
Mental health	10	0	2	<b>12</b>	2.1
People with a disability	130	18	468	<b>616</b>	2.5
Singles	7	120	2	<b>129</b>	1.0
Substance abuse	1	0	3	<b>4</b>	3.3
Youth	14	0	4	<b>18</b>	1.9
Other	33	25	2	<b>60</b>	1.9
Unknown	61	39	7	<b>107</b>	2.0

*Notes:*

1. Families include the following categories: Families, Families and Singles, Women and Children.
2. Homeless includes the Homeless Singles category.
3. Low income includes the General category.
4. Mental Health includes the Youth, Singles and Psychiatric category.
5. Disability includes the following categories: Acquired brain Injury, Dual Disabilities, Elderly Disabled People, Intellectual and Physical Disabilities, Intellectual Disability, Other Disability, Physical and Psychiatric Disability, Physical and Sensory Disability, Physical Disability, Physical Intellectual and Psychiatric Disability, Psychiatric Disability, Sensory Disability, Youth and Disabilities.
6. Singles includes the Singles and Youth category.
7. Other includes the following categories: AIDS and HIV, and Clients Exiting Transitional Housing.

Table 3.2.11 shows the number of dwellings in each target group by the number of bedrooms contained in the dwelling. By far, the majority of one bedroom dwellings were targeted towards the homeless, with 73% of one bedroom dwellings targeted towards this group in Victoria during the 2005–06 period. Two bedroom dwellings were mostly targeted towards people on low incomes (47%) and people with a disability (38%). The majority of three and four bedroom dwellings were targeted towards people on low income (87% and 88% respectively), while the majority of dwellings containing five or more bedrooms were targeted towards people with a disability (64%) and those on low incomes (29%).

**Table 3.2.11: Number of dwellings by target group and number of bedrooms, Victoria, 2005–06**

Target group	One	Two	Three	Four	Five or more
Aged and frail	92	2	1	2	0
Families	8	40	46	6	1
Homeless	1,282	5	3	0	0
Indigenous	0	1	1	1	0
Low income	69	421	1,292	405	22
Mental health	0	11	1	0	0
People with a disability	94	338	105	30	49
Singles	124	5	0	0	0
Substance abuse	0	2	1	0	1
Youth	2	15	1	0	0
Other	25	16	18	1	0
Unknown	49	32	9	13	3
<b>Total dwellings</b>	<b>1,745</b>	<b>888</b>	<b>1,478</b>	<b>458</b>	<b>76</b>

*Notes:*

1. Families include the following categories: Families, Families and Singles, Women and Children.
2. Homeless includes the Homeless Singles category.
3. Low income includes the General category.
4. Mental Health includes the Youth, Singles and Psychiatric category.
5. Disability includes the following categories: Acquired brain Injury, Dual Disabilities, Elderly Disabled People, Intellectual and Physical Disabilities, Intellectual Disability, Other Disability, Physical and Psychiatric Disability, Physical and Sensory Disability, Physical Disability, Physical Intellectual and Psychiatric Disability, Psychiatric Disability, Sensory Disability, Youth and Disabilities.
6. Singles includes the Singles and Youth category.
7. Other includes the following categories: AIDS and HIV, and Clients Exiting Transitional Housing.

In all ASGC remoteness categories the majority of dwellings were targeted towards those on low incomes (Table 3.2.12). Of those dwellings located in major cities, 1,419 dwellings (41%) were targeted towards this group, followed by 1,246 dwellings (36%) targeted towards the homeless and 451 dwellings (13%) targeted towards those with a disability.

In inner regional areas, those on low incomes were the target group for 70% of dwellings, followed by 14% targeted towards those with a disability. A further 6% of dwellings in inner regional Victoria were targeted towards singles and a further 4% towards families.

Fifty-six percent (96 dwellings) in outer regional areas of Victoria were targeted towards people on low incomes, a further 19% of dwellings targeted towards those with a disability and 18% of

dwellings towards the homeless. Of the fifteen dwellings located in remote Victoria, fourteen were targeted towards those on low incomes.

**Table 3.2.12: Number of dwellings by target group and ASGC remoteness category, Victoria, 2005–06**

Target group	Major cities	Inner regional	Outer regional	Remote	Very remote
Aged and frail	95	2	0	0	0
Families	64	34	3	0	0
Homeless	1,246	13	31	1	0
Indigenous	0	3	0	0	0
Low income	1,419	679	96	14	0
Mental health	3	8	1	0	0
People with a disability	451	133	32	0	0
Singles	65	62	2	0	0
Substance abuse	1	0	3	0	0
Youth	12	4	2	0	0
Other	29	31	0	0	0
Unknown	105	2	0	0	0
<b>Total dwellings</b>	<b>3,490</b>	<b>971</b>	<b>170</b>	<b>15</b>	<b>0</b>
Average no. bedrooms	2.1	2.8	2.6	2.2	–

*Notes:*

1. Families include the following categories: Families, Families and Singles, Women and Children.
2. Homeless includes the Homeless Singles category.
3. Low income includes the General category.
4. Mental Health includes the Youth, Singles and Psychiatric category.
5. Disability includes the following categories: Acquired brain Injury, Dual Disabilities, Elderly Disabled People, Intellectual and Physical Disabilities, Intellectual Disability, Other Disability, Physical and Psychiatric Disability, Physical and Sensory Disability, Physical Disability, Physical Intellectual and Psychiatric Disability, Psychiatric Disability, Sensory Disability, Youth and Disabilities.
6. Singles includes the Singles and Youth category.
7. Other includes the following categories: AIDS and HIV, and Clients Exiting Transitional Housing.

The size of dwellings varied across ASGC remoteness category, with larger dwellings generally found in areas outside major cities (Table 3.2.13). There were 1,584 one bedroom dwellings located in major cities, accounting for 45% of dwellings located in this area. Three bedroom dwellings accounted for 27% of dwellings in major cities, two bedroom dwellings for 18%, four bedroom dwellings for 8% and dwellings with five or more bedrooms accounting for 2% of dwellings.

In contrast to those dwellings located in major cities of Victoria, the majority of dwellings in inner regional areas were three bedrooms dwellings (46%) followed by two bedroom dwellings (24%), four bedrooms dwellings (15%), one bedroom dwellings (13%) and dwellings with five or more bedrooms (2%). As was the case in inner regional areas, the majority of dwellings in outer regional Victoria (44%) contained three bedrooms, followed by one bedroom dwellings (23%), two bedroom dwellings (19%) and four bedroom dwellings (13%). Only two dwellings in outer regional areas contained five or more bedrooms.

Of the fifteen dwellings located in remote Victoria during the 2005–06 period, one contained one bedroom, three contained two bedrooms, over half (eight) contained three bedrooms and three contained four bedrooms.

**Table 3.2.13: Number of dwellings by ASGC remoteness category and number of bedrooms, Victoria, 2005–06**

<b>ASGC remoteness category</b>	<b>One</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>	<b>Five or more</b>
Major cities	1,584	617	946	288	54
Inner regional	122	235	450	145	20
Outer regional	39	33	74	22	2
Remote	1	3	8	3	0
Very remote	0	0	0	0	0
<b>Total dwellings</b>	<b>1,746</b>	<b>888</b>	<b>1,478</b>	<b>458</b>	<b>76</b>

## 3.3 Queensland

### Data structure and issues

Queensland was able to provide the majority of variables requested, excluding organisation type and target group information (Table 3.1).

There were some minor issues with the Queensland data in regards to missing values for certain variables. There were 113 records missing organisation identification information, 259 records missing organisation postcode and 1,691 records missing dwelling identification information.

The recording of data so that each record refers to a single dwelling is an issue for boarding/rooming/lodging houses and hostels. Due to the large number of bedrooms and tenancy rental units attached to such dwellings, counting only the number of dwellings is not considered particularly useful. Hence, 21 records of such dwellings were separated into 199 individual one bedroom tenancy rental units.

### Organisation level data

There were 331 community housing organisations funded under the CSHA in Queensland during 2005–06. Table 3.3.1 shows the number of organisations and dwellings and the average number of bedrooms for these dwellings, grouped by organisation size. The majority of community housing organisations in Queensland (83%) managed less than 20 dwellings during 2005–06. One community housing organisation in Queensland managed more than 200 dwellings, 11 managed between 100 and 199 dwellings (3%), 10 managed between 50 and 99 dwellings (3%) and 35 organisations managed between 20 and 49 dwellings (11%).

The majority of CSHA funded community housing organisations in Queensland (i.e. those managing less than 20 dwellings), also managed the greatest proportion of dwellings in this state (35%). Those organisations managing between 100–199 dwellings managed 29% of all dwellings in this state, despite accounting for only 3% of the organisations in Queensland. Organisations managing 20–49 dwellings managed 19% of dwellings and those organisations managing 50–99 managed 14% of the dwellings in this state. The one organisation managing 200 or more dwellings managed 4% of community housing dwellings in Queensland in 2005–06.

The one organisation managing 200 or more dwellings managed 213 dwellings, while the 274 organisations managing less than 20 dwellings were generally very small, averaging 7 dwellings per organisation.

The size of dwellings in Queensland appeared to be, on average, somewhat higher in the larger organisations. Organisations managing 200 or more dwellings had the highest average number of bedrooms (2.5 bedrooms per dwelling), followed by those organisations managing 50–99 dwellings (2.3 bedrooms per dwelling), and those managing 100–199 dwellings (2.2 bedrooms per dwelling). Those organisations managing between 20 and 49 dwellings had an average size of 2.1 bedrooms per dwelling and those organisations managing less than 20 dwellings had an average size of two bedrooms per dwelling.

**Table 3.3.1: Number of organisations, total number of dwellings, average number of dwellings and average number of bedrooms, by organisation size, Queensland, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms
200 or more dwellings	1	213	213	2.5
100–199 dwellings	11	1,555	141	2.2
50–99 dwellings	10	738	74	2.3
20–49 dwellings	35	1,034	30	2.1
Less than 20 dwellings	274	1,902	7	2.0
<b>Total</b>	<b>331</b>	<b>5,442</b>	<b>16</b>	<b>2.1</b>

## Dwelling level data

There were 5,442 CSHA funded dwellings managed by community housing organisations in Queensland in 2005–06. Table 3.3.2 separates these by the type of dwelling and shows the average number of bedrooms for each.

The greatest proportion of dwellings, 2,307 (42%) in Queensland during the 2005–06 period were flats, units or apartments, followed by separate houses (35%), semi-detached, row, terrace or townhouses (13%), and boarding/rooming house units (9%). There were 16 dwellings that were of other type.

Separate houses and other dwelling types were the largest, with an average bedroom size of 3.1 bedrooms per dwelling. This was followed by semi-detached, row, terrace or townhouses (1.8 bedrooms per dwelling), and flats, units or apartments (1.6 bedrooms per dwelling). Boarding/rooming house units were the smallest dwellings in Queensland with an average of 1.1 bedrooms per dwelling.

**Table 3.3.2: Number of dwellings and average number of bedrooms by dwelling type, Queensland, 2005–06**

Dwelling type	Number of dwellings	Average number of bedrooms
Separate house	1,902	3.1
Semi-detached, row or terrace house, townhouse, etc	704	1.8
Flat, unit or apartment	2,307	1.6
Boarding/rooming house unit <sup>(a)</sup>	513	1.1
Other	16	3.1
<b>Total</b>	<b>5,442</b>	<b>2.1</b>

(a) Counts of boarding houses and hostels refer to tenancy (rental) units rather than dwellings.

The greatest proportion of dwellings managed by community housing organisations in Queensland over the 2005–06 period were in major cities, with 37% of dwellings (2,032) in this state located in this area (Table 3.3.3). This was followed by 1,466 dwellings located in outer regional areas (27%) and 1,356 dwellings (25%) located in inner regional areas. Seven percent of dwellings in Queensland (358) were located in very remote areas and 4% (231 dwellings) in remote areas.

The types of dwellings in Queensland were distributed relatively evenly across ASGC remoteness categories. The majority of dwellings in major cities (40%) were separate houses, followed by flats, units or apartments (38%). The majority of dwellings located in inner regional, outer regional, remote and very remote areas in Queensland were flats, units or apartments (44% inner regional, 46% outer regional, 56% remote, and 41% very remote).

There was little variation in the size of dwellings across ASGC remoteness categories, although dwellings were slightly smaller in remote and very remote areas (two bedrooms per dwelling). Dwellings located in inner regional Queensland had the highest average number of bedrooms (2.2 bedrooms per dwelling) followed by both those in major cities and outer regional areas (2.1 bedrooms per dwelling).

**Table 3.3.3: Number of dwellings by dwelling type and ASGC remoteness category, Queensland, 2005–06**

Dwelling type	Major cities	Inner regional	Outer regional	Remote	Very remote
Separate house	805	496	424	52	125
Semi-detached, row or terrace house, townhouse, etc	123	174	273	48	86
Flat, unit or apartment	769	590	672	130	146
Boarding/rooming house unit <sup>(a)</sup>	330	88	93	1	0
Other	5	7	4	0	0
<b>Total dwellings</b>	<b>2,032</b>	<b>1,356</b>	<b>1,466</b>	<b>231</b>	<b>358</b>
Average no. bedrooms	2.1	2.2	2.1	2.0	2.0

(a) Counts of boarding houses and hostels refer to tenancy (rental) units rather than dwellings.

Thirty-five per cent of community housing dwellings (1,878 dwellings) in Queensland were one bedroom dwellings, followed by two bedroom dwellings (29%), three bedroom dwellings (28%), four bedroom dwellings (6%) and there were 77 dwellings with five or more bedrooms (Table 3.3.4).



The majority of one bedroom dwellings were flats, units or apartments (61%), followed by boarding/rooming house units (26%) and semi-detached, row, terrace or townhouses (13%), while the majority of two bedroom dwellings were flats, units or apartments (63%), semi-detached, row, terrace or townhouses (24%) and separate houses (12%). By far, the majority of three, four and five or more bedroom dwellings were separate houses, accounting for 85%, 98% and 84% of these dwellings respectively.

**Table 3.3.4: Number of dwellings by dwelling type and number of bedrooms, Queensland, 2005-06**

Dwelling type	One	Two	Three	Four	Five or more
Separate house	5	190	1,303	339	65
Semi-detached, row or terrace house, townhouse, etc	235	379	89	1	0
Flat, unit or apartment	1,147	1,015	138	6	1
Boarding/rooming house unit <sup>(a)</sup>	484	21	4	0	4
Other	7	0	1	1	7
<b>Total dwellings</b>	<b>1,878</b>	<b>1,605</b>	<b>1,535</b>	<b>347</b>	<b>77</b>

(a) Counts of boarding houses and hostels refer to tenancy (rental) units rather than dwellings.

There were 2,888 dwellings (53%) in Queensland funded under the Long term community housing program, followed by 1,898 (35%) funded under the Short to medium term community housing program (Table 3.3.5). Under the Boarding/rooming house program there were 571 dwellings (10%), and there were 85 dwellings (2%) funded under 'other' community housing programs.

The greatest variation in dwelling type was observed amongst those dwellings funded under the largest community housing program in Queensland in 2005-06, the Long term community housing program. Fifty percent of dwellings funded under this program were flats, units or apartments, 26% were separate houses, 23% were semi-detached, row, terrace or townhouses, 1% boarding/rooming house units and eight dwellings were classified as other type. The majority (60%) of dwellings funded under Short to medium term community housing were separate houses and 42% were flats, units or apartments.

The majority of dwellings funded under the Boarding/rooming house program were boarding/rooming house units (84%), followed by flats, units or apartments (12%).

**Table 3.3.5: Number of dwellings by dwelling type and community housing program, Queensland, 2005–06**

Dwelling type	Boarding/rooming house	Short to medium term community housing	Long term community housing	Other
Separate house	19	1,080	752	51
Semi-detached, row or terrace house, townhouse, etc	0	28	658	18
Flat, unit or apartment	68	789	1,434	16
Boarding/rooming house unit <sup>(a)</sup>	477	0	36	0
Other	7	1	8	0
<b>Total dwellings</b>	<b>571</b>	<b>1,898</b>	<b>2,888</b>	<b>85</b>
Average no. bedrooms	1.1	2.6	2.0	2.5

(a) Counts of boarding houses and hostels refer to tenancy (rental) units rather than dwellings.

Table 3.3.6 shows the number of dwellings funded under community housing programs in Queensland by ASGC remoteness category. In all remoteness areas the greatest proportion of dwellings were funded under the Long term community housing program, excluding dwellings located in major cities where the major proportion of dwellings were funded under the Short to medium term community housing program (43%).

Generally, the number of dwellings funded under each program decreased with increased distance from major cities. Dwellings funded under the Long term community housing program were the exception, with the largest number of dwellings (904, or 31%) located in outer regional Queensland.

**Table 3.3.6: Number of dwellings by community housing program and ASGC remoteness category, Queensland, 2005–06**

Community Housing Program	Major cities	Inner regional	Outer regional	Remote	Very remote
Boarding/rooming house <sup>a)</sup>	378	98	94	1	0
Short to medium term community housing	879	526	441	25	26
Long term community housing	746	702	904	204	331
Other	28	29	27	1	0
<b>Total dwellings</b>	<b>2,032</b>	<b>1,356</b>	<b>1,466</b>	<b>231</b>	<b>358</b>

(a) Counts of boarding houses and hostels refer to tenancy (rental) units rather than dwellings.

Table 3.3.7 shows the number of dwellings by bedroom number and the community housing program under which the dwelling is funded. The majority of dwellings (93%) funded under the Boarding/rooming house program were one bedroom dwellings (Table 3.4.6). The greatest proportion of dwellings funded under the Short to medium term community housing program were either three bedroom dwellings (43%) or two bedroom dwellings (39%). This was followed by four bedroom dwellings (10%), one bedroom dwellings (6%) and dwellings containing five or more bedrooms (2%).

For those dwellings funded under the Long term community housing program, 42% (1,215 dwellings) contained one bedroom, 28% (819 dwellings) had two bedrooms, 23% (664 dwellings) had three bedrooms, and 149 dwellings (5%) contained four bedrooms. Only 41 dwellings funded under this program had 5 or more bedrooms. For those dwellings funded under 'other' community housing programs, 52% of the dwellings had three bedrooms (44 dwellings), 31% had two bedrooms (26 dwellings), 14% had one bedroom (12 dwellings) and three dwellings had four bedrooms.

**Table 3.3.7: Number of dwellings by number of bedrooms and community housing program, Queensland, 2005–06**

Number of bedrooms	Boarding/rooming house	Short to medium term community housing	Long term community housing	Other
One	529	122	1,215	12
Two	24	736	819	26
Three	15	812	664	44
Four	1	194	149	3
Five or more	2	34	41	0
<b>Total dwellings</b>	<b>571</b>	<b>1,898</b>	<b>2,888</b>	<b>85</b>

One bedroom dwellings were the most common in all ASGC remoteness areas except for remote and very remote Queensland (Table 3.3.8). Thirty-five percent of dwellings in major cities, 32% in inner regional areas, and 37% in outer regional areas contained one bedroom. The highest proportion of dwellings (35%) located in very remote areas contained three bedrooms, followed by two bedrooms (34%) and one bedroom (29%).

**Table 3.3.8: Number of dwellings by dwelling size and ASGC remoteness category, Queensland, 2005–06**

Number of bedrooms	Major cities	Inner regional	Outer regional	Remote	Very remote
One	717	433	535	88	105
Two	545	397	449	92	122
Three	604	405	357	45	124
Four	134	99	104	5	5
Five or more	33	22	20	1	1
<b>Total dwellings</b>	<b>2,032</b>	<b>1,356</b>	<b>1,466</b>	<b>231</b>	<b>358</b>

## 3.4 Western Australia

### Data structure and issues

Western Australia was able to provide several of the variables requested, but was unable to supply an organisation identifier, a dwelling identifier, organisation address, suburb or postcode, organisation type and dwelling type (Table 3.1). Individual organisations and the number of dwellings managed were identified using organisation name.

Of the 1,979 dwelling records originally sent by Western Australia, 340 were removed from the data as they were funded under the Crisis Accommodation Program (CAP) and not used for

community housing. An additional 30 records were missing organisation name and were excluded from the analysis, leaving a total of 1,609 records in the data set. Fourteen records were missing community housing program, 14 records were missing target group, 13 records were missing dwelling region and 14 were missing the number of bedrooms and 22 were recorded as having '0' bedrooms. A further 9 records were found to have a bedroom number less than the number of rental units reported. After additional records were added so that each record referred to a single tenancy rental unit (see explanation below), a total of 3,871 community housing dwellings were used in the analysis.

A large number of records supplied by Western Australia referred to multiple dwellings. Additional records were added so that each record referred to, and was counted as a single dwelling. In order to determine the number of bedrooms per dwelling the bedrooms were split across the dwellings by dividing the number of dwellings by the number of bedrooms. In cases where this division did not produce whole numbers assumptions about the number of bedrooms were made. For example, a record with three dwellings and 10 bedrooms was assumed to consist of two 3 bedroom dwellings and one 4 bedroom dwelling. Making this assumption would have no effect on the average number of bedrooms calculation, however, when reporting the number of bedrooms per dwelling size, issues may arise as it is possible that the assumptions made were incorrect. In the above example for instance, it may be possible that this in fact consisted of two 4 bedroom dwellings and one 2 bedroom dwelling. For this reason, counts by dwelling size in this state are not reported.

There were several other assumptions made when analysing the Western Australian community housing data. Firstly, records recorded as having no bedrooms were assumed to have 1 bedroom, the minimum number of bedrooms possible. There were 9 records listed as having considerably more dwellings than the number of bedrooms. For example, one record was listed as having 12 dwellings and only one bedroom amongst these dwellings. For this record the assumption was made that this referred to 12 single bedroom dwellings. In other cases there were a higher number of bedrooms for a single dwelling than was thought likely. For example, one dwelling was listed as having 20 bedrooms. The assumption was made that this record referred to 20 single bedroom units.

## **Organisation level data**

There were 191 community housing organisations funded under the CSHA in Western Australia in 2005–06. Table 3.4.1 shows the number of organisations and dwellings and the average number of bedrooms for these dwellings, grouped by organisation size. The majority of community housing organisations in Western Australia (76%) managed less than 20 dwellings. Three community housing organisations managed more than 200 dwellings. Two organisations managed between 100 and 199 dwellings, 9 organisations managed between 50 and 99 dwellings and 31 organisations managed between 20 and 49 dwellings.

Although there were only 3 CSHA funded community housing organisations in Western Australia managing 200 or more dwellings, these organisations managed the greatest proportion of dwellings in this state (27%). This was closely followed by organisations managing less than 20 dwellings, which managed 26% of the dwellings in this jurisdiction. Those managing 20–49 dwellings managed 25% of all dwellings and those managing 50–99 dwellings managed 15% of dwellings. Those organisations managing 100–199 dwellings managed 8% of all dwellings.

Organisations managing 100–199 dwellings had the highest average number of bedrooms per dwelling (2.7 bedrooms per dwelling), followed by those managing less than 20 dwellings

(2.1 bedrooms per dwelling) and those managing 200 or more dwellings (1.9 bedrooms per dwelling). Organisations managing 20–49 dwellings and 50–99 dwellings both had an average of 1.6 bedrooms per dwelling.

**Table 3.4.1: Number of organisations, total number of dwellings, average number of dwellings and average number of bedrooms, by organisation size, Western Australia, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms
200 or more dwellings	3	1,030	343	1.9
100–199 dwellings	2	292	146	2.7
50–99 dwellings	9	581	65	1.6
20–49 dwellings	31	958	31	1.6
Less than 20 dwellings	146	1,010	7	2.1
<b>Total</b>	<b>191</b>	<b>3,871</b>	<b>20</b>	<b>1.9</b>

*Note:* Dwellings funded under CAP were excluded as they were not used for community housing purposes.

## Dwelling level data

There were 3,871 CSHA funded dwellings managed by community housing organisations in Western Australia in 2005–06. Table 3.4.2 separates these by the community housing program funding the dwellings and shows the average number of bedrooms for each.

The Long term community housing program was the community housing program under which most dwellings were funded with 2,070 dwellings being funded under this program, a total of 53% of all dwellings in this jurisdiction (Table 3.4.2). The remaining 47% of dwellings were funded under the Joint venture program.

Dwellings funded under the Long term community housing program had the highest average number of bedrooms, with 2.3 bedrooms per dwelling. Dwellings funded under the Joint venture program had the least number of bedrooms, with an average of 1.4 bedrooms per dwelling.

**Table 3.4.2: Number of dwellings and average number of bedrooms by community housing program, Western Australia, 2005–06**

Community housing program	Number of dwellings	Average number of bedrooms
Long term community housing	2,070	2.3
Joint venture	1,801	1.4
<b>Total</b>	<b>3,871</b>	<b>1.9</b>

*Note:* Dwellings funded under CAP were excluded as they were not used for community housing purposes.

There were 1,520 dwellings funded under Long term community housing programs located in major cities, accounting for 65% of all dwellings in this area (Table 3.4.3). The majority (60%) of dwellings located in inner regional areas were also funded under Long term community housing programs. In contrast, the majority of dwellings located in outer regional, remote and very remote areas of Western Australia were funded under the Joint venture program, accounting for 70%, 78% and 74% of all dwellings in these areas respectively.

Larger dwellings were located in both major cities and inner regional areas, with dwellings in these areas averaging two bedrooms. This was followed by dwellings located in outer regional areas, with an average of 1.7 bedrooms per dwelling in these areas. Dwellings located in remote Western Australia had an average of 1.6 bedrooms per dwelling and dwellings located in very remote areas were the smallest, with an average of 1.5 bedrooms per dwelling.

**Table 3.4.3: Number of dwellings by community housing program and ASGC remoteness category, Western Australia, 2005–06**

Community housing program	Major cities	Inner regional	Outer regional	Remote	Very remote
Long term community housing	815	169	413	309	95
Joint venture	1,520	255	175	87	33
<b>Total dwellings</b>	<b>2,335</b>	<b>425</b>	<b>588</b>	<b>396</b>	<b>128</b>
Average no. bedrooms	2.0	2.0	1.7	1.6	1.5

*Note:* Dwellings funded under CAP were excluded as they were not used for community housing purposes.

The largest target group for Western Australian community housing dwellings was the aged and frail, with 1,566, or 40% of dwellings in this jurisdiction targeted towards this population group (Table 3.4.4). The majority of these dwellings (1,489 or 95%) were funded under the Joint venture community housing program. A large number of dwellings were also targeted towards people with a disability, with 1,242 dwellings (32%) targeting this group. The majority of these dwellings (95%) were funded under the Long term community housing program.

Other groups targeted in Western Australia included singles (399 dwellings), 74% of which were funded under the Long term community housing program, and families (379 dwellings), 82% of which were funded under the Long term community housing program. Three percent of dwellings (127) were targeted towards the homeless, 44 dwellings to Indigenous people and a further 32 dwellings towards youth.

As would be expected, the largest dwellings were targeted towards families, with an average 2.8 bedrooms per dwelling. This was closely followed by Indigenous people and people with a disability (2.6 bedrooms per dwelling and 2.5 bedrooms per dwelling respectively). The smallest dwellings in Western Australia were targeted towards the aged and frail and the homeless, with an average of 1.3 bedrooms and 1.1 bedrooms per dwelling respectively.

**Table 3.4.4: Number of dwellings by community housing program and target group, Western Australia, 2005–06**

Target group	Long term community housing	Joint venture	Total dwellings	Average no. bedrooms
Aged and frail	77	1,489	<b>1,566</b>	1.3
Families	312	67	<b>379</b>	2.8
Homeless	81	46	<b>127</b>	1.1
Indigenous	24	20	<b>44</b>	2.6
People escaping domestic violence	19	0	<b>19</b>	2.4
People from culturally diverse backgrounds	13	0	<b>13</b>	2.2
People with a disability	1,176	66	<b>1,242</b>	2.5
Singles	296	103	<b>399</b>	1.5
Substance abuse	12	0	<b>12</b>	2.1
Youth	22	10	<b>32</b>	2.3
Other	38	0	<b>38</b>	2.2

*Note:* Dwellings funded under CAP were excluded as they were not used for community housing purposes.

Of the 3,871 community housing dwellings in Western Australia, 32% (1,225) were located in the Metropolitan North region, 17% (660) were located in Metropolitan Fremantle and 15% (594) were located in the Metropolitan Southeast region (Table 3.4.5). The Wheatbelt region contained 10% of the Western Australian community housing dwellings and the Southwest region contained 9% of dwellings. Six percent of dwellings were located in both the Southern and Mid-West/Gascoyne regions of Western Australia and 3% in the Goldfields region. Two percent of dwellings were located in the Pilbara region.

For the majority of regions, the aged and frail were the largest target group, excluding Metropolitan Fremantle, Metropolitan North and the Kimberley where the largest group targeted were people with a disability.

**Table 3.4.5: Number of dwellings by region and target group, Western Australia, 2005–06**

Region	Aged and frail	Families	Homeless	Indigenous	People escaping domestic violence	People from culturally diverse backgrounds	People with a disability	Singles	Substance abuse	Youth	Other
Goldfields	100	2	0	10	0	0	7	0	0	0	0
Kimberley	0	0	0	0	0	0	26	13	0	0	0
Metropolitan Fremantle	152	70	70	4	14	0	265	80	0	5	0
Metropolitan North	291	111	48	3	0	12	572	165	9	0	14
Metropolitan Southeast	293	38	9	2	5	0	229	9	3	5	1
Mid-West / Gascoyne	157	8	0	8	0	0	31	19	0	0	1
Pilbara	48	0	0	11	0	0	3	0	0	0	0
Southern	104	52	0	3	0	0	43	18	0	2	9
Southwest	192	51	0	0	0	1	59	31	0	3	9
Wheatbelt	229	47	0	3	0	0	7	64	0	17	4

*Note:* Dwellings funded under CAP were excluded as they were not used for community housing purposes.

In all ASGC remoteness categories, except major cities, the majority of dwellings were targeted towards the aged and frail (Table 3.4.6). Of those dwellings located in inner regional areas, 171 dwellings (40%) were targeted towards this group, followed by 153 dwellings (36%) targeted towards people with a disability and 48 dwellings (11%) targeted towards families.

In outer regional areas, the aged and frail were the target group for 63% of dwellings, followed by 14% targeted towards people with a disability. A further 12% of dwellings in outer regional Western Australia were targeted towards families and a further 8% to singles.

Sixty percent (369 dwellings) in remote areas were targeted towards the aged and frail with a further 58 dwellings targeted towards singles and 41 dwellings towards families. Of the 128 dwellings located in very remote Western Australia, 79 were targeted towards the aged and frail, 15 were targeted towards singles and 12 were targeted towards the Indigenous.

The majority of dwellings located in major cities were targeted towards people with a disability, with 972 dwellings (42%) in these areas targeted towards this group. A further 707 dwellings (30%) were targeted towards the aged and frail, and 249 dwellings (11%) were targeted towards singles. This was followed by those dwellings targeted towards families (9%) and those targeted towards the homeless (5%).



**Table 3.4.6: Number of dwellings by ASGC remoteness category and target group, Western Australia, 2005–06**

<b>Target Group</b>	<b>Major cities</b>	<b>Inner regional</b>	<b>Outer regional</b>	<b>Remote</b>	<b>Very remote</b>
Aged and frail	707	171	369	239	79
Families	207	48	71	41	11
Homeless	127	0	0	0	0
Indigenous	5	7	3	17	12
People escaping domestic violence	19	0	0	0	0
People from culturally diverse backgrounds	12	1	0	0	0
People with a disability	972	153	84	25	8
Singles	249	32	45	58	15
Substance abuse	12	0	0	0	0
Youth	10	3	4	15	0
Other	15	9	11	1	2
<b>Total dwellings</b>	<b>2,335</b>	<b>425</b>	<b>588</b>	<b>396</b>	<b>128</b>
Average no. bedrooms	2.0	2.0	1.7	1.6	1.5

The average number of bedrooms ranged from two bedrooms per dwelling for those dwellings located in the Metropolitan Fremantle and Southeast regions, to 1.2 bedrooms per dwelling for those dwellings located in the Kimberley region (Table 3.4.7). Regions with a higher than average number of bedrooms above that of the whole of Western Australia were located in city areas, with an average of two bedrooms per dwelling in the Metropolitan Fremantle and the Metropolitan Southeast areas. Regions with an average number of bedrooms considerably below the whole of Western Australia were Goldfields and Pilbara (1.5 bedrooms per dwelling and 1.3 bedrooms per dwelling respectively), and the Kimberley (1.2 bedrooms per dwelling).

All of the dwellings located in the Kimberley region were funded under the Long term community housing program. In contrast, the majority (95%) of dwellings located in Pilbara were funded under the Joint venture program. The greater proportion of dwellings funded under both the Long term and the Joint venture community housing programs were located in cities areas, with 42% and 20% of dwellings located in the Metropolitan north area respectively.

**Table 3.4.7: Number of dwellings by region and community housing program, Western Australia, 2005–06**

Region	Long term community housing	Joint venture	Total dwellings	Average number of bedrooms
Goldfields	17	102	<b>119</b>	1.5
Kimberley	39	0	<b>39</b>	1.2
Metropolitan Fremantle	446	214	<b>660</b>	2.0
Metropolitan North	867	358	<b>1,225</b>	1.9
Metropolitan Southeast	319	275	<b>594</b>	2.0
Mid-West / Gascoyne	50	174	<b>224</b>	1.7
Pilbara	3	59	<b>62</b>	1.3
Southern	100	131	<b>231</b>	1.8
Southwest	156	190	<b>346</b>	1.7
Wheatbelt	73	298	<b>371</b>	1.9

*Note:* Dwellings funded under CAP were excluded as they were not used for community housing purposes.

## 3.5 South Australia

### Data structure and issues

South Australia was able to provide all variables requested excluding target group and community housing program information (Table 3.1). ASGC remoteness category was derived from dwelling postcode.

Whilst target group information was not provided by South Australia, this information was able to be derived from the organisation description variable. There were 39 records missing organisation description and hence target group information could not be derived for these records.

The South Australian data received was relatively complete. Of the 4,369 records supplied, 11 were missing property type information, 6 were missing bedroom number information and 1 record was missing postcode information.

### Organisation level data

There were 119 community housing organisations funded under the CSHA in South Australia in 2005–06. Table 3.5.1 shows the number of organisations and dwellings and the average number of bedrooms for these dwellings, grouped by organisation size. Five community housing organisations in South Australia in 2005–06 managed 200 or more dwellings. These organisations managed 33% of all community housing dwellings (1,436) in South Australia, despite making up only 4% of all CSHA funded organisations in this state.

Eleven organisations managed between 50 and 199 dwellings, 32 organisations managed between 20 and 49 dwellings, and the largest group, those managing less than 20 dwellings, consisted of 71 organisations. While 60% of all CSHA funded community housing organisations in South Australia managed less than 20 dwellings, these organisations managed only 18% of all dwellings in this state.

Organisations managing less than 20 dwellings had the highest average number of bedrooms (2.7 bedrooms per dwelling), closely followed by those organisations managing 200 or more dwellings (2.6 bedrooms per dwelling). Organisations managing between 20–49 dwellings had an average of 2.5 bedrooms per dwelling. The lowest average number of bedrooms per dwelling was observed in those organisations managing between 100–199 dwellings (2.3 bedrooms per dwelling).

**Table 3.5.1: Number of organisations, total number of dwellings, average number of dwellings and average number of bedrooms, by organisation size, South Australia, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms
200 or more dwellings	5	1,436	287	2.6
100–199 dwellings	7	1,004	143	2.3
50–99 dwellings	4	289	72	2.4
20–49 dwellings	32	863	27	2.5
Less than 20 dwellings	71	777	11	2.7
<b>Total</b>	<b>119</b>	<b>4,369</b>	<b>37</b>	<b>2.5</b>

*Note:* Counts exclude 27 dwellings which were handed back to the South Australia Community Housing Authority (SACHA) in the 2005–06 period. SACHA is not considered to be a community housing organisation so was therefore excluded from organisation counts.

Of the 119 community housing organisations in South Australia, 71 were classified as Co-operatives, 37 as Associations and 10 as Holding associations (Table 3.5.2).

When looking at the type of CSHA funded community housing organisation by organisation size, the largest group was Co-operatives managing less than 20 dwellings, with 49 organisations falling within this category. Eleven of the twelve largest organisations, managing 100 or more dwellings, were Associations.

Despite 60% of organisations being classified as Co-operatives, and 31% classified as Associations, Associations managed over double the number of dwellings (2,905) as those managed by Co-operatives (1,292). Holding associations, by far the smallest group of organisations (10) managed only 145 dwellings.

Co-operative organisations manage the largest dwellings in size averaging 2.6 bedrooms per dwelling. This was followed by Associations and Holding associations, with an average of 2.5 and 2.4 bedrooms per dwelling respectively.

**Table 3.5.2: Number of dwellings by organisation size and organisation type, South Australia, 2005–06**

Number of dwellings managed by the organisation	Association	Co-operative	Holding association	Unknown
200 or more dwellings	5	0	0	0
100–199 dwellings	6	1	0	0
50–99 dwellings	3	1	0	0
20–49 dwellings	8	20	3	1
Less than 20 dwellings	15	49	7	0
<b>Total organisations</b>	<b>37</b>	<b>71</b>	<b>10</b>	<b>1</b>
Total dwellings	2,905	1,292	145	27
Average number of bedrooms	2.5	2.6	2.4	2.3

*Note:* Counts exclude 27 dwellings which were handed back to the South Australia Community Housing Authority (SACHA) in the 2005–06 period. SACHA is not considered to be a community housing organisation so was therefore excluded from organisation counts.

The most frequently targeted group by community housing organisations in South Australia were people on low incomes, with 31 organisations (26%) targeting this group (Table 3.5.3). Twenty-nine organisations were targeted towards other, 15 towards families, 13 towards the aged and frail and 11 towards people with a disability. The least frequently targeted group was singles, with only two organisations targeted towards this group.

**Table 3.5.3: Number of organisations by target group and organisation size, South Australia, 2005–06**

Target Group <sup>(a)</sup>	200 or more dwellings	100–199 dwellings	50–99 dwellings	20–49 dwellings	Less than 20 dwelling	Total organisations
Aged and frail	0	1	1	2	9	13
Families	0	0	1	7	7	15
Homeless	0	1	0	1	0	2
Low income	1	0	0	10	20	31
People from culturally diverse backgrounds	0	0	0	3	6	9
People with a disability	1	2	1	3	4	11
Singles	0	0	0	1	1	2
Youth	0	0	1	1	3	5
Other	3	3	0	3	20	29
Unknown	0	0	0	1	1	2

*Note:* Counts exclude 27 dwellings which were handed back to the South Australia Community Housing Authority (SACHA) in the 2005–06 period. SACHA is not considered to be a community housing organisation so was therefore excluded from organisation counts.

(a) The target group field was not supplied by South Australia but was determined from the organisation description.

Table 3.5.4 categorises organisations by the type of organisation and the target group of the organisation. Of the 31 organisations targeting low income earners, the majority (28) were Co-operatives. Co-operatives were also more likely to target other groups (15 organisations), families (14 organisations) and people from culturally diverse backgrounds (8 organisations). Associations, on the other hand, were more likely to target those with a disability and other target groups (10 organisations) and the aged and frail (8 organisations).

**Table 3.5.4: Number of organisations by target group and organisation type, South Australia, 2005–06**

Target Group <sup>(a)</sup>	Association	Co-operative	Holding association	Unknown
Aged and frail	8	1	4	0
Families	1	14	0	0
Homeless	2	0	0	0
Low income	3	28	0	0
People from culturally diverse backgrounds	0	8	1	0
People with a disability	10	1	0	0
Singles	0	2	0	0
Youth	3	2	0	0
Other	10	15	4	0
Unknown	0	0	1	1
<b>Total organisations</b>	<b>37</b>	<b>71</b>	<b>10</b>	<b>1</b>

Note: Counts exclude 27 dwellings which were handed back to the South Australia Community Housing Authority (SACHA) in the 2005–06 period. SACHA is not considered to be a community housing organisation so was therefore excluded from organisation counts.

(a) The target group field was not supplied by South Australia but was determined from the organisation description.

## Dwelling level data

There were 4,369 CSHA funded dwellings managed by community housing organisations in South Australia in 2005–06. Table 3.5.5 separates these by dwelling type and shows the average number of bedrooms.

Half of the community housing dwellings in South Australia were classified as ‘other’ (2,199). Semi-detached, row, terrace or townhouses comprised 40% of the dwellings (1,766), with the remaining 10% classified as flats, units or apartments (393).

Those dwellings that were classified as ‘other’ had the greatest average number of bedrooms, with an average of 2.9 bedrooms per dwelling. This was closely followed by an average of 2.2 bedrooms per dwelling for semi-detached, row, terrace or townhouses. The smallest average number of bedrooms was recorded for flats, units or apartments (1.8 bedrooms per dwelling).

**Table 3.5.5: Number of dwellings and average number of bedrooms by dwelling type, South Australia, 2005–06**

Dwelling type	Number of dwellings	Average number of bedrooms
Semi-detached, row or terrace house, townhouse, etc	1,766	2.2
Flat, unit or apartment	393	1.8
Other <sup>(a)</sup>	2,199	2.9
Not stated/inadequately described	11	2.3
<b>Total</b>	<b>4,369</b>	<b>2.5</b>

(a) See Table A3 for inclusions in ‘Other’ category.

By far, the greatest number of community housing dwellings in South Australia were located in major cities, with 85% of all dwellings in this jurisdiction located in these areas (Table 3.5.6). Inner regional South Australia contained 9%, outer regional South Australia 4% and remote South Australia 1% of all dwellings. Only 4 dwellings were located in very remote regions.

When looking at the absolute numbers of each dwelling type across ASGC remoteness category, the distribution appears to be relatively even, with the majority of dwellings within each remoteness category classified as either a semi-detached, row, terrace or townhouse or an 'other' type of dwelling. As a percentage of all dwellings within each area, semi-detached, row, terrace or townhouses were more common in major cities than in regional and remote areas.

Dwelling size did not vary greatly across ASGC remoteness categories, however, dwellings were slightly larger on average in major cities and inner regional areas compared to outer regional and remote areas. Dwellings were largest on average in inner regional areas (2.6 bedrooms per dwelling) followed by those in major cities (2.5 bedrooms per dwelling). An average of 2.4 bedrooms was observed in dwellings located in outer regional areas and an average of 2.2 bedrooms per dwelling in remote areas. The four dwellings located in very remote South Australia had an average of one bedroom per dwelling.

**Table 3.5.6: Number of dwellings by dwelling type and ASGC remoteness category, South Australia, 2005–06**

Dwelling type	Major cities	Inner regional	Outer regional	Remote	Very remote
Semi-detached, row or terrace house, townhouse, etc	1,523	146	71	21	4
Flat, unit or apartment	350	29	7	8	0
Other	1,835	230	112	21	0
Not stated/inadequately described	5	0	0	6	0
<b>Total dwellings</b>	<b>3,713</b>	<b>405</b>	<b>190</b>	<b>56</b>	<b>4</b>
Average no. bedrooms	2.5	2.6	2.4	2.2	1

*Note:* One record was missing postcode information, therefore ASGC remoteness category information could not be determined for this record.

The majority of dwellings (2,378) contained three bedrooms, accounting for 55% of dwellings in the jurisdiction (Table 3.5.7). There were 1,355 two bedroom dwellings (31%) followed by 455 one bedroom dwellings, 150 four bedroom dwellings and only 25 dwellings containing five or more bedrooms.

One and two bedroom dwellings consisted mostly of semi-detached, row, terrace or townhouses (66% and 61% respectively), while three bedroom dwellings consisted mostly of 'other' dwelling types (72%), semi-detached, row, terrace or townhouses (26%) and flats, units or apartments (2%). The majority of four bedroom dwellings (88%) and five or more bedroom dwellings (84%) were also of 'other' type.

**Table 3.5.7: Number of dwellings by dwelling type and number of bedrooms, South Australia, 2005–06**

Dwelling type	One	Two	Three	Four	Five or more
Semi-detached, row or terrace house, townhouse, etc	301	831	613	16	4
Flat, unit or apartment	143	204	44	2	0
Other	11	312	1,718	132	21
Not stated/inadequately described	0	8	3	0	0
<b>Total dwellings<sup>(a)</sup></b>	<b>455</b>	<b>1,355</b>	<b>2,378</b>	<b>150</b>	<b>25</b>

(a) Excludes six dwellings with missing bedroom information.

By far the most common size of community housing dwellings in the major cities of South Australia were those containing three bedrooms (2,016 dwellings), followed by two bedroom dwellings (1,153) (Table 3.5.8). For regional areas, the majority of dwellings had 3 bedrooms, with 60% of dwellings in inner regional areas and 51% of dwellings in outer regional areas containing three bedrooms. Two bedroom dwellings were the most prevalent in remote areas of South Australia (55%) followed by three bedroom dwellings (34%).

**Table 3.5.8: Number of dwellings by dwelling size and ASGC remoteness category, South Australia, 2005–06**

Dwelling size (number of bedrooms)	Major cities	Inner regional	Outer regional	Remote	Very remote
One	393	41	11	6	4
Two	1,153	96	75	31	0
Three	2,016	245	96	19	0
Four	122	22	6	0	0
Five or more	22	1	2	0	0
<b>Total dwellings</b>	<b>3,706</b>	<b>405</b>	<b>190</b>	<b>56</b>	<b>4</b>
Average number of bedrooms	2.5	2.6	2.4	2.2	1

Note: Table excludes 6 records with missing bedroom information.

Table 3.5.9 shows the number of dwellings in each target group by the number of bedrooms contained in the dwelling. The greatest proportion of one bedroom dwellings were targeted towards the aged and frail, with 30% of one bedroom dwellings targeted towards this group. Two bedroom dwellings were mostly targeted towards other target groups (37%) and people with a disability (19%). The majority of three and four bedroom dwellings were targeted towards other target groups (43% and 32% respectively), while the majority of dwellings containing five or more bedrooms were targeted towards people with a disability (48%).

**Table 3.5.9: Number of dwellings by target group and number of bedrooms, South Australia, 2005–06**

Target Group	One	Two	Three	Four	Five or more
Aged and frail	136	143	24	0	4
Families	8	51	250	25	0
Homeless	54	56	38	0	0
Low income	51	253	472	22	4
People from culturally diverse backgrounds	22	7	125	21	0
People with a disability	56	259	319	29	12
Singles	0	12	26	1	0
Youth	23	63	77	4	0
Other	98	496	1,033	48	5
Unknown	7	15	14	0	0
<b>Total dwellings</b>	<b>455</b>	<b>1,355</b>	<b>2,378</b>	<b>150</b>	<b>25</b>

Notes:

1. The target group field was not supplied by South Australia but was determined from the organisation description.
2. Table excludes 6 records with missing bedroom information.

The greatest proportion of dwellings in South Australia were targeted towards other target groups (39%), followed by those on low incomes (19%) and those people with a disability (16%) (Table 3.5.10). Four percent of dwellings were targeted towards youth and 1% towards singles.

The size of dwellings in South Australia varied across the different groups to which they were targeted. Larger dwellings were targeted towards families (2.9 bedrooms per dwelling), people from culturally diverse backgrounds (2.8 bedrooms per dwelling) and singles (2.7 bedrooms per dwelling). Smaller dwellings in South Australia were targeted towards the homeless, with an average of 1.9 bedrooms per dwellings, and the aged and frail (1.7 bedrooms per dwelling).

The majority of dwellings targeted towards the aged and frail (71%), the homeless (62%) and youth (43%) were semi-detached, row, terrace or townhouses while the greater proportion of dwellings targeted at all other target groups were other dwelling types.

**Table 3.5.10: Number of dwellings by target group(a) and dwelling type, South Australia, 2005–06**

Dwelling type	Aged and frail	Families	Homeless	Low income	People from culturally diverse backgrounds	People with a disability	Singles	Youth	Other
Semi-detached, row or terrace house, townhouse, etc	217	47	92	257	30	288	8	73	739
Flat, unit or apartment	23	14	32	62	3	74	4	25	142
Other	59	273	24	483	139	317	27	71	799
Not stated/inadequately described	8	0	0	0	3	0	0	0	0
<b>Total dwellings<sup>(b)</sup></b>	<b>307</b>	<b>334</b>	<b>148</b>	<b>802</b>	<b>175</b>	<b>679</b>	<b>39</b>	<b>169</b>	<b>1,680</b>
Average no. bedrooms	1.7	2.9	1.9	2.6	2.8	2.5	2.7	2.3	2.6

(a) The target group field was not supplied by South Australia but was determined from the organisation description.

(b) 36 records missing target group information have been excluded from the table.

## 3.6 Tasmania

### Data structure and issues

Tasmania was able to provide all variables requested excluding community housing program type (Table 3.1). ASGC remoteness category was derived from dwelling postcode.

The data received by Tasmania was complete for all variables.

### Organisation level data

There were 47 community housing organisations funded under the CSHA in Tasmania in 2005–06. Table 3.6.1 shows the number of organisations, the number of dwellings and the average number of bedrooms, grouped by the number of dwellings managed. The majority of Tasmanian community housing organisations managed less than 30 dwellings, with only two community housing organisations managing more than this. One organisation managed between 30–99 dwellings and another managed over 100 dwellings. These two larger organisations together managed 29% of the dwellings in Tasmania during 2005–06.



Three community housing organisations in Tasmania managed between 20 and 29 dwellings, 14 organisations managed between 10 and 19 dwellings, and the majority of organisations, 60%, managed less than 10 dwellings (28 organisations). Despite a large proportion of Tasmanian community housing organisations falling within this last category, only 21% of dwellings were managed by these organisations.

The single organisation managing 100 or more dwellings managed 111 dwellings while the organisation managing 30–99 dwellings managed 31 dwellings. Of the 28 organisations managing less than 10 dwellings, the organisations were generally very small, averaging four dwellings per organisation.

The organisation managing the most dwellings (i.e. more than 100 dwellings) also had the highest average number of bedrooms (2.8 bedrooms per dwelling). This was followed by those organisations managing between 10 and 19 dwellings and those managing less than 10 dwellings (2.0 bedrooms per dwelling) and those managing 20–29 dwellings (1.9 bedrooms per dwelling). Dwellings managed by the one organisation managing between 30 and 99 dwellings were the smallest, averaging one bedroom per dwelling.

**Table 3.6.1: Number of organisations, total number of dwellings, average number of dwellings, and average number of bedrooms, by organisation size, Tasmania, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms
100 or more dwellings	1	111	111	2.8
30–99 dwellings	1	31	31	1.0
20–29 dwellings	3	78	26	1.9
10–19 dwellings	14	169	12	2.0
Less than 10 dwelling	28	101	4	2.0
<b>Total</b>	<b>47</b>	<b>490</b>	<b>10</b>	<b>2.1</b>

Of the 47 community housing organisations in Tasmania during the 2005–06 period, the largest proportion (22) were classified as Housing associations, 18 organisations were classified as being of ‘other’ type and 7 organisations as Housing cooperatives (Table 3.6.2).

When looking at the type of CSHA funded community housing organisation in Tasmania by organisation size, the largest group was Housing associations managing less than 10 dwellings, with 16 organisations falling within this category. Eleven of the 18 organisations of ‘other’ type managed less than 10 dwellings.

Despite 38% of all organisations being classified as ‘other’ type, these organisations managed only 31% of all dwellings in Tasmania. Conversely, Housing cooperatives accounted for only 15% of all organisations in this jurisdiction but managed 19% of all dwellings. Housing associations accounted for 47% of all community housing organisations in Tasmania and managed 50% of all dwellings.

Housing cooperative organisations manage the largest dwellings in size averaging 2.9 bedrooms per dwelling. This was followed by Housing associations (2.1 bedrooms per dwelling) and ‘other’ organisations (1.6 bedrooms per dwelling).

**Table 3.6.2: Number of dwellings by organisation size and organisation type, Tasmania, 2005–06**

<b>Number of dwellings managed by the organisation</b>	<b>Housing association</b>	<b>Housing cooperative</b>	<b>Other</b>
100 or more dwellings	1	0	0
30–99 dwellings	1	0	0
20–29 dwellings	0	1	2
10–19 dwellings	4	5	5
Less than 10 dwelling	16	1	11
<b>Total organisations</b>	<b>22</b>	<b>7</b>	<b>18</b>
Total dwellings	245	92	153
Average no. bedrooms	2.1	2.9	1.6

## Dwelling level data

There were 490 CSHA funded dwellings managed by community housing organisations in Tasmania in 2005–06. Table 3.6.3 separates these by dwelling type and shows the average number of bedrooms for each.

Forty-nine percent of the community housing dwellings in Tasmania were flats, units or apartments (241 dwellings) and 40% (195 dwellings) were separate houses. The remaining 11% of dwellings were semi-detached/row, or terrace/townhouses (54 dwellings).

Houses in Tasmania had the highest average number of bedrooms, with an average of three bedrooms per dwelling. Semi-detached/row and terrace/townhouses averaged 2.2 bedrooms per dwelling. As would be expected, the smallest community housing dwellings in Tasmania were flats, units or apartments (1.4 bedrooms per dwelling).

**Table 3.6.3: Number of dwellings and average number of bedrooms by dwelling type, Tasmania, 2005–06**

<b>Dwelling type</b>	<b>Number of dwellings</b>	<b>Average number of bedrooms</b>
Separate house	195	3.0
Semi-detached, row or terrace house, townhouse, etc	54	2.2
Flat, unit or apartment	241	1.4
<b>Total</b>	<b>490</b>	<b>2.1</b>

Of the 490 community housing dwellings in Tasmania, 60% (296) were located in inner regional areas, 38% (187) were located in outer regional areas, and the remaining 2% were located in remote Tasmania (Table 3.6.4).

The majority of dwellings located in inner regional areas (57%) were separate houses while the majority of dwellings in outer regional areas of Tasmania were flats or apartments (81%). All of the eight dwellings located in remote areas were also flats, units or apartments.

Dwelling size in Tasmania decreased with further distance from the city. There was an average of 2.4 bedrooms per dwelling for those located in inner regional areas, an average of 1.9 bedrooms for those located in outer regional areas and an average of 1.6 bedrooms for those dwellings located in remote Tasmania.

**Table 3.6.4: Number of dwellings by dwelling type and ASGC remoteness, Tasmania, 2005–06**

Dwelling type	Major cities <sup>(a)</sup>	Inner regional	Outer regional	Remote	Very remote <sup>(b)</sup>
Separate house	0	168	28	0	0
Semi-detached, row or terrace house, townhouse, etc	0	48	7	0	0
Flat, unit or apartment	0	80	152	8	0
<b>Total dwellings</b>	<b>0</b>	<b>296</b>	<b>187</b>	<b>8</b>	<b>0</b>
Average no. bedrooms	–	2.4	1.9	1.6	–

(a) There are no major cities located in Tasmania (as Hobart is classified as inner regional).

(b) There are no very remote areas located in Tasmania.

The greatest proportion of dwellings in Tasmania were targeted towards those on low incomes (47%), followed by the aged and frail (41%) (Table 3.6.5). Five percent of dwellings were targeted towards those with a disability, 3% towards youth and 2% towards families. Three dwellings were targeted towards people from culturally diverse backgrounds and two towards mental health.

The size of dwellings in Tasmania varied across the different groups to which they were targeted. Larger dwellings were targeted towards those from culturally diverse backgrounds (3.3 bedrooms per dwelling), families (3.0 bedrooms per dwelling), people on low incomes (2.7 bedrooms per dwelling) and mental health (2.0 bedrooms per dwelling). Smaller dwellings in Tasmania were targeted towards youth, with an average of 1.8 bedrooms per dwelling, and the aged and frail (1.4 bedrooms per dwelling).

The majority of dwellings targeted towards the aged and frail (98%) and youth (81%) were flats or apartments while the majority of dwellings targeting those on low incomes (77%) were separate houses.

**Table 3.6.5: Number of dwellings by dwelling type and target group, Tasmania, 2005–06**

Dwelling type	Aged and frail	Families	Low income	Mental health	People from culturally diverse backgrounds	People with a disability	Youth	Other
Separate house	0	8	179	0	1	5	2	0
Semi-detached, row or terrace house, townhouse, etc	4	0	34	2	2	8	1	3
Flat, unit or apartment	199	0	18	0	0	11	13	0
<b>Total dwellings</b>	<b>203</b>	<b>8</b>	<b>231</b>	<b>2</b>	<b>3</b>	<b>24</b>	<b>16</b>	<b>3</b>
Average no. bedrooms	1.4	3.0	2.7	2.0	3.3	2.1	1.8	2.3

Table 3.6.6 shows the number of dwellings by both target group and ASGC remoteness category. The type of groups targeted varies across remoteness categories. The majority of dwellings in inner regional areas were targeted towards people on low incomes (71%) whereas the majority of dwellings in outer regional areas were targeted at the aged and frail (78%). The eight dwellings located in remote areas were also targeted at the aged and frail.

**Table 3.6.6: Number of dwellings by target group and ASGC remoteness, Tasmania, 2005–06**

Target group	Major cities <sup>(a)</sup>	Inner regional	Outer regional	Remote	Very remote <sup>(b)</sup>
Aged and frail	0	50	145	8	0
Families	0	7	1	0	0
Low income	0	208	23	0	0
Mental health	0	2	0	0	0
People from culturally diverse backgrounds	0	3	0	0	0
People with a disability	0	16	8	0	0
Youth	0	6	10	0	0
Other	0	3	0	0	0
<b>Total dwellings</b>	<b>0</b>	<b>295</b>	<b>187</b>	<b>8</b>	<b>0</b>

(a) There are no major cities located in Tasmania (as Hobart is classified as inner regional).

(b) There are no very remote areas located in Tasmania.

There were 179 three bedroom dwellings in Tasmania used for community housing over the 2005–06 period, accounting for 37% of all community housing dwellings in this jurisdiction (Table 3.6.7). Almost all of these three bedroom dwellings were separate houses (95%). One bedroom dwellings were the next most frequent dwelling size, with 159 dwellings (32%) fitting this description, 157 of which were flats, units or apartments. There were 139 two bedroom dwellings (28%) in Tasmania, 59% of which were flats, units or apartments, 31% of which were semi-detached/row or terrace/townhouses and 10% of which were separate houses. Of the eleven dwellings with four bedrooms, nine were classified as separate houses. Two dwellings contained five or more bedrooms and both of these dwellings were also separate houses.

**Table 3.6.7: Number of dwellings by dwelling type and number of bedrooms, Tasmania, 2005–06**

Dwelling type	One	Two	Three	Four	Five or more
Separate house	0	14	170	9	2
Semi-detached, row or terrace house, townhouse, etc	2	43	7	2	0
Flat, unit or apartment	157	82	2	0	0
<b>Total dwellings</b>	<b>159</b>	<b>139</b>	<b>179</b>	<b>11</b>	<b>2</b>

Table 3.6.8 shows the number of bedrooms in each dwelling by the group for which the dwelling was targeted. Smaller dwellings (i.e. those with one bedroom) were mostly targeted towards the aged and frail (83%), as were two bedroom dwellings (51%). Over a quarter of two bedroom dwellings were also targeted towards those on low incomes. Almost all of three bedroom dwellings were targeted towards people on low incomes (92%).

Nine of the eleven four bedroom dwellings were targeted towards people on low incomes. Of the two dwellings containing five or more bedrooms, one was targeted towards people with a disability and the other to people from non-English speaking backgrounds.

**Table 3.6.8: Number of dwellings by target group and number of bedrooms, Tasmania, 2005–06**

Target group	One	Two	Three	Four	Five or more
Aged and frail	132	71	0	0	0
Families	0	0	8	0	0
Low income	12	45	165	9	0
Mental health	0	2	0	0	0
People from culturally diverse backgrounds	0	2	0	0	1
People with a disability	8	11	2	2	1
Youth	7	6	3	0	0
Other	0	2	1	0	0
<b>Total dwellings</b>	<b>159</b>	<b>139</b>	<b>179</b>	<b>11</b>	<b>2</b>

In 2005–06 the proportion of smaller community housing dwellings was generally greater in outer regional and remote areas than in inner regional areas of Tasmania (Table 3.6.9). One bedroom dwellings were most common in outer regional areas, accounting for 47% of dwellings in this area. Eight of the nine dwellings in remote Tasmania also contained one bedroom. There were 64 one bedroom dwellings located in inner regional Tasmania, accounting for only 22% of dwellings in this area.

The proportion of two bedroom dwellings was also greater in outer regional areas compared to those in inner regional Tasmania, with 39% of dwellings in outer regional areas and 23% of dwellings in inner regional areas containing two bedrooms. In contrast, three bedroom dwellings were much more frequent in inner regional areas compared to outer regional areas. Fifty-two percent of dwellings in inner regional Tasmania contained three bedrooms compared to only 13% in outer regional areas. Eight of the eleven four bedroom dwellings and the two dwellings containing five or more bedrooms were also located in inner regional Tasmania.

**Table 3.6.9: Number of dwellings by ASGC remoteness category and number of bedrooms, Tasmania, 2005–06**

ASGC remoteness category	One	Two	Three	Four	Five or more
Major cities <sup>(a)</sup>	0	0	0	0	0
Inner regional	64	67	154	8	2
Outer regional	87	72	25	3	0
Remote	8	1	0	0	0
Very remote <sup>(b)</sup>	0	0	0	0	0
<b>Total dwellings</b>	<b>159</b>	<b>140</b>	<b>179</b>	<b>11</b>	<b>2</b>

(a) There are no major cities in Tasmania (as Hobart is classified as inner regional).

(b) There are no very remote areas in Tasmania.

## 3.7 The Australian Capital Territory

Due to data quality issues, data from the Australia Capital Territory was unable to be supplied.

## 3.8 The Northern Territory

### Data structure and issues

The Northern Territory was able to supply many of the variables requested but was unable to supply organisation address, suburb and postcode, organisation type and target group (Table 3.1). ASGC remoteness category was derived from dwelling postcode.

Those variables supplied by the Northern Territory were complete.

### Organisation level data

There were 20 community housing organisations funded under the CSHA in the Northern Territory in 2005–06. Table 3.8.1 shows the number of organisations, the number of dwellings and the average number of bedrooms, grouped by the number of dwellings managed. The majority of community housing organisations in the Northern Territory managed less than 5 dwellings (70%), with only six community housing organisations managing more than this. Two organisations managed 15–19 dwellings, another managed 10–14 dwellings and three organisations managed 5–9 dwellings.

Despite only six organisations managing five or more dwellings, these six organisations managed 72% of all dwellings in the Northern Territory in 2005–06. The remaining 28% of dwellings were managed by those organisations managing less than five dwellings.

The smallest dwellings, with an average of 2.5 bedrooms per dwelling, were managed by those organisations managing 5–9 dwellings, while those managing less than five dwellings had an average of 3.0 bedrooms per dwelling. The highest average number of bedrooms was observed for the organisation managing 10–14 dwellings (4.2 bedrooms per dwelling), followed by the two organisations managing 15–19 dwellings (3.4 bedrooms per dwelling).

**Table 3.8.1: Number of organisations, total number of dwellings, average number of dwellings, and average number of bedrooms, by organisation size, Northern Territory, 2005–06**

Number of dwellings managed by the organisation	Number of organisations	Number of dwellings	Average dwellings per organisation	Average number of bedrooms
15–19 dwellings	2	31	16	3.4
10–14 dwellings	1	10	10	4.2
5–9 dwellings	3	22	7	2.5
Less than 5 dwelling	14	24	2	3.0
<b>Total</b>	<b>20</b>	<b>87</b>	<b>4</b>	<b>3.1</b>

### Dwelling level data

There were 87 CSHA funded dwellings managed by community housing organisations in the Northern Territory in 2005–06. Table 3.8.2 separates these by ASGC remoteness category and shows the average number of bedrooms for each. Seventy-one percent of community housing dwellings in the Northern Territory were located in outer regional areas. Twenty-one percent (18 dwellings) were located in remote areas of the Northern Territory, and seven dwellings in very remote areas.

The size of dwellings varied across remoteness categories, with an average of 3.2 bedrooms per dwelling in outer regional areas, an average of 3.3 bedrooms per dwelling in remote areas and an average of 2.4 bedrooms per dwelling for the 7 dwellings located in very remote areas.

**Table 3.8.2: Number of dwellings and average number of bedrooms by ASGC remoteness category, Northern Territory, 2005–06**

Number of dwellings managed by the organisation	Number of dwellings	Average number of bedrooms
Major cities <sup>(a)</sup>	0	–
Inner regional <sup>(b)</sup>	0	–
Outer regional	62	3.2
Remote	18	3.3
Very remote	7	2.4
<b>Total</b>	<b>87</b>	<b>3.1</b>

(a) There are no major cities located in the Northern Territory (as Darwin is classified as outer regional).

(b) There are no inner regional areas located in the Northern Territory.

The majority of dwellings in both outer regional and remote areas were three bedroom dwellings (Table 3.8.3). In outer regional Northern Territory 53% of dwellings had three bedrooms, 18% had four bedrooms and 15% contained two bedrooms. Seven dwellings in this area had five or more bedrooms and only two dwellings contained one bedroom.

In remote Northern Territory, 39% of dwellings contained three bedrooms, 28% contained four bedrooms, 17% of dwellings had two bedrooms, two dwellings contained five or more bedrooms and only one dwelling contained one bedroom.

In very remote Northern Territory 57% of dwellings had two bedrooms, 29% of dwellings had three bedrooms and only one dwelling had one bedroom.

**Table 3.8.3: Number of dwellings by number of bedrooms and ASGC remoteness category, Northern Territory, 2005–06**

Number of bedrooms	Major cities <sup>(a)</sup>	Inner regional <sup>(b)</sup>	Outer regional	Remote	Very remote
One	0	0	2	1	1
Two	0	0	9	3	4
Three	0	0	33	7	2
Four	0	0	11	5	0
Five or more	0	0	7	2	0
<b>Total dwellings</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>18</b>	<b>7</b>

(a) There are no major cities located in the Northern Territory (as Darwin is classified as outer regional).

(b) There are no inner regional areas located in the Northern Territory.

The majority of community housing dwellings in the Northern Territory in 2005-06 were separate houses, with 77% of dwellings falling within this category (67 dwellings). The remaining 23% (20 dwellings) of dwellings were flats, units or apartments (Table 3.8.4).

Separate houses, the most common dwelling type, were also the largest, with an average bedroom size of 3.5 bedrooms per dwelling. Flats, units or apartments were the smallest dwellings, with an average bedroom size of 1.8 bedrooms per dwelling.

**Table 3.8.4: Number of dwellings and average number of bedrooms by dwelling type, Northern Territory, 2005-06**

<b>Dwelling type</b>	<b>Number of dwellings</b>	<b>Average number of bedrooms</b>
Separate house	67	3.5
Flat, unit or apartment	20	1.8
<b>Total</b>	<b>87</b>	<b>3.1</b>

The greatest proportion of community housing dwellings in the Northern Territory were three bedroom dwellings, with 42 dwellings, or 48% of all dwellings fitting this description (Table 3.8.5). All one and two bedroom dwellings (5% and 18% of all dwellings respectively) were flats, units or apartments, whereas all three, four and five or more bedroom dwellings (48%, 18% and 10% of all dwellings respectively) were separate houses.

**Table 3.8.5: Number of dwellings by dwelling type and number of bedrooms, Northern Territory, 2005-06**

<b>Dwelling type</b>	<b>One</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>	<b>Five or more</b>
Separate house	0	0	42	16	9
Flat, unit or apartment	4	16	0	0	0
<b>Total dwellings</b>	<b>4</b>	<b>16</b>	<b>42</b>	<b>16</b>	<b>9</b>



# 4 Use of administrative data for national reporting

## 4.1 Consistency of data: a comparison to the 2005–06 CSHA national data collection

This section summarises issues that have been identified in comparing the trial unit record level administrative data with the data supplied by jurisdictions for the CSHA national data collection in 2005–06 (AIHW 2007).

The following table (Table 4.1.1) compares the number of community housing organisations provided by jurisdictions for the trial unit record level administrative data collection to the number reported for the national data collection. In cases where jurisdictions have used administrative data for both collections (i.e. New South Wales, Queensland, South Australia, Tasmania and Northern Territory), the numbers reported should be equal, however for three jurisdictions (New South Wales, Queensland and South Australia) this is not the case.

Where survey data has been used for the national data collection it would be expected that the number of organisations would be less than provided in the administrative data due to lower (less than 100%) response rates, and this is the case for Western Australia and Victoria, the only jurisdictions who used survey data.

These discrepancies will need to be further investigated and addressed for the 2006–07 data collections.

**Table 4.1.1: Number of community housing organisations by data source**

State/territory	Trial unit record administrative data	National CSHA data collection
New South Wales	225	230
Victoria	182	167
Queensland	331	332
Western Australia	191	108
South Australia	119	118
Tasmania	47	47
Northern Territory	20	20

*Note:* Shading denotes use of administrative data, unshaded cells denote the use of survey data.

*Source:* AIHW forthcoming.

Table 4.1.2 compares the number of dwellings provided by jurisdictions for the trial unit record level administrative data collection to the number of tenancy (rental) units reported for the national data collection. However, it should be noted that differences in counting units make it difficult to compare the data. As more than one tenancy (rental) unit can be attached to a dwelling, more records would be expected in the national data collection. However, this is not always the case, as response rates for the CSHA data collection survey are all less than 100%. In

cases where jurisdictions have used administrative data for both collections (i.e. Queensland and Northern Territory), the numbers reported are equal.

**Table 4.1.2: Number of dwellings/tenancy (rental) units by data source**

State/territory	No. of dwellings in the trial unit record administrative data	No. of tenancy (rental) units in the national data collection	National CSHA data collection survey response rates
New South Wales	12,680	11,544	71%
Victoria	4,645	4,458	96%
Queensland	5,442	5,442	Not applicable
Western Australia	3,871	2,974	69%
South Australia	4,369	3,955	83%
Tasmania	490	468	68%
Northern Territory	87	87	Not applicable

Note: Shading denotes use of administrative data, unshaded cells denote the use of survey data.

Source: AIHW 2007.

## 4.2 National Social Housing Survey sampling

The experience with the 2005 National Social Housing Survey (NSHS) sample selection process, particularly with community housing providers being involved in the sampling of tenants with the potential for bias, raised the need to examine how the use of the trial data could improve this process. As part of the preparation of the 2007 NSHS five jurisdictions have agreed to use the data provided in the 2005-06 trial data collection as their dataset for sampling rather than asking providers to supply dwelling and tenant details. Jurisdiction's administrative data will be provided directly to the consultant by the AIHW. An assessment of the effectiveness of this approach will be undertaken following the completion of the NSHS in September 2007 and will inform future uses of the administrative data.

# Appendix A: Mapping data to national standards

The following tables provide details of the codes that were supplied by jurisdictions for several variables that have been mapped against the corresponding data item in the National Housing Assistance Data Dictionary Version 3. This mapping of data items to national standards was agreed upon for the 2005–06 data collection and is expected to be used for the 2006–07 data collection. Not all jurisdictions who participated were able to supply all of the variables requested.

**Table A1: Mapping of Organisation type variable to the NHADD V3**

<b>Community housing provider type data item codes (NHADD V3)</b>	<b>New South Wales</b>	<b>Victoria</b>	<b>South Australia</b>	<b>Tasmania</b>
Housing association	Housing association	Incorporated association SAAP	Association	Housing association
Housing cooperative	Cooperative	Housing cooperative Rental coop	Cooperative	Housing cooperative
Other community service organisation	Aboriginal Council Crisis NSW Govt Older people Religious Other	Not recorded Public company Other	Holding association	Other

**Table A2: Mapping of Community housing program variable across jurisdictions**

Type of program	New South Wales	Victoria	Queensland	Western Australia	South Australia	Tasmania	Northern Territory
Long term community housing	Affordable	CERC PROG	CH Long Term	Community housing program	SACHA community housing program	Community Housing Program	Community Housing Program
	Non crisis	Interim Long term community housing program—Financial Model Interim Long term community housing program—Pilot—Rental Housing Co-op Rental Housing Co-operative Program		Community Disability Housing Program CHP funded CDHP properties CHP assets temporarily used in CDHP program			
Short to medium term housing			CH Community Rent Scheme	Crisis Accommodation Program			
Boarding/rooming house		Rooming house program	CH Boarding House Program				
Joint Venture	Partnership scheme			Joint Venture			
Other	Other	Group housing	Same House Different Landlord Program				

**Table A3: Mapping of dwelling type variable to the NHADD V3**

Dwelling structure data item codes (NHADD V3)	New South Wales	Victoria	Queensland	South Australia	Tasmania
Separate house	Cottage House	Separate housing	Detached house Disability modified detached house		Separate house
Semi-detached, row or terrace house, townhouse, etc	Cluster Dual-occupancy Duplex Townhouse Terrace	Semi Detached Housing Medium Density	Attached house Cluster housing Duplex Dual occupancy Disability modified duplex	Attached house Townhouse Double unit	Semi-detached, row or terrace house, townhouse, etc
Flat, unit or apartment	Low rise Pensioners unit Unit	High Rise Low Rise Flat	Apartment Seniors unit Disability modified unit Unit	Cottage flat Flat Walk up flat	Flat, unit or apartment
Caravan, tent, cabin etc in caravan park, houseboat in marina etc					Caravan, tent, cabin etc in caravan park, houseboat in marina etc
Caravan not in caravan park, houseboat not in marina					Caravan not in caravan park, houseboat not in marina
Improvised home, campers out					Improvised home, campers out
House or flat attached to a shop, office, etc					House or flat attached to a shop, office, etc
Boarding/rooming house unit		Rooming House	Boarding house		Boarding/rooming house unit
Other	Centre Hostel Villa	Movable Units Other	Community facility Hostel	Mudbrick Single unit brick Single unit timber	Other
Not stated/inadequately described	Not known	Unknown	Disability modified		

**Table A4: Mapping of Target group variable across jurisdictions**

Target group	New South Wales	Victoria	Western Australia	South Australia <sup>1</sup>	Tasmania
Aged and frail	Older People	Elderly people	Seniors—people over 55	Aged	Elderly
Families	Women (including women with children)	Families Families and singles Women and children	Families Women and children	Families	Low income families
Homeless	Homeless	Homeless people Homeless singles	Homeless men	Homeless	
Indigenous	ATSI	Aboriginal & Torres Strait Islanders	Aboriginal families Aboriginal singles Aboriginal youth		
Low income	No Target Group	General		Low income	Low income Low income men Low/moderate income
Mental health	DSP Mental	Mental health Youth, singles & psychiatric			Mental illness
People escaping domestic violence			Women escaping domestic violence		
People from culturally diverse backgrounds	NESB		Migrant NESB families NESB seniors	NESB	NESB
People with a disability	DSP	Acquired Brain Injury Disabilities Dual Disabilities Elderly disabled people Intellectual & physical disabilities Intellectual disability Other disability Physical & psychiatric disability Physical & sensory disabilities Physical disability Physical, intellectual & psychiatric disability Psychiatric disability Sensory disability Youth & disabilities	Disability—Cognitive Disability—Intellectual Disability—Physical Disability—Psychiatric Disability—Respite housing Disability—Sensory General disabled	Disability	Disabled Intellectually disabled

**Table A4 (continued): Mapping of Target group variable across jurisdictions**

Target group	New South Wales	Victoria	Western Australia	South Australia <sup>1</sup>	Tasmania
Singles		Singles Singles and youth	Singles	Single	
Substance abuse		Drug and alcohol	Singles substance abuse Substance abuse		
Youth	Young People	Youth	Youth	Young people	Youth
Other	Other	Other AIDS and HIV Clients exiting Housing	Ex-offenders Other	Special needs Multiple Women Other	HIV/AIDS
Unknown				Unknown	

1. Target group was not supplied for South Australia but was determined from organisation description.

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