

**Commonwealth–State Housing  
Agreement national data  
reports 2004–05**

**State owned and managed Indigenous housing**

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

HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

# **Commonwealth–State Housing Agreement national data reports 2004–05**

**State owned and managed Indigenous housing**

**December 2005**

Australian Institute of Health and Welfare  
Canberra

AIHW cat. no. HOU 130

© Australian Institute of Health and Welfare 2005

This work is copyright. Apart from any use as permitted under the *Copyright Act 1968*, no part may be reproduced without prior written permission from the Australian Institute of Health and Welfare. Requests and enquiries concerning reproduction and rights should be directed to the Head, Business Promotion and Media, Australian Institute of Health and Welfare, GPO Box 570, Canberra ACT 2601.

A complete list of the Institute's publications is available from the Media and Publishing Unit, Australian Institute of Health and Welfare, GPO Box 570, Canberra ACT 2601, or via the Institute's web site <[www.aihw.gov.au](http://www.aihw.gov.au)>.

ISSN 1 440 4303

ISBN 1 72024 5245

### **Suggested citation**

Australian Institute of Health and Welfare 2005. Commonwealth–State Housing Agreement national data reports 2004–05: state owned and managed Indigenous housing. AIHW cat. no. HOU 130. Housing Assistance Data Development Series. Canberra: AIHW.

### **Australian Institute of Health and Welfare**

Board Chair  
Hon. Peter Collins, AM, QC

Director  
Dr Richard Madden

Any enquiries about or comments on this publication should be directed to:

Tracie Ennis  
Australian Institute of Health and Welfare  
GPO Box 570  
Canberra ACT 2601  
Phone: (02) 6244 1073

Published by Australian Institute of Health and Welfare

Printed by Elect Printing

# Contents

<b>Acknowledgments</b> .....	<b>vii</b>
<b>1 Introduction</b> .....	<b>1</b>
<b>2 Background</b> .....	<b>2</b>
2.1 Changes to the 2004–05 data collection .....	2
2.1.1 Modified data items .....	2
2.1.2 New data items.....	2
2.2 Clarified counting rules .....	3
2.3 Data definitions.....	3
<b>3 General notes</b> .....	<b>5</b>
3.1 Symbols .....	5
3.2 Scope.....	5
3.3 Coverage .....	5
3.3.1 Australian Capital Territory .....	5
3.3.2 Northern Territory .....	6
3.3.3 Other jurisdictions .....	6
3.4 Data qualifications .....	6
3.5 Terminology used.....	6
<b>4 CSHA 2004–05 state owned and managed Indigenous housing data</b> .....	<b>8</b>
4.1 Summary data .....	8
4.1.1 Description.....	8
4.1.2 New summary items .....	8
4.1.3 Data qualifications .....	8
4.2 Performance indicators .....	14
4.2.1 P1 Amenity/location.....	14
4.2.2 P2 Affordability .....	16
4.2.3 P3 Match of dwelling to household size.....	18
4.2.4 P4 Low income .....	20
4.2.5 P5 Special needs .....	25
4.2.6 P6 Priority access to those in greatest need.....	27
4.2.7 P7 Customer satisfaction.....	31

4.2.8 P8 Direct costs per unit.....	32
4.2.9 P9 Occupancy rates.....	34
4.2.10 P10 Turnaround time.....	36
4.2.11 P11 Rent arrears.....	38
4.3 National data .....	40
<b>References .....</b>	<b>54</b>

# Acknowledgments

This report was compiled by the Housing Assistance Unit of the Australian Institute of Health and Welfare. Data were provided by states under the National Housing Data Agreement, a subsidiary agreement to the 2003 Commonwealth-State Housing Agreement. The authors would like to thank the National Housing Data Agreement Management Group for their direction in preparing this report, and the National Housing Data Agreement Data Development Committee for their technical input and comments.

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 that not only prepared their own jurisdiction's data but also responded to queries from the AIHW Housing Assistance Data Repository team.

Members of the Housing Assistance Unit that processed the data and prepared this report were Anne Aisbett, Brendan Brady, Tracie Ennis, John Kiely, Clare Lahiff and Janice Miller.



# 1 Introduction

This publication is one of a set of six that report on housing assistance provided in 2004–05 under the 2003 Commonwealth–State Housing Agreement. The six forthcoming reports are:

- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Public Rental Housing* (AIHWa forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Community Housing* (AIHWb forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: State Owned and Managed Indigenous Housing* (AIHWc forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Home Purchase Assistance* (AIHWd forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Crisis Accommodation Program* (AIHWe forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Private Rent Assistance* (AIHWf forthcoming).

These publications are part of the Housing Assistance Data Development Series. This series has broadly been developed under the 1999 National Housing Data Agreement and the 1999 Agreement on National Indigenous Housing Information to report on the data collections and the associated standards, definitions and classifications under these agreements. Related publications in the series include the *National Housing Assistance Data Dictionary* version 2 and *Measuring Housing Assistance: National Data Standards Developed Under the 1999 Commonwealth–State Housing Agreement*.

## 2 Background

The 2004–05 state owned and managed Indigenous housing data collection is the second to occur under the 2003 CSHA, and the sixth to occur under the 1999 National Housing Data Agreement. Reports are available from <[www.aihw.gov.au](http://www.aihw.gov.au)> for all previous collections:

- *Commonwealth–State Housing Agreement National Data Reports 2003–04: State Owned and Managed Indigenous Housing* (AIHW 2005a)
- *Commonwealth–State Housing Agreement National Data Reports 2002–03: State and Territory Owned and Managed Indigenous Housing* (AIHW 2003a)
- *Commonwealth–State Housing Agreement National Data Reports 2001–02: Aboriginal Rental Housing* (AIHW 2003b)
- *Commonwealth–State Housing Agreement (CSHA): Aboriginal Rental Housing Program Data Collection Report 2000–01* (AIHW 2002)
- *Commonwealth–State Housing Agreement (CSHA): Aboriginal Rental Housing Program Data Collection 1999–00* (AIHW 2001).

The 2003 CSHA aims to provide appropriate, affordable and secure housing assistance for those who most need it, for the duration of their need. To ensure these aims are being met, all states and the Commonwealth have agreed to a CSHA National Performance Indicator Framework (Figure 2.1). This contains eleven indicators against which all states must report.

This document presents the summary and performance indicator data collected in the 2004–05 state owned and managed Indigenous housing data collection. The specifications for each of the eleven performance indicators are briefly examined along with the data.

Further detail on the data items and performance indicators can be found in the *State Owned and Managed Indigenous Housing Data Manual 2004–05* (AIHW 2005b) and the *National Housing Assistance Data Dictionary* version 2 (AIHW 2003c). Copies of these documents can be found at <[www.aihw.gov.au/housing/assistance/data\\_collections/index.cfm](http://www.aihw.gov.au/housing/assistance/data_collections/index.cfm)> and <[www.aihw.gov.au/publications/hou/nhadd02/nhadd02.pdf](http://www.aihw.gov.au/publications/hou/nhadd02/nhadd02.pdf)> respectively.

### 2.1 Changes to the 2004–05 data collection

#### 2.1.1 Modified data items

**P4(a) and P4(b):** Households with zero assessable income are included.

#### 2.1.2 New data items

**National Reporting Framework (NRF) for Indigenous housing:** The following NRF financial and employee data items will be collected and reported on in the 2004–05 state owned and managed Indigenous housing (SOMIH) collection and subsequent SOMIH collections:

- S23 Total capital expenditure for the year ending 30 June

- S24 Total recurrent expenditure for the year ending 30 June
- S25 Total amount spent on repairs and maintenance for the year ending 30 June
- S26 Total number of Indigenous employees in state owned and managed Indigenous housing at 30 June
- S27 Total number of employees in state owned and managed Indigenous housing at 30 June.

## 2.2 Clarified counting rules

**General:** Point in time measures include households where housing assistance ended on 30 June 2005.

**S10-S13:** Households with zero assessable income or rent charged are excluded.

**S17-S22:** Headleased dwellings used for the purpose of public housing are included.

**P2 and AF3:** Households for which CRA income type and income details are not known are excluded.

**P3:** Bedsits are reported as one bedroom and counted as one bedroom in performance indicator calculations.

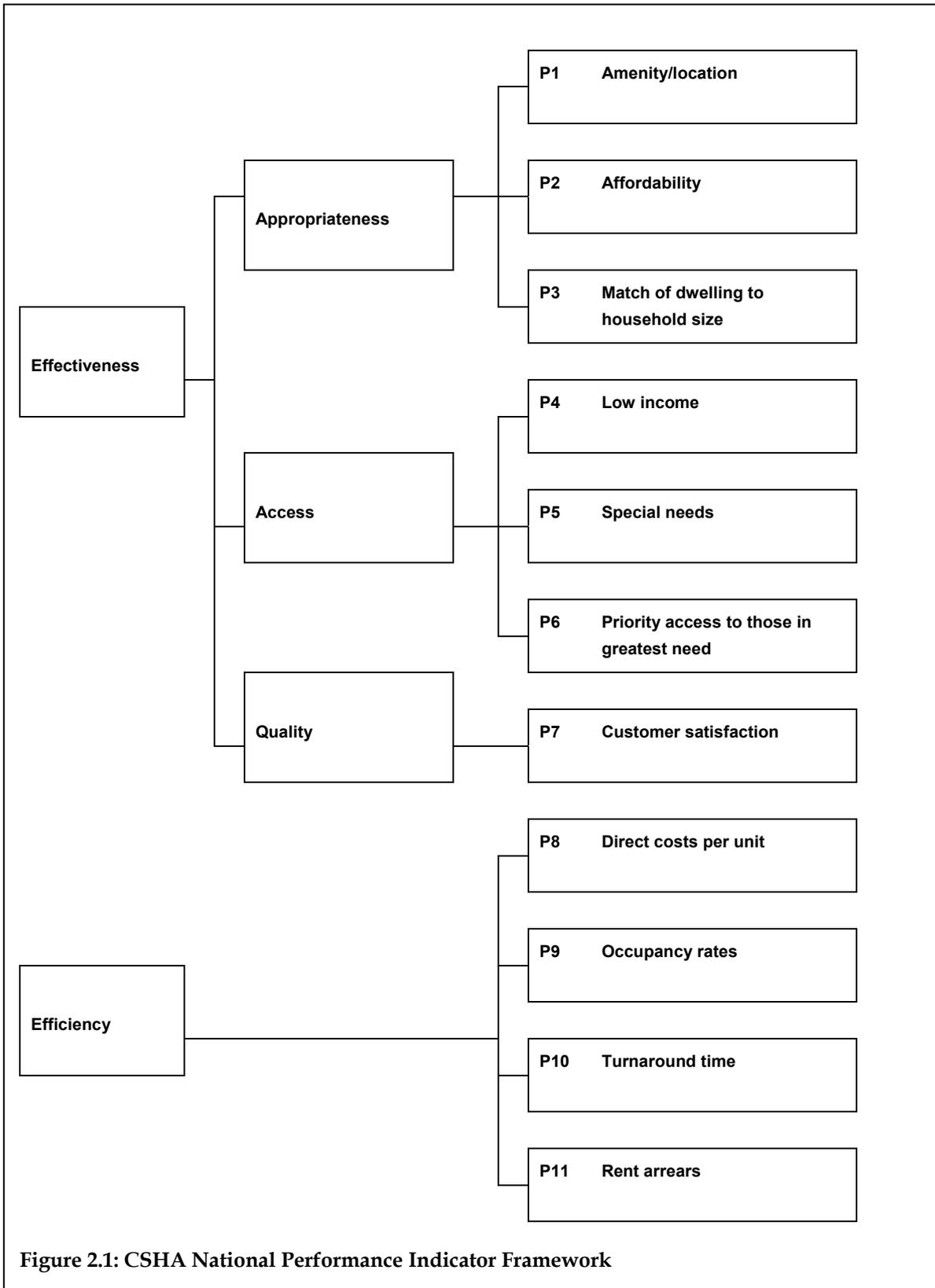
**DC2:** Headleased dwellings used for the purpose of public housing are included.

**OR1:** Occupied dwellings are assumed to be tenantable.

**OR2:** Headleased dwellings used for the purpose of public housing are included.

## 2.3 Data definitions

The *National Housing Assistance Data Dictionary* version 2 (AIHW 2003c) was the authoritative source of data definitions and standards for this collection.



## 3 General notes

Data in this report should be read in conjunction with the *State Owned and Managed Indigenous Housing Data Manual 2004–05* (AIHW 2005b) which can be downloaded from [www.aihw.gov.au/housing/assistance/data\\_collections/index.cfm](http://www.aihw.gov.au/housing/assistance/data_collections/index.cfm).

### 3.1 Symbols

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

### 3.2 Scope

The state owned and managed Indigenous housing data collection reports on all housing stock where ownership and management reside with the state government and allocation is specifically identified for Indigenous households only. This also includes stock managed by an Indigenous housing government agency for allocation to Indigenous tenants. Funding may be provided from state owned and managed Indigenous housing or general grants.

This collection aims to exclude community-managed Indigenous housing where the tenancy manager function of assessing applicants and allocation and management of housing to eligible households is carried out by the community agency. However, due to the complexity of funding arrangements in the Indigenous housing sector, the potential exists in some states for some community-managed dwellings (whether government or community owned) to be included in state owned and managed Indigenous housing reporting. Care should therefore be exercised in interpreting the results of this collection.

### 3.3 Coverage

#### 3.3.1 Australian Capital Territory

The Australian Capital Territory does not have a separately identified Indigenous housing program. Indigenous Australians are housed as part of the public housing program. The Australian Capital Territory does not receive any funds specifically for Indigenous housing and therefore did not supply any data for this collection.

### 3.3.2 Northern Territory

All Indigenous-specific housing programs in the Northern Territory are community managed and administered. Acting on a 1992 Council of Australian Governments' resolve to foster partnerships with the Indigenous community to improve the delivery of services, the Northern Territory Government signed an agreement with the Aboriginal and Torres Strait Islander Commission and the Department of Family and Community Services to pool Indigenous housing funding and to create the Indigenous Housing Authority of the Northern Territory (IHANT). The Northern Territory is not able to differentiate between the various funding sources, so it did not provide any data for this collection.

### 3.3.3 Other jurisdictions

All states were able to provide most of the data requested for this collection in keeping with the definitions provided. Exceptions to this are explained in the footnotes.

## 3.4 Data qualifications

In addition to minor qualifications detailed in the footnotes, the following qualifications apply to the reported data:

1. The National Housing Assistance Data Repository was used to collect all state owned and managed Indigenous housing administrative data (excluding financial data {S23, S24, S24, P8 and P11} which were provided directly by states, employment data {S25 and S26} which were also provided directly by the states, and tenant satisfaction data {P1 and P7} which were collected through the 2005 National Social Housing Survey of state owned and managed Indigenous housing tenants) for all states.
2. Mixed composition households and households for whom household composition can not be determined are excluded from some performance indicator calculations as there may be insufficient information to calculate these items. These exclusions are detailed in the footnotes at the relevant indicator(s).

## 3.5 Terminology used

### *Dwelling*

For the purpose of this collection, a *dwelling* equals a rental tenancy unit which can be defined as the unit of accommodation to which a rental agreement can be made.

In the majority of cases there will be only one rental tenancy unit within a dwelling structure; however, in a small number of cases, there may be more than one tenancy unit.

### *Group household*

For the purpose of this collection, a *group household* is a household consisting of two or more occupants where all persons are aged 16 years or over. There are no reported couple or parent-child relationships in these households.

*Household*

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

*Indigenous household*

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

*Mixed composition household*

For the purpose of this collection, a *mixed composition household* is one which is neither a single family nor a group household. Before 2003–04, mixed composition households were referred to as multiple family households.

*Ongoing household*

For the purpose of this collection, an *ongoing household* is one which is valid at 30 June 2005, including those who terminated their tenancy on 30 June 2005.

# 4 CSHA 2004–05 state owned and managed Indigenous housing data

## 4.1 Summary data

### 4.1.1 Description

Some summary data are linked to performance indicators to assist with providing context for that indicator. For example:

- S4, S6 and S7 add context when analysing data for P6 Priority access to those in greatest need;
- S4 also adds context for P5 Special needs; and
- S8 and S9 add context when analysing data for P9 Occupancy rates.

However, some summary data are independent of performance indicators and provide additional information about state owned and managed Indigenous housing that is not collected via performance indicators.

### 4.1.2 New summary items

Five new summary items have been collected in the 2004–05 collection. These are:

- S23 Total capital expenditure for the year ending 30 June 2005
- S24 Total recurrent expenditure for the year ending 30 June 2005
- S25 Total amount spent on repairs and maintenance for the year ending 30 June 2005
- S26 Total number of Indigenous employees in state owned and managed Indigenous housing at 30 June 2005
- S27 Total number of employees in state owned and managed Indigenous housing at 30 June 2005.

These data items were provided directly by the states and were not collected as part of the data repository process.

### 4.1.3 Data qualifications

1. Households whose composition cannot be determined are excluded from S15 and S16 for all states because of uncertainties in estimating bedroom requirements.

2. Victoria and Queensland include mixed composition households in S15 and S16. The other states exclude mixed composition households from S15 and S16.
3. New South Wales and Victoria exclude non-rebated households from S15 and S16 because there is insufficient information for these households to accurately determine their composition.
4. South Australia now provides data on an income unit basis. This information is used in the calculation of S15 and S16; therefore data for 2004–05 are not directly comparable to previous years' data.

**Table 4.1: State owned and managed Indigenous housing summary data, 2004–05**

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>										
S1	Total number of all households assisted with rebated state owned and managed Indigenous rental housing at 30 June 2005	3,401	1,084	1,889	1,850	1,592	264	..	..	10,080
<b>For year ending 30 June 2005</b>								..	..	
S2	Total number of new households assisted for year ending 30 June 2005	390	153	279	374	247	54	..	..	1,497
S4	Total number of households who relocated from one state owned and managed Indigenous rental housing dwelling to another state owned and managed Indigenous rental housing dwelling for year ending 30 June 2005 (transfers)	125	75	81	147	102	16	..	..	546
<b>At 30 June 2005</b>								..	..	
S6	Total number of 'greatest need' applicants on waiting list at 30 June 2005	39	196	12	59	269	0	..	..	575
S7	Total number of applicants on waiting list at 30 June 2005	2,086	1,271	3,977	1,732	1,937	171	..	..	11,174
S8	Total number of tenatable dwellings at 30 June 2005	4,111	1,240	2,771	2,223	1,861	347	..	..	12,553
S9	Total number of untenatable dwellings at 30 June 2005	37	37	95	92	42	4	..	..	307
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2005	1,755	489	1,220	1,260	538	17	..	..	5,279
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2005	1,625	588	668	567	954	153	..	..	4,555
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2005	0	0	0	6	12	71	..	..	89
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2005	0	2	0	14	11	18	..	..	45
S14	Total number of rebated households occupying Aboriginal Rental Housing for whom income details are known at 30 June 2005	3,387	1,079	1,888	1,847	1,515	259	..	..	9,975
S15	Number of households with moderate overcrowding at 30 June 2005	209	122	429	203	155	28	..	..	1,146
S16	Number of households with under-utilisation at 30 June 2005	660	148	336	304	455	47	..	..	1,950

(continued)

**Table 4.1 (continued): State owned and managed Indigenous housing summary data, 2004–05**

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>										
S17	Total number of dwellings in Major Cities of Australia at 30 June 2005	1,683	489	363	667	1,148	0	..	..	4,349
S18	Total number of dwellings in Inner Regional Australia at 30 June 2005	1,316	472	411	180	149	289	..	..	2,818
S19	Total number of dwellings in Outer Regional Australia at 30 June 2005	847	311	1,295	510	343	62	..	..	3,368
S20	Total number of dwellings in Remote Australia at 30 June 2005	231	5	300	467	114	0	..	..	1,117
S21	Total number of dwellings in Very Remote Australia at 30 June 2005	66	0	497	490	148	0	..	..	1,202
S22	Total number of dwellings in Migratory areas at 30 June 2005	0	0	0	0	0	0	..	..	0
<b>For year ending 30 June 2005</b>										
S23	Total capital expenditure for the year ending 30 June 2005 (\$'000)	15,544	8,533	23,098	13,055	15,552	1,871	..	..	77,653
S24	Total recurrent expenditure for the year ending 30 June 2005 (\$'000)	83,594	9,830	58,291	65,473	15,746	1,715	..	..	234,649
S25	Total amount spent on repairs and maintenance for the year ending 30 June 2005 (\$'000)	10,578	1,612	6,750	8,085	4,655	703	..	..	32,383
<b>At 30 June 2005</b>										
S26	Total number of Indigenous employees in state owned and managed Indigenous housing at 30 June 2005	50	9	26	29	42	4	..	..	160
S27	Total number of employees in state owned and managed Indigenous housing at 30 June 2005	96	13	85	49	77	4	..	..	324

(a) May not represent national total due to data not being available for all states.

*Notes*

- All S10–S13 Amounts of up to but excluding 0.5% above the cut-off for a category are to be included in that category. For example, if rent charged/income x 100 = 20.49, then the household is counted in the 'paying 20% or less' item (S10). If rent charged/income x 100 = 20.5, then the household is counted in the 'more than 20% but not more than 25%' item (S11).
- S10–S13 Excludes households where either assessable income or rent charged is zero.
- S12, S13 Under the 1999 CSHA, states agreed to limit rent to 25% of income. Households in these categories are the result of rent and/or income details having not been updated or minor jurisdictional policy variations.

All S15, S16 States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,039	1,223	2,754	2,182	1,747	343	..	..
Excludes:								
Non-rebated households	638	139	..	..	..	..	..	..
Mixed composition households	463	..	..	150	96	20	..	..
Households for whom composition cannot be determined	3	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	27.3	11.4	0.0	7.0	5.5	5.8	..	..

All S15, S16 National results when mixed composition households are excluded from Victoria and Queensland are: S15 1,001; S16 1,950.

NSW S10 The decrease since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.

S12, S13 Not calculated via the data repository. Figures supplied by the NSW Aboriginal Housing Office.

S15, S16 Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.

S15, S16 Derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation is based on the local family type variable.

S26, S27 Employment figures include both direct and indirect employment to manage state owned and managed Indigenous housing (i.e. by the NSW Aboriginal Housing Office and the NSW Department of Housing).

Vic S8, S9 Property data for this collection are unreconciled and may not match published jurisdictional annual data.

S15, S16 Victorian data for 2004–2005 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: S15 55; S16 148.

Qld S6 Data represent applicants who satisfied stringent priority housing criteria, but do not include clients in similar circumstances who were waiting to be housed through Queensland's standard wait turn criteria.

S15, S16 Queensland data for 2004–2005 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: S15 351; S16 is unchanged at 336.

S26, S27 The number of Indigenous and total employees in Aboriginal and Torres Strait Islander Housing includes some staff who support independent Indigenous community housing.

WA S8, S9 160 properties leased to other organisations have been excluded.

S10–S13 Results based upon gross income (not assessable income).

S26, S27 In addition to these numbers a large proportion of other staff members spend a percentage of their time in the planning, delivery and management of state owned and managed Indigenous housing.

SA S1 Includes 85 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.

S6 May be an undercount as some priority applicants may bypass the priority process in low wait time areas.

S9 South Australia has included properties for sale and demolition, these have been excluded from other jurisdictions' totals. If SA excluded these properties, the result would drop to 33 properties.

S12, S13 These households are reported as paying a rebated rent due to a policy of capping rent increases for full rent households. In previous years, they have been reported as paying full rent. Updated income details are not available for these households.

SA	S15, S16	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–2005 are not directly comparable with those from previous years.
	S15, S16	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other years' data.
Tas	S10–S13	Excludes households for whom income details could not resolved at 30 June 2005.

## 4.2 Performance indicators

### 4.2.1 P1 Amenity/location

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

Data for this performance indicator were collected via the 2005 National Social Housing Survey of state owned and managed Indigenous housing tenants (NSHS). Tenants were asked to answer whether the amenity/location aspects of their dwelling were 'important', 'not important' or 'not applicable' to them and whether these aspects 'met their household's needs' or 'didn't meet their household's needs'.

#### P1(a) Amenity

The NSHS asked tenants about the importance and adequacy of the following amenities:

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

The performance indicator is calculated as:

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

Results of this survey, including values for P1(a) Amenity, are expected to be released in January 2006. Please see <[www.aihw.gov.au](http://www.aihw.gov.au)> for results at this time.

#### P1(b) Location

The NSHS also asked tenants about the importance and adequacy of the location of their dwelling in relation to the following facilities and services:

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

The performance indicator is calculated as:

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

Results of this survey, including values for P1(b) Location, are expected to be released in January 2006. Please see <[www.aihw.gov.au](http://www.aihw.gov.au)> for results at this time.

### **Data qualifications**

1. Data qualifications will be available with the data. See <[www.aihw.gov.au](http://www.aihw.gov.au)>.

## 4.2.2 P2 Affordability

This indicator assesses the level of housing affordability by measuring the total rent charged as a proportion of total market rent (adjusted for Commonwealth Rent Assistance). This is calculated as:

$$\frac{\text{Total rents charged to tenants for week of 30 June 2005 (AF1)} \times 100}{\text{Total market rent value of dwellings for which a rent was charged for week of 30 June 2005 (AF2) - Total value of Commonwealth Rent Assistance entitlements for households where rent was charged for week of 30 June 2005 (AF3)}}$$

### Data qualifications

1. For comparability purposes, households whose composition cannot be determined are excluded from all states.
2. New South Wales excludes non-rebated households from P2 because there is insufficient information for these households to accurately determine their composition for this indicator.
3. South Australia now provides data on an income unit basis. This information is used in the calculation of this indicator; therefore data for 2004–05 are not directly comparable to previous years' data.

**Table 4.2: State owned and managed Indigenous housing: P2 Affordability, 2004–05**

Data item	Affordability	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>										
AF1	Total rents charged for week of 30 June 2005 (\$'000)	242.2	89.7	264.0	172.9	151.2	25.9	..	..	945.9
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2005 (\$'000)	488.2	182.7	417.6	316.6	274.1	54.0	..	..	1,733.0
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2005 (\$'000)	154.2	51.3	124.9	97.4	78.3	14.2	..	..	520.3
P2	The rent charged as a proportion of the market rent (adjusted for Commonwealth Rent Assistance) (%)	72.5	68.2	90.2	78.9	77.2	65.0	..	..	78.0
(a)	May not represent national total due to data not being available for all states.									
<b>Notes</b>										
All	P2	States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.								
		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	
	Total ongoing households	4,039	1,223	2,754	2,182	1,747	343	..	..	
	Excludes:									
	Non-rebated households	638	..	..	..	..	..	..	..	
	Mixed composition households	463	228	284	150	96	20	..	..	
	Households for whom composition cannot be determined	3	1	0	2	0	0	..	..	
	Exclusions as a % of total ongoing households	27.3	18.7	10.3	7.0	5.5	5.8	..	..	
NSW	P2	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.								
	P2	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.								
SA	P2	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–2005 are not directly comparable with those from previous years.								
Tas	AF1, AF2, P2	Market rent values provided for AF2 are the most recent from the Office of the Valuer General, but differ from those on Housing Tasmania property records. Market rent valuations will be updated for each property when review processes are complete. Calculation of AF1 is premised on existing tenant contributions of public rental tenants rather than amounts that may be payable following any market rent update, therefore the level of rebate may be over estimated.								

### 4.2.3 P3 Match of dwelling to household size

This indicator measures the proportion of households where dwelling size is not appropriate due to overcrowding. Overcrowding occurs where two or more additional bedrooms are required to satisfy the Proxy Occupancy Standard. The Proxy Occupancy Standard is:

Household component	Dwelling size required
Single adult only	1 bedroom
Single adult (group)	1 bedroom (per adult)
Couple with no children	2 bedrooms
Sole parent or couple with 1 child	2 bedrooms
Sole parent or couple with 2 or 3 children	3 bedrooms
Sole parent or couple with 4+ children	4 bedrooms

P3 Match of dwelling to household size is calculated as:

$$\frac{\text{Total number of households with overcrowding at 30 June 2005 (HS1)} \times 100}{\text{Total number of households occupying state owned and managed Indigenous housing for which household group details are known at 30 June 2005 (HS2)}}$$

#### Data qualifications

1. Households whose composition cannot be determined are excluded from S15 and S16 for all states because of uncertainties in estimating bedroom requirements.
2. New South Wales and Victoria exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.
3. Victoria and Queensland include mixed composition households in this indicator. The other states exclude mixed composition households from this indicator.
4. South Australia now provides data on an income unit basis. This information is used in the calculation of this indicator; therefore data for 2004–05 are not directly comparable to previous years' data.

**Table 4.3: State owned and managed Indigenous housing: P3 Match of dwelling to household size, 2004–05**

Data item	Match of dwelling to household size	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>										
HS1	Total number of households with overcrowding at 30 June 2005	22	18	184	32	37	4	..	..	297
HS2	Total number of households occupying state owned and managed Indigenous housing for which household group and dwelling details are known at 30 June 2005	2,935	1,084	2,754	2,030	1,651	323	..	..	10,777
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	0.7	1.7	6.7	1.6	2.2	1.2	..	..	2.8

(a) May not represent national total due to data not being available for all states.

**Notes**

All P3 States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,039	1,223	2,754	2,182	1,747	343	..	..
Excludes:								
Non-rebated households	638	139	..	..	..	..	..	..
Mixed composition households	463	..	..	150	96	20	..	..
Households for whom composition cannot be determined	3	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	27.3	11.4	0.0	7.0	5.5	5.8	..	..

All P3 National results when mixed composition households are excluded from Victoria and Queensland are: HS1 188; HS2 10,315; P3 1.8%.

NSW P3 Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.

P3 Derivation of household type is based on the *relationship to household head* variable in the first instance. In cases where this does not yield a result the derivation is based on the local *family type* variable.

Vic P3 Victorian data for 2004–2005 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: HS1 0; HS2 906; P3 0.0%.

Qld P3 Queensland data for 2004–2005 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: HS1 93; HS2 2,470; P3 3.8%.

P3 The high rate reflects the geographic distribution of rental housing stock, most of which falls into the ASGC Remoteness Areas category 'outer regional' which has a high housing need against the overcrowding measure.

SA P3 In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other years' data.

P3 South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–2005 are not directly comparable with those from previous years.

#### 4.2.4 P4 Low income

This indicator assesses the low income/need status of all households receiving assistance. It has three components:

- (a) the number of new low income households as a proportion of all new households [P4(a)a and P4(a)b];
- (b) the number of new low income households plus special needs (not low income) households as a proportion of all new households [P4(b)a and P4(b)b]; and
- (c) the number of all households either paying less than market rent or with special needs and paying market rent as a proportion of all households (new and existing) [P4(c)].

The first two low income components (a and b) are split into two categories:

- (a) 'low income A' captures households where all members receive an income equivalent to or below 100% of government income support benefits at the pensioner rate<sup>1</sup>; and
- (b) 'low income B' captures households with an income above 100% of the government income support benefits at the pensioner rate, but below the effective cut-off for receiving any government support benefits.

The 'low income A' and 'low income B' household cut-off measures include:

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

These indicators are calculated as:

$$P4(a)a = \frac{\text{Number of new households with 'low income A' for year ending 30 June 2005 (LI1a)} \times 100}{\text{Total number of new households for year ending 30 June 2005 where income and household group details are known (LI3)}}$$

$$P4(a)b = \frac{\text{Number of new households with 'low income B' for year ending 30 June 2005 (LI1b)} \times 100}{\text{Total number of new households where income and household group details are known for year ending 30 June 2005 (LI3)}}$$

---

<sup>1</sup> The pensioner (single and couple) benefit rate has been selected as the 'low income A' household cut-off measure as pension rates are higher than other allowance rates (e.g. unemployment benefits). The selection of the higher benefit rate allows all persons receiving up to or equivalent to 100% government income support benefits (e.g. pensioners, unemployed, youth allowance, etc.) to be captured within the 'low income A' household cut-off measure. It should be noted that this group might include some income earners, provided their total income is not greater than 100% of the pensioner rate of government income support benefits.

$$P4(b)a = \frac{\text{Total number of new households with 'low income A' for year ending 30 June 2005 (LI1a)} + \text{Total number of new households with special needs but not on 'low income A' for year ending 30 June 2005 (LI2a)} \times 100}{\text{Total number of new households where income, household group and special needs details are known for year ending 30 June 2005 (LI4)}}$$

$$P4(b)b = \frac{\text{Total number of new households with 'low income A' for year ending 30 June 2005 (LI1a)} + \text{Total number of new households with 'low income B' for year ending 30 June 2005 (LI1b)} + \text{Total number of new households with special needs but not on low income A or B for year ending 30 June 2005 (LI2b)} \times 100}{\text{Total number of new households assisted for year ending 30 June 2005 (S2)}}$$

$$P4(c) = \frac{\text{Total number of all rebated households for year ending 30 June 2005 (LI5)} + \text{Total number of all special needs households paying market rent at 30 June 2005 (LI6)} \times 100}{\text{Total number of all households at 30 June 2005 (LI8)} - \text{Total number of households paying market rent where special needs details are not known at 30 June 2005 (LI7)}}$$

### Data qualifications

1. For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all states.
2. New South Wales exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.
3. South Australia now provides data on an income unit basis. This information is used in the calculation of this indicator; therefore data for 2004–05 are not directly comparable to previous years' data.
4. Households with assessable income of zero are included in these data items and performance indicators. In previous years, households with assessable income of zero were excluded. Households where the household income is unknown are excluded.
5. The LI3 figure is reported for LI4 in Victoria. Therefore the P4(b)a result should not be directly compared to data from other states.
6. For Queensland and Western Australia a different methodology was used to derive *special needs status*. As a result P4(b) and P4(c) for these states are not comparable with data from other states.

**Table 4.4: State owned and managed Indigenous housing: P4 Low income, 2004–05**

<b>Data item</b>	<b>Low income</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>For year ending 30 June 2005</b>										
L11a	Total number of new households with low income A for year ending 30 June 2005	276	114	188	316	197	43	..	..	1,134
L11b	Total number of new households with low income B for year ending 30 June 2005	16	16	47	23	25	4	..	..	131
L12a	Total number of new households with special needs but not on low income A for year ending 30 June 2005	7	7	20	10	12	6	..	..	62
L12b	Total number of new households with special needs but not on low income A or B for year ending 30 June 2005	1	0	3	0	2	2	..	..	8
L13	Total number of new households where income and household group details are known for year ending 30 June 2005	293	130	247	340	229	50	..	..	1,289
L14	Total number of new households where income, household group and special needs details are known for year ending 30 June 2005	293	130	247	340	229	49	..	..	1,288
S2	Total number of new households assisted for year ending 30 June 2005	390	153	279	374	247	54	..	..	1,497
<b>At 30 June 2005</b>										
L15	Total number of all rebated households at 30 June 2005	3,401	1,084	1,889	1,850	1,592	264	..	..	10,080
L16	Total number of all special needs households paying market rent at 30 June 2005	226	46	370	169	56	27	..	..	894
L17	Total number of households paying market rent where special needs details are not known at 30 June 2005	248	11	0	5	1	15	..	..	280
L18	Total number of all households at 30 June 2005	4,039	1,223	2,754	2,182	1,747	343	..	..	12,288

(continued)

**Table 4.4 (continued): State owned and managed Indigenous housing: P4 Low income, 2004–05**

Data Item	Low income	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
P4(a)a	The number of new low income households as a proportion of all new households. Low income A (%)	94.2	87.7	76.1	92.9	86.0	86.0	..	..	88.0
P4(a)b	The number of new low income households as a proportion of all new households. Low income B (%)	5.5	12.3	19.0	6.8	10.9	8.0	..	..	10.2
P4(b)a	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A (%)	96.6	93.1	84.2	95.9	91.3	100.0	..	..	92.9
P4(b)b	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A and B (%)	75.1	100.0	85.3	90.6	90.7	90.7	..	..	85.0
<b>At 30 June 2005</b>										
P4(c)	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing) (%)	95.7	93.2	82.0	92.7	94.4	88.7	..	..	91.4

(a) May not represent national total due to data not being available for all states.

*Notes*

All L11a–L14 States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated households	390	153	279	374	247	54	..	..
Excludes newly allocated:								
Non-rebated households	49	..	..	..	..	..	..	..
Mixed composition households	46	14	32	34	18	2	..	..
Households for whom composition cannot be determined	1	9	0	0	0	0	..	..
Exclusions as a % of total newly allocated households	24.6	15.0	11.5	9.1	7.3	3.7	..	..

All	L11a, L13, L14, P4(a)a, P4(b)a, P4(b)b	Includes households where assessable income was zero. In previous years, households with assessable income of zero were excluded from these data items and performance indicators.
NSW	P4	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.
	P4	Derivation of household type is based on the relationship to household head variable in the first instance. In cases where this does not yield a result the derivation is based on the local family type variable.
	P4(a)a–P4(b)b	Annual changes in these indicators tend to reflect the small number of households, rather than changes in performance.
Vic	L12a, L12b, L14, L16, L17, P4(b)a, P4(b)b, P4(c)	Special needs status is assigned when either standard AIHW or state criteria for special needs are met.
	L116	The increase since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.
	L14	The L13 result is reported due to unavailability of details for new households who were no longer tenants at 30 June 2005.
Qld	P4(b)b	This indicator is not calculated using data repository methodology.
	L11a, L11b, L12a, L12b, L14	For comparability across states, mixed composition households are excluded. Therefore the number of new households with Low income A, the number of new households with Low income B and the number of new households with special needs but not on Low income A or B for the year ending 30 June is understated.
WA	L11a, L11b, L12a, L12b, L14	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
	L14, P4(b)a, P4(b)b	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 8% in 2003–04 to 26% in 2004–05. The number of new households with unknown disability status has decreased from 92% in 2003–04 to 0% in 2004–05.
SA	L17, P4(c)	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of ongoing households identified with a disability has increased from 6% in 2003–04 to 32% in 2004–05. The number of ongoing households with unknown disability status has decreased from 94% in 2003–04 to 0.05% in 2004–05.
	L11a–L14	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.
Tas	L15	Includes 85 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.
	P4(b)a, P4(b)b, P4(c)	Disability information is self-identified and not mandatory.
	L11a–L14, P4(a)a–P4(b)b	Excludes households for whom income details could not be reconciled at 30 June 2005.

## 4.2.5 P5 Special needs

This indicator assesses the special needs status of all households receiving assistance. The proxy for this measure is the proportion of new tenancies that are allocated to households with special needs. This is calculated as:

$$\frac{\text{Total number of new households with special needs for year ending 30 June 2005 (SN1)} \times 100}{\text{Total number of new households for year ending 30 June 2005 for whom details of whether or not they have special needs are known (SN2)}}$$

Special needs<sup>2</sup> is defined as low income households<sup>3</sup>:

- that have a household member with a disability; or
- where a principal tenant is aged 24 years or under; or
- where a principal tenant is aged 50 years or more.

### Data qualifications

1. For Queensland and Western Australia a different methodology was used to derive *special needs status*. As a result P5 for these states is not comparable with data from other states.

---

<sup>2</sup> Special need is defined in mainstream CSHA data collections as low income households:

- that satisfy the Indigenous household definition;
- that have a household member with a disability;
- where a principal tenant is aged 24 years or under; or
- where a principal tenant is aged 75 years or more.

<sup>3</sup> A low income household for the CSHA special need definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

**Table 4.5: State owned and managed Indigenous housing: P5 Special needs, 2004–05**

Data item	Special needs	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
SN1	Total number of new households with special needs for year ending 30 June 2005	201	64	126	184	104	34	..	..	713
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2005	390	141	279	374	247	51	..	..	1,482
P5	The proportion of new tenancies that are allocated to households with special needs (%)	51.5	45.4	45.2	49.2	42.1	66.7	..	..	48.1

(a) May not represent national total due to data not being available for all states.

*Notes*

NSW	SN1, SN2, P5	Special needs status is assigned when either standard AIHW or state criteria for special needs are met.
Qld	SN1	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	SN1, SN2, P5	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 8% in 2003–04 to 26% in 2004–05. The number of new households with unknown disability status has decreased from 92% in 2003–04 to 0% in 2004–05.
SA	P5	Special needs information is self-identified and not mandatory.

## 4.2.6 P6 Priority access to those in greatest need

This indicator assesses whether those in greatest need are allocated housing first. Greatest need households are defined as low income households<sup>4</sup> that at the time of allocation were subject to one or more of the following circumstances:

- (a) they were homeless
- (b) and/or their life or safety was at risk in their accommodation
- (c) and/or their health condition was aggravated by their housing
- (d) and/or their housing was inappropriate to their needs
- (e) and/or they had very high rental housing costs (AIHW 2003c).

This performance indicator measures the proportion of new allocations to those in greatest need in six time-to-allocation groups:

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

The indicators are calculated as:

$$P6(a) = \frac{\text{Total number of greatest need allocations with time to allocation under 3 months for year ending 30 June 2005 (PA1) } \times 100}{\text{Total number of new allocations with time to allocation under 3 months for year ending 30 June 2005 (PA7)}}$$

$$P6(b) = \frac{\text{Total number of greatest need allocations with time to allocation 3 months to under 6 months for year ending 30 June 2005 (PA2) } \times 100}{\text{Total number of new allocations with time to allocation 3 months to under 6 months for year ending 30 June 2005 (PA8)}}$$

$$P6(c) = \frac{\text{Total number of greatest need allocations with time to allocation 6 months to under 1 year for year ending 30 June 2005 (PA3) } \times 100}{\text{Total number of new allocations with time to allocation 6 months to under 1 year for year ending 30 June 2005 (PA9)}}$$

---

<sup>4</sup> A low income household for the CSHA greatest need definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

$$P6(d) = \frac{\text{Total number of greatest need allocations with time to allocation 1 year to less than 2 years for year ending 30 June 2005 (PA4)} \times 100}{\text{Total number of new allocations with time to allocation 1 year to less than 2 years for year ending 30 June 2005 (PA10)}}$$

$$P6(e) = \frac{\text{Total number of greatest need allocations with time to allocation 2 years or more for year ending 30 June 2005 (PA5)} \times 100}{\text{Total number of new allocations with time to allocation 2 years or more for year ending 30 June 2005 (PA11)}}$$

$$P6(f) = \frac{\text{Total number of greatest need allocations for year ending 30 June 2005 (PA6)} \times 100}{\text{Total number of allocations for year ending 30 June 2005 (PA12)}}$$

### Data qualifications

1. The waiting list time for calculating PA1 to PA6 refers to the period of time from the date the applicant was eligible for 'greatest need' assistance to the date assistance commenced. If an applicant transferred between waiting list categories, only the time spent on the waiting list from when the applicant met the greatest need definition is counted. Exceptions to this rule are footnoted.
2. PA1 to PA6 excludes waiting list applicants who have missing greatest need and/or waiting list details.
3. PA7 to PA12 excludes waiting list applicants who have missing waiting list details.
4. The determination of newly allocated households in greatest need was based on waiting list priority reason data codes for all states except Tasmania. Only priority reasons that meet the nationally agreed definition are included (AIHW 2003c).
5. For Tasmania, details of newly allocated households assessed to be eligible for greatest need assistance are not available. Therefore no data are reported for P6.

**Table 4.6: State owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2004–05**

<b>Data item</b>	<b>Priority access to those in greatest need</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>For year ending 30 June 2005</b>										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2005	23	17	7	66	102	n.a.	..	..	215
PA2	Total number of new greatest need households who have been allocated housing within 3 months to less than 6 months for year ending 30 June 2005	10	3	2	26	36	n.a.	..	..	77
PA3	Total number of new greatest need households who have been allocated housing within 6 months to less than 1 year for year ending 30 June 2005	2	9	1	6	32	n.a.	..	..	50
PA4	Total number of new greatest need households who have been allocated housing within 1 year to less than 2 years for year ending 30 June 2005	2	3	5	0	27	n.a.	..	..	37
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2005	2	0	6	0	9	n.a.	..	..	17
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2005	39	32	21	98	206	n.a.	..	..	396
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2005	112	64	66	182	132	15	..	..	571
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2005	46	13	21	47	37	14	..	..	178
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2005	66	28	27	54	33	12	..	..	220
PA10	Total number of new households allocated housing within 1 year to less than 2 years for year ending 30 June 2005	51	26	51	38	29	10	..	..	205
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2005	110	22	114	53	16	3	..	..	318
PA12	Total number of new households allocated housing for year ending 30 June 2005	385	153	279	374	247	54	..	..	1,492

*(continued)*

**Table 4.6 (continued): State owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2004–05**

Data item	Priority access to those in greatest need	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
P6(a)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Under 3 months (%)	20.5	26.6	10.6	36.3	77.3	n.a.	..	..	38.7
P6(b)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 3 months to under 6 months (%)	21.7	23.1	9.5	55.3	97.3	n.a.	..	..	47.0
P6(c)	The proportion of new allocations to those in greatest need in the time-to-allocation groups: 6 months to under 1 year (%)	3.0	32.1	3.7	11.1	97.0	n.a.	..	..	24.0
P6(d)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 1 year to less than 2 years (%)	3.9	11.5	9.8	0.0	93.1	n.a.	..	..	19.0
P6(e)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 2 years or more (%)	1.8	0.0	5.3	0.0	56.3	n.a.	..	..	5.4
P6(f)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Total (%)	10.1	20.9	7.5	26.2	83.4	n.a.	..	..	27.5
(a)	May not represent national total due to data not being available for all states.									
<i>Notes</i>										
NSW	P6(a)–P6(f)	Excludes households with 'very high rental housing costs' and hence the 'greatest need' data represents an undercount. The cost of housing at the time of allocation is not collected in NSW, as very high rental costs do not constitute a reason for 'priority' housing. This is because most applicants in NSW face high private rental costs, particularly in Sydney, and if this were deemed a reason for 'priority' housing nearly all applicants would be classified as 'priority'.								
	PA6	Excludes 1 household for which allocation time could not be determined.								
	PA12	Excludes 5 households for which allocation time could not be determined.								
Qld	PA1–PA6	In relation to the total number of new applicants at 30 June 2005 who met at least one of the greatest needs criteria, those in greatest need are Priority A on a waitlist. This is an underestimation of the true number of greatest need applicants as the Priority A flag is rarely used.								

## 4.2.7 P7 Customer satisfaction

This indicator assesses the level of satisfaction expressed by tenants with regard to the service provided by state owned and managed Indigenous rental housing agencies. Data for this performance indicator are collected via the 2005 National Social Housing Survey (NSHS) of state owned and managed Indigenous housing tenants.

The NSHS asked tenants to answer which statement best describes how satisfied or dissatisfied they were with the overall service provided by the state housing authority over the previous 12 months. The options were:

- Very satisfied
- Satisfied
- Neither satisfied or dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- Don't know/No opinion.

The level of overall satisfaction is calculated as:

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

Results of this survey, including values for P7 Customer satisfaction, are expected to be released in January 2006. Please see <[www.aihw.gov.au](http://www.aihw.gov.au)> for results at this time.

### Data qualifications

1. Data qualifications will be available with the data. See <[www.aihw.gov.au](http://www.aihw.gov.au)>.

#### **4.2.8 P8 Direct costs per unit**

This indicator assesses the cost of state owned and managed Indigenous housing provision by measuring the average cost of providing assistance (excluding capital) per dwelling. It is calculated as:

$$\frac{\text{Total direct costs for year ending 30 June 2005 (DC1)}}{\text{Total number of dwellings at 30 June 2005 (DC2)}}$$

#### **Data qualifications**

1. Data for DC1 are not calculated via the data repository, but are supplied by the states.

**Table 4.7: State owned and managed Indigenous housing: P8 Direct costs per unit, 2004–05**

Data item	Direct costs per unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
DC1	Total direct costs for year ending 30 June 2005 (\$'000)	20,975	6,122	17,581	15,874	7,833	1,715	..	..	70,100
<b>At 30 June 2005</b>										
DC2	Total number of dwellings at 30 June 2005	4,148	1,277	2,866	2,315	1,903	351	..	..	12,860
P8	The average cost of providing assistance (excluding capital) per dwelling (\$)	5,057	4,674.5	6,134	6,857	4,116	4,886	..	..	5,439

(a) May not represent national total due to data not being available for all states.

*Notes*

All	DC1	Not calculated via the data repository. Figures supplied by states.
	DC2	The OR2 result is reported.
NSW	DC1	Costs have decreased since last year due to the completion of several upgrading programs in 2003–04.
Vic	DC2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	DC1	Includes the costs for those dwellings (around 160 dwellings leased to other organisations) that are excluded in the total number of dwellings.
	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data.

### **4.2.9 P9 Occupancy rates**

This indicator assesses the utilisation of state owned and managed Indigenous housing stock by measuring the occupancy rate of rental housing stock. It is calculated as:

$$\frac{\text{Total number of occupied dwellings at 30 June 2005 (OR1) x 100}}{\text{Total number of dwellings at 30 June 2005 (OR2)}}$$

The term 'occupied dwelling' refers to tenable dwellings occupied by tenants who have a state owned and managed Indigenous housing tenancy agreement with the relevant state housing authority.

#### **Data qualifications**

None.

**Table 4.8: State owned and managed Indigenous housing: P9 Occupancy rates, 2004–05**

Data item	Occupancy rates	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>										
OR1	Total number of occupied dwellings at 30 June 2005	4,039	1,223	2,754	2,180	1,747	343	..	..	12,286
OR2	Total number of dwellings at 30 June 2005	4,148	1,277	2,866	2,315	1,903	351	..	..	12,860
P9	The occupancy rate of rental housing stock (%)	97.4	95.8	96.1	94.2	91.8	97.7	..	..	95.5

(a) May not represent national total due to data not being available for all states.

*Notes*

Vic OR2 Property data for this collection are unreconciled and may not match published jurisdictional annual data.

WA OR1, P9 In 2003–04 LI8 was reported for OR1. In 2004–05 the actual OR1 value of 2180 is reported. Reporting the LI8 value of 2182 for OR1 would increase the 2004–05 P9 value to 94.3%.

#### **4.2.10 P10 Turnaround time**

This indicator measures the average time taken for occupancy of vacant stock. This is calculated as:

$$\frac{\text{Total number of days that dwellings were vacant for year ending 30 June 2005 (TT1)}}{\text{Total number of vacancy episodes for year ending 30 June 2005 (TT2)}}$$

#### **Data qualifications**

1. Data are not comparable across states due to each using a different methodology and data should be interpreted with caution.
2. Data for Western Australia for 2004-05 are based on a different methodology from that used for previous years' data and a direct comparison of 2004-05 data with previous years for Western Australia cannot be made.

**Table 4.9: State owned and managed Indigenous housing: P10 Turnaround time, 2004–05**

Data item	Turnaround time	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
TT1	Total number of days that dwellings vacated are vacant for year ending 30 June 2005	17,219	9,359	15,266	21,952	13,175	2,485	..	..	79,456
TT2	Total number of vacancy episodes for year ending 30 June 2005	500	220	376	504	325	70	..	..	1,995
P10	The average time taken for occupancy of vacant stock (days)	34	43	41	44	41	36	..	..	40
(a)	May not represent national total due to data not being available for all states.									
<i>Notes</i>										
Vic	P10	The legal tenancy start date (date from which rent is paid) was used as the vacancy end date in this collection. In practice tenants may sign tenancy agreements and receive keys several days earlier.								
Qld	TT1, TT2	These data items are derived from tenancy information and do not contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that the data limitations have only a minimal impact on the performance indicator P10 .								
SA	TT1	Excludes some vacancy days where it is not clear whether major maintenance or redevelopment work was undertaken.								
WA	TT1, P10	Not comparable to data from pervious years because periods of major redevelopment have now been excluded from vacancy days. In 2004–05 the average period of redevelopment was 13 days per dwelling vacancy.								

### 4.2.11 P11 Rent arrears

This indicator assesses the management of rent arrears by measuring the total rent actually collected as a percentage of total rent charged. It is calculated as:

$$\frac{\text{Total rent collected from tenants for year ending 30 June 2005 (RA1)} \times 100}{\text{Total rent charged to tenants for year ending 30 June 2005 (RA2)}}$$

#### Data qualifications

1. Data for RA1 and RA2 are not calculated via the data repository, but are supplied by the states.
2. In some states, the rent collected from tenants for the year ending 30 June 2005 may be higher than the rent charged to tenants for the year ending 30 June 2005. This occurs where either rent arrears from a previous financial year or prepaid rent for the 2005-06 financial year is collected in the year ending 30 June 2005.

**Table 4.10: State owned and managed Indigenous housing: P11 Rent arrears, 2004–05**

<b>Data item</b>	<b>Rent arrears</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>For year ending 30 June 2005</b>										
RA1	Total rent collected from tenants for year ending 30 June 2005 (\$'000)	18,738.0	5,981.7	13,421.0	10,265.0	7,897.0	1,300.0	..	..	57,602.7
RA2	Total rent charged to tenants for year ending 30 June 2005 (\$'000)	19,187.0	5,944.7	13,364.0	9,879.0	8,415.0	1,305.0	..	..	58,094.7
P11	Total rent actually collected as a percentage of total rent charged (%)	97.7	100.6	100.4	103.9	93.8	99.6	..	..	99.2
(a)	May not represent national total due to data not being available for all states.									
<i>Notes</i>										
All	RA1, RA2, P11	Not calculated via the data repository. Figures supplied by states.								
	P11	Payment arrangements for rent in some states mean that rent collected over a 12 month period may be higher than rent charged over that period.								

## 4.3 National data

**Table 4.11: CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
S1	Total number of all households assisted with rebated state owned and managed Indigenous rental housing at 30 June 2005	3,401	1,084	1,889	1,850	1,592	264	..	..	10,080
S2	Total number of new households assisted for year ending 30 June 2005	390	153	279	374	247	54	..	..	1,497
S4	Total number of households who relocated from one state owned and managed Indigenous rental dwelling to another state owned and managed Indigenous rental dwelling for year ending 30 June 2005 (transfers)	125	75	81	147	102	16	..	..	546
S6	Total number of new applicants who have a 'greatest need' at 30 June 2005	39	196	12	59	269	0	..	..	575
S7	Total number of applicants on waiting list at 30 June 2005	2,086	1,271	3,977	1,732	1,937	171	..	..	11,174
S8	Total number of tenable dwellings at 30 June 2005	4,111	1,240	2,771	2,223	1,861	347	..	..	12,553
S9	Total number of untenable dwellings at 30 June 2005	37	37	95	92	42	4	..	..	307
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2005	1,755	489	1,220	1,260	538	17	..	..	5,279
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2005	1,625	588	668	567	954	153	..	..	4,555
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2005	0	0	0	6	12	71	..	..	89
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2005	0	2	0	14	11	18	..	..	45

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
S14	Total number of rebated households occupying state owned and managed Indigenous housing for whom income details are known at 30 June 2005	3,387	1,079	1,888	1,847	1,515	259	..	..	9,975
S15	Number of households with moderate overcrowding at 30 June 2005	209	122	429	203	155	28	..	..	1,146
S16	Number of households with under-utilisation at 30 June 2005	660	148	336	304	455	47	..	..	1,950
S17	Total number of dwellings in Major Cities of Australia at 30 June 2005	1,683	489	363	667	1,148	0	..	..	4,349
S18	Total number of dwellings in Inner Regional Australia at 30 June 2005	1,316	472	411	180	149	289	..	..	2,818
S19	Total number of dwellings in Outer Regional Australia at 30 June 2005	847	311	1,295	510	343	62	..	..	3,368
S20	Total number of dwellings in Remote Australia at 30 June 2005	231	5	300	467	114	0	..	..	1,117
S21	Total number of dwellings in Very Remote Australia at 30 June 2005	66	0	497	490	148	0	..	..	1,202
S22	Total number of dwellings in Migratory areas at 30 June 2005	0	0	0	0	0	0	..	..	0
S23	Total capital expenditure for the year ending 30 June 2005 (\$'000)	15,544	8,533	23,098	13,055	15,552	1,871	..	..	77,653
S24	Total recurrent expenditure for the year ending 30 June 2005 (\$'000)	83,594	9,830	58,291	65,473	15,746	1,715	..	..	234,649
S25	Total amount spent on repairs and maintenance for the year ending 30 June 2005 (\$'000)	10,578	1,612	6,750	8,085	4,655	703	..	..	32,383
S26	Total number of Indigenous employees in state owned and managed Indigenous housing at 30 June 2005	50	9	26	29	42	4	..	..	160
S27	Total number of employees in state owned and managed Indigenous housing at 30 June 2005	96	13	85	49	77	4	..	..	324

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P2 Affordability</b>										
<b>At 30 June 2005</b>										
AF1	Total rents charged for week of 30 June 2005 (\$'000)	242.2	89.7	264.0	172.9	151.2	25.9	..	..	945.9
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2005 (\$'000)	488.2	182.7	417.6	316.6	274.1	54.0	..	..	1,733.0
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2005 (\$'000)	154.2	51.3	124.9	97.4	78.3	14.2	..	..	520.3
P2	The rent charged as a proportion of the market rent (adjusted for Commonwealth Rent Assistance) (%)	72.5	68.2	90.2	78.9	77.2	65.0	..	..	78.0
<b>P3 Match of dwelling to household size</b>										
<b>At 30 June 2005</b>										
HS1	Total number of households with overcrowding at 30 June 2005	22	18	184	32	37	4	..	..	297
HS2	Total number of households occupying state owned and managed Indigenous housing for which household group and dwelling details are known at 30 June 2005	2,935	1,084	2,754	2,030	1,651	323	..	..	10,777
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	0.7	1.7	6.7	1.6	2.2	1.2	..	..	2.8
<b>P4 Low income</b>										
<b>For year ending 30 June 2005</b>										
L11a	Total number of new households with low income A for year ending 30 June 2005	276	114	188	316	197	43	..	..	1,134
L11b	Total number of new households with low income B for year ending 30 June 2005	16	16	47	23	25	4	..	..	131

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P4 Low income</b>										
L12a	Total number of new households with special needs but not on low income A for year ending 30 June 2005	7	7	20	10	12	6	..	..	62
L12b	Total number of new households with special needs but not on low income A or B for year ending 30 June 2005	1	0	3	0	2	2	..	..	8
L13	Total number of new households where income and household group details are known for year ending 30 June 2005	293	130	247	340	229	50	..	..	1,289
L14	Total number of new households where income, household group and special needs details are known for year ending 30 June 2005	293	130	247	340	229	49	..	..	1,288
<b>At 30 June 2005</b>										
L15	Total number of all rebated households at 30 June 2005	3,401	1,084	1,889	1,850	1,592	264	..	..	10,080
L16	Total number of all special needs households paying market rent at 30 June 2005	226	46	370	169	56	27	..	..	894
L17	Total number of households paying market rent where special needs details are not known at 30 June 2005	248	11	0	5	1	15	..	..	280
L18	Total number of all households at 30 June 2005	4,039	1,223	2,754	2,182	1,747	343	..	..	12,288
P4(a)a	The number of new low income households as a proportion of all new households. Low income A (%)	94.2	87.7	76.1	92.9	86.0	86.0	..	..	88.0
P4(a)b	The number of new low income households as a proportion of all new households. Low income B (%)	5.5	12.3	19.0	6.8	10.9	8.0	..	..	10.2
P4(b)a	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A (%)	96.6	93.1	84.2	95.9	91.3	100.0	..	..	92.9

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P4 Low income</b>										
P4(b)b	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A and B (%)	75.1	100.0	85.3	90.6	90.7	90.7	..	..	85.0
P4(c)	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing) (%)	95.7	93.2	82.0	92.7	94.4	88.7	..	..	91.4
<b>P5 Special needs</b>										
<b>For year ending 30 June 2005</b>										
SN1	Total number of new households with special needs for year ending 30 June 2005	201	64	126	184	104	34	..	..	713
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2005	390	141	279	374	247	51	..	..	1,482
P5	The proportion of new tenancies that are allocated to households with special needs (%)	51.5	45.4	45.2	49.2	42.1	66.7	..	..	48.1
<b>P6 Priority access to those in greatest need</b>										
<b>For year ending 30 June 2005</b>										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2005	23	17	7	66	102	n.a.	..	..	215
PA2	Total number of new greatest need households who have been allocated housing within 3 months to less than 6 months for year ending 30 June 2005	10	3	2	26	36	n.a.	..	..	77

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P6 Priority access to those in greatest need</b>										
PA3	Total number of new greatest need households who have been allocated housing within 6 months to less than 1 year for year ending 30 June 2005	2	9	1	6	32	n.a.	..	..	50
PA4	Total number of new greatest need households who have been allocated housing within 1 year to less than 2 years for year ending 30 June 2005	2	3	5	0	27	n.a.	..	..	37
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2005	2	0	6	0	9	n.a.	..	..	17
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2005	39	32	21	98	206	n.a.	..	..	396
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2005	112	64	66	182	132	15	..	..	571
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2005	46	13	21	47	37	14	..	..	178
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2005	66	28	27	54	33	12	..	..	220
PA10	Total number of new households allocated housing 1 year to less than 2 years for year ending 30 June 2005	51	26	51	38	29	10	..	..	205
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2005	110	22	114	53	16	3	..	..	318
PA12	Total number of new households allocated housing for year ending 30 June 2005	385	153	279	374	247	54	..	..	1,492

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P6 Priority access to those in greatest need</b>										
P6(a)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Under 3 months (%)	20.5	26.6	10.6	36.3	77.3	n.a.	..	..	38.7
P6(b)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 3 months to under 6 months (%)	21.7	23.1	9.5	55.3	97.3	n.a.	..	..	47.0
P6(c)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 6 months to under 1 year	3.0	32.1	3.7	11.1	97.0	n.a.	..	..	24.0
P6(d)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 1 year to less than 2 years (%)	3.9	11.5	9.8	0.0	93.1	n.a.	..	..	19.0
P6(e)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 2 years or more (%)	1.8	0.0	5.3	0.0	56.3	n.a.	..	..	5.4
P6(f)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Total (%)	10.1	20.9	7.5	26.2	83.4	n.a.	..	..	27.5
<b>P8 Direct costs per unit</b>										
<b>For year ending 30 June 2005</b>										
DC1	Total direct costs for year ending 30 June 2005 (\$'000)	20,975	6,122	17,581	15,874	7,833	1,715	..	..	70,100
DC2	Total number of dwellings at 30 June 2005	4,148	1,277	2,866	2,315	1,903	351	..	..	12,860
P8	The average cost of providing assistance (excluding capital) per dwelling (%)	5,057	4,674.5	6,134	6,857	4,116	4,886	..	..	5,439

(continued)

**Table 4.11 (continued): CSHA state owned and managed Indigenous housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P9 Occupancy rates</b>										
<b>At 30 June 2005</b>										
OR1	Total number of occupied dwellings at 30 June 2005	4,039	1,223	2,754	2,180	1,747	343	..	..	12,286
OR2	Total number of dwellings at 30 June 2005	4,148	1,277	2,866	2,315	1,903	351	..	..	12,860
P9	The occupancy rate of state owned and managed Indigenous housing rental housing stock (%)	97.4	95.8	96.1	94.2	91.8	97.7	..	..	95.5
<b>P10 Turnaround time</b>										
<b>For year ending 30 June 2005</b>										
TT1	Total number of days that vacated dwellings were vacant for year ending 30 June 2005	17,219	9,359	15,266	21,952	13,175	2,485	..	..	79,456
TT2	Total number of vacancy episodes for year ending 30 June 2005	500	220	376	504	325	70	..	..	1,995
P10	The average time taken for occupancy of vacant stock (days)	34	43	41	44	41	36	..	..	40
<b>P11 Rent arrears</b>										
<b>For year ending 30 June 2005</b>										
RA1	Total rent collected from tenants for year ending 30 June 2005 (\$'000)	18,738.0	5,981.7	13,421.0	10,265.0	7,897.0	1,300.0	..	..	57,602.7
RA2	Total rent charged to tenants for year ending 30 June 2005 (\$'000)	19,187.0	5,944.7	13,364.0	9,879.0	8,415.0	1,305.0	..	..	58,094.7
P11	Total rent actually collected as a percentage of total rent charged (%)	97.7	100.6	100.4	103.9	93.8	99.6	..	..	99.2

(a) May not represent national total due to data not being available from all states.

Notes–  
General

All The State Owned and Managed Indigenous Housing Administrative Data Repository was used to collect all administrative data (excluding financial data {S23, S24, S25, P8 and P11} and employment data {S26 and S27} and 2005 National Social Housing Survey of state owned and managed Indigenous housing tenants data {P1 and P7}) for all states.

All	National totals	Due to rounding the national total may not equal the sum of states' data items.
ACT	General	Australian Capital Territory does not have a separately identified or funded Indigenous housing program. People of Indigenous descent are housed as part of the public housing program.
NT	General	All Indigenous-specific housing programs in the Northern Territory are community managed and administered. Acting on a 1992 Council of Australian Governments (COAG) resolve to foster partnerships with the Indigenous community to improve the delivery of services, the Northern Territory Government signed an agreement with the Aboriginal and Torres Strait Islander Commission (ATSIC) and the Department of Family and Community Services (FaCS) to pool Indigenous housing funding and to create the Indigenous Housing Authority of the Northern Territory (IHANT). The NT is not able to differentiate between the various funding sources.

Notes—  
Summary  
data

All	S10–S13	Amounts of up to but excluding 0.5% above the cut-off for a category are to be included in that category. For example, if rent charged/income x 100 = 20.49, then the household is counted in the 'paying 20% or less' item (S10). If rent charged/income x 100 = 20.5, then the household is counted in the 'more than 20% but not more than 25%' item (S11).
	S10–S13	Excludes households where either assessable income or rent charged is zero.
	S12, S13	Under the 1999 CSHA, states agreed to limit rent to 25% of income. Households in these categories are the result of rent and/or income details having not been updated or minor jurisdictional policy variations.
	S15, S16	States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,039	1,223	2,754	2,182	1,747	343	..	..
Excludes:								
Non-rebated households	638	139	..	..	..	..	..	..
Mixed composition households	463	..	..	150	96	20	..	..
Households for whom composition cannot be determined	3	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	27.3	11.4	0.0	7.0	5.5	5.8	..	..

All	S15, S16	National results when mixed composition households are excluded from Victoria and Queensland are: S15 1,001; S16 1,950.
NSW	S10	The decrease since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.
	S12, S13	Not calculated via the data repository. Figures supplied by the NSW Aboriginal Housing Office.
	S15, S16	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.
	S15, S16	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.
	S26, S27	Employment figures include both direct and indirect employment to manage state owned and managed Indigenous housing (i.e. by the NSW Aboriginal Housing Office and the NSW Department of Housing).
Vic	S8, S9	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
	S15, S16	Victorian data for 2004–2005 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: S15 55; S16 148.

Qld	S6	Data represent applicants who satisfied stringent priority housing criteria, but do not include clients in similar circumstances who were waiting to be housed through Queensland's standard wait turn criteria.
	S15, S16	Queensland data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: S15 351; S16 is unchanged at 336.
	S26, S27	The number of Indigenous and total employees in Aboriginal and Torres Strait Islander Housing includes some staff who support independent Indigenous community housing.
WA	S8, S9	160 properties leased to other organisations have been excluded.
	S10–S13	Results based upon gross income (not assessable income).
	S26, S27	In addition to these numbers a large proportion of other staff members spend a percentage of their time in the planning, delivery and management of state owned and managed Indigenous housing.
SA	S1	Includes 85 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.
	S6	May be an undercount as some priority applicants may bypass the priority process in low wait time areas.
	S9	South Australia has included properties for sale and demolition, these have been excluded from other jurisdictions' totals. If SA excluded these properties, the result would drop to 33 properties.
	S12, S13	These households are reported as paying a rebated rent due to a policy of capping rent increases for full rent households. In previous years, they have been reported as paying full rent. Updated income details are not available for these households.
	S15, S16	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.
	S15, S16	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other years' data.
Tas	S10–S13	Excludes households for whom income details could not resolved at 30 June 2005.
<i>Notes—P2</i>		
All	P2	States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,039	1,223	2,754	2,182	1,747	343	..	..
Excludes:								
Non-rebated households	638	..	..	..	..	..	..	..
Mixed composition households	463	228	284	150	96	20	..	..
Households for whom composition cannot be determined	3	1	0	2	0	0	..	..
Exclusions as a % of total ongoing households	27.3	18.7	10.3	7.0	5.5	5.8	..	..

NSW	P2	Not comparable to data from pervious years as some households that were previously identified as group households are now identified as mixed composition households.
	P2	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.
SA	P2	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.
Tas	AF1, AF2, P2	Market rent values provided for AF2 are the most recent from the Office of the Valuer General, but differ from those on Housing Tasmania property records. Market rent valuations will be updated for each property when review processes are complete. Calculation of AF1 is premised on existing tenant contributions of public rental tenants rather than amounts that may be payable following any market rent update, therefore the level of rebate may be over estimated.

## Notes—P3

All P3 States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,039	1,223	2,754	2,182	1,747	343	..	..
Excludes:								
Non-rebated households	638	139	..	..	..	..	..	..
Mixed composition households	463	..	..	150	96	20	..	..
Households for whom composition cannot be determined	3	0	0	2	0	0	..	..
Exclusions as a % of total ongoing households	27.3	11.4	0.0	7.0	5.5	5.8	..	..

All P3 National results when mixed composition households are excluded from Victoria and Queensland are: HS1 188; HS2 10,315; P3 1.8%.

NSW P3 Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.

P3 Derivation of household type is based on the *relationship to household head* variable in the first instance. In cases where this does not yield a result the derivation is based on the local *family type* variable.

Vic P3 Victorian data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: HS1 0; HS2 906; P3 0.0%.

Qld P3 Queensland data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded from 2004–05 the results are: HS1 93; HS2 2,470; P3 3.8%.

P3 The high rate reflects the geographic distribution of rental housing stock, most of which falls into the ASGC Remoteness Areas category 'outer regional' which has a high housing need against the overcrowding measure.

SA P3 In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other years' data.

P3 South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.

## Notes—P4

All L11a–L14 States exclude various types of households as shown in the table below. For this reason, comparisons between states should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated households	390	153	279	374	247	54	..	..
Excludes newly allocated:								
Non-rebated households	49	..	..	..	..	..	..	..
Mixed composition households	46	14	32	34	18	2	..	..
Households for whom composition cannot be determined	1	9	0	0	0	0	..	..
Exclusions as a % of total newly allocated households	24.6	15.0	11.5	9.1	7.3	3.7	..	..

All	L11a, L13, L14, P4(a)a, P4(b)a, P4(b)b	Includes households where assessable income was zero. In previous years, households with assessable income of zero were excluded from these data items and performance indicators.
NSW	P4	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.
	P4	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.
	P4(a)a–P4(b)b	Annual changes in these indicators tend to reflect the small number of households, rather than changes in performance.
	L12a, L12b, L14, L16, L17, P4(b)a, P4(b)b, P4(c)	Special needs status is assigned when either standard AIHW or state criteria for special needs are met.
Vic	L116	The increase since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.
	L14	The L13 result is reported due to unavailability of details for new households who were no longer tenants at 30 June 2005.
	P4(b)b	This indicator is not calculated using data repository methodology.
Qld	L11a, L11b, L12a, L12b, L14	For comparability across states, mixed composition households are excluded. Therefore the number of new households with Low income A, the number of new households with Low income B and the number of new households with special needs but not on Low income A or B for the year ending 30 June is understated.
Qld	L11a, L11b, L12a, L12b, L14	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	L14, P4(b)a, P4(b)b	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 8% in 2003–04 to 26% in 2004–05. The number of new households with unknown disability status has decreased from 92% in 2003–04 to 0% in 2004–05.
	L17, P4(c)	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of ongoing households identified with a disability has increased from 6% in 2003–04 to 32% in 2004–05. The number of ongoing households with unknown disability status has decreased from 94% in 2003–04 to 0.05% in 2004–05.
SA	L11a–L14	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.
	L15	Includes 85 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.
	P4(b)a, P4(b)b, P4(c)	Disability information is self-identified and not mandatory.
Tas	L11a–L14, P4(a)a–P4(b)b	Excludes households for whom income details could not be reconciled at 30 June 2005.

*Notes—P5*

NSW	SN1, SN2, P5	Special needs status is assigned when either standard AIHW or state criteria for special needs are met.
Qld	SN1	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	SN1, SN2, P5	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 8% in 2003–04 to 26% in 2004–05. The number of new households with unknown disability status has decreased from 92% in 2003–04 to 0% in 2004–05.
SA	P5	Disability information is self-identified and not mandatory.

*Notes—P6*

NSW	P6(a) – P6(f)	Excludes households with 'very high rental housing costs', and hence the 'greatest need' data represents an undercount. The cost of housing at the time of allocation is not collected in NSW, as very high rental costs do not constitute a reason for 'priority' housing. This is because most applicants in NSW face high private rental costs, particularly in Sydney, and if this were deemed a reason for 'priority' housing nearly all applicants would be classified as 'priority'.
	PA6	Excludes 1 household for which allocation time could not be determined.
	PA12	Excludes 5 households for which allocation time could not be determined.
Qld	PA1–PA6	In relation to the total number of new applicants at 30 June 2005 who met at least one of the greatest needs criteria, those in greatest need are Priority A on a waitlist. This is an underestimation of the true number of greatest need applicants as the Priority A flag is rarely used.

*Notes—P8*

All	DC1	Not calculated via the data repository. Figures supplied by states.
	DC2	The OR2 result is reported.
NSW	DC1	Costs have decreased since last year due to the completion of several upgrading programs in 2003–04.
Vic	DC2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	DC1	Includes the costs for those dwellings (around 160 dwellings leased to other organisations) that are excluded in the total number of dwellings.
	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data.

*Notes—P9*

Vic	OR2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
WA	OR1, P9	In 2003–04 LI8 was reported for OR1. In 2004–05 the actual OR1 value of 2180 is reported. Reporting the LI8 value of 2182 for OR1 would increase the 2004–05 P9 value to 94.3%.

*Notes—  
P10*

Vic	P10	The legal tenancy start date (date from which rent is paid) was used as the vacancy end date in this collection. In practice tenants may sign tenancy agreements and receive keys several days earlier.
Qld	TT1, TT2	These data items are derived from tenancy information and do not contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that the data limitations have only a minimal impact on the performance indicator P10.
SA	TT1	Excludes some vacancy days where it is not clear whether major maintenance or redevelopment work was undertaken.
WA	TT1, P10	Not comparable to data from previous years because periods of major redevelopment have now been excluded from vacancy days. In 2004–05 the average period of redevelopment was 13 days per dwelling vacancy.

Notes—  
P11

- |     |                  |  |
|-----|------------------|--|
| All | RA1,<br>RA2, P11 | Not calculated via the data repository. Figures supplied by states.  |
|     | P11              | Payment arrangements for rent in some states mean that rent collected over a 12 month period may be higher than rent charged over that period. |

# References

- AIHW 2001. Commonwealth–State Housing Agreement (CSHA): Aboriginal rental housing program data collection 1999–00. Canberra: AIHW. Viewed 1 December 2005, <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHW 2002. Commonwealth–State Housing Agreement (CSHA): Aboriginal rental housing program data collection report 2000–01. Canberra: AIHW. Viewed 1 December 2005, <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHW 2003a. Commonwealth–State Housing Agreement national data reports 2002–03: state and territory owned and managed Indigenous housing. AIHW cat. no. HOU 102. Housing Assistance Data Development Series. Canberra: AIHW.
- AIHW 2003b. Commonwealth–State Housing Agreement national data reports 2001–02: Aboriginal rental housing. Canberra: AIHW. Viewed 1 December 2005, <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHW 2003c. National Housing Assistance Data Dictionary version 2. (Housing Assistance Data Development Series) AIHW cat. no. HOU 89. Canberra: AIHW.
- AIHW (Australian Institute of Health and Welfare) 2005a. Commonwealth–State Housing Agreement national data reports 2003–04: state owned and managed Indigenous housing. AIHW cat. no. HOU 112. Housing Assistance Data Development Series. Canberra: AIHW.
- AIHW 2005b. State owned and managed Indigenous housing data manual, 2004–05. Viewed 1 December 2005, <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHWa forthcoming. Commonwealth–State Housing Agreement national data reports 2004–05: public rental housing. See <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHWb forthcoming. Commonwealth–State Housing Agreement national data reports 2004–05: community housing. See <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHWc forthcoming. Commonwealth–State Housing Agreement national data reports 2004–05: state owned and managed Indigenous housing. See <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHWd forthcoming. Commonwealth–State Housing Agreement national data reports 2004–05: home purchase assistance. See <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHWe forthcoming. Commonwealth–State Housing Agreement national data reports 2004–05: crisis accommodation program. See <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.
- AIHWf forthcoming. Commonwealth–State Housing Agreement national data reports 2004–05: private rent assistance. See <[www.aihw.gov.au/housing/assistance/data\\_collections/index.html](http://www.aihw.gov.au/housing/assistance/data_collections/index.html)>.