

Commonwealth–State Housing Agreement national data reports 2001–02

Home purchase assistance

The Australian Institute of Health and Welfare is Australia's national health and welfare statistics and information agency. The Institute's mission is to improve the health and wellbeing of Australians by informing community discussion and decision making through national leadership in developing and providing health and welfare statistics and information.

Commonwealth–State Housing Agreement national data reports 2001–02

Home purchase assistance

May 2003

Australian Institute of Health and Welfare
Canberra

AIHW cat. no. HOU 85

© Australian Institute of Health and Welfare 2003

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, Media and Publishing, Australian Institute of Health and Welfare, GPO Box 570, Canberra ACT 2601.

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

ISBN 1 74024 266 1

Suggested citation

Australian Institute of Health and Welfare (AIHW) 2003. Commonwealth-State Housing Agreement national data reports 2001-02: Home purchase assistance
Canberra: AIHW

Australian Institute of Health and Welfare

Board Chair
Dr Sandra Hacker

Director
Dr Richard Madden

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

Kristy Logan
Australian Institute of Health and Welfare
GPO Box 570
Canberra ACT 2601
Phone: (02) 6244 1158

Published by AIHW

Contents

- 1 Introduction..... 1
- 2 Background..... 1
 - 2.1 Changes to the 2001-02 collection..... 2
 - 2.2 Changes to data codes..... 4
 - 2.3 New data items 5
 - 2.4 Clarification of counting rules 5
- 3 General notes..... 6
 - 3.1 Symbols 6
 - 3.2 Scope..... 6
 - 3.3 Data collection coverage..... 6
 - 3.4 Data qualifications 7
- 4 CSHA 2001-02 home purchase assistance data 8
 - 4.1 Summary data 8
- 5 Outcomes 16
 - 5.1 Outcome 1: Targeting..... 16
 - 5.1.1 Direct lending..... 16
 - 5.1.2 Deposit assistance..... 17
 - 5.1.3 Interest rate assistance 18
 - 5.1.4 Home purchase advisory and counselling 19
 - 5.1.5 Mortgage relief..... 19
 - 5.1.6 Other forms of assistance..... 20
 - 5.2 Outcome 2: Affordability..... 22
 - 5.2.1 Affordability of specific programs 22
 - 5.2.2 Definition of assessable income..... 23
 - 5.3 Outcome 3: Efficient use of assets 24
 - 5.3.1 Measure 1: Number and value of arrears 24
 - 5.3.2 Measure 2: Number and value of bad debts and other losses
written off 27
 - 5.3.3 Measure 3: Level of provision for doubtful debts..... 28
- Appendix A: Home Purchase Assistance Data Manual 2001-02 30

1 Introduction

This document is part of a series of documents that report about all forms of housing assistance under the 1999-03 Commonwealth-State Housing Agreement (CSHA).

These are:

- ◆ Public rental housing
- ◆ Community housing
- ◆ Aboriginal Rental Housing Program – state and territory owned and managed Indigenous housing
- ◆ Home purchase assistance
- ◆ Crisis Accommodation Program
- ◆ Private rent assistance

This document reports on the data collected under the 2001-02 home purchase assistance data collection. The home purchase assistance data manual is available in Appendix A.

2 Background

The 2001-02 home purchase assistance collection was the second collection to occur under the 1999-03 CSHA. The 1999-03 CSHA aims to facilitate access to affordable, appropriate and secure housing for people on low incomes and people with special needs. Under this CSHA a new national performance indicator framework was developed for the public rental housing, Aboriginal Rental Housing Program and community housing 2001-02 data collections.

Development work for the CSHA Crisis Accommodation Program, Home purchase assistance and private rent assistance data collections has not as yet been undertaken. The 1999-03 CSHA framework was not applied to these collections due to the variations in programs administered by jurisdictions and the phasing out of program types in some jurisdictions. It is anticipated that the National Housing Data Agreement Management Group (NHDAMG) will review the reporting requirements for these collections after the completion of the 2001-02 collections.

The following four specific outcomes under the CSHA apply to Home Purchase Assistance (HPA) programs and the first three of these were included in the 2001-02 home purchase assistance data collection:

Outcome

- The targeting of assistance to those in need
- The affordability of assistance provided
- Customer satisfaction
- Efficient use of assets.

This document examines the outcome and descriptor data items collected in the 2001–02 home purchase assistance data collection. The following section outlines the changes to the 2001–02 home purchase assistance data collection.

2.1 Changes to the 2001–02 collection

Some data items have been disaggregated by the following home purchase assistance types:

- Direct lending (H1)
- Deposit assistance (H2)
- Interest rate assistance measures (H3)
- Mortgage relief (H4)
- Home purchase advisory and counselling services (H5)
- Other forms of assistance (H6)

The structure for reporting 2001–02 home purchase assistance data was changed and data for each home purchase assistance sub-program was tailored according to the following forms of assistance:

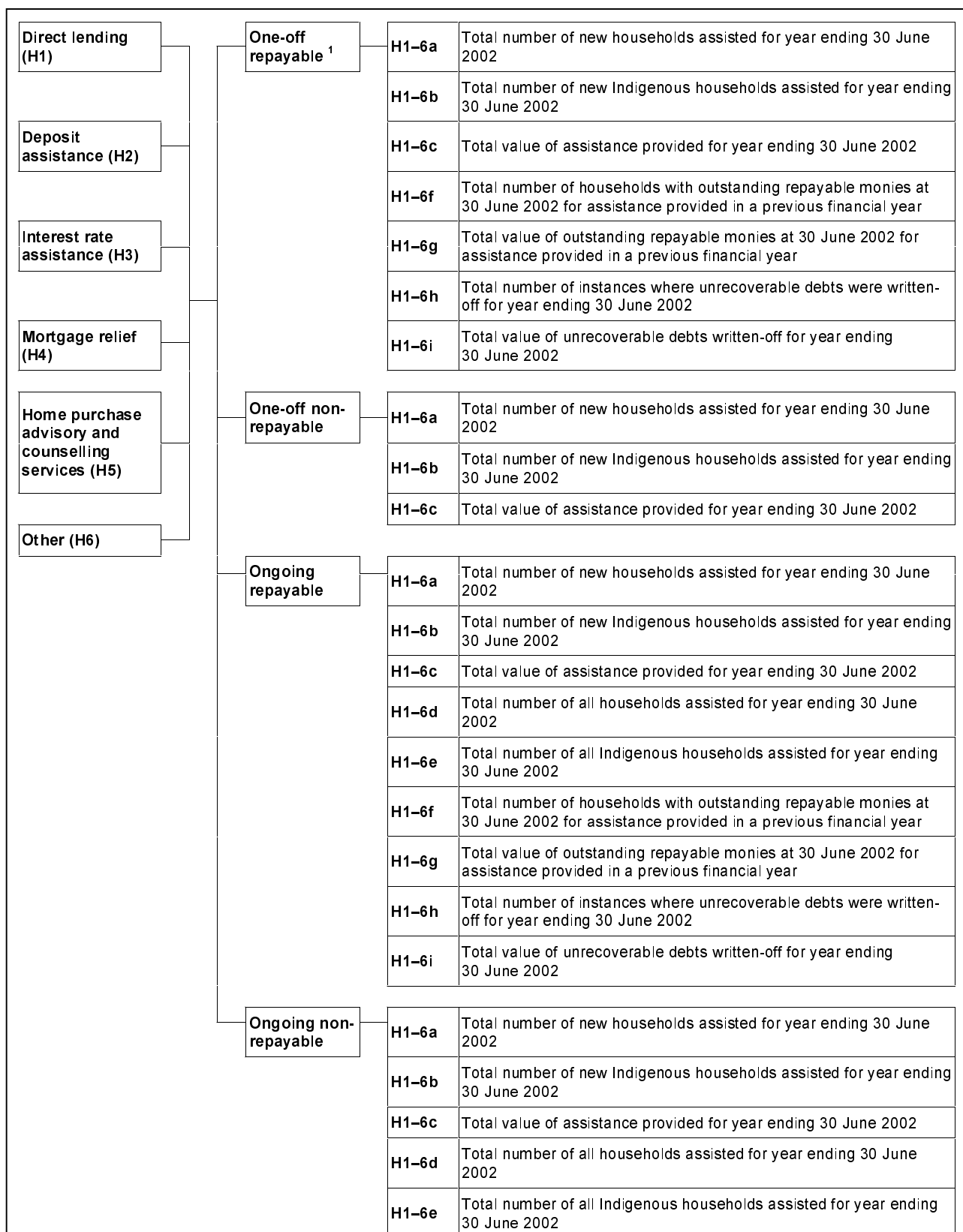
- one-off repayable;
- one-off non-repayable;
- ongoing repayable; and
- ongoing non-repayable.

These forms of assistance were defined as:

- **One-off assistance:** refers to assistance that aims to meet a specific event, such as direct lending or deposit assistance for the purchase of a home.
- **Ongoing assistance:** refers to assistance that covers a specific length of time, such as interest-rate assistance measures for a six-month period.
- **Assistance is repayable:** when the client has an obligation to repay, in part or full, the value of assistance provided. The repaying of assistance can be delayed for a period of time (e.g. 12 months after the loan was provided).
- **Assistance is non-repayable:** when the client has no obligation to repay any of the value of the assistance provided.

Jurisdictions were required to provide data according to the form of assistance for each home purchase assistance sub-program that was available in their jurisdiction. For example, if deposit assistance was a one-off repayable program, only the data items for this form of assistance has been provided. If deposit assistance was both a one-off repayable and an ongoing repayable program, the relevant data items for each form of assistance have been provided.

The data items collected for each form of assistance are outlined in Figure 2.1.



1 Data items are not in chronological order as not all items are collected for this form of assistance.

Figure 2.1: CSHA 2001-02 home purchase assistance data collection items

2.2 Changes to data codes

Due to changes in the reporting structure, the following changes were made to the data codes in the 2001–02 home purchase assistance data collection.

Each home purchase assistance sub-program was uniquely coded to differentiate between sub-programs. The data codes used for each home purchase assistance sub-program are reported in Table 2.2.

Table 2.2: CSHA home purchase assistance programs: data item codes for each sub-program

Home purchase assistance data code	Home purchase assistance programs
H1	Direct lending
H2	Deposit assistance
H3	Interest rate assistance
H4	Mortgage relief
H5	Home purchase advisory and counselling services
H6	Other

As the same data items were collected in different forms of assistance, similar data items were coded consistently across all forms of assistance as outlined in Table 2.3.

Table 2.3: CSHA home purchase assistance data collection 2001–02: data item codes

Data code	Data name
a	Total number of new households assisted for year ending 30 June 2002
b	Total number of new Indigenous households assisted for year ending 30 June 2002
c	Total value of assistance provided for year ending 30 June 2002
d	Total number of all households assisted for year ending 30 June 2002
e	Total number of all Indigenous households assisted for year ending 30 June 2002
f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year
g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year
h	Total number of instances where unrecoverable debts were written-off for year ending 30 June 2002
i	Total value of unrecoverable debts written-off for year ending 30 June 2002

2.3 New data items

Four new data items were included for repayable forms of assistance. These data items were aimed at informing about the extent of assistance continuing to be provided where the assistance was commenced in a previous financial year. The new data items were:

- Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year (H1-6f);
- Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year (H1-6g);
- Total number of instances where unrecoverable debts were written-off for year ending 30 June 2002 (H1-6h); and
- Total value of unrecoverable debts written-off for year ending 30 June 2002 (H1-6i).

2.4 Clarification of counting rules

The counting rules for the following data items were clarified in the 2001-02 home purchase assistance data collection:

- The data item 'total number of all households assisted for year ending 30 June 2002' has been clarified to exclude households with outstanding repayable monies for assistance provided in a previous financial year. This may affect the data reported for this item for jurisdictions who included these households in the count of 'all' households in previous collections.
- The data item 'total value of assistance provided to households for year ending 30 June 2002' has been clarified to exclude the value of outstanding repayable monies for assistance provided in a previous financial year. This may affect the data reported for this item for jurisdictions who included this money in the count of the value of assistance provided in previous collections.

3 General notes

This data should be read in conjunction with the home purchase assistance data manual 2001-02 provided in Appendix A.

3.1 Symbols

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

3.2 Scope

Variation exists between jurisdictions regarding the types of assistance offered through home purchase assistance program. Table 3.1 outlines the coverage for each jurisdiction.

Table 3.1: CSHA home purchase assistance 2001-02 programs by jurisdiction

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Direct lending	..	current	current	current	current	current	..	current
Deposit assistance	..	..	..	current	current	current	..	current
Interest rate assistance	..	..	current	current	current	..	..	current
Home purchase advisory and counselling	current	..	..	current	..	..	..	..
Mortgage relief	current	current	current	current	current	..	..	..
Other	..	current	current	current	..	..	..	current

'Current' represents programs which are accepting new clients for year ending 30 June 2002 (e.g. where a jurisdiction is phasing out a program and only continuing to service clients until the end of their contractual obligations, these programs are not counted as current).

Some programs offered by jurisdictions may fall under two or more categories. For example, where a jurisdiction provides direct lending to finance the purchase of a dwelling it may also provide all or part of the deposit required to secure the purchase. Where possible, individual elements of home purchase assistance are reported separately in this data collection report.

3.3 Data collection coverage

1. Reporting about Indigenous status of new and all households assisted was variable due to data availability issues.
2. Arrears for mortgage relief loans comprise a small component of the value of loans in arrears but a large component of the number of loans in arrears. There is variation in policies between jurisdictions in regard to whether mortgage relief is

repayable. These factors may lead to inconsistencies in whether arrears for mortgage relief are included in all states' results.

3.4 Data qualifications

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

1. The national data reports about only the forms of assistance that are available for each home purchase assistance sub-program. The following forms of assistance are not reported as no jurisdiction provides these types of assistance:
 - **Direct lending (H1):** one-off non-repayable and ongoing non-repayable;
 - **Deposit assistance (H2):** ongoing repayable and ongoing non-repayable;
 - **Interest rate assistance (H3):** one-off repayable and one-off non-repayable;
 - **Mortgage relief (H4):** one-off non-repayable and ongoing non-repayable;
 - **Home purchase advisory and counselling services (H5):** one-off repayable and ongoing repayable;
 - **Other (H6):** ongoing repayable and ongoing non-repayable.
2. National totals are calculated using only those state/territories where information is available. Due to the sparse coverage of national data in relation to particular program types, please note that not all jurisdictions will be represented when using national totals.
3. The number of households assisted does not correspond to the actual number of households (i.e. this is the number of instances of assistance provided to households).

4 CSHA 2001–02 home purchase assistance data

4.1 Summary data

Table 4.1: Home purchase assistance summary data 2001–02

Descriptors	Units	NSW		Vic		Qld		WA		SA		Tas		ACT		NT		National	
		2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02
Summary data																			
Direct lending: one-off repayable																			
H1a	no.	0	1	96	3,998	..	204	..	..	..	..	..	..	..	..	..	..	..	..
H1b	no.	0	n.a.	2	46	..	n.a.	..	..	..	..	..	..	..	..	..	..	..	..
H1c	\$'000	0.0	67.0	6,649.0	372,000.0	..	8,962.0	..	..	..	..	..	..	..	..	..	..	..	..
H1f	no.	2,348	8,812	6,108	19,709	..	2,218	..	..	..	..	..	..	..	..	..	..	..	..
H1g	\$'000	135,800.0	255,794.0	149,491.0	1,374,351.0	..	55,959.0	..	..	..	..	..	..	..	..	..	..	..	..
H1h	no.	31	17	51	252	..	16	..	..	..	..	..	..	..	..	..	..	..	..
H1i	\$'000	581.0	194.0	488.0	2,570.0	..	210.0	..	..	..	..	..	..	..	..	..	..	..	..

Descriptors cont.		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
Summary data			2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
	Direct lending: ongoing repayable										
H1a	Total number of new households assisted for year ending 30 June 2002	no.	..	69	..	..	2,650	..	..	..	2,719
H1b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	n.a.	..	..	n.a.	..	..	..	n.a.
H1c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	7,969.0	..	..	163,614.0	..	..	..	171,583.0
H1d	Total number of all households assisted for year ending 30 June 2002	no.	..	115	..	..	16,784	..	..	..	16,899
H1e	Total number of all Indigenous households assisted for year ending 30 June 2002	no.	..	n.a.	..	..	n.a.	..	..	..	n.a.
H1f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	no.	..	16	..	..	14,134	..	..	..	14,150
H1g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	\$'000	..	1,465.0	..	..	613,780.0	..	..	..	615,245.0
H1h	Total number of unrecoverable debts written-off for year ending 30 June 2002	no.	..	0	..	..	50	..	..	..	50
H1i	Total value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	..	0.0	..	..	240.0	..	..	..	240.0
	Deposit assistance: one-off repayable										
H2a	Total number of new households assisted for year ending 30 June 2002	no.	..	..	0	..	..	..	..	..	..
H2b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	..	0	..	..	..	..	..	..
H2c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	..	0.0	..	..	..	..	..	..
H2f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	no.	..	..	155	..	..	..	..	..	155
H2g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	\$'000	..	..	1,866.0	..	..	..	..	..	1,866.0
H2h	Total number of unrecoverable debts written-off for year ending 30 June 2002	no.	..	..	1	..	..	..	..	..	1
H2i	Total value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	..	..	14.4	..	..	..	..	..	14.4

Descriptors cont.		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
Summary data			2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
	Deposit assistance: one-off non-repayable										
H2a	Total number of new households assisted for year ending 30 June 2002	no.	..	..	22	..	..	255	..	472	749
H2b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	..	1	..	..	n.a.	..	n.a.	1
H2c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	..	47.0	..	..	1,088.0	..	673.0	1,808.0
	Interest rate assistance: ongoing repayable										
H3a	Total number of new households assisted for year ending 30 June 2002	no.	..	..	..	..	915	..	..	..	915
H3b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	..	..	..	n.a.	..	..	..	n.a.
H3c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	..	..	..	9,970.0	..	..	..	9,970.0
H3d	Total number of all households assisted for year ending 30 June 2002	no.	..	..	..	..	3,769	..	..	..	3,769
H3e	Total number of all Indigenous households assisted for year ending 30 June 2002	no.	..	..	..	..	n.a.	..	..	..	n.a.
H3f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	no.	..	..	..	..	2,854	..	..	..	2,854
H3g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	\$'000	..	..	..	..	25,924.0	..	..	..	25,924.0
H3h	Total number of unrecoverable debts written-off for year ending 30 June 2002	no.	..	..	..	..	19	..	..	..	19
H3i	Total value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	..	..	..	..	20.0	..	..	..	20.0
	Interest rate assistance: ongoing non-repayable										
H3a	Total number of new households assisted for year ending 30 June 2002	no.	..	..	62	146	..	..	..	201	409
H3b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	..	2	16	..	..	..	10	28
H3c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	..	n.a.	238.0	..	..	..	286.0	524.0
H3d	Total number of all households assisted for year ending 30 June 2002	no.	..	..	83	146	..	..	..	427	666
H3e	Total number of all Indigenous households assisted for year ending 30 June 2002	no.	..	..	2	16	..	..	..	23	41

Descriptors cont.		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
Summary data			2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
	Mortgage relief: one-off repayable										
H4a	Total number of new households assisted for year ending 30 June 2002	no.	27	..	15	..	..	..	..	..	42
H4b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	n.a.	..	1	..	..	..	..	..	1
H4c	Total value of assistance provided for year ending 30 June 2002	\$'000	63.4	..	62.0	..	..	..	..	..	125.4
H4f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	no.	879	..	317	..	..	..	..	..	1,196
H4g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	\$'000	4,073.0	..	703.0	..	..	..	..	..	4,776.0
H4h	Total number of unrecoverable debts written-off for year ending 30 June 2002	no.	14	..	29	..	..	..	..	..	43
H4i	Total value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	89.0	..	75.0	..	..	..	..	..	164.0
	Mortgage relief: ongoing repayable										
H4a	Total number of new households assisted for year ending 30 June 2002	no.	155	4	..	..	0	..	1	..	160
H4b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	n.a.	n.a.	..	..	n.a.	..	n.a.	..	n.a.
H4c	Total value of assistance provided for year ending 30 June 2002	\$'000	649.4	37.0	..	..	0.0	..	182.0	..	868.4
H4d	Total number of all households assisted for year ending 30 June 2002	no.	43	8	..	..	91	..	75	..	217
H4e	Total number of all Indigenous households assisted for year ending 30 June 2002	no.	n.a.	n.a.	..	..	n.a.	..	n.a.	..	n.a.
H4f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	no.	n.a.	114	..	..	91	..	142	..	347
H4g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	\$'000	n.a.	434.0	..	..	129.0	..	1,451.0	..	2,014.0
H4h	Total number of unrecoverable debts written-off for year ending 30 June 2002	no.	n.a.	2	..	..	n.a.	..	0	..	2
H4i	Total value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	n.a.	7.0	..	..	n.a.	..	0.0	..	7.0

Descriptors cont.		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
Summary data			2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
	Home purchase advisory and counselling services: one-off non-repayable										
H5a	Total number of new households assisted for year ending 30 June 2002	no.	17,444	..	..	3,998	..	..	..	..	21,442
H5b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	n.a.	..	..	46	..	..	..	..	46
H5c	Total value of assistance provided for year ending 30 June 2002	\$'000	n.a.	..	..	100.0	..	..	..	..	100.0
	Home purchase advisory and counselling services: ongoing non-repayable										
H5a	Total number of new households assisted for year ending 30 June 2002	no.	..	..	..	n.a.	..	..	..	..	n.a.
H5b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	..	..	n.a.	..	..	..	..	n.a.
H5c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	..	..	n.a.	..	..	..	..	n.a.
H5d	Total number of all households assisted for year ending 30 June 2002	no.	..	..	..	n.a.	..	..	..	..	n.a.
H5e	Total number of all Indigenous households assisted for year ending 30 June 2002	no.	..	..	..	n.a.	..	..	..	..	n.a.
	Other: one-off repayable										
H6a	Total number of new households assisted for year ending 30 June 2002	no.	..	47	..	488	..	..	..	..	535
H6b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	n.a.	..	0	..	..	..	..	n.a.
H6c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	281.0	..	976.0	..	..	..	..	1,257.0
H6f	Total number of households with outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	no.	..	391	..	n.a.	..	..	..	..	391
H6g	Total value of outstanding repayable monies at 30 June 2002 for assistance provided in a previous financial year	\$'000	..	2,000.0	..	n.a.	..	..	..	..	2,000.0
H6h	Total number of unrecoverable debts written-off for year ending 30 June 2002	no.	..	0	..	n.a.	..	..	..	..	n.a.
H6i	Total value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	..	0.0	..	n.a.	..	..	..	..	n.a.
	Other: one-off non-repayable										
H6a	Total number of new households assisted for year ending 30 June 2002	no.	..	..	10	59	..	292	..	..	361
H6b	Total number of new Indigenous households assisted for year ending 30 June 2002	no.	..	..	1	11	..	..	..	..	12
H6c	Total value of assistance provided for year ending 30 June 2002	\$'000	..	..	73.0	147.0	..	845.0	..	..	1,065.0

Notes – Summary data

NSW	H1f	Includes: HomeFund loans (1,932); Home Purchase Assistance Account loans (416).
	H1g	Includes: HomeFund loans (\$126.7 million); Home Purchase Assistance Account loans (\$9.1 million).
	H1h	Includes: HomeFund loans (31); Home Purchase Assistance Account loans (0).
	H1i	Includes: HomeFund loans (\$0.581 million); Home Purchase Assistance Account loans (\$0).
	H4a	The proxy for new households is the total number of Mortgage Assistance approvals for 2001–02. If households receive both one-off and ongoing assistance, they are counted in both categories.
	H4b & H4e	The HPAD collects no statistics on whether clients (or their children) identify as Aboriginal and/or Torres Strait Islander.
	H4c	Total value of Mortgage Assistance approvals during 2001–02 is reported for each program type (e.g. one-off or ongoing).
	H4f–H4i	Assistance to existing clients may include both one-off and ongoing assistance. Unable to separate reporting according to program type, so assistance for both one-off and ongoing programs is reported in the one-off category only.
	H5a	Includes only the total number of calls to Home Purchase Assistance Information and Advisory Service during 2001–02. Excludes general information provided by the Home Purchase Advisory service in regard to other forms of assistance. The latter was included in 2000–01 data, influencing variation in results this year.
	H5c	No dollar value is attributed to the provision of advisory services.
Vic	General	Direct lending reports about SHOS Lending (one-off repayable) and Group Self Build (GSB) Lending (ongoing repayable). Other category reports about Home Renovation Lending.
	H1a	Loan to purchase further share of property under a ‘Shared Home Ownership’ scheme.
	H1h & H1i	Number and value of unrecoverable debts written-off excludes return on equity debts written-off as this type of write-off is unique to Home Finance based on an internal policy decision to offer eligible clients their initial equity return upon sale of their property (subject to certain conditions being met) thereby potentially exposing DOH to a shortfall. For information purposes 2 write-offs in this category were incurred with a total value of \$15,302.
	H4g & H6g	This figure is approximate only due to difficulty extracting precise information from information management system.
	H6a	Reports about home renovation lending.
Qld	H1a	Includes: Queensland Housing Finance Loan (commenced 1 November 2001) (67); Queensland State Housing Loan (24); Queensland Housing Loan (ceased 31 October 2001) (5).
	H1f	Includes: Queensland State Housing Loan (current scheme), Queensland Housing Loan (discontinued 31 October 2001), H.O.M.E Loan (discontinued 1994), Rental Purchase Plan (shared equity scheme - discontinued 1996), Interest Subsidy Loan (discontinued 1990), Other Housing Loans (discontinued 1990); Deposit Assistance: Deposit Assistance Loan (in conjunction with the Queensland Housing Loan - discontinued 1996).
	H2a	Reports about Deposit Assistance grant which are only offered in conjunction with the Queensland State Housing Loan.
	H3a	Includes: Queensland Housing Finance Loan (commenced 1 November 2001) (38); Queensland State Housing Loan (commenced October 2000) (24). Data for Queensland State Housing Loan was not reported in 2000-01.
	H3c	Interest rate assistance is linked to direct lending as part of the product package and we are unable to provide a specific value on the assistance provided.
	H3d	Includes existing households at 1 July 2001 and new households assisted.

	H6a	Reports about households assisted with a special assistance grant.
WA	H1a & H1b	Proxy for new households is the number of new loans provided.
	H1f	The proxy for all households is the number of existing loans at 1 July 2001.
	H2	Cash Assist is reported in 'Other' category (see H6).
	H3 & H4	Subsidised loans are provided at an interest rate of 6.5%. As market rates during the year were 6.5% or below, no one-off interest rate or mortgage relief assistance was provided.
	H3a-H3e	Reports about safety net assistance where borrowers in difficulty are provided a reduced interest rate to ensure repayments are affordable for a short term of 3 to 6 months.
	H3d	Statistics on ongoing assistance carried over from previous financial year are not available. Therefore reports about only new assistance provided in 2001-02.
	H5a-H5c	All households receive counselling prior to receiving direct lending. The proxy for new households is the number of new direct lending loans.
	H5c	No monetary assistance is provided, however an estimated cost for providing counselling is \$25/counselling session.
	H5	Counselling is also provided to borrowers in arrears, however the number of instances of arrears and cost of providing counselling cannot be accurately quantified and therefore is not available.
	H6a	Reports about the Cash Assist Program that provides up to \$2,000 to all new unsubsidised direct lending clients who are not eligible for the First Home Owners Grant (FHOG). Since the introduction of FHOG the level of assistance provided has reduced.
	H6f-H6i	Cash Assist Program is capitalised to the loan and repaid via normal repayments. Data about the Cash Assist Program therefore cannot be separately reported.
	H6a	Reports about the Cash Assist Program that provides up to \$2,000 to all new subsidised direct lending clients who are not eligible for the First Home Owners Grant (FHOG). Subsidised direct lending clients are not required to repay Cash Assist.
SA	H1b, H1e, H3b, H3e, H4b	HomeStart does not directly capture any information on the ethnic/Indigenous background of applicants. In 2001-02, HomeStart settled 12 Aboriginal housing loans and also settled 3 Aboriginal loans with ongoing interest rate assistance. These have not been included in reporting as they would tend to understate the actual picture.
	H1c	Change in result from last year is due to different counting rules. 2000-01 data reported about the value of the portfolio at 30 June 2001 and 2001-02 data reports about value of assistance provided in the financial year.
	H2a	HomeStart's lending policy allows customers to apply First Home Owners Grant funds towards part of their deposit. This is not a CSHA funded program and therefore is not reported.
	H3i	Reports on Advantage Loan. When a loan is written off the Advantage Loan is rolled over to the customer's primary loan (standard HomeStart loan). Therefore the amounts written off have been calculated as: (Advantage Loan Funds/Total Funds Advanced) * Write Off Amount.
	H5c	Changes in result from last year is due to different counting rules. 2000-01 data reported about the value of the subsidy cost of the interest rate assistance and 2001-02 data reports about the value of assistance provided in 2001-02 and excludes the net cost of delivering the assistance.
ACT	H4a	Mortgage relief program ceased on 1 January 2001. The 1 new household that commenced receiving assistance in 2001-02 had requested deferred assistance in 2000-01.
	H4c & H4d	Represents assistance provided to 74 households who commenced receiving assistance prior to 2001-02 and one new household assisted in 2001-02.

- NT
- H1b, H3b, H3e Reports about number of HomeNorth applicants who self identify as either Aboriginal or Torres Strait Islander.
 - H1g Information is not currently available as the Business Intelligence System is being reconfigured.
 - H2b Demographic information concerning Early Start deposit assistance grant clients is not currently stored in an electronic format.

5 Outcomes

5.1 Outcome 1: Targeting

Outcome 1 measures the targeting of assistance to those in need. This outcome was measured via a policy audit of the eligibility criteria for each home purchase assistance sub-program.

5.1.1 Direct lending

Direct Lending programs reported in the 2001–02 home purchase assistance data collection are outlined in Table 5.1.

New South Wales and the Australian Capital Territory do not appear in Table 5.1 as they did not provide direct lending to new clients.

Table 5.1: Direct lending program by jurisdiction

Jurisdiction	Program description
Victoria	<i>Group Self Build Bridging Loan</i> : short term bridging finance is provided to individual participants to cover the purchase of land, conveyancing and establishment costs and the amount required to build the home for materials etc. When the house is completed, the bridging loan from the Director is re-financed with a long-term home loan from a private sector lender. There is still provision for further loans to be advanced to clients with Shared Home Ownership arrangements to purchase a further share in the property from the Director.
Queensland	<i>Queensland Housing Finance Loan</i> : a maximum of 3 times an applicants' gross annual income is provided in direct lending. <i>Queensland State Housing Loan</i> : up to \$115,000 is provided in direct lending. A maximum Loan to Value Ratio (LVR) of 95% will be permissible at commencement of both loan schemes.
Western Australia	<i>Access Home Loan Scheme</i> : only offered to households with a disability. <i>Aboriginal Home Ownership Scheme</i> : only offered to Indigenous applicants. <i>Keystart Loan scheme</i> : offered to low income earners.
South Australia	<i>HomeStart Finance and Advantage Loan</i> : a minimum of \$10,000 (minimum of \$2,500 for seniors loan) to a maximum of \$165,000, or a maximum of 3.1 times the annual gross income of a single and 2.8 times the annual gross income of a couple.
Tasmania	Assistance of between \$30,000–\$80,000.
Northern Territory	<i>HomeStart scheme</i> : up to \$115,000.

Eligibility criteria for direct lending assistance during 2001–02 are reported in Table 5.2. New South Wales and the Australian Capital Territory do not appear in Table 5.2 as they did not provide direct lending to new clients in 2001–02.

Table 5.2: Direct lending eligibility criteria by jurisdiction

Eligibility criteria	Vic	Qld	WA	SA	Tas	NT
Gross weekly income limit ^(a)		\$1,058	\$490 – \$1,480	\$769 – \$962	\$700	\$800
Property value limit ^(b)		\$175,000	\$200,000	Minimum property value \$40,000	Minimum property value \$30,000	\$180,000
Minimum deposit ^(c)		5% of purchase price	\$1,000	\$1,000	Greater of \$3,000 or 5% of purchase price	5% of purchase price
Additional savings to cover fees, legals etc ^(d)		\$1,500 – \$3,500	\$2,500 – \$3,000			
Demonstrated savings pattern		Minimum 3 months	Minimum 3 months	Deposit saved within 3 months	Minimum \$1,000 deposit	Minimum \$2,000 deposit
Good credit history	✓	✓	✓	✓	✓	✓
No significant other debts/ other financial commitments cannot exceed ^(e)	✓	✓	8% of assessable income	✓	5% of assessable income	✓
Employment terms ^(f)		✓				✓
Citizen or permanent resident of Australia	✓	✓	✓	✓	✓	✓
Resident of the relevant state	✓	✓	✓		✓	
Cannot own or part own a home or land	✓	✓	✓	✓	✓	✓
Minimum age ^(g)	18 years	18 years	18 years	18 years	18 years	18 years
Loan must be used to purchase or build a home in relevant state, and client must live in this home	✓	✓	✓	✓	✓	✓

✓ indicates that the requirement is part of the eligibility criteria for the jurisdiction; A blank space indicates that this requirement is not part of the eligibility criteria for the jurisdiction.

(a) Vic.—Minimum of \$700, an asset limit of \$15,000 applies; WA—income limit is dependent on household composition and location within the jurisdiction; SA—additional \$96 for each dependant; NT—HomeShare scheme: \$1,100.

(b) SA—Loans for less than \$40,000 made at the discretion of the Retailer Manager; NT—HomeShare scheme: no limit.

(c) Qld—Queensland State Housing Loan and Queensland Housing Finance Loan: 5% of purchase price.

(d) Qld—Queensland State Housing Loan: \$1,500–\$2,000, Queensland Housing Finance Loan \$2,000–\$3,500.

(e) Qld—All repayments for other debts are deducted from assessed gross monthly income—borrowing capacity is then based on reduced income figure; SA—maximum commitment to all debts, including HomeStart loan, must not exceed 33% of income, client must not be an undischarged bankrupt; Tas—Client must not be an undischarged bankrupt; NT—All financial commitments must not exceed 40% of gross income including the mortgage repayments associated with the home loan. Bankruptcies must have been discharged for at least 2 years.

(f) Qld—if employed, must be employed for 12 months for permanent or part-time employee, 2 years for casual, 3 years for self employed or those on commission; Tas—if employed, must be in current employment for a minimum of 6 months; NT—do not consider casual or contract employment.

(g) Qld—While there is no maximum age limit, age is relevant to an applicant's ability to sustain repayments for the full term; Tas—applicants over 60 years of age are ineligible.

5.1.2 Deposit assistance

Deposit assistance programs reported in the 2001–02 home purchase assistance data collection are reported in Table 5.3. New South Wales, Victoria, Queensland and the Australian Capital Territory do not appear in Table 5.3 as they did not provide deposit assistance to new clients during 2001–02.

Table 5.3: Deposit assistance program by jurisdiction

Jurisdiction	Program description
Western Australia	Deposit assistance is provided to Access Home Loan Scheme clients and Aboriginal Home Ownership Scheme clients. Fee assistance to \$2,000 can be capitalised to a Keystart loan.
South Australia	Deposit assistance is provided to clients assisted with direct lending. It generally allows a lower deposit to be paid (i.e. \$500 instead of \$1000).
Tasmania	Deposit Assistance is provided under the Street's Ahead program. The incentive offers \$3000–\$6000, depending on income, to allow low income earners to purchase ex-departmental homes.
Northern Territory	Deposit Assistance of between \$1,000 to 3,000 is available depending on household size and gross family weekly income.

Eligibility criteria for deposit assistance during 2001–02 are reported in Table 5.4. New South Wales, Victoria, Queensland and the Australian Capital Territory do not appear in Table 5.4 as they did not provide deposit assistance to new during 2001–02.

Table 5.4: Deposit assistance eligibility criteria by jurisdiction.

Eligibility criteria	WA	SA	Tas	NT
Gross weekly income limit (a)		\$769–\$962	\$700	\$1,100
Property value limit		\$150,000		\$180,000
Not previously owned property in the relevant jurisdiction				✓
Existing housing tenant or eligible to be housing tenant			✓	

✓ indicates that the requirement is part of the eligibility criteria for the jurisdiction; A blank space indicates that this requirement is not part of the eligibility criteria for the jurisdiction.

(a) SA—plus an additional \$96 for each dependant; Tas—income limit for private purchasers only.

5.1.3 Interest rate assistance

Interest rate assistance programs reported in the 2001–02 home purchase assistance data collection are reported in Table 5.5. New South Wales, Victoria, Tasmania and the Australian Capital Territory do not appear in Table 5.5 as they did not provide interest rate assistance to new clients during 2001–02.

Table 5.5: Interest rate assistance program by jurisdiction

Jurisdiction	Program description
Queensland	<i>Queensland State Housing Loan:</i> clients receive a 5 year capped interest rate 1% below the standard variable interest rate at time of approval and a maximum annual increase following the capped rate period of 0.5% per annum. <i>Rental Purchase Plan:</i> clients that re-finance through the Queensland Housing Finance Loan receive a 5 year capped interest rate 1% below the standard variable interest rate at time of approval.
Western Australia	Interest rate assistance is available to loan clients when there has been a reduction to their income. This assistance is available for up to six months.
South Australia	Available to clients with an Advantage Loan. Assistance is a subsidized interest rate calculated using a two quarter lag of the CPI.
Northern Territory	A subsidy is paid directly to the lender each month to offset the costs of home mortgage repayments. The subsidy varies from \$20 to \$132 per month depending upon gross family weekly income and base loan amount. The subsidy is paid at the appropriate commencing level for two years and then reduces by one level each succeeding year. The subsidy can be paid for up to a maximum of seven years.

Eligibility criteria for interest rate assistance during 2001–02 are reported in Table 5.6. New South Wales, Victoria, Tasmania and the Australian Capital Territory do not appear in Table 5.6 as they did not provide interest rate assistance during 2001–02.

Table 5.6: Interest rate assistance eligibility criteria by jurisdiction

Eligibility criteria	Qld	WA	SA	NT
Gross weekly income limit (a)		\$580–769	\$580 – \$769	\$700 – \$1,000
Property value limit		\$150,000	\$150,000	\$180,000
Finance obtained from a private lender				✓
Not previously owned property in the relevant jurisdiction				✓

✓ indicates that the requirement is part of the eligibility criteria for the jurisdiction; A blank space indicates that this requirement is not part of the eligibility criteria for the jurisdiction.

(a) SA—additional \$96 for each dependant; NT—CEO (Housing) has the discretion to approve applications below the minimum income limit if they have obtained approval for finance.

5.1.4 Home purchase advisory and counselling

New South Wales and Western Australia provided home purchase advisory and counselling services during 2001–02. Home purchase advisory and counselling is not subject to any eligibility criteria.

5.1.5 Mortgage relief

Mortgage relief programs reported in the 2001–02 home purchase assistance data collection are reported in Table 5.7. South Australia, Tasmania, the Australian Capital Territory and the Northern Territory do not appear in Table 5.7 as they did not provide mortgage relief to new clients in 2001–02.

Table 5.7: Mortgage relief program by jurisdiction (a)

Jurisdiction	Program description
New South Wales	\$10,000 (assistance does not exceed one year).
Victoria	\$15,000 (\$3,000 for arrears and \$12,000 in assistance; assistance does not exceed two years).
Queensland	\$6,000.
Western Australia	Mortgage relief/Interest rate assistance provides short term assistance for borrowers facing a drop in income. Repayments are reduced for a period of 3 to 6 months and in certain circumstances the interest rate may also be reduced. The borrower's loan may be restructured after the initial period Please provide

(a) SA—did not provide information about mortgage relief programs in their jurisdiction.

Eligibility criteria for mortgage relief assistance during 2001–02 are reported in Table 5.8. South Australia, Tasmania, the Australian Capital Territory and the Northern Territory do not appear in Table 5.8 as they did not provide mortgage relief to new clients in 2001–02.

Table 5.8: Mortgage relief eligibility criteria by jurisdiction (a)

Eligibility criteria	NSW	Vic	Qld	WA
Gross weekly income limit	\$1,154	Not applicable	nil	\$1,442
Cannot own any other real estate	✓	✓	✓	✓
Available resources exhausted	✓	✓	✓	✓
Experienced unavoidable change in circumstances for which preparations couldn't be made	✓	✓	✓	✓
Financially distressed and in danger of losing home	✓		✓	✓
Other financial commitments must not impinge on ability to maintain required mortgage repayments (b)	✓	✓	✓	✓
Mortgage value limit	Max \$225,000, and 90% property mortgaged	Max original mortgage \$169,200		\$175,000
Property value limit	\$400,000		\$250,000	\$200,000
Mortgage repayments must exceed percentage of income (c)	36% gross	27%	30% gross	23–31%
Commitment to mortgage repayments (d)	✓	✓	✓	✓
Property must be located in the relevant state	✓	✓	✓	✓
Applicant must reside in the mortgaged property	✓	✓	✓	✓
No previous default on repayment of mortgage assistance	✓	Not outstanding	✓	✓

✓ indicates that the requirement is part of the eligibility criteria for the jurisdiction; A blank space indicates that this requirement is not part of the eligibility criteria for the jurisdiction.

(a) SA—did not provide information about mortgage relief programs in their jurisdiction.

(b) QLD—Other commitments secured by a registered mortgage considered in assessment.

(c) WA—depending on scheme.

(d) NSW—demonstrated by maintaining regular monthly repayments of at least 27% of gross household income over the preceding 6 months.

QLD—Applicants must be maintaining repayments equivalent to 30% of reduced income.

5.1.6 Other forms of assistance

The following other forms of home purchase assistance were available during 2001–02.

Victoria: Subsidised loans for elderly and disabled¹.

Subsidised interest rate loans up to \$20,000 are provided to assist elderly and disabled home owners with the cost of home renovations, modifications and maintenance, relating to health and safety issues.

Eligibility criteria:

- Applicant must be elderly (60+), a disabled home owner, or a carer for a person with a disability;
- Loans are advanced in relation to health and safety issues only;

¹ In previous CSHA Home Purchase Assistance data collections this program was counted under the 'direct lending' program. In the 2001–02 data collection it has been included under the 'other' program due to a reclassification of this program by the jurisdiction. Caution, therefore, should be exercised when comparing the 2001–02 data with data from prior years.

- total monthly commitments including the proposed home renovation loan, credit cards and existing personal and home loans cannot exceed 25% of gross monthly income; and
- income and asset (\$30,000) limits apply.

Queensland: Deposit Assistance Grant

The maximum grant available is equivalent to 50% of the required 5% deposit. The grant is a one-off non-repayable grant provided to all public housing tenants and all eligible wait list applicants wishing to purchase an available public housing rental property. Other owner occupied purchasers wishing to purchase an available public housing rental property are also eligible.

Queensland: Special Assistance Grant

Applicants who apply for a housing loan may also be eligible for a special assistance grant. Two types of grants are available:

1. Modifications and assistance grant:

- Available to people with disabilities and families with a disabled family member to assist payment of modifications to the home to increase safety or to assist with deposit or fees; and
- maximum grant is \$10,000.

2. Aboriginal, Torres Strait Islander and South Sea Islanders Grant:

- Available to applicants of Aboriginal, Torres Strait Islander or South Sea Islander descent; and
- Maximum grant of \$5,000 to assist with the purchase of a home.

Western Australia: Cash Assist

Up to \$2,500 is provided to assist purchasers with the up front fees associated with the purchase of a home. For subsidised schemes this assistance is in the form of a grant, whereas for non-subsidised schemes it is repayable.

Northern Territory: Purchasing with Private Finance Scheme

Public housing tenants can purchase a public housing dwelling with private finance under the Purchasing with Private Finance Scheme.

The scheme is not restricted by income level, the applicant/s must be planning to reside in the dwelling, and must not currently own property in the Northern Territory.

Under this scheme Territory Housing:

- contribute 5% to the purchase price of the property (based on the market value);
- allow the value of any improvements the tenant has made to the property to be deducted from the purchase price; and
- pay the stamp duty on behalf of the client.

5.2 Outcome 2: Affordability

Outcome 2 measures whether the assistance provided is affordable. This outcome was measured via a policy audit of the maximum percentage each household spends on home purchase assistance payments and the definition of assessable income.

5.2.1 Affordability of specific programs

Table 5.9 reports on the affordability of home purchase assistance. The Australian Capital Territory does not appear in Table 5.9 as they did not provide home purchase assistance to new clients in 2001–02.

Table 5.9: Home purchase assistance affordability policy

Jurisdiction	Program type	Percentage of income on repayments for Home Purchase Assistance
New South Wales	Direct lending	Minimum payment is 27% of gross income.
	Mortgage relief	<p>Client's income, assets and other credit liabilities are assessed and, where these do not exceed 36% of the client's gross income the client is requested to commence repayments. The level of repayments is determined by the difference between the client's other credit commitments and 36% of their gross income.</p> <p>Where the client is unable to commence repayments, as their other credit commitments exceed 36% of their gross income, the client is granted a deferment of up to 18 months.</p> <p>Where the client has no prospect of repaying the debt, the debt may be converted to a caveat upon the mortgaged home and, in certain circumstances, the loan may be converted to a grant.</p>
Victoria	Direct lending	Commencing minimum payment is either 25% or 27% of income depending on loan origination or installments escalated by CPI or fixed per cent depending on loan type.
	Mortgage relief	Repayments can be made by the way of lump sum or at the rate of \$100 per month. An applicant can request up to a two year deferral on repayments after assistance has ceased.
	Other assistance	Home Renovation Scheme loans: repayments cannot exceed 30% of gross weekly income, less \$30.
Queensland	Direct lending	<p>For Queensland Housing Finance loan, monthly repayments commence at the lesser of:</p> <ul style="list-style-type: none"> • 27% of agreed continued income; • disposable income; or • the minimum repayment required to repay the loan within the loan term. <p>For Queensland State Housing Loan, monthly repayments commence at the lesser of:</p> <ul style="list-style-type: none"> • 25% of the agreed continued income; • disposable income; or • the minimum repayment required to repay the loan within the loan term.
	Mortgage relief	Repayments are not required for the first 12 months, and then regular monthly repayments are required (repayable over a 6year term).
	Other assistance	Non-repayable
Western Australia	Direct lending	<p>Access Home Loan Scheme: Repayments do not exceed 25% of monthly income (includes rates allowance).</p> <p>Aboriginal Home Ownership Scheme: Repayments do not exceed 23% of monthly income.</p> <p>Keystart Loan Scheme: Repayments do not exceed 31% of monthly income.</p>
	Deposit assistance	Non-repayable
	Interest rate assistance	Non-repayable
	Mortgage relief	Non-repayable

Table 5.9 cont.: Home purchase assistance affordability policy.

South Australia	Direct lending	Repayments are calculated as 25% of assessable income for applicants who take out maximum loan and 15–25% for applicants who take out less than maximum loan. The maximum commitment to all debts is 33% of income, including the HomeStart loan.
	Deposit assistance	Non-repayable
	Interest rate assistance	Non-repayable
Tasmania	Direct lending	Repayments are initially set at 25% of gross income and are increased annually in line with inflation.
	Deposit assistance	Repayable only if the property is sold within 3 years
Northern Territory	Direct lending	Repayments between 25–30% of gross income.
	Deposit assistance	Non-repayable
	Other assistance	Non-repayable

5.2.2 Definition of assessable income

Table 5.10 reports the income which jurisdictions consider when they determine assessable income for the purpose of home purchase assistance. The Australian Capital Territory does not appear in Table 5.10 as they did not provide home purchase assistance to new clients in 2001–02.

Table 5.10: Jurisdiction’s definition of assessable income

Income source	NSW	Vic	Qld	WA	SA	Tas	NT
Centrelink payments ^(a)	✓	✓	✓	✓	✓	✓	✓
Gross wages ^(b)	✓	✓	✓	✓	✓	✓	✓
Veterans Affairs Pensions				✓			✓
Net profits for self-employed	✓	✓	✓	✓	✓	✓	✓
Workcover and other compensation payments	✓	✓	✓	✓	✓	✓	
Child maintenance payments	✓	✓	✓	✓	✓	✓	
Housing allowance ^(c)	✓						✓
Rent ^(d)	✓						✓

✓ Indicates that the income source is included in the definition of assessable income for the jurisdiction; A blank space indicates that this requirement is not part of the eligibility criteria for the jurisdiction.

(a) Inclusion of payment types vary between jurisdictions. NSW—all except the Family Tax Payment (assessed as Part A 75% and Part B 45%); Qld—All non-specific purpose payments and part-payments of pensions and benefits may be included in the agreed continued income. A pension or benefit provided for medical treatment, medication or basic family payment would not be included; ACT—includes Centrelink benefits except basic and additional family payments, pharmaceutical, child disability and home care allowances, foster care payments and rent assistance; NT—includes Age Pension, 25% of gross Base Rate of Family Tax Benefit Part A & Parenting Payment, Carer Payment, Disability Pension, District Allowance, Newstart Allowance (as a supplement to other income).

(b) Including over-time, shift allowances and bonuses; before tax instalments, superannuation and union fees are deducted; Qld – Penalty rates, overtime, part-time work, second jobs and casual work must be identified as being sustainable over a 2 year period; Tas – Overtime only included if it has been regular for the past 6 months, only 50% of overtime and penalties are included; NT—also includes Defence Forces Income and First Aid Allowance.

(c) NT—also includes Police Housing Allowance.

(d) NT—60% of gross income from rent is assessable.

5.3 Outcome 3: Efficient use of assets

5.3.1 Measure 1: Number and value of arrears

This indicator measures efficient account management by allocation groups.

1a =
$$\frac{\text{The percentage of the value of arrears greater than 60 but less than 90 days to loan portfolio balance and is calculated as (HAR1x100)}}{\text{HAR7}}$$

1b =
$$\frac{\text{The percentage of the number of arrears greater than 60 but less than 90 days to loan outstanding and is calculated as (HAR2x100)}}{\text{HAR8}}$$

1c =
$$\frac{\text{The percentage of the value of arrears greater or equal to 90 days to loan portfolio balance and is calculated as (HAR3x100)}}{\text{HAR7}}$$

1d =
$$\frac{\text{The percentage of the number of arrears greater or equal to 90 days to loan outstanding and is calculated as (HAR4x100)}}{\text{HAR8}}$$

1e =
$$\frac{\text{The percentage of the value of all arrears to loan portfolio balance and is calculated as (HAR5x100)}}{\text{HAR7}}$$

1f =
$$\frac{\text{The percentage of the number of all arrears to loan outstanding and is calculated as (HAR6x100)}}{\text{HAR8}}$$

Table 5.11: Home purchase assistance efficient use of assets; Measure 1: Number and value of arrears 2001-02

Efficient use of assets		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
Measure 1: Number and value of arrears			2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
HAR1	Value of loan portfolio balance in arrears greater than 60 days and less than 90 days at 30 June 2002	\$'000	6,137.0	2,157.0	2,318.0	6,206.0	5,739.0	733.0	31.0	1,199.5	24,520.5
HAR2	Number of all arrears greater than 60 days and less than 90 days at 30 June 2002	no.	85	62	86	72	101	43	22	12	483
HAR3	Value of loan portfolio balance in arrears greater than or equal to 90 days at 30 June 2002	\$'000	7,027.0	9,478.0	2,853.0	9,159.1	5,720.0	1,433.0	244.0	447.3	36,361.4
HAR4	Number of all arrears greater than or equal to 90 days at 30 June 2002	no.	89	246	317	111	103	109	79	5	1,059
HAR5	Value of loan portfolio balance in arrears greater than 60 days at 30 June 2002	\$'000	13,164.0	11,635.0	5,171.0	15,365.0	11,459.0	2,166.0	275.0	1,646.7	60,881.7
HAR6	Number of all arrears greater than 60 days at 30 June 2002	no.	174	308	403	183	204	152	101	17	1,542
HAR7	Total loan portfolio balance at 30 June 2002	\$'000	139,873.0	254,407.0	168,021.0	1,556,120.0	712,400.0	64,921.0	57,631.0	185,805.3	3,139,178.3
HAR8	Total number of loans outstanding at 30 June 2002	no.	3,227	9,453	6,511	20,938	16,784	2,369	1,229	2,638	63,149

Measure 1: Number and value of arrears		Units	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
At 30 June current financial year											
1a	The percentage of the value of arrears greater than 60 days and less than 90 days to loan portfolio balance	%	4.4	0.8	1.4	0.4	0.8	1.1	0.1	0.6	0.8
1b	The percentage of the number of arrears greater than 60 but less than 90 days to loans outstanding	%	2.6	0.7	1.3	0.3	0.6	1.8	1.8	0.5	0.8
1c	The percentage of the value of arrears greater or equal to 90 days to loan portfolio balance	%	5.0	3.7	1.7	0.6	0.8	2.2	0.4	0.2	1.2
1d	The percentage of the number of arrears greater or equal to 90 days to loans outstanding	%	2.8	2.6	4.9	0.5	0.6	4.6	6.4	0.2	1.7
1e	The percentage of the value of all arrears to loan portfolio balance	%	9.4	4.6	3.1	1.0	1.6	3.3	0.5	0.9	1.9
1f	The percentage of the number of all arrears to loans outstanding	%	5.4	3.3	6.2	0.9	1.2	6.4	8.2	0.6	2.4

Notes – Measure 1

NSW HAR1– HAR8 HomeFund loans only (separate arrears data not yet available for HPAA loans).

Vic HAR7 & HD3 Exclusions also include specific provision for return on equity and provisions for deferred interest.

1 a A return on equity provision of \$470,560 was created for 2001–02.

Qld HAR1 Includes: Housing loans (\$2,299,789); Mortgage Relief (\$17,955).

HAR2 Includes: Housing loans (77); Mortgage Relief (9).

HAR3 Includes: Housing loans (\$2,292,749); Mortgage Relief (\$559,723).

HAR4 Includes: Housing loans (82); Mortgage Relief (235).

SA HAR1 Arrears calculations are based on the number of monthly instalments missed, rather than time periods. Therefore an account with arrears code 2 represents 2 missed monthly instalments. Consequently the customer is over 60 days in arrears. Arrears figures are based on HomeStart's portfolio (see HAR7).

HAR7 Includes the following HomeStart portfolio products: Seniors, Refinance, Construction, Fixed Rate, Established Loan products. Excludes: P&I Community Loan, Staff PC Loans, Rental Purchase and Mortgage Relief, Home Ownership Made Easy (HOME) Loans, SACHA (Fixed Rate) loan, as they are not part of the standard HomeStart program.

NT HAR4– HAR6 Excludes 11 Bad Debt Loans.

HAR7 Excludes Mortgagee in Possession's and the Total Provision for Doubtful Debts \$617,833.68 (which includes the general provision of \$465,677.52 and the specific provision of \$152,156.16) and the value of 11 Bad Debt Loans.

5.3.2 Measure 2: Number and value of bad debts and other losses written off

Table 5.12. Home purchase assistance efficient use of assets: Measure 2: Number and value of bad debts and other losses written off 2001–02

Efficient use of assets		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
Measure 2: Number of bad debts and writeoffs for year ending 30 June 2002			2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02	2001–02
HDW(n)	Number of unrecoverable debts written-off for year ending 30 June 2002	no.	45	19	80	252	50	16	n.a.	11	473
HDW(v)	Value of unrecoverable debts written-off for year ending 30 June 2002	\$'000	670.0	201.0	563.0	2,570.0	240.0	210.0	n.a.	223.3	4,677.3

Notes – Measure 2

NSW HDW(n) Mortgage portfolio: 31; Mortgage Assistance Scheme: 14

HDW(v) Mortgage portfolio: \$0.581 million; Mortgage Assistance Scheme: \$0.089 million; Home Purchase Assistance Account loans: \$15.371 million; Mortgage Assistance Scheme loans: \$5.055 million.

Vic HDW(n) & HDW(v) Number and value of unrecoverable debts written-off excludes return on equity debts written-off as this type of write-off is unique to Home Finance based on an internal policy decision to offer eligible clients their initial equity return upon sale of their property (subject to certain conditions being met) thereby potentially exposing DOH to a shortfall. For information purposes 2 write-offs in this category was incurred with a total value of \$15,302.

Qld HDW(n) Includes: Housing loans (51); Mortgage Relief (29).

HDW(v) Includes: Housing loans (\$487,692); Mortgage Relief (\$74,752).

5.3.3 Measure 3: Level of provision for doubtful debts

This indicator measures adequate provisions for high risk and non-performing loans;

3a = General provision for doubtful debts as a percentage of portfolio value and is calculated as (HD1x100)

HD3

3b = Specific provision for doubtful debts as a percentage of portfolio value and is calculated as (HD2x100)

HD3

Table 5.13: Home purchase assistance Measure 3: Level of provision for doubtful debts 2001-02

Efficient use of assets	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	National
		2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02	2001-02
Measure 3: Level of provision for doubtful debts										
HD1	General provision for doubtful debts for year ending 30 June 2002	\$'000	4,286.0	1,732.0	2,000.0	9,238.0	13,775.0	605.0	2,882.0	34,983.7
HD2	Specific provision for doubtful debts for year ending 30 June 2002	\$'000	1,071.0	2,285.0	1,151.0	2,020.0	1,854.0	290.0	n.a.	8,823.2
HD3	Total loan portfolio value at 30 June 2002	\$'000	139,873.0	254,407.0	168,021.0	1,556,120.0	777,394.0	64,921.0	57,631.0	3,204,172.3
3a	General provision for doubtful debts as a percentage of portfolio value	%	3.1	0.7	1.2	0.6	1.8	0.9	5.0	1.1
3b	Specific provision for doubtful debts as a percentage of portfolio value	%	0.8	0.9	0.7	0.1	0.2	0.4	n.a.	0.3

Notes – Measure 3

NSW HD1 Mortgage Portfolio: \$3.621Million; Mortgage Assistance Scheme: \$0.665 Million.

HD2 Mortgage Portfolio: \$0.905 Million; Mortgage Assistance Scheme: \$0.166 Million.

HD3 HomeFund loans: \$175,998 million

Measure Incorrect data reported in 2000-01 and revised figures are not available at present.
3a & 3b

Vic	HD3	Specific provision excludes a specific provision for return on equity (see H1h note).
Old	HD1 & HD2	Includes provisions for housing loans and mortgage relief loans.
SA	HD3	The portfolio value shown includes the general and specific provisions reported at HD1 and HD2.
NT	HD3	Excludes Mortgagee in Possession's and the Total Provision for Doubtful Debts \$617, 833.68 (which includes the general provision of \$465,677.52 and the specific provision of \$152,156.16).