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Abbreviations

ABS	Australian Bureau of Statistics
AG	Australian Government
AHO	Aboriginal Housing Office, New South Wales
AHV	Aboriginal Housing Victoria
AIHW	Australian Institute of Health and Welfare
BBF	Building a Better Future: Indigenous Housing to 2010
Census	2006 Census of Population and Housing
CHINS	Community Housing and Infrastructure Needs Survey
CRA	Commonwealth Rent Assistance
CSHA	Commonwealth State Housing Agreement
FHBH	Fixing Houses for Better Health
ICH	Indigenous community housing
ICHO	Indigenous community housing organisation
OAH	Office for Aboriginal Housing, South Australia
NRF	National Reporting Framework (for Indigenous Housing)
PI	performance indicator
SAAP	Supported Accommodation Assistance Program
SOMIH	state owned and managed Indigenous housing

Symbols

\$	Australian dollars
<	less than
-	none in place/not used
✓	in place/used
..	not applicable
n.a.	not available
n.p.	not provided
no.	number
%	per cent
'000	thousands

Summary

Indigenous housing indicators 2007–08, the third report in this series, provides the most recent data on Indigenous housing across Australia. Data are drawn from several sources to report against nationally agreed indicators. It includes indicators on the Indigenous-specific housing programs, Indigenous community housing (ICH) and state owned and managed Indigenous housing (SOMIH), and on Indigenous access to mainstream housing programs, as well as on broader measures, such as tenure type and homelessness.

Housing use

The efficiency and effectiveness of housing services are important indications of whether the objectives of assistance are being met and resources are being used to best advantage.

In 2007–08:

- there were 36,057 dwellings specifically targeted to Aboriginal and Torres Strait Islander peoples (23,279 for ICH, 12,778 for SOMIH)
- more than 98% of ICH dwellings and almost 97% of SOMIH dwellings were occupied at 30 June 2008
- all jurisdictions gave priority to those households in greatest need for the allocation of dwellings.

Adequate housing

There is a strong correlation between inadequate housing and poor health and wellbeing. Dwellings in poor condition may be unsafe and/or lack essential working facilities, which may affect the health and wellbeing of people living in the dwellings. In 2007–08:

- almost all ICH dwellings were connected to sewerage, water and electricity (98% each)
- nationally, 23% of ICH dwellings were in need of major repair, while a further 7% of dwellings were in need of replacement (CHINS 2006). Tasmania had the greatest proportion of dwellings needing major repairs (31%), while the Northern Territory had the greatest proportion of dwellings needing replacement (10%).

Housing management

Indigenous participation in housing management is important to ensure that services are appropriate to the needs of Aboriginal and Torres Strait Islander peoples, and provides opportunities for self-management. In 2007–08, 80% of people working in Indigenous housing management were Indigenous. Of these, 9% were undertaking, and 11% had completed accredited training.

Cost of housing

Housing costs measure the cost of providing assistance per dwelling. In 2007–08:

- the net recurrent cost per ICH dwelling was \$7,472, and \$8,265 per SOMIH dwelling
- the average maintenance expenditure per dwelling was \$4,037 for ICH dwellings, and \$3,245 for SOMIH dwellings.

1 Introduction

1.1 Background

A number of different government programs provide housing assistance to Aboriginal and Torres Strait Islander peoples – both Indigenous-specific programs and mainstream programs. The two main Indigenous-specific forms of social housing are:

- state owned and managed Indigenous housing (SOMIH) – managed by state governments, with funding provided under the 2003 Commonwealth State Housing Agreement (CSHA)
- Indigenous community housing (ICH) – managed by Indigenous community housing organisations (ICHOs), with funding provided by both the state and territory governments and the Australian Government.

In addition to these Indigenous-specific programs, Indigenous Australians are also eligible for assistance through mainstream housing programs such as public rental housing, mainstream community housing and Commonwealth Rent Assistance (CRA).

SOMIH dwellings are owned and managed by state housing authorities in the six states – New South Wales, Victoria, Queensland, Western Australia, South Australia and Tasmania. The Australian Capital Territory does not have a separately identified Indigenous housing program and in the Northern Territory all Indigenous-specific housing programs are community managed and administered. Due to the complexity of funding arrangements in the Indigenous housing sector, the potential exists in some jurisdictions for some community-managed dwellings (whether government or community owned) to be included in SOMIH reporting. In Victoria, some dwellings are community managed but owned by the state government (about 1,300 dwellings). Previously, these have been reported under the SOMIH program; however, transfer of these properties to ICH has begun. As at 30 June 2008, 348 properties had been transferred and are now reported under ICH.

The Australian Government, through the Department of Families, Housing, Community Services and Indigenous Affairs (and formerly through the Community Housing and Infrastructure Program), is directly responsible for the funding of ICH in Queensland, Victoria and Tasmania. In Tasmania, there is only Australian Government ICH, while in Queensland and Victoria, some ICH is funded by the Australian Government and some by the state government under the CSHA. In the five remaining jurisdictions – New South Wales, Western Australia, South Australia, the Australian Capital Territory and the Northern Territory – funding from the relevant state and the Australian Government is pooled, and the state or territory government has responsibility for ICH.

1.2 The National Reporting Framework

The National Reporting Framework (NRF) for Indigenous Housing was developed to provide a framework for reporting across all Indigenous housing programs, as well as to report on the implementation and outcomes of Building a Better Future: Indigenous

Housing to 2010 (BBF). The BBF was a 10-year statement of new directions in Indigenous housing endorsed by housing ministers in May 2001 (HMC 2001).

The NRF comprises a set of 36 performance indicators for national reporting on Indigenous housing. It includes indicators on ICH and SOMIH, and on Indigenous access to mainstream housing programs, as well as on broader measures such as tenure type and homelessness. There are indicators relating to connection to services, dwelling condition, overcrowding, affordability of housing, rents collected and charged, and recurrent and capital expenditure on Indigenous housing. This report provides current national data for each NRF indicator.

To report on the outcomes of BBF, the indicators in the NRF were mapped to the seven outcome areas identified in BBF. These are listed in Section 3.3.

Data sources

Most of the data in this report come from the Australian Institute of Health and Welfare (AIHW) housing administrative data collections – the ICH data collection and the CSHA national SOMIH data collection. Data for some of the NRF indicators come from Australian Bureau of Statistics (ABS) surveys, including the 2006 Community Housing and Infrastructure Needs Survey (CHINS) and the 2006 Census of Population and Housing (Census). Data from non-AIHW sources are not from the 2007–08 financial year, and may refer to a scope different from that of the ICH and SOMIH collections.

ICH data collection

The ICH data collection was developed by the AIHW to collect data on the ICH sector. The scope of the ICH data collection includes those dwellings aimed at Aboriginal and Torres Strait Islander peoples that are managed by funded or unfunded, actively or not-actively registered ICHOs.

Data on ICH are collected by the AIHW via the states and territories using national specifications and definitions endorsed by the National Committee for Housing Information. Jurisdictions are requested to report against six qualitative NRF performance indicators, and provide data for 27 quantitative data items from which the NRF performance indicators are then calculated.

Data issues

This is the third indicator-based report on the NRF. The data definitions and collection are still being developed and refined. For the 2007–08 report, jurisdictions were asked to provide SOMIH data for 18 NRF indicators, and ICH data for 26 indicators.

The jurisdictions were able to provide data for between 70% and 100% of the indicators requested. It should also be noted, however, that even where data were provided, in many cases the data were not available for all dwellings or ICHOs in the jurisdiction. Where this is the case, a highlight and/or footnote is provided.

In 2007–08, jurisdictions were for the first time asked, where possible, to provide unit record level data for NRF reporting (that is, data for individual organisations, dwellings and persons rather than aggregated totals). A full unit record collection ensures consistency and comparability of data between jurisdictions. However, until full implementation of the unit record level collection is achieved, caution should be used when comparing data across or

between jurisdictions, since aggregate data come from jurisdictions' own data systems and may show variations in scope and/or definition. Comparability is also limited, particularly for survey data, due to the capacity of ICHOs to report using the required definitions.

Caution should be exercised when comparing national totals when one or more jurisdictions did not provide data. Also, time trend data have not been presented in the 2007–08 report due to the change in scope for the 2007–08 collection.

For some of the NRF indicators, administrative data are not available. In these cases, data are reported from the CHINS and the Census. However, these data sources have several disadvantages:

- CHINS and the Census are only available every five years and are therefore not always as recent an estimate as the NRF administrative data.
- In the Census and mainstream administrative data collections there is likely to be under-identification of Aboriginal and Torres Strait Islander peoples (Indigenous identification does not pose a problem in SOMIH and ICH data collections, since these are Indigenous-specific programs).
- CHINS data, which is provided by key community representatives, may be subject to non-sampling or respondent error, and may not provide good estimates for some indicators.

As administrative data collections are improved, alternative data sources will not be necessary for many of the indicators.

Data qualifications

In addition to qualifications detailed in the footnotes and the performance indicators section, the following qualifications apply to the reported data:

- Data within a jurisdiction may not be comparable to data from previous years because of variation in response rates and in the ICHOs that respond to the survey, or are actively registered with the jurisdiction. The 2007–08 collection also includes a change in scope relative to previous years to consistently include unfunded and unregistered organisations for ICH.
- Data may not be comparable across jurisdictions because of the considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
- National performance indicator percentages were calculated using only those states and territories where complete information was available and valid (that is, both numerator and denominator were available and valid).

Incomplete data

In some cases, data are not available for all dwellings and/or ICHOs in a jurisdiction. The data item totals and performance indicator values may not therefore be representative of the entire jurisdiction because:

- the data represent the total for only part of the jurisdiction; or

- the data have been adjusted for non-response (by excluding unknowns/non-responders), but there is no guarantee that non-responders share the same characteristics as the responding portion of the jurisdiction.

This is indicated as follows:



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

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

Care should be taken when interpreting data that are affected. Where possible, the number of unknowns is indicated.

Proportions have been calculated only for jurisdictions for which a valid numerator and denominator were available. Jurisdictions for which the numerator and/or denominator were not available were also not included in the Australian total proportion.

Changes to the NRF collection in 2007–08

Several changes were made to the 2007–08 NRF data collection and reporting process:

- The scope of the data collection was clarified to include both funded and unfunded ICHOs.
- The provision and reporting of qualitative data was streamlined.
- All jurisdictions were requested to provide unit record level quantitative data where available for national reporting purposes.

1.3 Structure of the report

This report presents data for 2007–08 against the 36 NRF performance indicators. Section 1 gives some background to the NRF, the data sources, and data quality issues, as well as detailing changes to the NRF data collection 2007–08.

The performance indicators are presented in Section 2, grouped according to the following themes:

- organisations
- financial performance
- dwellings
- households
- planning and service delivery
- data coverage and quality.

Section 2 also provides a table of the summary data item values and quantitative performance indicator values for ICH and SOMIH.

Section 3 provides details of the summary data items and performance indicators, outlining their purpose, how they are calculated/what information is required, and their scope.

Section 3 also maps the 36 NRF indicators to the BBF outcome areas.

Table 1.1: List of indicators in numerical order with page references

Indicator	Description	Theme	Page
P1	Total number of dwellings targeted to Indigenous people	Dwellings	43
P2	Proportion of improvised dwellings	Dwellings	44
P3	Proportion of dwellings needing major repairs	Dwellings	45
P4	Proportion of dwellings needing replacement	Dwellings	46
P5	Mechanisms to ensure new houses and major upgrades meet national minimum standards	Dwellings	47
P6	Proportion of communities not connected to a) water, b) sewerage, c) electricity	Dwellings	48
P7	Proportion of dwellings not connected to a) water, b) sewerage, c) electricity	Dwellings	49
P8	Proportion of dwellings meeting the 11 critical Fixing Houses for Better Health living practices	Dwellings	50
P9	Average weekly rent collected	Financial	33
P10	Rent collection rate	Financial	31
P11	Total amount spent on maintenance each year	Financial	35
P12	Average amount spent on maintenance each year	Financial	35
P13	Maintenance expenditure as a proportion of rent collected	Financial	37
P14	Recurrent to capital expenditure ratio	Financial	39
P15	Net recurrent cost per unit	Financial	41
P16	Occupancy rates	Dwellings	51
P17	Turnaround time	Dwellings	53
P18	Proportion of Indigenous households by tenure type	Households	54
P19	Proportion of households accessing mainstream housing services that are Indigenous	Households	55
P20	Proportion of Indigenous people who are homeless	Households	56
P21	Average number of additional bedrooms required	Households	59
P22	Proportion of Indigenous households that are overcrowded	Households	57
P23	Proportion of households paying more than 25% of income in rent	Households	61
P24	Allocation of resources on the basis of need	Households	62
P25	Number of Indigenous community housing organisations	Organisations	24
P26	Proportion of ICHOs that have a housing management plan	Organisations	25
P27	What jurisdictions are doing to assist ICHOs in developing and implementing housing management plans	Organisations	26
P28	Proportion of Indigenous employees in ICHOs who have completed accredited training	Organisations	28
P29	Proportion of Indigenous employees in ICHOs who are undertaking accredited training	Organisations	28
P30	Proportion of people employed in housing management who are Indigenous	Organisations	27
P31	Strategies and outcomes to increase Indigenous employment in housing services	Organisations	29
P32	Mechanisms for Indigenous input to planning, decision-making and delivery of services	Planning and service delivery	67
P33	Coordination of housing and other services that seek to improve the health and wellbeing of Indigenous people	Planning and service delivery	70
P34	Proportion of clients whose needs were met in relation to the a) amenity, b) location of their dwelling	Households	66
P35	Proportion of clients satisfied with quality of the service provided	Organisations	30
P36	Proportion of indicators (not Census or CHINS) on which jurisdictions could report	Data coverage and quality	75

2 2007–08 Indigenous housing data

2.1 Definitions

The *National housing assistance data dictionary, version 3* was the authoritative source of data definitions and standards for this collection (AIHW 2006).

Dwelling

Permanent dwelling

A dwelling is a structure designed for people to live in or where people live. Permanent dwellings have fixed walls, roof and doors. They usually have kitchen and bathroom facilities, though this is not necessary, provided these facilities could be built into the dwelling. These dwellings are made from regular building materials and are intended for long-term residential use.

Improvised dwelling

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

SOMIH dwelling

For the purpose of the NRF, a SOMIH dwelling equals a rental tenancy unit, which is 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.

Household

ICH household

An ICH household refers to:

- a group of two or more related or unrelated people who usually reside in the same dwelling, and who make common provision for food or other essentials for living; or
- a single person living in a dwelling who makes provision for his or her own food and other essentials for living, without combining with any other person.

SOMIH household

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

Indigenous community

For the purposes of the NRF, an Indigenous community has the same definition as that found in CHINS 2006 for a discrete Indigenous community: a geographic location, bounded by physical or cadastral (legal) boundaries, and inhabited or intended to be habited predominantly (that is, greater than 50% of usual residents) by Aboriginal and Torres Strait

Islander peoples, with housing or infrastructure that is managed on a community basis (see CHINS 2006 for more details).

Indigenous community housing organisation (ICHO)

For the purposes of the NRF, an ICHO is any Aboriginal and/or Torres Strait Islander organisation that is responsible for managing housing for Indigenous people. This includes community organisations such as resource agencies and land councils, which have a range of functions, provided that they manage housing for Indigenous people.

Funded organisation

A funded organisation is an ICHO that received funding in the 2007–08 financial year.

Unfunded organisation

An unfunded organisation is an ICHO that received funding in previous financial years; that is before 1 July 2007, but not in the 2007–08 financial year.

Actively registered organisation

An actively registered organisation is an ICHO that is registered with the New South Wales Aboriginal Housing Office (AHO) in the 2007–08 financial year.

For New South Wales only, the ICH sector focuses on whether ICHOs are actively registered or not actively registered rather than whether they are funded or unfunded. For the purposes of the NRF, ICHOs in New South Wales that are actively registered are included in the funded organisation category, while ICHOs in New South Wales that are not actively registered are included in the unfunded organisation category. However, it should be noted that active registration with the AHO does not guarantee funding.

2.2 Overview

Organisations

In 2007-08 there were 487 organisations managing Indigenous community housing throughout Australia. More than half of these (249) were in New South Wales. Australia's smallest jurisdiction, the Australian Capital Territory, had just one Indigenous community housing organisation (ICHO). Due to amalgamations of organisations in a number of states, there were 72 fewer ICHOs in 2007-08 than in last Indigenous housing indicators report (2005-06).

Nationally, 67% of the ICHOs for which plan status was known (272) had a housing management plan outlining the strategies and activities by which the objectives of the organisations will be achieved. Queensland, Western Australia and the Australian Capital Territory all reported that all of their ICHOs had housing management plans. The lowest proportion of ICHOs with a housing management plan was reported in NSW (40%), however, plan status was known only for half of their ICHOs (122 out of 249). All jurisdictions had strategies in place to assist ICHOs in developing and implementing housing management plans.

In 2007-08, 13% of people employed in management of state owned and managed Indigenous housing (SOMIH) identified as Indigenous. States with smaller numbers of housing employees reported higher levels of Indigenous employment (100% in Tasmania and 75% in NSW and Victoria) while the two states with the highest numbers of housing employees reported the lowest proportions of Indigenous employment (8% in Western Australia and 10% in Queensland).

Details of housing employees in Indigenous community housing (ICH) are not well known, but for those ICHOs that do report employee details, 80% of employees nationally identify as Indigenous. Of these, 9% were undertaking, and a further 11% had completed, accredited training. All jurisdictions had strategies in place to increase Indigenous employment in housing services in ICH and state owned and managed Indigenous housing (SOMIH).

Financial performance

Financial details were not known for the entire ICH sector, however, for those for which details were known in 2007-08, net recurrent costs per dwelling of \$7,472 were reported for ICH nationally, compared to \$8,265 for SOMIH. Of these costs, maintenance was a larger component for ICH nationally than SOMIH, with ICH reporting average maintenance costs of \$4,037 per dwelling in 2007-08 compared to \$3,245 per dwelling for SOMIH.

Overall, maintenance expenditure outweighed rent collection for ICH in 2007-08 by almost 50% (maintenance expenditure as a proportion of rent collected was 148% for ICH in 2007-08). In contrast, maintenance expenditure as a proportion of rent collected was much smaller for SOMIH at 55%.

Average weekly rents were larger overall for SOMIH (\$117) compared to ICH (\$55), however, there was considerably larger variation in average weekly rents between jurisdictions for ICH, with the highest weekly rents collected in the Australian Capital Territory (\$209 per week) and the lowest weekly rents collected in Victoria (\$33).

Rent collection rates (rent collected as a proportion of rent charged) were high in both ICH and SOMIH at 98% and 99% respectively.

Dwellings

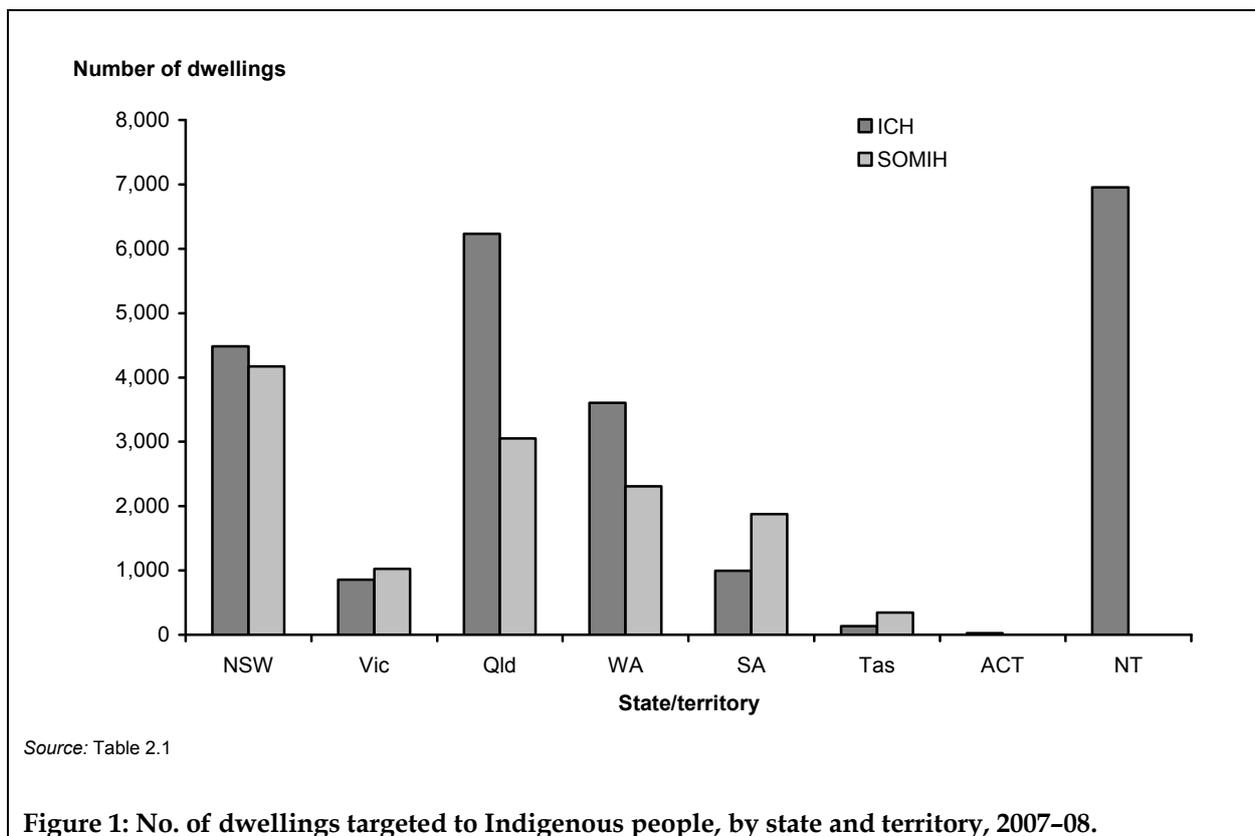
In 2007–08, there were 36,057 dwellings specifically targeted to Indigenous people through the ICH and SOMIH programs (23,279 and 12,778 dwellings, respectively). The majority of these were located in Queensland (26%), New South Wales (24%), and the Northern Territory (19%), closely followed by Western Australia (16%). The number of ICH dwellings has been increasing slowly over time. Since the last Indigenous housing indicators report (2005-06), there are 1087 additional ICH dwellings. Dwelling numbers for SOMIH have remained relatively constant, with only a small decrease of 115 dwellings since the last report.

Almost 97% of SOMIH dwellings were occupied as at 30 June 2008, while the average turnaround time (average length of a vacancy episode) for SOMIH was 35 days nationally, varying from 28 days in NSW to 45 days in Tasmania. Occupancy status was known for about 80% of ICH dwellings as at 30 June 2008 and of these more than 98% were occupied.

Table 2.1: Total number of dwellings targeted to Indigenous people, by state and territory, 2007–08

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Total no. of ICH dwellings	4,481	855 ^(a)	6,231 ^(a)	3,607	994	135 ^(a)	23	6,953	23,279
Total no. of SOMIH dwellings	4,169	1,024	3,051	2,308	1,879	347	..	..	12,778
Total no. of dwellings	8,650	1,879	9,282	5,915	2,873	482	23	6,953	36,057
Total no. of ICH organisations	249	23	84	14	41	3	1	72	487

(a) Dwellings managed by the Australian Government but located in these states have been included in state totals.



Almost all ICH dwellings for which the connection status was known were connected to sewerage, water and electricity (98% each). The Northern Territory had the highest rate of dwellings not connected to services with 5% of ICH dwellings in the Northern Territory not connected to water, 6% not connected to sewerage and 5% not connected to electricity as at 30 June 2008.

Nationally, 23% of ICH dwellings were in need of major repair, while a further 7% of dwellings were in need of replacement (CHINS 2006). Tasmania had the greatest proportion of dwellings needing major repairs (31%), while the Northern Territory had the greatest proportion of dwellings needing replacement (10%). All jurisdictions had mechanisms in place to ensure new houses and upgrades meet national minimum standards.

Households

About one third of the Indigenous households in Australia were home owners or purchasers. A further 30% rented privately, 20% rented from state or territory housing authorities and 9% rented from mainstream or Indigenous community housing organisations. Almost 2% of the Indigenous population was homeless.

Table 2.2: Proportion of Indigenous and non-Indigenous households, by tenure type, 2006

	Proportion of Indigenous households ^(a)	Proportion of non-Indigenous households
<i>Home owner/purchaser</i>	34.2	68.9
Home owner	11.0	34.6
Home purchaser ^(b)	23.2	34.4
<i>Renters</i>	60.2	27.4
Private and other renter ^(c)	31.3	23.0
Social housing	29.0	4.4
Other tenure/not stated ^(d)	5.6	3.7
Total	100.00	100.0
Total households	166,598	6,976,781

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

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

(c) Includes dwellings being rented from a real estate agent, persons not in same household (from a parent/other relative or other person), residential park (includes caravan parks and marinas), employer-government (includes Defence Housing Authority) and employer-other (private) and landlord type not stated.

(d) Includes dwellings being occupied rent-free, occupied under a life tenure scheme or other tenure not further defined.

Source: ABS 2007b

Indigenous households access social housing through the Indigenous-specific programs ICH and SOMIH, but are also able to access mainstream housing services. Over 7% of households accessing public housing as at June 2008 were Indigenous, while 6% of community housing households and 3% of CRA income units (i.e. they were renting in the private sector and receiving Commonwealth Rent Assistance) were Indigenous. The highest proportions of

Indigenous households accessing mainstream housing services were in the Northern Territory.

High overcrowding (two or more additional bedrooms required) was reported in 6.8% of SOMIH households as at 30 June 2008. An average of 2.5 additional bedrooms was required by those households with overcrowding. Reporting of household information remains problematic for the ICH sector in 2007-08. Household details were known for less than 40% of all ICH households. Overcrowding rates of 29% and 37% were reported in New South Wales and Queensland, respectively, but overcrowding for Northern Territory, Western Australia and South Australia was not known as at June 2008. Average bedroom requirements in New South Wales and Queensland states were comparable to the SOMIH national average.

Jurisdictions use various criteria to allocate resources on the basis of need, but there are some commonalities. In 2007-08 all jurisdictions used housing demand to allocate capital funding for SOMIH, while all jurisdictions have overcrowding in common as a criterion for allocation of capital funding for ICH. All jurisdictions use greatest need to determine allocation of housing to tenants, this practice being common to both ICH and SOMIH.

Planning and service delivery

In 2007-08 jurisdictions reported using a variety of mechanisms for Indigenous input to planning, decision-making, and delivery of services, including representation on boards, negotiation tables, engagement in service planning, decision-making and delivery, planning committees, community forums, employment and training opportunities and workshops. All jurisdictions had in common the use of consultation with community members and regional stakeholders to ensure facilitation of Indigenous input into housing programs and decision-making.

Jurisdictions coordinated housing and other services in 2007-08 through a variety of mechanisms. All jurisdictions had in common the use of policy frameworks in SOMIH and collaboration and partnerships with government and non-government agencies for ICH for this purpose.

2.3 Summary data items

Table 2.2: Indigenous community housing summary data, by jurisdiction, 2007–08

Data item	Description	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
At 30 June 2008											
D1a	No. of permanent dwellings managed by funded organisations	2,510	348	4,092	2,200	895	..	23	6,326	1,028	17,422
D1b	No. of permanent dwellings managed by funded and unfunded organisations	4,461	348	4,092	3,260	994	..	23	6,405	2,781	22,364
D2	No. of improvised dwellings	20	0	n.a.	347	0	..	0	548	0	915
D3	No. of permanent dwellings not connected to water	0	0	0	0	2	..	0	292	1	295
D4	No. of permanent dwellings not connected to sewerage	0	0	0	0	5	..	0	396	1	402
D5	No. of permanent dwellings not connected to electricity	0	0	0	0	4	..	0	334	0	338
D6	Total no. of households living in permanent dwellings	n.a.	345	4,014	n.a.	1,077	..	23	6,405	871	n.a.
For year ending 30 June 2008											
D7	Rent collected from households (\$'000)	9,986	598	10,841	7,001	7,099	..	250	13,661	3,911	46,958
D8	Rent charged to households (\$'000)	11,119	627	11,941	6,922	15,046	..	249	11,944	4,197	62,043
D9	Housing maintenance expenditure (\$'000)	5,530	114	27,757	17,667	1,442	..	6	15,652	1,619	69,787
D10	Capital expenditure (\$'000)	14,363	139	33,958	41,443	5,562	..	0	38,620	525	134,610
D11a	Total recurrent costs (\$'000)	38,566	1,049	27,924	28,999	2,701	..	157	n.a.	5,919	105,315
D11b	Net recurrent costs (\$'000)	29,416	1,049	27,924	28,999	2,501	..	157	n.a.	5,702	95,749

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

(continued)

Table 2.2 (continued): Indigenous community housing summary data, by jurisdiction, 2007-08

Data item	Description	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
At 30 June 2008											
D12	Total no. of permanent dwellings occupied	2,299	345	4,014	n.a.	738	..	23	6,405	849	14,673
D13	Total no. of households with overcrowding	1,300	0	1,438	n.a.	n.a.	..	0	n.a.	64	n.a.
D14	Total no. of households requiring additional bedrooms	1,450	14	1,905	n.a.	n.a.	..	0	n.a.	99	n.a.
D15	Total no. of additional bedrooms required	3,585	14	4,565	n.a.	n.a.	..	0	12,362	171	n.a.
D16	Total no. of households for which household groups and dwelling details are known	2,510	296	3,933	n.a.	n.a.	..	23	0	629	7,391
D17	Total no. of bedrooms in permanent dwellings	13,523	1,010	13,085	9,780	2,561	..	71	18,707	2,266	61,003
D18	Total no. of people living in permanent dwellings	17,686	898	20,501	12,183	2,366	..	78	n.a.	2,803	n.a.
D19a	No. of funded ICHOs	122	1	16	14	26	..	1	70	33	283
D19b	No. of funded and unfunded ICHOs	249	1	16	14	41	..	1	72	93	487
D20	No. of ICHOs with a housing management plan	49	0	16	14	24	..	1	66	12	182
D21	Total no. of Indigenous employees in ICHOs	623	12	56	n.a.	10	..	3	337	192	1,233
D22	No. Indigenous employees in ICHOs who had completed accredited training	49	3	12	n.a.	8	..	3	9	50	134
D23	No. of Indigenous employees in ICHOs who were undertaking accredited training	26	8	6	n.a.	4	..	0	31	32	107
D24	Total no. of employees in ICHOs	648	16	83	n.a.	12	..	3	490	296	1,548

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

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

Notes

All	Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	<p>D1a In New South Wales, data collection focuses on dwellings managed by actively registered organisations. Active registration with the Aboriginal Housing Office (AHO) does not guarantee funding and does not equate to funded ICHOs.</p> <p>D1b The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.</p> <p>D2 This number should be interpreted with caution, as there may be data quality concerns that result from non-clarity of what an improvised dwelling is on the part of ICHOs that completed Aboriginal Housing Office registration forms.</p> <p>D3, D5 This is consistent with the Community Housing and Infrastructure Needs Survey 2006 data for New South Wales.</p> <p>D4 This is approximately consistent with the Community Housing and Infrastructure Needs Survey 2006 data for New South Wales.</p> <p>D6 Data are not reported due to data quality issues.</p> <p>D7 The amount refers to rent collected from the dwellings managed by ICHOs that are actively registered with AHO as at 30 June 2008. It does not include the amount of rent collected by ICHOs that did not renew their registration with AHO. As a result of data quality, the data exclude information on 49 dwellings managed by one actively registered organisation.</p> <p>D8 As a result of data quality issues, the data exclude information on 49 dwellings managed by one actively registered organisation.</p> <p>D9 This consists of grants provided to the ICHOs by the AHO through the Repair and Maintenance Program. ICHO maintenance is not included.</p> <p>D10 This is only capital expenditure that AHO spent on the housing sector. Capital expenditure by Indigenous housing organisations is not included.</p> <p>D11a Includes only recurrent expenses incurred by AHO through employee-related and other project expenses, such as Sector Support and Resourcing, Healthy Indigenous Housing Initiative, Tenants Initiative, Resourcing Community Organisations. ICHO recurrent expenses are not included.</p> <p>D11b Net recurrent expenses incurred by the Aboriginal Housing Office in relation to the Aboriginal community housing sector. ICHO net recurrent expenses are not included.</p> <p>D12 Refers only to the dwellings managed by the ICHOs that renewed registration with Aboriginal Housing Office as at June 2008. Does not include data for the total number of dwellings in the sector.</p> <p>D13 This is approximate only and refers to all dwellings managed by actively registered and non-actively registered organisations.</p> <p>D14 Data are an approximate only, and this is an extrapolation for all the dwellings in the Aboriginal community sector.</p> <p>D15 The number of additional bedrooms required by households living in houses that are managed by organisations that are actively registered as at 30 June 2008 is 2,017. The additional bedrooms required by households living in houses that are managed by ICHOs that are not actively registered (1,568) was derived by extrapolation and both total about 3,585 bedrooms.</p> <p>D16 This is approximate only because of data quality issues.</p> <p>D17 The number of bedrooms in permanent dwellings managed by actively and non-actively registered organisations reported here is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated. The unit record data for this item are incomplete because it represents the number of bedrooms of dwellings that are managed by organisations that renewed registration with AHO in 2008.</p>

D18	The number is an approximate only. It was derived from the actual number of bedrooms (13,529) in New south Wales Aboriginal community housing sector. ABS figure shows that the New South Wales Indigenous population has an average of 1.2 persons per bedroom. The Indigenous community sector has 18.3% overcrowded households compared to 10.9% for all tenures in 2006. Based on this, the average persons per bedroom for Indigenous households was increased slightly to 1.3, which resulted in about 17,686 people living in the dwellings.
D19a	Data provided are for ICHOs that are actively registered with AHO as at June 2008. Nineteen of these ICHOs did not manage properties as at June 2008. Incorporated organisations that identified housing as the key or one of the main functions may register with the NSW AHO.
D19b	This is the number of ICHOs verified through the Aboriginal Housing Office's Condition Assessment Survey of dwellings in the Aboriginal community housing sector.
D20	The reported data refer to ICHOs with housing management plan that includes at least three of the five specified components of the plan. The number of ICHOs that have components of the plan is: 58 for delivering housing assistance, 40 for asset management plan, 63 for rent collection policies, and 57 for financial practices and reporting systems that link resources to outcomes. The number of ICHOs that have all housing management plan components is 31.
D1a	Source: Departmental administrative data.
D6	Equals the total number of permanent dwellings minus the number of permanent dwellings that were vacant at 30 June 2008.
D11a, D11b	Councils are currently unable to separate the recurrent costs associated with housing services from those associated with the other services they provide. The amount reported here is the cost of maintenance services provided by the Queensland Government, plus staff and related administrative costs associated with the Healthy Indigenous Housing Initiative.
D13, D15	Source: Property Condition and Tenants Survey 2006-07. Uses proxy occupancy standard.
D14	Source: Property Condition and Tenants Survey 2006-07. Based on public housing bedroom entitlement (similar to Canadian occupancy standard).
D16, D18	Source: Property Condition and Tenants Survey 2006-07.
D17	Source: Departmental administrative data.
D19a, D19b	Local government reforms in March 2008 resulted in five councils being amalgamated into the Northern Peninsula Area Council, and 14 councils being amalgamated into the Torres Strait Islander Regional Council, resulting in a reduction of funded ICHOS from 34 to 16.
D21, D22, D23, D24	Based on data provided by 14 of the 16 councils.
D3, D4, D5	Data are not available for every dwelling in the state. No dwellings managed by funded ICHOs are known to be lacking connections.
D6, D12, D14, D15, D16	Household level data are currently not available. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.
D11b	Total recurrent cost is reported here, as data on exclusions are not held, with the exception of grants and subsidies, which were the principal method of payment for maintenance services to housing.
D13	Household level data are currently not available. Population density = 4.93 persons per house. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.
D17	Estimate based on an average of three bedrooms per dwelling. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs, following the recent stock audit, and is expected to be complete in 2009.

D18	Data aggregated from community-level population statistics. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by Funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.
D21, D22, D23, D24	ICHO data are not available at this stage.
SA	<p>D1a Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.</p> <p>D1b This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.</p> <p>D7 This value varies from the previous year due to communities moving in and out of the program, and since rent collected for the Anangu Pitjantjatjara Yankunytjatjara Lands is not included.</p> <p>D8 This value varies from the 2006-07 figures, since the 2006-07 figure does not include rent charged for the Anangu Pitjantjatjara Yankunytjatjara Lands.</p> <p>D9 Some communities with large maintenance expenditures moved out of the program outside normal trends. Total includes emergency funding provided by the Office for Aboriginal Housing that can not be directly apportioned to individual communities.</p> <p>D10, D11a, D11b Total includes emergency funding provided by the Office for Aboriginal Housing that can not be directly apportioned to individual communities.</p> <p>D13, D14, D15, D16 Data are not reported due to data quality issues.</p> <p>D11a Information on non-cash expenses is not included in total recurrent expenses, as the organisation is a multi-service provider and non-cash expenses are not separated out specifically in relation to community housing.</p> <p>D13 It was estimated that up to one-third of dwellings may have additional household members who regularly stay in the dwelling on a temporary basis over the course of the year. There were 310 households on the waiting list for housing as at 31 December 2007.</p> <p>NT</p> <p>D3, D4, D5 Based on the 2004-05 Indigenous Community Housing Survey.</p> <p>D6 The number of households is estimated based on one household per dwelling, and assumes that all dwellings were occupied.</p> <p>D7 This is a projected estimate for 2007-08. Exact figures are not provided at this time due to delays in end of financial year reports.</p> <p>D8 This figure represents the sum of negotiated rent targets for ICHOs.</p> <p>D9 Figure represents total 2007-08 maintenance funding provided to ICHOs. Amounts are GST exclusive.</p> <p>D12 The number of occupied dwellings is based on the assumption that all dwellings are occupied.</p> <p>D13, D14, D16, D18 Information not available at this time. Will be available in future years, following the implementation of the Northern Territory's Remote Public Housing Management Framework.</p> <p>D15 This figure is calculated using an occupancy rate of two people per bedroom. The needs measurement model is based on population counts for all major communities as determined by the Grants Commission annually, for local governing bodies. Outstations/minor communities' population figures are based on the last survey conducted by the Aboriginal and Torres Strait Islander Commission. Excludes major urban town centres: Darwin, Katherine, Palmerston, Tennant Creek, Nhulunbuy, Batchelor.</p> <p>D19a Funding provided to Aboriginal Development Foundation Association in 2007-08 relates to reimbursement for costs incurred by the Aboriginal Development Foundation Association in delivering housing services for the period 1 July 2004 to 9 March 2005. Since March 2005, these services have been delivered by Yilli Rreung under a service level agreement. The Aboriginal Development Foundation Association does not currently manage any dwellings under the housing maintenance program.</p>
ACT	

AG	D1a	Vic: Data include dwelling counts reported by 12 funded ICHOs that responded to the survey (representing about 63% of the housing stock managed by funded ICHOs). Data for nine non-responding funded ICHOs were sourced from the jurisdiction's own records. A total of 255 dwellings of unknown dwelling status were assumed to be permanent. Qld: 144 dwellings of unknown dwelling status were assumed to be permanent
	D1b	Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent. Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.
	D2, D3, D4, D5, D16, D17	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock).
	D6	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). A total of 26 occupied dwellings with an unknown number of households were assumed to contain only one household. Qld: 78 occupied dwellings with an unknown number of households were assumed to contain only one household. Tas: 83 occupied dwellings with an unknown number of households were assumed to contain only one household, and 19 dwellings of unknown occupancy status were assumed to be occupied and contain only one household each.
	D7, D8, D10, D20	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
	D8	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey. Includes one ICHO that was only partially (95.8%) funded by the Community Housing and Infrastructure Program.
	D11a, D11b	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
	D12	Qld: One or more amounts included in this total are subject to final audit. Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). Tas: 19 permanent dwellings of unknown occupancy status were assumed to be occupied.
	D13, D14	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data should be interpreted with caution due to data quality issues. Tas: Estimate based on number of known occupants in the household.
	D15	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data should be interpreted with caution due to data quality issues.
	D18	Qld: 1,600 bedrooms were excluded from this total, as this quantified unmet demand based on waiting lists rather than overcrowding for usual residents. Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). Tas: Australian total not reported due to insufficient data for jurisdictions.
	D19a, D19b	Vic: Data report funding status as indicated by 12 ICHOs that responded to the survey. Funding status for 10 non-responding ICHOs was determined from the jurisdiction's records.
	D21, D22, D23, D24	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey. Data to be interpreted with caution, as some organisations have reported overall employee numbers.
	Total	Australian total not reported due to insufficient data for jurisdictions.

Source: ICH collection 2007-08.

Table 2.3: CSHA state owned and managed Indigenous housing summary data, by state and territory, 2007-08

Data item	Description	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
D1b	No. of permanent dwellings	4,169	1,024	3,051	2,308	1,879	347	..	..	12,778
D6	Total no. of households living in permanent dwellings	4,104	1,002	2,980	2,172	1,778	339	..	..	12,375
D7	Rent collected from households (\$'000)	25,574	6,058	19,231	12,371	10,304	1,722	..	..	75,260
D8	Rent charged to households (\$'000)	26,423	6,794	19,312	11,860	9,938	1,725	..	..	76,052
D9	Housing maintenance expenditure (\$'000)	12,326	2,146	10,612	9,192	6,411	783	..	..	41,470
D10	Capital expenditure (\$'000)	13,841	19,420	38,197	2,821	6,870	696	..	..	81,845
D11a	Total recurrent costs (\$'000)	71,921	11,726	104,462	121,414	25,285	2,920	..	..	337,728
D11b	Net recurrent costs (\$'000)	25,968	6,708	24,833	24,756	21,090	2,257	..	..	105,612
D12	Total no. of permanent dwellings occupied	4,104	1,002	2,980	2,171	1,778	339	..	..	12,374
SOMIH S12	Total no. of rebated households paying more than 25% but not more than 30% of assessable income in rent	238	0	2	70	28	26	..	..	364
SOMIH S13	Total no. of rebated households paying more than 30% of assessable income in rent	0	0	4	28	20	0	..	..	52
D13	Total no. of households with overcrowding	106	40	336	170	116	6	..	..	774
D14	Total no. of households requiring additional bedrooms	300	91	453	321	199	25	..	..	1,389
D15	Total no. of additional bedrooms required	563	190	1343	780	505	52	..	..	3,433
D21	Total no. of Indigenous employees in ICHOs	120	12	100	103	n.p.	4	..	..	339
D24	Total no. of employees in ICHOs	161	16	1,047	1,309	n.p.	4	..	..	2,537
SOMIH TT1	Total no. of days that dwellings are vacant	13,764	1,817	12,758	15,829	6,076	1,897	..	..	52,141
SOMIH TT2	Total no. of vacancy episodes	488	41	373	394	149	42	..	..	1,487

Notes

All D6, D7 Data are not calculated via the data repository, but are supplied by jurisdictions.

D6, D7 Due to rounding the national total may not equal the sum of jurisdictions' data items.

D11a	Data are not calculated via the data repository, but are supplied by jurisdictions.
D11a	Due to rounding the national total may not equal the sum of jurisdictions' data items.
D13, D14	Jurisdictions exclude various types of households. For this reason, comparisons between jurisdictions' data should be made with caution. See the SOMIH national data report for details (AIHW 2009c).
D14	Uses one or more bedrooms as overcrowded, and can not be compared to previous years.
SOMIH S12, SOMIH 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 = 20.4, then it is counted in the 'paying 20% or less' category.
SOMIH S12, SOMIH S13	Excludes households where either assessable income or rent charged is zero.
NSW	Includes 78 Indigenous workers employed under the Aboriginal Housing Office's Aboriginal Employment in Construction Policy (CSHA funded). As the building and construction industry is based on subcontract and project-based, employment these are all of varying lengths, and often for short periods. Since 2005-06, and with the introduction of the Reshaping Public Housing (RPH) policy, moderate income renters are charged 25-30% of their income as rent. Some SOMIH tenants are eligible to receive Commonwealth Rent Assistance (CRA), and the CRA component of their income is assessed at 100% for rent. Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.
Vic	As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years. No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated, or of minor policy variations.
Qld	No household is charged more than 25% of assessable income for rent. Non-zero numbers in these categories are the result of tenants not providing updated income details to the Queensland Department of Housing.
WA	Data should be interpreted with caution, as they include the costs for dwellings leased to other organisations that are excluded in the total number of dwellings. Data are not comparable with previous years' data or with those of other jurisdictions, as they relate to the whole of the Department of Housing and Works. Staff whose duties include work on SOMIH are not separately identifiable in 2007-08. Data are based upon gross income (not assessable income).
SA	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated, or of minor policy variations. South Australia is no longer able to identify employees specifically involved in the planning, delivery and management of state owned and managed Indigenous housing. No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated, or of minor policy variations.
Total	May not represent national total due to data not being available for all jurisdictions.

Source: AIHW 2009c; AIHW analysis of SOMIH data repository 2007-08.

Table 2.4: Indigenous community housing performance indicators, by jurisdiction, 2007-08

PI	Description	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
P1	No. of dwellings targeted to Indigenous people	4,481	348	4,092	3,607	2,873	..	23	6,953	2,781	23,279
P2	Proportion of improvised dwellings (%)	0.4	0.0	n.a.	9.6	0.0	..	0.0	7.9	0.0	4.8
P7a	Proportion of dwellings not connected to water (%)	0.0	0.0	0.0	0.0	0.4	..	0.0	4.6	0.1	1.6
P7b	Proportion of dwellings not connected to sewerage (%)	0.0	0.0	0.0	0.0	0.9	..	0.0	6.2	0.1	2.1
P7c	Proportion of dwellings not connected to electricity (%)	0.0	0.0	0.0	0.0	0.7	..	0.0	5.2	0.0	1.8
P9	Average weekly rent collected (\$)	94	33	52	61	34	..	209	41	95	55.7
P10	Rent collection rate (%)	89.8	95.4	90.8	101.1	63.5	..	100.4	114.4	93.2	97.6
P11	Total amount spent on maintenance each year (\$'000)	5,530	114	27,757	17,667	1,442	..	6	15,652	1,618	69,787
P12	Average amount spent on maintenance each year (\$)	2,203	328	6,783	8,030	1,492	..	265	2,444	2,175	4,037
P13	Maintenance expenditure as a proportion of rent collected (%)	55.4	19.1	256.0	252.3	75.2	..	2.4	114.6	41.4	147.6
P14	Recurrent to capital expenditure ratio	2.69	7.55	0.82	0.70	0.55	..	..	n.a.	10.84	1.10
P15	Net recurrent cost per unit (\$)	6,594	3,016	6,824	13,181	2,581	..	6,832	n.a.	7,909	7,472
P16	Occupancy rates (%)	96.0	99.1	98.1	n.a.	93.3	..	100.0	100.0	96.6	98.3
P21	Average no. of additional bedrooms required	2.5	1.0	2.4	n.a.	n.a.	..	0.0	n.a.	1.7	n.a.

(a) A shaded total indicates that it includes at least one value that is incomplete, unavailable or adjusted for non-response. Shaded totals should be interpreted with caution.

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

(continued)

Table 2.4 (continued): Indigenous community housing performance indicators by jurisdiction, 2007–08

PI	Description	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
P22	Proportion of Indigenous households that are overcrowded (%)	29.1	0.0	36.6	n.a.	n.a.	..	0.0	n.a.	10.2	n.a.
P25	No. of Indigenous community housing organisations	249	1	16	14	41	..	1	72	93	487
P26	Proportion of ICHOs that have a housing management plan (%)	40.2	0.0	100.0	100.0	85.7	..	100.0	91.7	66.7	66.9
P28	Proportion of Indigenous employees in ICHOs who have completed accredited training (%)	7.9	25.0	21.4	n.a.	80.0	..	100.0	2.7	26.0	10.9
P29	Proportion of Indigenous employees in ICHOs who are undertaking accredited training (%)	4.2	66.7	10.7	n.a.	80.0	..	0.0	9.2	16.7	8.7
P30	Proportion of people employed in housing management who are Indigenous (%)	96.1	75.0	67.5	n.a.	83.3	..	100.0	68.8	64.9	79.7

(a) A shaded total indicates that it includes at least one value that is incomplete, unavailable or adjusted for non-response. Shaded totals should be interpreted with caution.

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

Notes

- NSW P9 This value was calculated based on the actual number of weeks that dwellings were tenanted, as some dwellings were not tenanted for 52 weeks.
- P16 Excludes 114 untenable 'void' properties. Reasons for properties being 'void' range from derelict/awaiting demolition to disrepair/awaiting repair.
- Qld P1 Source: Departmental administrative data.
- P7a, P7b, P7c Source: Property Condition and Tenants Survey 2006–07.
- WA P9 The number of households is estimated based on one household per dwelling, and assumes that all dwellings were occupied.
- SA P10 Includes only those ICHOs for which both rent collected and rent charged was known.
- P13 Includes only those ICHOs for which both rent collected and maintenance expenditure was known.
- P14 Includes only those ICHOs for which both recurrent and capital expenditure was known.
- P21, P22 Data are not reported due to data quality issues.
- P29 Denominator excludes ICHOs for which the number of Indigenous employees undertaking training was unknown.
- AG P14 Tas: Calculation excludes Australian Government-funded ICH in Tasmania from the numerator and denominator as Tasmania reported zero capital expenditure in 2007–08.
- P9 New South Wales' contribution to this total is based on the actual number of weeks that dwellings were tenanted, as some dwellings were not tenanted for 52 weeks.

- P10 Excludes some ICHOs in South Australia for which either rent collected or rent charged was unknown.
- P13 Excludes some ICHOs in South Australia for which either rent collected or maintenance expenditure was unknown.
- P14 Calculation excludes Australian Government-funded ICH in Tasmania and the Northern Territory from the numerator and denominator as Tasmania reported zero capital expenditure in 2007–08, and total recurrent costs is unavailable for the Northern Territory. Excludes some ICHOs in South Australia for which either recurrent or capital expenditure was unknown.
- P15 Calculation excludes the Northern Territory from the numerator and denominator as net recurrent costs for 2007–08 is unavailable.
- P16 Calculation excludes Western Australia from numerator and denominator as number of occupied dwellings is unknown.
- P21, P22 Australian total not reported due to insufficient data for jurisdictions.

Source: ICH collection 2007–08.

Table 2.5: CSHA state owned and managed Indigenous housing performance indicators, by state and territory, 2007–08

PI	Description	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
P1	No. of dwellings targeted to Indigenous people	4,169	1,024	3,051	2,308	1,879	347	..	..	12,778
P9	Average weekly rent collected (\$)	120	116	124	110	111	98	..	..	117
P10	Rent collection rate	96.8	89.2	99.6	104.3	103.7	99.8	..	..	99.0
P11	Total amount spent on maintenance each year (\$'000)	12,326	2,146	10,612	9,192	6,411	783	..	..	41,470
P12	Average amount spent on maintenance each year (\$)	2,957	2,096	3,478	3,983	3,412	2,256	..	..	3,245
P13	Maintenance expenditure as a proportion of rent collected	48.2	35.4	55.2	74.3	62.2	45.5	..	..	55.1
P14	Recurrent to capital expenditure ratio	5.20	0.60	2.73	43.04	368	4.20	..	..	4.13
P15	Net recurrent cost per unit (\$)	6,229	6,551	8,139	10,726	11,224	6,504	..	..	8,265
P16	Occupancy rates	98.4	97.9	97.7	94.1	94.6	97.7	..	..	96.8
P17	Turnaround time (days)	28	44	34	40	41	45	..	..	35
P21	Average no. of additional bedrooms required	1.9	2.1	3.0	2.4	2.5	2.1	..	..	2.5
P22	Proportion of Indigenous households that are overcrowded (%)	3.1	4.9	11.3	7.8	6.5	1.9	..	..	6.8
P23	Proportion of households paying more than 25% of income in rent (%)	5.8	0.0	0.2	4.5	2.7	7.7	..	..	3.4
P30	Proportion of people employed in housing management who are Indigenous (%)	74.5	75.0	9.6	7.9	n.p.	100.0	..	..	13.4

Notes

All P10 Payment arrangements for rent in some jurisdictions mean that rent collected over a 12-month period may be higher the rent charged over that period.

P17 Data may not be comparable with years before 2006–07, when P17 was clarified to include only those vacancy episodes classified as 'normal' for the entire period; and 2007–08, when the definition was further refined to isolate periods of major redevelopment.

Vic P17 Data should be interpreted with caution, as the legal tenancy start date (date from which rent is paid) is used as the vacancy end date. In practice, tenants may sign tenancy agreements and receive keys several days earlier. Victoria identifies normal vacancies as those that require only standard maintenance procedures. Turnaround time varies from other published jurisdictional data due to the inclusion of hard to let properties and separated vacancy episodes for dwellings that have undergone major redevelopment work.

WA P17 Remoteness of many of the dwellings is a contributing factor to above average turnaround times.

Total P10 May not represent national total due to data not being available for all jurisdictions.

Sources: AIHW 2009c; AIHW analysis of SOMIH data repository 2007–08.

2.4 Organisations

P25 Number of Indigenous community housing organisations

Table 2.6: Number of Indigenous community housing organisations, by jurisdiction, 30 June 2008

	Data item	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
ICH											
Unfunded organisations	D19b – D19a	127	0	0	0	15	..	0	2	60	204
Funded organisations	D19a	122	1	16	14	26	..	1	70	33	283
Total organisations	D19b	249	1	16	14	41	..	1	72	93	487

Notes

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D19a	Data provided are for ICHOs that are actively registered with AHO as at June 2008. Nineteen of these ICHOs did not manage properties as at June 2008. Incorporated organisations that identified housing as the key or one of the main functions may register with the NSW AHO.
	D19b	This is the number of ICHOs verified through the Aboriginal Housing Office's Condition Assessment Survey of dwellings in the Aboriginal community housing sector.
Qld	D19a, D19b	Local government reforms in March 2008 resulted in five councils being amalgamated into the Northern Peninsula Area Council, and 14 councils being amalgamated into the Torres Strait Islander Regional Council, resulting in a reduction of funded ICHOS from 34 to 16.
NT	D19a	Funding provided to Aboriginal Development Foundation Association in 2007–08 relates to reimbursement for costs incurred by the Aboriginal Development Foundation Association in delivering housing services for the period 1 July 2004 to 9 March 2005. Since March 2005, these services have been delivered by Yilli Rreung under a service level agreement. The Aboriginal Development Foundation Association does not currently manage any dwellings under the housing maintenance program.
AG	D19a, D19b	Vic: Data report funding status as indicated by 12 ICHOs that responded to the survey. Funding status for 10 non-responding ICHOs was determined from the jurisdiction's own records.

Source: ICH collection 2007–08.

P26 Proportion of ICHOs that have a housing management plan

Table 2.7: Number and proportion of Indigenous community housing organisations that have a housing management plan, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of ICHOs with housing management plan	D20	49	0	16	14	24	..	1	66	12	182
Total no. of ICHOs for which plan status was known	D19b ^(b)	122	1	16	14	28	..	1	72	18	272
Proportion of ICHOs that have a housing management plan (%)	P26	40.2	0.0	100.0	100.0	85.7	..	100.0	91.7	66.7	66.9

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

(b) Values reported may be less than D19b, as ICHOs for which plan status was unknown have been excluded.

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

Notes

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D19b	This is the number of ICHOs verified through the Aboriginal Housing Office's Condition Assessment Survey of dwellings in the Aboriginal community housing sector.
	D20	The reported data refer to ICHOs with housing management plan that includes at least three of the five specified components of the plan. The number of ICHOs that have components of the plan is: 58 for delivering housing assistance, 40 for asset management plan, 63 for rent collection policies, and 57 for financial practices and reporting systems that link resources to outcomes. The number of ICHOs that have all housing management plan components is 31.
Qld	D19b	Local government reforms in March 2008 resulted in five councils being amalgamated into the Northern Peninsula Area Council, and 14 councils being amalgamated into the Torres Strait Islander Regional Council, resulting in a reduction of funded ICHOS from 34 to 16.
AG	D19b	Vic: Data report funding status as indicated by 12 ICHOs that responded to the survey. Funding status for 10 non-responding ICHOs was determined from the jurisdiction's own records.
	D20	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.

Source: ICH collection 2007–08.

P27 What jurisdictions are doing to assist ICHOs in developing and implementing housing management plans

Table 2.8: Whether policy or legislative requirements for the provision of assistance to ICHOs to develop and implement housing management plans are in place in jurisdictions

	NSW	Vic	Qld	WA	SA	ACT	NT	AG ^(a)
Whether policy or legislative requirements for the provision of assistance to ICHOs to develop and implement housing management plans are in place in jurisdictions	✓	✓	✓	✓	✓	-	✓	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Source: ICH collection 2007-08.

Table 2.9: Strategies jurisdictions have in place to assist ICHOs in developing and implementing housing management plans

Strategies	NSW	Vic	Qld	WA	SA	ACT	NT	AG ^(a)
Provision of training or funds for training	✓	✓	✓	✓	✓	-	-	✓
Provision of support/advice to develop housing management plans	✓	✓	✓	✓	✓	✓	✓	✓
Incentives	-	-	-	-	✓	-	-	✓
Developing model management plans	-	✓	-	-	-	-	-	✓
Provision of software	-	-	-	✓	✓	-	-	-
Other (see below for details)	✓	-	-	✓	-	-	-	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other strategies

NSW Service improvement system and accreditation.

WA Provision of funding for development of housing management plans.

AG Qld: Tenancy management plans are included in the Yarrabah, Hopevale and Palm Island agreements the state government has with these communities. These strategies are in conjunction with the Pride of Place Project, Housing Construction and Site development and other employment/capacity initiatives.

Source: ICH collection 2007-08.

P30 Proportion of people employed in housing management who are Indigenous

Table 2.10: Number and proportion of people employed in housing management who are Indigenous, by jurisdiction, 30 June 2008

	Data item/ PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of Indigenous employees	D21	623	12	56	n.a.	10	..	3	337	192	1,233
Total no. of employees	D24	648	16	83	n.a.	12	..	3	490	296	1,548
Proportion of employees who are Indigenous (%)	P30	96.1	75.0	67.5	n.a.	83.3	..	100.0	68.8	64.9	79.7
SOMIH											
No. of Indigenous employees	D21	120	12	100	103	n.p.	4	..	..	..	339
Total no. of employees	D24	161	16	1,047	1,309	n.p.	4	..	..	..	2,537
Proportion of employees who are Indigenous (%)	P30	74.5	75.0	9.6	7.9	n.p.	100.0	..	..	..	13.4

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.

Qld D21, D24 Based on data provided by 14 of the 16 councils.

WA D21, D24 ICHO data are not available at this stage.

AG D21, D24 Vic: Based on data for 12 out of 22 ICHOs that responded to the survey. Data to be interpreted with caution, as some organisations have reported overall employee numbers.

SOMIH

NSW D21, D24 Includes 78 Indigenous workers employed under the Aboriginal Housing Office's Aboriginal Employment in Construction Policy (CSHA funded). As the building and construction industry is based on subcontract and project-based, employment these are all of varying lengths, and often for short periods.

Vic D21, D24 As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.

WA D21, D24 Data are not comparable with previous years' data or with those of other jurisdictions, as they relate to the whole of the Department of Housing and Works. Staff whose duties include work on SOMIH are not separately identifiable in 2007–08.

SA D21, D24 South Australia is no longer able to identify employees specifically involved in the planning, delivery and management of state owned and managed Indigenous housing.

Sources: AIHW 2009c; ICH collection 2007–08.

P28/29 Proportion of Indigenous employees in ICHOs who have completed or are undertaking accredited training

Table 2.11: Number and proportion of Indigenous employees in Indigenous community housing organisations who have completed accredited training, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of Indigenous employees completed training	D22	49	3	12	n.a.	8	..	3	9	50	134
No. of Indigenous employees undertaking training	D23	26	8	6	n.a.	4	..	0	31	32	107
Total no. of Indigenous employees	D21	623	12	56	n.a.	10	..	3	337	192	1,233
Proportion of Indigenous employees who have completed accredited training (%)	P28	7.9	25.0	21.4	n.a.	80.0	..	100.0	2.7	26.0	10.9
Proportion of Indigenous employees who are undertaking accredited training (%)	P29	4.2	66.7	10.7	n.a.	80.0	..	0.0	9.2	16.7	8.7

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

- All Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
- Qld D21, D22, D23 Based on data provided by 14 of the 16 councils.
- WA D21, D22, D23 ICHO data are not available at this stage.
- SA P29 Denominator excludes ICHOs for which the number of Indigenous employees undertaking training was unknown.
- AG D21, D22, D23 Vic: Based on data for 12 out of 22 ICHOs that responded to the survey. Data to be interpreted with caution, as some organisations have reported overall employee numbers.

Source: ICH collection 2007–08.

P31 Strategies and outcomes to increase Indigenous employment in housing services

Table 2.12: Strategies jurisdictions have in place to increase Indigenous employment

Criteria	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Preferential tender process	✓	-	✓	✓	✓	..	-	-	✓
Minimum requirement for the percentage of Indigenous employees	-	-	✓	✓	-	..	-	-	-
Employment and training opportunities	✓	✓	✓	✓	✓	..	✓	✓	✓
Other (see below for details)	-	✓	-	-	✓	..	-	-	-
SOMIH									
Preferential tender process	✓	✓	-	-	-	-
Employment and training opportunities	✓	✓	✓	✓	✓	✓
Other (see below for details)	✓	✓	✓	-	✓	-

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other strategies

ICH

Vic Indigenous employment opportunities are advertised via Indigenous networks, and Indigenous applicants are encouraged and supported.

SA Provides policy advice with regard to including local employment in building contracts.

SOMIH

NSW Maintains a web-based list of eligible Indigenous contractors in various building- and construction-related areas.

Vic Where possible, Indigenous employment opportunities are encouraged and supported.

Qld Among the strategies the Department of Housing uses to increase Indigenous employment in SOMIH services are:

- the application of the Department of Housing's Indigenous Workforce Strategy (2005–2010) and the Equity and Diversity Management Plan (2006–2009), which include a range of strategies and activities to increase employment at all levels of the organisation
- the Skilling Queenslanders for Work initiative, which assists those Queenslanders who are most disadvantaged in the labour market to achieve sustainable employment outcomes
- the Indigenous Employment Policy for Queensland Government Building and Civil Construction Projects (20% Policy).

SA

- The Department for Families and Communities Aboriginal Employment Strategy is being introduced. Housing SA has begun developing its Aboriginal employment implementation plan, which will investigate the possibilities for training, traineeships, mentorships, recruitment and retention of Aboriginal and Torres Strait Islander peoples.
- Housing SA works with the Department of Premier and Cabinet, Aboriginal Affairs and Reconciliation Division to improve the employment and training outcomes for local Indigenous labour in the Anangu Pitjantjatjara Yankunytjatjara Lands, through its building program. The Department of Premier and Cabinet, The Department of Further Education, Employment, Science and Technology, and Housing SA agreed on the Aboriginal Employment Strategy to engage with local Indigenous candidates and help them participate in building work on offer by contracted builders, and trial all types of work opportunities before starting training programs that match their work preferences.
- More than 30 employment opportunities created as a result of partnerships with the private sector.
- More than 12 tenders awarded to contractors who employed and trained Indigenous Australians.

Source: ICH collection 2007–08.

P35 Proportion of clients satisfied with quality of the service provided

Table 2.13: Number and proportion of state owned and managed Indigenous housing tenants who were satisfied with the quality of service provided, by state and territory, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
SOMIH									
Sample size	386	98	203	214	254	98	..	..	1,253
Percentage of tenants reporting overall satisfaction									
Very satisfied	15	15	34	15	12	15	..	..	19
Satisfied	44	50	40	45	46	58	..	..	44
<i>Subtotal: Satisfied or very satisfied^(a)</i>	59	65	75	60	58	73	..	..	63
Standard error (%)	2.5	4.8	3	3.3	3.1	4.5	..	..	1.4

(a) Due to rounding, totals may not equal sum of satisfied and very satisfied.

Notes

All Care should be taken in interpreting small differences in results, as data are subject to sampling error. The standard error is the measure of the expected variability of the value for the population being measured.

These data are not comparable with the 2007 public housing data due to differences in survey sample design and the method used to collect the data.

The sample sizes reflect the number of unweighted valid responses.

Source: Roy Morgan Research 2008; AIHW 2008.

2.5 Financial performance

P10 Rent collection rate

Table 2.14: Rent collected, rent charged and rent collection rate for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 2007–08

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
Total rent collected (\$'000)	D7	9,986	598	10,841	7,001	710	..	250	13,661	3,911	46,958
Total rent charged (\$'000)	D8	11,119	627	11,941	6,922	15,046	..	249	11,944	4,197	62,043
Rent collection rate (%)	P10	89.8	95.4	90.8	101.1	63.5	..	100.4	114.4	93.2	97.6
SOMIH											
Total rent collected (\$'000)	D7	25,574	6,058	19,231	12,371	10,304	1,722	..	..	..	75,260
Total rent charged (\$'000)	D8	26,423	6,794	19,312	11,860	9,938	1,725	..	..	..	76,052
Rent collection rate (%)	P10	96.8	89.2	99.6	104.3	103.7	99.8	..	..	..	99.0

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D7	The amount refers to rent collected from the dwellings managed by ICHOs that are actively registered with the Aboriginal Housing Office (AHO) as at 30 June 2008. It does not include the amount of rent collected by ICHOs that did not renew their registration with AHO. As a result of data quality, the data exclude information on 49 dwellings managed by one actively registered organisation.
	D8	As a result of data quality issues, the data exclude information on 49 dwellings managed by one actively registered organisation.
SA	D7	This value varies from the previous year due to communities moving in and out of the program, and since rent collected for the Anangu Pitjantjatjara Yankunytjatjara Lands is not included.
	D8	This value varies from the 2006-07 figures, since the 2006-07 figure does not include rent charged for the Anangu Pitjantjatjara Yankunytjatjara Lands.
	P10	Includes only those ICHOs for which both rent collected and rent charged was known.
NT	D7	This is a projected estimate for 2007–08. Exact figures are not provided at this time due to delays in end of financial year reports.
	D8	This figure represents the sum of negotiated rent targets for ICHOs.
AG	D7	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
	D8	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey. Includes one ICHO that was only partially (95.8%) funded by the Community Housing and Infrastructure Program.
Total	P10	Excludes some ICHOs in South Australia for which either rent collected or rent charged was unknown.

SOMIH

All	D7	Data are not calculated via the data repository, but are supplied by jurisdictions. Due to rounding the national total may not equal the sum of jurisdictions' data items.
	P10	Payment arrangements for rent in some jurisdictions mean that rent collected over a 12-month period may be higher than rent charged over that period.
Total	D7, P10	May not represent national total due to data not being available for all jurisdictions.

Sources: ICH collection 2007–08; AIHW analysis of SOMIH data repository 2007–08.

P9 Average weekly rent collected

Table 2.15: Average weekly rent collected for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 2007–08

Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)	
ICH											
Total rent collected (\$'000)	D7	9,986	598	10,841	7,001	710	..	250	13,661	3,911	46,958
Number of households for which rent collected is known for ICHO	D6 ^(b)	2,293	345	4,014	2,200	402	..	23	6,405	791	16,473
Average weekly rent collected (\$)	P9	94	33	52	61	34	..	209	41	95	55.7
SOMIH											
Total rent collected (\$'000)	D7	25,574	6,058	19,231	12,371	10,304	1,722	..	..	..	75,260
Number of households	D6	4,104	1,002	2,980	2,172	1,778	339	..	..	..	12,375
Average weekly rent collected (\$)	P9	120	116	124	110	111	98	..	..	..	117

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

(b) Values reported may be less than D6, as households in dwellings managed by ICHOs for which rent collected is unknown have been excluded.

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

Notes

ICH

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D6	D1a is used here instead, as D6 is unavailable. The number of households reported may be less than D1a, as households for which rent collected is unknown have been excluded.
	D6 (D1a)	In New South Wales, data collection focuses on dwellings managed by actively registered organisations. Active registration with the Aboriginal Housing Office (AHO) does not guarantee funding and does not equate to funded ICHOs.
	D7	The amount refers to rent collected from the dwellings managed by ICHOs that are actively registered with AHO as at 30 June 2008. It does not include the amount of rent collected by ICHOs that did not renew their registration with AHO. As a result of data quality, the data exclude information on 49 dwellings managed by one actively registered organisation.
	P9	This value was calculated based on the actual number of weeks that dwellings were tenanted, as some dwellings were not tenanted for 52 weeks.
Qld	D6	Equals the total number of permanent dwellings minus the number of permanent dwellings that were vacant at 30 June 2008.
WA	D6	Household level data are currently not available. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.
	P9	The number of households is estimated based on one household per dwelling, and assumes that all dwellings were occupied.

SA	D7	This value varies from the previous year due to communities moving in and out of the program, and since rent collected for the Anangu Pitjantjatjara Yankunytjatjara Lands is not included.
NT	D6	The number of households is estimated based on one household per dwelling, and assumes that all dwellings are occupied.
	D7	This is a projected estimate for 2007–08. Exact figures are not provided at this time due to delays in end of financial year reports.
AG	D6	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). A total of 26 occupied dwellings with an unknown number of households were assumed to contain only one household. Qld: 78 occupied dwellings with an unknown number of households were assumed to contain only one household. Tas: 83 occupied dwellings with an unknown number of households were assumed to contain only one household, and 19 dwellings of unknown occupancy status were assumed to be occupied and contain only one household each.
	D7	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
Total	P9	New South Wales' contribution to this total is based on the actual number of weeks that dwellings were tenanted as some dwellings were not tenanted for 52 weeks.
SOMIH		
All	D6, D7	Data are not calculated via the data repository, but are supplied by jurisdictions.
	D6, D7	Due to rounding the national total may not equal the sum of jurisdictions' data items.
Vic	D6	As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.
Total	D6, D7	May not represent national total due to data not being available for all jurisdictions.

Sources: ICH collection 2007-08; AIHW 2009c; AIHW analysis of SOMIH data repository 2007–08.

P11/12 Total and average amount spent on maintenance each year

Table 2.16: Total and average amount spent on maintenance for Indigenous community housing and state owned and managed Indigenous housing each year, by jurisdiction, 2007–08

Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)	
ICH											
Total amount spent on maintenance (\$'000)	D9 (P11)	5,530	114	27,757	17,667	1,442	..	6	15,652	1,618	69,787
Total no. of dwellings for which ICHO maintenance expenditure is known	D1b ^(b)	2,510	348	4,092	2,200	967	..	23	6,405	744	17,289
Average amount spent on maintenance (\$)	P12	2,203	328	6,783	8,030	1,492	..	265	2,444	2,175	4,037
SOMIH											
Total amount spent on maintenance (\$'000)	D9 (P11)	12,326	2,146	10,612	9,192	6,411	783	..	..	..	41,470
Total no. of dwellings	D1b	4,169	1,024	3,051	2,308	1,879	347	..	..	..	12,778
Average amount spent on maintenance (\$)	P12	2,957	2,096	3,478	3,983	3,412	2,256	..	..	..	3,245

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

(b) Values reported may be less than D1b, as dwellings managed by ICHOs for which total spent on maintenance is unknown have been excluded.

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

Notes

ICH

All Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.

NSW D1b The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.

D9 This consists of grants provided to the ICHOs by the Aboriginal Housing Office through the Repair and Maintenance Program. ICHO maintenance is not included.

SA D1b This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.

D9 Some communities with large maintenance expenditures moved out of the program outside normal trends. Total includes emergency funding provided by the Office for Aboriginal Housing that can not be directly apportioned to individual communities.

NT	D9	Figure represents total 2007–08 maintenance funding provided to ICHOs. Amounts are GST exclusive.
AG	D1b	Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent. Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.
	D9	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
SOMIH		
Vic	D1b	As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.

Sources: ICH collection 2007–08; AIHW 2009c; AIHW analysis of SOMIH data repository 2007–08.

P13 Maintenance expenditure as a proportion of rent collected

Table 2.17: Maintenance expenditure, rent collected and maintenance expenditure as a proportion of rent collected for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 2007–08

	Data item /PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
Total amount spent on maintenance (\$'000)	D9	5,530	114	27,757	17,667	1,442	..	6	15,652	1,618	69,787
Total rent collected (\$'000)	D7	9,986	598	10,841	7,001	710	..	250	13,661	3,911	46,958
Maintenance expenditure as proportion of rent collected (%)	P13	55.4	19.1	256.0	252.3	75.2	..	2.4	114.6	41.4	147.6
SOMIH											
Total amount spent on maintenance (\$'000)	D9	12,326	2,146	10,612	9,192	6,411	783	..	..	..	41,470
Total rent collected (\$'000)	D7	25,574	6,058	19,231	12,371	10,304	1,722	..	..	..	75,260
Maintenance expenditure as proportion of rent collected (%)	P13	48.2	35.4	55.2	74.3	62.2	45.5	..	..	..	55.1

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.

NSW D7 The amount refers to rent collected from the dwellings managed by ICHOs that are actively registered with the Aboriginal Housing Office (AHO) as at 30 June 2008. It does not include the amount of rent collected by ICHOs that did not renew their registration with AHO. As a result of data quality, the data exclude information on 49 dwellings managed by one actively registered organisation.

D9 This consists of grants provided to the ICHOs by the AHO through the Repair and Maintenance Program. ICHO maintenance is not included.

SA D7 This value varies from the previous year due to communities moving in and out of the program, and since rent collected for the Anangu Pitjantjatjara Yankunytjatjara Lands is not included.

D9 Some communities with large maintenance expenditures moved out of the program outside normal trends. Total includes emergency funding provided by the Office for Aboriginal Housing that can not be directly apportioned to individual communities.

P13 Includes only those ICHOs for which both rent collected and maintenance expenditure was known.

NT D7 This is a projected estimate for 2007–08. Exact figures are not provided at this time due to delays in end of financial year reports.

D9 Figure represents total 2007–08 maintenance funding provided to ICHOs. Amounts are GST exclusive.

AG	D7, D9	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
Total	P13	Excludes some ICHOs in South Australia for which either rent collected or maintenance expenditure was unknown.

SOMIH

All	D7	Data are not calculated via the data repository, but are supplied by jurisdictions.
	D7	Due to rounding the national total may not equal the sum of jurisdictions' data items.
Total	D7	May not represent national total due to data not being available for all jurisdictions.

Sources: ICH collection 2007–08; AIHW analysis of SOMIH data repository 2007–08.

P14 Recurrent to capital expenditure ratio

Table 2.18: Recurrent and capital expenditure and recurrent to capital expenditure ratio for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 2007-08

Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)	
ICH											
Total recurrent expenditure (\$'000)	D11a	38,566	1,049	27,924	28,999	2,701	..	157	n.a.	5,919	105,315
Total capital expenditure (\$'000)	D10	14,363	139	33,958	41,443	5,562	..	0	38,620	525	134,610
Recurrent to capital expenditure ratio	P14	2.69	7.55	0.82	0.70	0.55	..	..	n.a.	10.84	1.10
SOMIH											
Total recurrent expenditure (\$'000)	D11a	71,921	11,726	104,462	121,414	25,285	2,920	..	..	..	337,728
Total capital expenditure (\$'000)	D10	13,841	19,420	38,197	2,821	6,870	696	..	..	..	81,845
Recurrent to capital expenditure ratio	P14	5.20	0.60	2.73	43.04	3.68	4.20	..	..	..	4.13

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All	Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007-08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D10 This is only capital expenditure that the Aboriginal Housing Office (AHO) spent on the housing sector. Capital expenditure by Indigenous housing organisations is not included.
	D11a Includes only recurrent expenses incurred by AHO through employee-related and other project expenses, such as Sector Support and Resourcing, Healthy Indigenous Housing Initiative, Tenants Initiative, Resourcing Community Organisations. ICHO recurrent expenses are not included.
Qld	D11a Councils are currently unable to separate the recurrent costs associated with housing services from those associated with the other services they provide. The amount reported here is the cost of maintenance services provided by the Queensland Government, plus staff and related administrative costs associated with the Healthy Indigenous Housing Initiative.
SA	D10, D11a Total includes emergency funding provided by the Office for Aboriginal Housing that can not be directly apportioned to individual communities.
	P14 Includes only those ICHOs for which both recurrent and capital expenditure was known.

ACT	D11a	Information on non-cash expenses is not included in total recurrent expenses, as the organisation is a multi-service provider and non-cash expenses are not separated out specifically in relation to community housing.
AG	D10, D11a	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey.
	D11a	Qld: One or more amounts included in this total are subject to final audit.
	P14	Tas: Calculation excludes Australian Government-funded ICH in Tasmania from the numerator and denominator as Tasmania reported zero capital expenditure in 2007–08.
Total	P14	Calculation excludes Australian Government-funded ICH in Tasmania and the Northern Territory from the numerator and denominator as Tasmania reported zero capital expenditure in 2007–08, and total recurrent expenditure is unavailable for the Northern Territory. Excludes some ICHOs in South Australia for which either recurrent or capital expenditure was unknown.

SOMIH

All	D11a	Data are not calculated via the data repository, but are supplied by jurisdictions.
	D11a	Due to rounding the national total may not equal the sum of jurisdictions' data items.
WA	D11a	Data should be interpreted with caution, as they include the costs for dwellings leased to other organisations that are excluded in the total number of dwellings.

Sources: ICH collection 2007–08; AIHW analysis of SOMIH data repository 2007–08.

P15 Net recurrent cost per unit

Table 2.19: Net recurrent cost per unit for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 2007–08

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
Net recurrent cost (\$'000)	D11b	29,416	1,049	27,924	28,999	2,501	..	157	n.a.	5,702	95,749
No. of dwellings for which ICHO net recurrent costs is known	D1b ^(b)	4,461	348	4,092	2,200	969	..	23	6,405	721	19,219
Net recurrent cost per unit (\$)	P15	6,594	3,016	6,824	13,181	2,581	..	6,832	n.a.	7,909	7,472
SOMIH											
Net recurrent cost (\$'000)	D11b	25,968	6,708	24,833	24,756	21,090	2,257	..	..	..	105,612
No. of dwellings	D1b	4,169	1,024	3,051	2,308	1,879	347	..	..	..	12,778
Net recurrent cost per unit (\$)	P15	6,229	6,551	8,139	10,726	11,224	6,504	..	..	..	8,265

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

(b) Values reported may be less than D1b, as dwellings managed by ICHOs for which net recurrent cost is not known have been excluded.

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

Notes

ICH

All	Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D1b The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.
	D11b Net recurrent expenses incurred by the Aboriginal Housing Office in relation to the Aboriginal community housing sector. ICHO net recurrent expenses are not included.
Qld	D11b Councils are currently unable to separate the recurrent costs associated with housing services from those associated with the other services they provide. The amount reported here is the cost of maintenance services provided by the Queensland Government, plus staff and related administrative costs associated with the Healthy Indigenous Housing Initiative.
WA	D11b Total recurrent cost is reported here, as data on exclusions are not held, with the exception of grants and subsidies, which were the principal method of payment for maintenance services to housing.
SA	D1b This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.

SA	D11b	Total includes emergency funding provided by Office for Aboriginal Housing that can not be directly apportioned to individual communities.
AG	D1b	Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent. Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.
	D11b	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey. Qld: One or more amounts included in this total are subject to final audit.
Total	P15	Calculation excludes the Northern Territory from the numerator and denominator as net recurrent costs for 2007–08 is unavailable.

SOMIH

Vic	D1b	As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.
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Sources: ICH collection 2007–08; AIHW 2009c; AIHW analysis of SOMIH data repository 2007–08.

2.6 Dwellings

P1 Total number of dwellings targeted to Indigenous people

Table 2.20: Total number of Indigenous community housing and state owned and managed Indigenous housing dwellings, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
No. of ICH dwellings	D1b + D2	4,481	348	4,092	3,607	994	..	23	6,953	2,781	23,279
No. of SOMIH dwellings	D1b	4,169	1,024	3,051	2,308	1,879	347	..	..	..	12,778
Total	P1	8,650	1,372	7,143	5,915	2,873	347	23	6,953	2,781	36,057

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.

NSW D1b The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.

D2 This number should be interpreted with caution, as there may be data quality concerns that result from non-clarity of what an improvised dwelling is on the part of ICHOs that completed Aboriginal Housing Office registration forms.

Qld P1 Source: Departmental administrative data.

SA D1b This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.

AG D1b Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent.

Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.

D2 Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock).

SOMIH

Vic D1b As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.

Sources: ICH collection 2007–08; AIHW 2009c.

P2 Proportion of improvised dwellings

Table 2.21: Number and proportion of Indigenous community housing improvised dwellings, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	QLD	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of improvised dwellings	D2	20	0	n.a.	347	0	..	0	548	0	915
Total no. of dwellings	D1b + D2	4,481	348	4092	3,607	994	..	23	6,953	2,781	22,364
Proportion of improvised dwellings (%)	P2	0.4	0.0	n.a.	9.6	0.0	..	0.0	7.9	0.0	4.8

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D1b	The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.
	D2	This number should be interpreted with caution, as there may be data quality concerns that result from non-clarity of what an improvised dwelling is on the part of ICHOs that completed Aboriginal Housing Office registration forms.
SA	D1b	This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.
AG	D1b	Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent. Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.
	D2	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock).

Source: ICH collection 2007–08.

P3 Proportion of dwellings needing major repairs

Table 2.22: Number and proportion of permanent dwellings managed by Indigenous housing organisations needing major repairs, by state and territory, 2006

	NSW/ACT	Vic	Qld	WA	SA	Tas	NT	Total
	CHINS							
No. of dwellings needing major repairs	783	116	1,639	967	209	41	1,356	5,111
Total no. of dwellings ^(a)	4,176	469	6,230	3,462	935	134	6,448	21,854
Proportion of dwellings needing major repairs (%)	18.8	24.7	26.3	27.9	22.4	30.6	21.0	23.4

(a) Includes 'Dwelling condition not stated'.

Notes

All Data are sourced for 2006 and may not be comparable with other data in this report which reports for 2007–08.

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

Source: ABS 2007a.

P4 Proportion of dwellings needing replacement

Table 2.23: Number and proportion of permanent dwellings managed by Indigenous housing organisations needing replacement, by state and territory, 2006

Dwellings	NSW/ACT	Vic	Qld	WA	SA	Tas	NT	Total
CHINS								
No. of dwellings needing replacement	112	21	367	349	54	0	660	1,563
Total no. of dwellings ^(a)	4,176	469	6,230	3,462	935	134	6,448	21,854
Proportion of dwellings needing replacement (%)	2.7	4.5	5.9	10.1	5.8	0	10.2	7.2

(a) Includes 'Dwelling condition not stated'.

Notes

All Data are sourced for 2006 and may not be comparable with other data in this report which reports for 2007–08.

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

Source: ABS 2007a.

P5 Mechanisms to ensure that new houses and major upgrades meet national minimum standards

Table 2.24: Whether or not new houses and upgrades are required to meet national standards

	NSW	Vic	Qld	WA	SA	ACT	NT	AG ^(a)
Required to meet national standards	✓	✓	✓	✓	✓	✓	✓	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Notes

AG Qld: Relevant state/local council building standards are adhered to as per normal building inspections. No specific requirement has been included into the Community Housing and Infrastructure Program funding agreements to ensure the National Framework for the Design, Construction and Maintenance of Indigenous Housing is adhered to.

Source: ICH collection 2007–08.

Table 2.25: Mechanisms in place to ensure compliance with relevant standards

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

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other Mechanisms

Qld Program support officers approve all pre-construction plans to ensure proposed new dwellings and major upgrades conform to all standards before work begins.

SA Accommodation standards include the Minister's Specification on designated Aboriginal Lands, National Indigenous Housing Guide and the Building Code of Australia.

AG Qld: Relevant state/local council building standards as per normal building inspections.

Source: ICH collection 2007–08.

P6 Proportion of communities not connected to a) water, b) sewerage, c) electricity

Table 2.26: Number and proportion of discrete Indigenous communities not connected to an organised supply of water, sewerage and electricity, by state and territory, 2006

	NSW/ACT	Vic/Tas	Qld	WA	SA	NT	Total
CHINS							
No. of communities not connected							
Water	0	0	0	1	1	7	9
Sewerage	2	0	5	8	3	7	23
Electricity	0	0	5	5	2	20	34
Total no. of communities	57	3	124	271	91	641	1,187
Proportion of communities not connected (%)							
Water	0	0	0	0.4	1.1	1.1	0.8
Sewerage	3.5	0	4	3	3.3	1.1	1.9
Electricity	0	0	4	1.8	2.2	3.1	2.9

Notes

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

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

Source: ABS 2007a.

P7 Proportion of dwellings not connected to a) water, b) sewerage, c) electricity

Table 2.27: Number and proportion of Indigenous community housing dwellings not connected to an organised system for water, sewerage or electricity, by jurisdiction, 30 June 2008

Data item/PI		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of dwellings not connected											
Water	D3	0	0	0	0	2	..	0	292	1	295
Sewerage	D4	0	0	0	0	5	..	0	396	1	402
Electricity	D5	0	0	0	0	4	..	0	334	0	338
Total no. of dwellings for which connection status is known	D1b ^(b)	4,461	348	4,092	2,200	557	..	23	6,405	778	18,864
Proportion of dwellings not connected (%)											
Water	P7a	0.0	0.0	0.0	0.0	0.4	..	0.0	4.6	0.1	1.6
Sewerage	P7b	0.0	0.0	0.0	0.0	0.9	..	0.0	6.2	0.1	2.1
Electricity	P7c	0.0	0.0	0.0	0.0	0.7	..	0.0	5.2	0.0	1.8

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

(b) Values may be less than D1b as dwellings for which connection status is unknown are excluded.

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

Notes

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D1b	The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.
	D3, D5	This is consistent with the Community Housing and Infrastructure Needs Survey 2006 data for New South Wales.
	D4	This is approximately consistent with the Community Housing and Infrastructure Needs Survey 2006 data for New South Wales.
Qld	P7a, P7b, P7c	Source: Property Condition and Tenants Survey 2006–07.
WA	D3, D4, D5	Data are not available for every dwelling in the state. No dwellings managed by funded ICHOs are known to be lacking connections.
SA	D1b	This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.
NT	D3, D4, D5	Based on the 2004–05 Indigenous Community Housing Survey.
AG	D1b	Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent. Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.
	D3, D4, D5	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock).

Source: ICH collection 2007–08.

P8 Proportion of dwellings meeting the 11 critical Fixing Houses for Better Health healthy living practices

Table 2.28: Proportion of dwellings in the Fixing Houses for Better Health program that support the 11 critical healthy living practices at Survey fix 1 and Survey fix 2^(a), 1999–2005

Healthy living practices area	Healthy living practices score					Not assessed	Total ^(b)
	<25% OK	25%–<50% OK	50%–<75% OK	75%–<100% OK	100% OK		
Survey fix 1^(a)							
1.1 Power, water, waste connected	0.0	0.3	2.3	31.3	66.1	0.0	100.0
1.2 Safety: electrical system safe	3.0	15.7	33.9	36.4	11.0	0.0	100.0
1.3 Safety: gas supply safe	11.4	0.0	0.0	0.0	12.7	75.9	100.0
1.4 Safety: structure/access to house	0.7	9.1	32.3	25.4	32.4	0.0	100.0
1.6 Safety: fire egress	36.6	18.4	14.2	10.0	3.8	17.0	100.0
2.1 Shower working	2.8	8.1	26.1	27.4	35.3	0.2	100.0
2.2 Washing children	42.4	0.9	4.0	4.1	48.3	0.2	100.0
3.1 Laundry services	2.8	7.2	19.8	43.9	26.2	0.1	100.0
4.1 Flush toilet working	2.4	5.4	10.9	24.4	56.9	0.1	100.0
4.2 Waste removal from all other areas	2.5	11.8	29.0	43.6	13.0	0.0	100.0
5.1 Store and prepare and cook food	2.7	15.1	48.2	30.1	3.6	0.2	100.0
Overall critical healthy living practices score	41.3	38.5	19.2	1.0	0.0	0.0	100.0
Survey fix 2^(a)							
1.1 Power, water, waste connected	0.0	0.1	0.7	10.6	88.7	0.0	100.0
1.2 Safety: electrical system safe	0.3	1.1	4.9	25.0	68.6	0.0	100.0
1.3 Safety: gas supply safe	6.6	0.0	0.0	0.0	18.2	75.2	100.0
1.4 Safety: structure/access to house	0.3	2.7	16.7	26.2	54.0	0.0	100.0
1.6 Safety: fire egress	16.4	7.3	23.5	18.6	17.2	16.9	100.0
2.1 Shower working	0.8	1.3	6.5	13.5	77.7	0.2	100.0
2.2 Washing children	21.1	0.2	1.3	2.6	74.6	0.1	100.0
3.1 Laundry services	1.0	1.3	3.5	31.8	62.3	0.1	100.0
4.1 Flush toilet working	0.7	0.9	3.1	8.3	87.0	0.0	100.0
4.2 Waste removal from all other areas	0.7	3.6	16.1	36.5	43.1	0.0	100.0
5.1 Store and prepare and cook food	1.0	6.4	36.5	45.7	10.3	0.1	100.0
Overall critical healthy living practices score	5.2	21.1	47.5	23.5	2.7	0.0	100.0

(a) A survey and fix is conducted on each house to determine whether the health hardware and other features of that house are functioning (FHBH Survey Fix 1). The non-functioning elements of the house are then fixed, either on the spot or shortly after the initial survey and over a six to 12 month period before the Second Survey fix. Houses are then surveyed again (FHBH Survey Fix 2) to assess the functioning of all items and urgent items are fixed.

(b) Totals may not add to 100% due to rounding.

Note: The calculation of some healthy living practices has been refined over time. For example, a new relevant data item has been introduced or the data have been recorded using more detailed categories. Where data items were not collected or the categories could not be mapped to the current categories, dwellings were included in the 'not assessed' group.

Source: AIHW 2007.

P16 Occupancy rates

Table 2.29: Occupancy rate for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of occupied dwellings	D12	2,299	345	4,014	n.a.	738	..	23	6,405	849	14,673
Total no. of dwellings for which occupancy status is known	D1b ^(b)	2,394	348	4,092	3,260	791	..	23	6,405	879	18,192
Occupancy rate (%)	P16	96.0	99.1	98.1	n.a.	93.3	..	100.0	100.0	96.6	98.3
SOMIH											
Number occupied dwellings	D12	4,104	1,002	2,980	2,171	1,778	339	..	..	..	12,374
Total no. of dwellings	D1b	4,169	1,024	3,051	2,308	1,879	347	..	..	..	12,778
Occupancy rate (%)	P16	98.4	97.9	97.7	94.1	94.6	97.7	..	..	..	96.8

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

(b) Values reported may be less than D1b, as dwellings for which occupancy status was not known are excluded.

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

Notes

ICH

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D1b	The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.
	D12	Refers only to the dwellings managed by the ICHOs that renewed registration with Aboriginal Housing Office as at June 2008. Does not include data for the total number of dwellings in the sector.
	P16	Excludes 114 untenable 'void' properties. Reasons for properties being 'void' range from derelict/awaiting demolition to disrepair/awaiting repair.
WA	D12	Household level data are currently not available. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.
SA	D1b	This value varies from the previous year due to communities moving in and out of the program. Current dwelling counts were not available for all communities. In these cases, historical dwelling information held by the jurisdiction has been used instead. Dwellings with unknown dwelling status were assumed to be permanent.
NT	D12	The number of occupied dwellings is based on the assumption that all dwellings are occupied.

AG	D1b	<p>Vic: Data include dwelling counts reported by 12 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data for 10 non-responding ICHOs were sourced from the jurisdiction's own records. A total of 278 dwellings of unknown dwelling status were assumed to be permanent.</p> <p>Qld: 1,725 dwellings of unknown dwelling status were assumed to be permanent.</p>
	D12	<p>Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock).</p> <p>Tas: 19 permanent dwellings of unknown occupancy status were assumed to be occupied.</p>
Total	P16	<p>Calculation excludes Western Australia from numerator and denominator as number of occupied dwellings is unknown.</p>

SOMIH

Vic	D1b	<p>As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.</p>
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Sources: ICH collection 2007–08; AIHW 2009c.

P17 Turnaround time

Table 2.30: Turnaround time for state owned and managed Indigenous housing dwellings, by jurisdiction, 2007-08

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH											
Total days that dwellings were vacant	SOMIH TT1	13,764	1,817	12,758	15,829	6,076	1,897	..	..	..	52,141
Total vacancy episodes	SOMIH TT2	488	41	373	394	149	42	..	..	..	1,487
Average turnaround time (days)	P17	28	44	34	40	41	45	..	..	..	35

Notes

All	P17	Data may not be comparable with years before 2006–07, when P17 was clarified to include only those vacancy episodes classified as 'normal' for the entire period; and 2007–08, when the definition was further refined to isolate periods of major redevelopment.
Vic	P17	Data should be interpreted with caution, as the legal tenancy start date (date from which rent is paid) is used as the vacancy end date. In practice tenants may sign tenancy agreements and receive keys several days earlier. Victoria identifies normal vacancies as those that require only standard maintenance procedures. Turnaround time varies from other published jurisdictional data due to the inclusion of hard to let properties and separated vacancy episodes for dwellings that have undergone major redevelopment work.
WA	P17	Remoteness of many of the dwellings is a contributing factor to above average turnaround times.

Source: AIHW 2009c.

2.7 Households

P18 Proportion of Indigenous households by tenure type

Table 2.31: Number and proportion of Indigenous households, by tenure type, state and territory, 2006

	NSW/ACT	Vic	Qld	WA	SA	Tas	NT	Australia ^(a)
Census								
No. of Indigenous households								
Home owner/purchaser ^(b)	21,476	5,669	14,669	5,583	3,373	4,173	2,048	56,990
Private and other renter ^(c)	19,418	4,498	17,301	4,639	2,432	2,099	1,735	52,125
Renter state/territory housing	12,529	2,771	7,518	4,756	2,872	1,319	1,625	33,404
Renter Indigenous/mainstream community housing	2,850	349	4,161	2,066	645	73	4,700	14,879
Other/not stated ^(d)	2,784	867	2,289	1,335	629	257	1,090	9,261
Total	59,057	14,154	45,938	18,379	9,951	7,921	11,198	166,659
Proportion of Indigenous households (%)								
Home owner/purchaser ^(b)	36.4	40.1	31.9	30.4	33.9	52.7	18.3	34.2
Private and other renter ^(c)	32.9	31.8	37.7	25.2	24.4	26.5	15.5	31.3
Renter state/territory housing	21.2	19.6	16.4	25.9	28.9	16.7	14.5	20.0
Renter Indigenous/mainstream community housing	4.8	2.5	9.1	11.2	6.5	0.9	42.0	8.9
Other/not stated ^(d)	4.7	6.1	5.0	7.3	6.3	3.2	9.7	5.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(a) Totals may not add due to rounding.

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

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

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

Source: ABS 2007b.

P19 Proportion of households accessing mainstream housing services that are Indigenous

Table 2.32: Number and proportion of Indigenous households accessing mainstream housing services, by state and territory, 30 June 2008

	label	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
No. of Indigenous households										
Public housing	PH1	9,800	1,379	3,742	4,751	1,421	750	260	1,850	23,953
Community housing	CH1	935	499	615	151	59	10	29	n.a.	2,298
Commonwealth Rent Assistance	CRA1	12,541	2,372	10,321	2,454	1,581	1,136	133	927	31,473
Total no. of households										
Public housing	PH2	118,839	62,964	50,243	30,299	41,625	11,492	10,642	5,032	331,136
Community housing	CH2	16,325	5,154	5,284	3,449	4,370	387	698	n.a.	35,667
Commonwealth Rent Assistance	CRA2	326,525	210,740	226,673	75,311	69,996	24,882	7,495	4,895	946,641
Proportion of Indigenous households (%)										
Public housing	PH3	8.2	2.2	7.4	15.7	3.4	6.5	2.4	36.8	7.2
Community housing	CH3	5.7	9.7	11.6	4.4	1.4	2.6	4.2	n.a.	6.4
Commonwealth Rent Assistance	CRA3	3.8	1.1	4.6	3.3	2.3	4.6	1.8	18.9	3.3

Notes

All	CRA1, CRA2, CRA3	Data are number of income units receiving Commonwealth Rent Assistance (CRA). Income units are classified as Indigenous if either partner self-identifies as an Aboriginal or Torres Strait Islander. Includes only income units entitled to a daily rate of CRA under the <i>Social Security Act 1991</i> or with Family Tax Benefit as at 6 June 2008. Income units are analogous to family units except that non-dependent children and other adults are treated as separate income units. A child is regarded as dependent on an adult only if the adult receives Family Tax Benefit for the care of the child.
NSW	PH1	Data are not comparable with other jurisdictions' data as they are not calculated via the data repository, but are based on the 2006 Census of Population and Housing, adjusted for Census under-counting of public housing households.
Vic	PH2	The number of households in public housing decreased in 2007–08, compared with 2006–07, due to upgrade and redevelopment activity and policy decisions to focus social housing growth on the community housing sector.
	CH1	Indigenous households generally access long-term accommodation through the General Rental Program of housing managed by Aboriginal Housing Victoria. Some Indigenous households may be unreported, as data are reliant on Indigenous self-identification. Better identification and information capture has led to an increase in this figure.
Qld	PH1	Data should be interpreted with caution, as Indigenous status is self-identified.
SA	PH1	Data should be interpreted with caution, as Indigenous information is self-identified and not mandatory.
WA	CH2	Significant data quality issues have affected these data items.
ACT	PH1	Data should be interpreted with caution, as Indigenous information is self-identified and not mandatory.

Sources: AIHW 2009a; 2009b; SCRGSP 2009.

P20 Proportion of Indigenous people who are homeless

Table 2.33: Number and proportion of Indigenous people who were homeless, by category, by state and territory, 2006

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Australia
Counting the homeless									
No. of persons^(a)									
No conventional accommodation	275	58	528	450	166	25	3	1,004	2,509
Secondary homelessness	1,480	642	1,164	851	611	171	130	389	5,438
SAAP ^(b) accommodation	1,005	537	686	539	485	94	102	215	3,663
Friends and relatives	475	105	478	312	126	77	28	174	1,775
Boarding house	206	77	456	195	81	11	16	259	1,301
Total homeless	1,961	777	2,148	1,496	858	207	149	1,652	9,248
Total Indigenous population	145,806	31,617	135,438	64,303	26,850	17,540	4,027	57,610	483,191
Proportion of Indigenous population (%)^(a)									
No conventional accommodation	0.2	0.2	0.4	0.7	0.6	0.1	0.1	1.7	0.5
Secondary homelessness	1.0	2.0	0.9	1.3	2.3	1.0	3.2	0.7	1.1
SAAP ^(b) accommodation	0.7	1.7	0.5	0.8	1.8	0.5	2.5	0.4	0.8
Friends and relatives	0.3	0.3	0.4	0.5	0.5	0.4	0.7	0.3	0.4
Boarding house	0.1	0.2	0.3	0.3	0.3	0.1	0.4	0.4	0.3
Total homeless	1.3	2.5	1.6	2.3	3.2	1.2	3.7	2.9	1.9

(a) Data exclude cases with missing Indigenous status.

(b) Supported Accommodation Assistance Program

Sources: Chamberlain & Mackenzie 2009a, b, c, d, e, f, g, h.

P22 Proportion of Indigenous households that are overcrowded

Table 2.34: Number and proportion of overcrowded Indigenous community housing households, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
No. of overcrowded households	D13	1,300	0	1,438	n.a.	n.a.	..	0	n.a.	64	n.a.
Total no. of households for which household groups and dwelling details are known	D16	4,461	296	3,933	n.a.	n.a.	..	23	0	629	9,342
Proportion of households that are overcrowded (%)	P22	29.1	0.0	36.6	n.a.	n.a.	..	0.0	n.a.	10.2	n.a.
SOMIH											
No. of overcrowded households	D13	106	40	336	170	116	6	..	..	..	774
Total no. of households for which household groups and dwelling details are known	D16	3,375	815	2,980	2,172	1,778	320	..	..	..	11,440
Proportion of households that are overcrowded (%)	P22	3.1	4.9	11.3	7.8	6.5	1.9	..	..	..	6.8

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.

NSW D13 This is approximate only and refers to all dwellings managed by actively registered and non-actively registered organisations.

D16 D1b is used here instead as D16 is for actively registered organisations only. This assumes one household per dwelling.

D1b The number of permanent dwellings managed by actively and non-actively registered organisations reported is sourced from a Condition Assessment Survey of New South Wales Aboriginal community housing sector in 2007, which was subsequently updated.

Qld D13 Source: Property Condition and Tenants Survey 2006–07. Uses proxy occupancy standard.

D16 Source: Property Condition and Tenants Survey 2006-07.

WA D13 Household level data are currently not available. Population density = 4.93 persons per house. Household level

data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.

	D16	Household level data are currently not available. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.
SA	D13, D16, P22	Data are not reported due to data quality issues.
ACT	D13	It was estimated that up to one-third of dwellings may have additional household members who regularly stay in the dwelling on a temporary basis over the course of the year. There were 310 households on the waiting list for housing as at 31 December 2007.
NT	D13, D16	Information not available at this time. Will be available in future years, following the implementation of the Northern Territory's Remote Public Housing Management Framework.
AG	D13	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data should be interpreted with caution due to data quality issues. Tas: Estimate based on number of known occupants in the household.
	D16	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock).
Total	D13, P22	Australian total not reported due to insufficient data for jurisdictions.
SOMIH		
All	D13	Jurisdictions exclude various types of households. For this reason, comparisons between jurisdictions' data should be made with caution. See the SOMIH national data report for details (AIHW 2009c).

Sources: ICH collection 2007–08; AIHW 2009c.

P21 Average number of additional bedrooms required

Table 2.35: Total and average number of additional bedrooms required for Indigenous community housing and state owned and managed Indigenous housing, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total ^(a)
ICH											
Total no. of bedrooms required	D15	3,585	14	4,565	n.a.	n.a.	..	0	12,362	171	n.a.
No. of households requiring extra bedrooms	D14	1,450	14	1,905	n.a.	n.a.	..	0	n.a.	99	n.a.
Average no. of additional bedrooms required	P21	2.5	1.0	2.4	n.a.	n.a.	..	0.0	n.a.	1.7	n.a.
SOMIH											
Total no. of bedrooms required	D15	563	190	1,343	780	505	52	..	..	..	3,433
No. of households requiring extra bedrooms	D14	300	91	453	321	199	25	..	..	..	1,389
Average no. of additional bedrooms required	P21	1.9	2.1	3.0	2.4	2.5	2.1	..	..	..	2.5

(a) A shaded total indicates that it includes at least one value that is incomplete or unavailable. Shaded totals should be interpreted with caution.

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

Notes

ICH

All		Data within jurisdictions may not be comparable to previous years' due to a change in scope of the ICH collection in 2007–08, and variations in the ICHOs that respond to the survey, or for which jurisdictions can provide data. Data may not be comparable across jurisdictions because of considerable variation in the way ICH operates in each jurisdiction. Further, organisation and household information may vary considerably because of the policy and program environment and the nature of the sector.
NSW	D14	Data are an approximate only, and this is an extrapolation for all the dwellings in the Aboriginal community sector.
	D15	The number of additional bedrooms required by households living in houses that are managed by organisations that are actively registered as at 30 June 2008 is 2,017. The additional bedrooms required by households living in houses that are managed by ICHOs that are not actively registered (1,568) was derived by extrapolation and both total about 3,585 bedrooms.
Qld	D14	Source: Property Condition and Tenants Survey 2006-07. Based on public housing bedroom entitlement (similar to Canadian occupancy standard).
	D15	Source: Property Condition and Tenants Survey 2006–07. Uses proxy occupancy standard.
WA	D14, D15	Household level data are currently not available. Household level data are currently being input into the Department of Housing and Works' Housing Management System for houses managed by funded ICHOs. Completion of these data is dependent on ICHOs and is expected to be complete in 2009.

SA	D14, D15, P21	Data are not reported due to data quality issues.
NT	D14	Information not available at this time. Will be available in future years, following the implementation of the Northern Territory's Remote Public Housing Management Framework.
	D15	This figure is calculated using an occupancy rate of two people per bedroom. The needs measurement model is based on population counts for all major communities as determined by the Grants Commission annually, for local governing bodies. Outstations/minor communities' population figures are based on the last survey conducted by the Aboriginal and Torres Strait Islander Commission. Excludes major urban town centres: Darwin, Katherine, Palmerston, Tennant Creek, Nhulunbuy, Batchelor.
AG	D14	Tas: Estimate based on number of known occupants in the household.
	D14, D15	Vic: Based on data for 12 out of 22 ICHOs that responded to the survey (representing about 60% of the total housing stock). Data should be interpreted with caution due to data quality issues.
	D15	Qld: 1,600 bedrooms were excluded from this total, as this quantified unmet demand based on waiting lists rather than overcrowding for usual residents.
Total	D14, D15, P21	Australian total not reported due to insufficient data for jurisdictions.
SOMIH		
All	D14	Jurisdictions exclude various types of households. For this reason, comparisons between jurisdictions' data should be made with caution. See SOMIH national data report for details (AIHW 2009c). Uses one or more bedrooms as overcrowded, and can not be compared to previous years.

Sources: ICH collection 2007–08; AIHW analysis of SOMIH data repository 2007–08.

P23 Proportion of households paying more than 25% of income in rent

Table 2.36: Number and proportion of state owned and managed Indigenous housing households paying more than 25% of income in rent, by jurisdiction, 30 June 2008

	Data item/PI	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG	Total
SOMIH											
No. of households paying more than 25% of income in rent	SOMIH S12 + SOMIH S13	238	0	6	98	48	26	..	..	..	416
Total no. of households	D6	4,104	1,002	2,980	2,172	1,778	339	..	..	..	12,375
Proportion of households paying more than 25% of income in rent (%)	P23	5.8	0.0	0.2	4.5	2.7	7.7	..	..	..	3.4

Notes

All	D6	Data are not calculated via the data repository but are supplied by jurisdictions. Due to rounding the national total may not equal the sum of jurisdictions' data items.
	SOMIH S12, SOMIH 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 = 20.4, then it is counted in the 'paying 20% or less' category. Excludes households where either assessable income or rent charged is zero.
NSW	SOMIH S12	Since 2005–06, and with the introduction of the Reshaping Public Housing (RPH) policy, moderate income renters are charged 25–30% of their income as rent. Some SOMIH tenants are eligible to receive Commonwealth Rent Assistance (CRA), and the CRA component of their income is assessed at 100% for rent.
	SOMIH S13	Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.
Vic	D6, SOMIH S12, SOMIH S13	As a part of a transition to independence process to achieve self-determination for Aboriginal Housing Victoria (AHV), Victoria is in the process of transferring tenancy management functions of Indigenous-specific housing stock to AHV. By 30 June 2008, the tenancy management for 348 properties had been transferred. These dwellings are no longer classified as SOMIH but as state owned ICH. For this reason, data are not comparable with previous years.
	SOMIH S12, SOMIH S13	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated, or of minor policy variations.
Qld	SOMIH S12, SOMIH S13	No household is charged more than 25% of assessable income for rent. Non-zero numbers in these categories are the result of tenants not providing updated income details to the Department of Housing.
WA	SOMIH S12, SOMIH S13	Data are based upon gross income (not assessable income). No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated, or of minor policy variations.
SA	SOMIH S12, SOMIH S13	No household is charged more than 25% of assessable income for rent. Households in these categories are the result of rent and/or income details having not been updated, or of minor policy variations.
Total	D6	May not represent national total due to data not being available for all jurisdictions.

Source: AIHW 2009c.

P24 Allocation of resources on the basis of need

Table 2.37: Criteria used by jurisdictions to allocate capital funding for Indigenous housing

Criteria	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Overcrowding	✓	✓	✓	✓	✓	..	✓	✓	✓
Affordability	✓	✓	✓	-	✓	..	-	-	✓
Dwelling condition	✓	✓	-	✓	✓		-	✓	✓
Homelessness	-	✓	✓	-	✓	..	-	✓	✓
Housing demand	✓	✓	✓	✓	✓	..	-	-	✓
Housing supply	✓	✓	✓	-	✓	..	-	-	✓
Connection to essential services	-	✓	✓	✓	✓	..	-	-	✓
Emerging need	✓	✓	✓	-	✓	..	-	-	✓
Other (see below for details)	✓	✓	-	-	✓	..	-	-	-
SOMIH									
Overcrowding	✓	✓	✓	-	-	-
Affordability	✓	✓	✓	✓	-	-
Dwelling condition	✓	✓	-	✓	-	✓
Homelessness	-	✓	✓	✓	✓	-
Housing demand	✓	✓	✓	✓	✓	✓
Housing supply	✓	✓	✓	✓	-	✓
Connection to essential services	-	✓	-	-	-	-
Emerging need	✓	✓	✓	-	-	-
Other (see below for details)	-	✓	✓	-	-	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other criteria

ICH

NSW ICHOs must be registered with the Aboriginal Housing Office to be eligible to receive funding.

Vic Other factors, such as Aboriginal Housing Victoria and regional priorities, state government policies, market conditions and local knowledge are also taken into account.

SA Remoteness indicators, governance and financial management, eligibility criteria to program, investment strategy, economic benefits, and market pressures are also taken into account.

SOMIH

Vic Other factors, such as Aboriginal Housing Victoria and regional priorities, state government policies, market conditions and local knowledge are also taken into account.

Qld Capital works planning is informed by local issues affecting housing in specific regions.

Tas Housing median price is also taken into account.

Source: ICH collection 2007–08.

Table 2.38: Criteria used by jurisdictions to allocate Indigenous housing to tenants

Criteria	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Eligibility									
Indigenous status	✓	✓	✓	✓	✓	..	✓	✓	✓
Low income	✓	✓	-	-	-	..	✓	-	✓
Aged over 45 years	✓	-	-	-	-	..	-	-	✓
Other (see below for details)	✓	-	-	-	✓	..	-	✓	✓
Allocation									
Wait turn	✓	✓	✓	✓	✓	..	✓	✓	✓
Location preference	✓	✓	-	✓	-	..	-	-	-
Greatest need	✓	✓	✓	✓	✓	..	✓	✓	✓
Other (see below for details)	✓	-	✓	-	✓	..	-	-	-
SOMIH									
Eligibility									
Indigenous status	✓	✓	✓	✓	✓	✓
Low income	✓	✓	✓	✓	✓	✓
Aged over 45 years	✓	-	-	-	-	-
Other (see below for details)	✓	✓	-	-	✓	-
Allocation									
Wait turn	✓	✓	✓	✓	✓	-
Location preference	✓	✓	-	✓	✓	✓
Greatest need	✓	✓	✓	✓	✓	✓
Other (see below for details)	✓	-	-	-	-	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other criteria

ICH—Eligibility

- NSW Family composition (for example, single parent), family circumstances (for example, domestic violence).
- SA Community membership.
- NT Residential history.
- AG Vic: Safety (family violence and child abuse), age (Youth housing)
Qld: Each individual organisation has its own policies, and these may differ. These are decisions the board of an organisation would normally make.

ICH—Allocation

- NSW Households/families with special needs (for example, members with disability), family circumstances (for example, domestic violence).
- Qld As a condition of funding under the *Housing Act 2003*, all councils are required to maintain an allocations policy. The *Housing Regulations 2003* outline generic criteria for developing allocations policies; however specific allocations policies vary between communities.
- SA ICHOs have different allocation policies to each other.

SOMIH—Eligibility

NSW	Family composition (for example, single parent), family circumstances (for example, domestic violence), special needs.
Vic	Eligibility criteria to be met in relation to assets.
SA	Applicant must be a resident of South Australia, must be in receipt of independent income, and does not, except in special circumstances, hold ownership in residential property.

SOMIH—Allocation

NSW	Households/families with special needs (for example, members with disability), family circumstances (for example, domestic violence).
Tas	Aboriginal Housing Services Tasmania has a framework within its guidelines that allows for allocations based on cultural reasons that may not be reflected in public housing policy.

Source: ICH collection 2007–08.

P34 Proportion of clients whose needs were met in relation to the a) amenity, b) location of their dwelling

Table 2.39: Number and proportion of state owned and managed Indigenous housing tenants whose needs were met in relation to the amenity of their dwelling, by state and territory, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size	387	98	204	216	254	100	..	..	1,259
No. tenants who said this amenity aspect is important and meets their needs									
Size of dwelling	284	95	227	168	125	25	..	..	924
Modifications for special needs	99	18	53	39	44	10	..	..	263
Ease of access and entry	296	84	236	202	132	26	..	..	975
Car parking	251	80	191	178	123	25	..	..	848
Yard space and fencing	263	86	213	161	115	24	..	..	862
Privacy of home	315	100	226	181	136	29	..	..	987
Safety/security of home	275	97	247	173	116	25	..	..	932
No. tenants who said this amenity aspect is important and gave a valid answer to needs question									
Size of dwelling	373	118	267	227	163	31	..	..	1,179
Modifications for special needs	153	36	74	58	68	14	..	..	401
Ease of access and entry	354	105	261	221	150	32	..	..	1,122
Car parking	314	101	243	213	143	30	..	..	1,044
Yard space and fencing	387	120	280	230	161	32	..	..	1,210
Privacy of home	389	117	277	231	168	34	..	..	1,217
Safety/security of home	397	122	284	237	172	33	..	..	1,245
Proportion of tenants (%)									
Size of dwelling	76	81	85	74	77	81	..	..	78
Modifications for special needs	65	50	72	67	65	71	..	..	66
Ease of access and entry	84	80	90	91	88	81	..	..	87
Car parking	80	79	79	84	86	83	..	..	81
Yard space and fencing	68	72	76	70	71	75	..	..	71
Privacy of home	81	85	82	78	81	85	..	..	81
Safety/security of home	69	80	87	73	67	76	..	..	75
Average	75	78	83	78	77	80	..	..	78

Sources: Roy Morgan Research 2008; AIHW 2009c.

Table 2.40: Number and proportion of state owned and managed Indigenous housing tenants whose needs were met in relation to the location of their dwelling, by state and territory, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size	387	98	204	216	254	100	..	..	1,259
No. tenants who said this location aspect is important and meets their needs									
Shops and banking	308	93	221	173	123	27	..	..	945
Public transport	283	95	172	126	128	26	..	..	830
Parks and recreational facilities	270	81	153	134	99	17	..	..	754
Emergency services, medical services/hospitals	299	86	213	176	133	26	..	..	932
Child care facilities	120	42	59	61	42	7	..	..	331
Educational/training facilities	250	72	173	147	93	15	..	..	750
Employment/place of work	179	65	143	93	68	14	..	..	561
Community and support services	258	74	148	114	92	14	..	..	700
Family and friends	278	91	196	155	113	24	..	..	857
Safety/security of neighbourhood	291	109	252	205	143	29	..	..	1,029
No. tenants who said this location aspect is important and gave a valid answer to needs question									
Shops and banking	337	101	230	195	139	29	..	..	1,032
Public transport	303	100	182	146	134	28	..	..	893
Parks and recreational facilities	302	86	166	161	105	20	..	..	840
Emergency services, medical services/hospitals	339	104	240	209	148	30	..	..	1,069
Child care facilities	137	48	69	73	52	8	..	..	387
Educational/training facilities	276	76	188	160	103	16	..	..	819
Employment/place of work	211	69	155	117	76	15	..	..	643
Community and support services	286	85	160	134	103	15	..	..	783
Family and friends	327	97	216	172	132	28	..	..	972
Safety/security of neighbourhood	394	118	282	236	168	33	..	..	1,230
Proportion of tenants (%)									
Shops and banking	91	92	96	89	88	93	..	..	92
Public transport	93	95	95	86	96	93	..	..	93
Parks and recreational facilities	89	94	92	83	94	85	..	..	90
Emergency services, medical services/hospitals	88	83	89	84	90	87	..	..	87
Child care facilities	88	88	86	84	81	88	..	..	86
Educational/training facilities	91	95	92	92	90	94	..	..	92
Employment/place of work	85	94	92	79	89	93	..	..	87
Community and support services	90	87	93	85	89	93	..	..	89
Family and friends	85	94	91	90	86	86	..	..	88
Safety/security of neighbourhood	74	92	89	87	85	88	..	..	84
Average	87	91	92	86	89	90	..	..	89

Sources: Roy Morgan Research 2008, AIHW 2009c.

2.8 Planning and service delivery

P32 Mechanisms for Indigenous input to planning, decision-making and delivery of services

Table 2.41: Strategies jurisdictions have in place to ensure Indigenous input into housing programs and decision-making is facilitated

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Representation on boards	✓	✓	-	✓	-	..	-	✓	✓
Negotiation tables	-	✓	✓	-	-	..	-	-	-
Consultation with community members and regional stakeholders	✓	✓	✓	✓	✓	..	✓	✓	✓
Engagement in service planning, decision-making and delivery	✓	✓	✓	✓	✓	..	-	-	✓
Other (see below for details)	-	-	-	-	✓	..	-	-	-
SOMIH									
Representation on boards	✓	✓	-	-	-	✓
Negotiation tables	-	✓	✓	-	-	-
Consultation with community members and regional stakeholders	✓	✓	✓	✓	-	✓
Engagement in service planning, decision-making and delivery	✓	✓	-	✓	-	✓
Other (see below for details)	-	-	✓	-	✓	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other strategies

ICH

SA Housing SA representation at community meetings by invitation.

SOMIH

Qld Tenant groups.

SA Aboriginal Housing Policy Reference Group. Assessment of all policy for the effects on customer base by Indigenous staff and experts.

Tas The three community-elected tenancy allocation panels provide advice and direction on policy and planning, as well as the program operational guidelines.

Source: ICH collection 2007–08.

Table 2.42: How Indigenous input feeds into planning processes

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Representation on boards	✓	✓	-	-	-	..	-	✓	✓
Negotiation tables	-	✓	✓	-	-	..	-	-	-
Planning committees	✓	✓	-	-	-	..	-	-	✓
Community forums	✓	✓	-	-	-	..	✓	✓	✓
Other (see below for details)	✓	-	✓	✓	✓	..	-	-	✓
SOMIH									
Representation on boards	✓	✓	-	-	✓	✓
Negotiation tables	-	✓	✓	-	✓	-
Planning committees	✓	✓	-	✓	-	✓
Community forums	✓	✓	-	✓	✓	✓
Other (see below for details)	✓	-	-	-	✓	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other methods

ICH

- NSW Workshops with Aboriginal community housing providers; surveys administered to Aboriginal community housing providers.
- Qld Housing improvement plans are developed in close consultation with individual councils to ensure the plans best reflect the unique needs of each community.
- WA Regional coordinators make direct engagement with community members.
- SA Assets consultations and standards forum
- AG Vic, Tas: Encouragement of ICHO networking at regional, state and national levels.

SOMIH

- NSW Satisfaction survey of tenants, through the National Social Housing Survey for SOMIH.
- SA Customer advisory committees.
- Tas The three community-elected tenancy allocation panels provide advice and direction on policy and planning, as well as the program operational guidelines.

Source: ICH collection 2007–08.

Table 2.43: How Indigenous input feeds into service delivery processes

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Representation on boards	✓	✓	-	-	-	..	-	✓	✓
Negotiation tables	-	✓	✓	-	-	..	-	-	-
Planning committees	✓	✓	-	-	✓	..	-	✓	✓
Employment and training opportunities	✓	✓	-	-	✓	..	✓	✓	✓
Workshops	✓	✓	-	-	-	..	-	✓	✓
Other (see below for details)	-	-	✓	✓	✓	..	-	-	✓
SOMIH									
Representation on boards	✓	✓	-	-	✓	✓
Negotiation tables	-	✓	-	-	-	-
Planning committees	✓	✓	-	-	-	✓
Employment and training opportunities	✓	✓	-	✓	-	-
Workshops	✓	✓	-	-	-	-
Other (see below for details)	-	-	✓	✓	✓	✓

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Other methods

ICH

- Qld Where tenancy management services are provided by the Department of Housing, a community-based tenant advisory group is established to help the department in decision-making on tenancy matters.
- WA Community consultation; regional coordinators make direct engagement with community members.
- SA Housing SA representation at community meetings by invitation. Community development officers engage ICHOs for input on required changes.
- AG Qld: Service delivery is mostly submission driven. Larger joint infrastructure projects, which the Australian Government Department of Families, Housing, Community Services and Indigenous Affairs has with the Queensland Government include community consultation in the service delivery.

SOMIH

- Qld Tenant groups provide input into service delivery planning by the client services and community and public housing areas of the Department of Housing. The results of consultation and negotiation tables are also input into departmental service delivery planning.
- WA Satisfaction survey of tenants, through the National Social Housing Survey for SOMIH.
- SA Customer advisory committees, and Aboriginal housing policy reference group, which includes an assessment of operational policy and process.
- Tas The three community-elected tenancy allocation panels provide advice and direction on policy and planning, as well as the program operational guidelines

Source: ICH collection 2007–08.

P33 Coordination of housing and other services that seek to improve the health and wellbeing of Indigenous people

Table 2.44: How Indigenous housing is coordinated with other services

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG ^(a)
ICH									
Memorandum of understanding/ agreements with other government agencies and service providers to avoid duplication of services	✓	✓	✓	✓	✓	..	-	✓	✓
Representation on committees/reference groups	✓	✓	✓	-	✓	..	-	-	✓
Policy frameworks	✓	✓	-	-	✓	..	-	✓	✓
Collaboration and partnerships with government and non-government agencies	✓	✓	✓	✓	✓	..	✓	✓	✓
SOMIH									
Memorandum of understanding/ agreements with other government agencies and service providers to avoid duplication of services	✓	✓	✓	-	✓	-
Representation on committees/reference groups	✓	✓	-	✓	✓	✓
Policy frameworks	✓	✓	✓	✓	✓	✓
Collaboration and partnerships with government and non-government agencies	✓	✓	-	✓	✓	-

(a) Not all selections may be applicable to all states within the Australian Government jurisdiction.

Source: ICH collection 2007–08.

Table 2.45: Initiatives

Jurisdiction	Initiatives/new projects	Assessment/evidence of outcomes
ICH		
NSW	Housing management reviews	Most of 170 ICHOs have been reviewed and scored as high performing, medium performing or low performing.
	Sector Strengthening Strategy	Strategy completed after consultations with Aboriginal community housing providers.
	NSW Standards for Governance and Management of Aboriginal Housing	The standards set a benchmark for the delivery of Indigenous housing services, and will be used as the measure to assess ICHOs' performance for an accreditation process.
	Aggregated management services for Aboriginal community housing providers	Implementation of a model constitution developed for governance of new aggregated housing management services. Development of a model headlease for under-performing providers to headlease their properties to a regional management service. Consultations held to progress the establishment of additional aggregated Aboriginal management services.
	AHO/Indigenous Business Australia Home Ownership Scheme	Scheme reviewed, and six properties were purchased by tenants in 2007–08.
	Licensing of Copyright Agreement for Housing Our Mob Every Where (HOME) program	Developed and implemented a license of copyright agreement for the Certificate IV Community Services (Social Housing) (HOME program) to organisations in other jurisdictions. The program trains staff and helps to build capacity of organisations in housing management.
Qld	Off Communities Investment Project	During 2007–08, 47 households from Palm Island, Yarrabah, Cherbourg and Mona Mona communities were housed in their regional area of choice, consistent with the project intent. At 30 June 2008, 46 properties at a value of \$15.2 million were purchased under this project. The majority of Aboriginal and Torres Strait Islander Deed of Grant in Trust communities are located in remote areas, where access to improved housing, health, employment and educational opportunities is limited. The Department of Communities (Note: the Department of Housing, through machinery of government changes, was amalgamated with several other government departments to form the Department of Communities on 26 March 2009) is delivering an accelerated program to house people listed on the social housing register, who live on Indigenous communities and wish to relocate off the community to areas with improved access to housing, employment opportunities, education and health services.
SA	Implement Industry Standards Framework	All communities were assessed via a six-monthly performance report, and specific areas of improvement were identified in line with the Housing Standards Framework: corporate governance, financial management, tenancy management, housing asset management and service delivery. Office for Aboriginal Housing (OAH) officers assisted communities in identified areas of improvement. Modelling of a new public-like housing system was done, with officers based on the Anangu Pitjantjatjara Yankunytjatjara Lands. The OAH was working with state and territories with regard to the Australian Government's proposed Indigenous Management Improvement System, which was based on a Housing Industry Standards Framework. This strategy was not supported by the housing ministers, resulting in work being suspended on a national standards framework for Indigenous community housing.

(continued)

Table 2.45 (continued): Initiatives

Jurisdiction	Initiatives/new projects	Assessment/evidence of outcomes
ICH (continued)		
SA (continued)	Interim strategy and ICHOs agreement	OAH adopted an interim strategy tackling five housing standards: governance, financial management, tenancy management, housing asset management and service delivery. There was direct involvement by OAH Officers with delivery of housing services to three ICHOs (Point Pearce, Oak Valley, Anangu Pitjantjatjara Yankunytjatjara Lands) to ensure funds were delivered into the community, and for health and safety benefits.
	Repairs and Maintenance Blitz, based on Fixing Houses for Better Health principles	The OAH agreed with two communities to survey and do repairs and maintenance at Point Pearce and Oak Valley. The objective of this project was to improve the lifecycle of housing and increase health and safety of housing for tenants. Forty-seven houses were fixed in Point Pearce, and 14 in Oak Valley. The outcome of this work will also improve future maintenance procedures and rent compliance of tenants due to the increased quality of living.
	Strategic partnerships, connecting community and governments	<p>OAH led the development of integrated planning and service provision partnership agreements between the three tiers of government (Australian, state and local) and communities, including the Ceduna and Port Augusta regions. Agreements aim to improve housing, safety and wellbeing for mobile and transient Indigenous South Australians. The formal partnership was agreed upon and implemented in Ceduna and there was continued provision of the Transitional Accommodation Centres in Ceduna and Port Augusta.</p> <p>The partnership between government and the communities will work in tackling priority service support and related community issues for Anangu and remote Aboriginal people visiting and/or coming to their regional centres.</p>
	Anangu Pitjantjatjara Yankunytjatjara Housing memorandum of understanding	<p>The development and implementation of the Adelaide Metropolitan Rapid Response Model for Anangu and cross border Aboriginal people visiting the Adelaide metropolitan area includes practical assistance to return home, referral and liaison with metropolitan agencies and remote communities. The Metropolitan Rapid Response Model has been operational since November 2007, and includes service framework, operational guidelines/protocols, and inter-agency and lead agency communication protocols.</p> <p>In December 2007, the Anangu Pitjantjatjara Yankunytjatjara Executive Board and the Department for Families and Communities –OAH entered into a memorandum of understanding. This provided a preliminary framework for the transition of community-managed housing on the Anangu Pitjantjatjara Yankunytjatjara Lands to state management. The agreement gave priority to:</p> <ul style="list-style-type: none"> • auditing properties and households to provide a first baseline of data for asset and housing management planning • establishing a new approach to the management and delivery of existing and new housing • connecting the delivery and management of housing services with complementary activities and services present on the lands • working with communities, governments, providers and employers to actively generate local employment opportunities in asset and housing management activity.

(continued)

Table 2.45 (continued): Initiatives

Jurisdiction	Initiatives/new projects	Assessment/evidence of outcomes
ICH (continued)		
SA (continued)	Anangu Pitjantjatjara Yankunytjatjara Housing memorandum of understanding (continued)	<p>Since February 2008:</p> <ul style="list-style-type: none"> • two Housing SA officers have been based on the Anangu Pitjantjatjara Yankunytjatjara Lands • an electronic data capture device has been designed and trialed to support the collection and storage of data for the property and tenancy audit • housing management infrastructure and delivery arrangements have been modelled and costed • a cyclical and responsive repairs and maintenance program is in development • a remote area emergency procurement response has been approved and emergency maintenance services are being delivered • a septic waste management system intervention has been funded by the Australian Government. This intervention will deliver more than 40 replacement tanks. A new septic pump truck will also be procured with this funding • an integrated construction and employment concept paper has been produced in partnership with the Department for Families and Communities Procurement and Aboriginal Asset Services. <p>The implementation of the housing model and housing management system is dependent on successful negotiations with the Australian Government.</p>
	Safe Tracks—Transitional Accommodation Program, Ceduna and Port Augusta centres	<p>OAH has developed case work practices to improve client outcomes. Best practice approaches have been a priority for staff training, collection and maintenance of appropriate client records and improved interagency practice and promotion. There has been an emphasis on developing appropriate systems in the program. Areas of improvement include rent collection, rent arrears, income and expenditure practices and systems, management systems, and collection of accurate statistical information.</p> <p>OAH continues to develop partnerships with other government and non-government agencies. Aboriginal communities are continually being engaged using communication strategies to improve client outcomes and deliver a more coordinated approach to service delivery.</p>
SOMIH		
NSW	Sector Strengthening Strategy	Strategy completed after consultations with Aboriginal community housing providers. It has planning and service delivery implications for both ICH and SOMIH sectors.
	AHO//Indigenous Business Australia Home Ownership Scheme	The review of the scheme was completed with the AHO and IBA agreeing on changes to the expression of interest form, fact sheet and Aboriginality form.
Vic	<p>Positioning Aboriginal Services for the Future Project</p> <p>Aboriginal Human Services Forum</p> <p>Aboriginal Affairs Victoria—Indigenous Leadership and Capacity Building Strategy</p> <p>2008 Towards a new National Indigenous Representative Body— Australian Government</p>	

(continued)

Table 2.45 (continued): Initiatives

Jurisdiction	Initiatives/new projects	Assessment/evidence of outcomes
SOMIH (continued)		
Qld	Off Communities Investment Project	<p>The majority of Aboriginal and Torres Strait Islander Deed of Grant in Trust communities are located in remote areas, where access to improved housing, health, employment and educational opportunities is limited. The Department of Communities (Note: the Department of Housing, through machinery of government changes, was amalgamated with several other government departments to form the Department of Communities on 26 March 2009) is delivering an accelerated program to house people listed on the social housing register, who live on Indigenous communities and wish to relocate off the community to areas with improved access to housing, employment opportunities, education and health services.</p> <p>During 2007–08, 47 households from Palm Island, Yarrabah, Cherbourg and Mona Mona communities were housed in their regional area of choice, consistent with the project intent. At 30 June 2008, 46 properties at a value of \$15.2 million were purchased under this project.</p>
SA	Quality Customer Service for Aboriginal Housing Services—Implement service improvement strategies in priorities areas	<p>The establishment of Aboriginal specific housing teams within regional settings continues to enhance the ability of Housing SA to build its capacity to provide Indigenous-specific service responses to Indigenous customers in high and lower priority areas. Evaluation of service provision within Housing SA validates that these improved service strategies are having a positive effect on housing outcomes for Indigenous customers.</p>
	Quality Customer Service for Aboriginal Housing Services—Customer access to information on housing and housing services is continuously reviewed and improved	<p>The Housing SA website requires revision for easier access to information by Indigenous customers.</p> <p>Housing SA SOMIH held state-wide interagency Aboriginal housing service and support provider forums to:</p> <ul style="list-style-type: none"> • increase the knowledge of agencies on the types of housing services available to customers • improve both Housing SA staff agencies referral and contact processes • identify how Housing SA can work in partnership more effectively in the future.
	Participated in a range of working groups and committees providing strategic advice on Indigenous issues	<p>Housing SA represents and provides action on the following committees and working groups:</p> <ul style="list-style-type: none"> • Mental Health and Housing memorandum of understanding • South Australia Police memorandum of understanding • Supported Tenancy Program Reference Group • Aboriginal Policy Reference Group • Department for Families and Communities Workforce Strategy • State Plan Reducing Overcrowding in Aboriginal Communities Implementation Group • Across government Anti Family Violence Reference Group • Shelter SA Homeless and Housing Branch • Customer Satisfaction Steering Group • Housing Advisory Structure Model Planning Group • Department for Families and Communities Aboriginal Employment Strategy Steering Group • Australian Housing and Urban Research Institute and other research groups
	Work on measuring customer satisfaction continues	<p>Housing SA is tackling areas that have been highlighted in the SOMIH report 2007-08 as areas of improvement. The areas where work has begun includes:</p> <ul style="list-style-type: none"> • Aboriginal Support Services hosting Indigenous service provider forums to build on existing relationships with support services • Housing SA staff is working closely with SOMIH customers and Indigenous customers housed in public rental housing.

Source: ICH collection 2007–08.

2.9 Data coverage and quality

P36 Proportion of indicators (not Census or CHINS) on which jurisdictions could report

Table 2.46: Number and proportion of Indigenous community housing and state owned and managed Indigenous housing program indicators for which jurisdictions could provide data, by jurisdiction, 2007–08

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	AG
ICH									
No. of indicators provided	20	20	19	14	18	..	20	16	20
No. of indicators requested	20	20	20	20	20	..	20	20	20
Proportion of indicators provided (%)	100	100	95	70	90	..	100	80	100
SOMIH									
No. of indicators provided	14	14	14	14	13	14	..	..	..
No. of indicators requested	14	14	14	14	14	14	..	..	..
Proportion of indicators provided (%)	100	100	100	100	93	100	..	..	..

Note

All Includes only quantitative indicators. Excludes Census and CHINS. Table does not assess the quality of the data provided.

Sources: AIHW analysis of ICH collection 2007–08; AIHW 2009c.

Completeness of data

For ICH, jurisdictions were able to provide data for between 70% and 100% of the indicators requested. However, even where data were provided, in many cases data were not available for all dwellings or ICHOs in the jurisdiction. The following table gives an indication of the completeness of the data provided by jurisdictions for the ICH data collection.

Table 2.47: Number and completeness of quantitative data items for which jurisdictions could provide data, by jurisdiction, 2007–08

	NSW	Vic	Qld	WA	SA	ACT	NT	AG Vic	AG Qld	AG Tas
ICH										
No. of data items provided										
as complete data ^(a)	4	27	14	8	4	27	18	4	4	11
as incomplete data ^(a)	17	0	4	9	18	0	0	23	23	16
from alternative source	5	0	8	0	1	0	4	0	0	0
No. of data items not provided	1	0	1	10	4	0	5	0	0	0
No. of data items requested	27	27	27	27	27	27	27	27	27	27

(a) Data are considered complete if information is provided for all ICHOs/dwellings/households/persons that are in scope for the data item. Data are considered incomplete if details are not known for one or more ICHOs/dwellings/households/persons.

Sources: AIHW analysis of ICH collection 2007–08.

3 Details of data items and performance indicators

3.1 Summary data items

Table 3.1: List of summary data items

Data item	Description
D1a	Number of permanent dwellings managed by funded/actively registered organisations at 30 June
D1b	Number of permanent dwellings managed by funded and unfunded/actively and not actively registered organisations at 30 June
D2	Number of improvised dwellings at 30 June
D3	Number of permanent dwellings not connected to water at 30 June
D4	Number of permanent dwellings not connected to sewerage at 30 June
D5	Number of permanent dwellings not connected to electricity at 30 June
D6	Total number of households living in permanent dwellings at 30 June
D7	Rent collected from households for the year ending 30 June
D8	Rent charged to households for the year ending 30 June
D9	Housing maintenance expenditure for the year ending 30 June
D10	Capital expenditure for the year ending 30 June
D11a	Total recurrent costs for the year ending 30 June
D11b	Net recurrent costs for the year ending 30 June
D12	Total number of permanent dwellings occupied at 30 June
D13	Total number of households with overcrowding at 30 June
D14	Total number of households requiring additional bedrooms at 30 June
D15	Total number of additional bedrooms required at 30 June
D16	Total number of households for which household groups and dwelling details are known at 30 June
D17	Total number of bedrooms in permanent dwellings at 30 June
D18	Total number of people living in permanent dwellings at 30 June
D19a	Number of funded ICHOs at 30 June
D19b	Number of funded and unfunded ICHOs at June 30
D20	Number of ICHOs with a housing management plan at 30 June
D21	Total number of Indigenous employees in ICHOs at 30 June
D22	Number of Indigenous employees in ICHOs who had completed accredited training at 30 June
D23	Number of Indigenous employees in ICHOs who were undertaking accredited training at 30 June
D24	Total number of employees in ICHOs at 30 June
S12 (SOMIH)	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent
S13 (SOMIH)	Number of rebated households paying more than 30% of assessable income in rent
TT1 (SOMIH)	Total number of days that dwellings are vacant
TT2 (SOMIH)	Total number of vacancy episodes

Further details for specific data items in the NRF and SOMIH collections can be found in the *2007–08 NRF jurisdiction data manual* and the *Public rental and state owned and managed Indigenous housing data manual 2007–08*. Copies of these manuals are available from the AIHW Housing Assistance Unit.

3.2 Performance indicator specifications

P1 Number of dwellings targeted to Indigenous people

Outcomes to be measured	Performance indicator	Data items	
Outcome 3: More housing	Total number of dwellings targeted to Indigenous people	D1b	Number of permanent dwellings managed by funded and unfunded organisations
Outcome 5: Greater effectiveness and efficiency		D2	Number of improvised dwellings

Calculation

The indicator is calculated as:

$$P1 = \text{Number of permanent dwellings managed by funded and unfunded organisations (D1b)} + \text{Number of improvised dwellings (D2)}$$

Description

This indicator provides a measure of the number of dwellings specifically targeted to Indigenous households, regardless of the condition of the dwelling, and an indication of the growth of housing provided to Indigenous people.

Scope

All SOMIH dwellings and all ICH dwellings.

P2 Proportion of improvised dwellings

Outcome to be measured	Performance indicator	Data items	
Outcome 1: Better housing	Proportion of improvised dwellings	D1b	Number of permanent dwellings managed by funded and unfunded organisations
		D2	Number of improvised dwellings

Calculation

The indicator is calculated as:

$$P2 = \frac{\text{Total number of improvised dwellings (D2)}}{\text{Total number of permanent and improvised dwellings (D1b + D2)}} \times 100$$

Description

This indicator provides a measure of the number of inadequate dwellings. There is a strong correlation between inadequate housing and poor health outcomes.

Scope

All ICH dwellings.

P3 Proportion of dwellings needing major repairs

Data for this indicator are sourced by the AIHW from the 2006 ABS Community Housing and Infrastructure Needs Survey (CHINS).

Calculation

The number and proportion of ICH dwellings needing major repairs. Dwellings are regarded as being in need of major repair if the cost of repairs is more than:

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

$$P3 = \frac{\text{Number of ICH dwellings needing major repairs}}{\text{Total number of ICH dwellings}} \times 100$$

Description

This indicator provides a measure of the number of dwellings needing major repairs. Dwellings needing major repair are likely to be in poor condition, may be unsafe, and may lack essential working facilities. This may affect the health and wellbeing of people living in the dwelling.

Scope

All ICH dwellings. Note that CHINS only collects these data for permanent dwellings managed by Indigenous housing organisations.

P4 Proportion of dwellings needing replacement

Data for this indicator are sourced by the AIHW from the 2006 ABS Community Housing and Infrastructure Needs Survey (CHINS).

Calculation

The number and proportion of ICH dwellings needing replacement. Dwellings in need of replacement are those needing repairs of:

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

$$P4 = \frac{\text{Number of ICH dwellings needing replacement}}{\text{Total number of ICH dwellings}} \times 100$$

Description

This indicator provides a measure of the number of dwellings needing replacement. Dwellings needing replacement are likely to be in very poor condition, may be unsafe, and may lack essential working facilities. This will affect the health and wellbeing of people living in the dwelling.

Scope

All ICH dwellings. Note that CHINS only collects these data for permanent dwellings managed by Indigenous housing organisations.

P5 Mechanisms to ensure that new houses and upgrades meet national minimum standards

P5 is a qualitative performance indicator.

Background

Building a Better Future: Indigenous Housing to 2010 (BBF) Strategy 3.2 is to implement the National Framework for the Design, Construction and Maintenance of Indigenous Housing.

There are four national principles for the design, construction and maintenance of Indigenous housing: safety, health, quality control and sustainability (see www.fahcsia.gov.au for more details on the standards).

Information required

- Whether or not new houses and upgrades are required to meet national standards.
- If not, the name of the state/territory standard applicable for new houses and upgrades.
- An indication of the mechanisms in place to ensure compliance with relevant standards.

Description

This indicator details strategies and procedures that jurisdictions have in place to ensure that new houses and major upgrades are built to standards or to detect failures in the system.

Scope

ICH only.

P6 Proportion of communities not connected to a) water, b) sewerage, c) electricity

Data for this indicator are sourced by the AIHW from the 2006 ABS Community Housing and Infrastructure Needs Survey (CHINS).

Calculation

The number of Indigenous communities not connected to an organised system for:

- a) water
- b) sewerage
- c) electricity.

An 'organised system' for:

- sewerage relates to those organised on a community basis – including those connected to a town system, community waterborne system, septic tanks, pit or pan toilets, or other organised system such as a chemical or biological system
- water relates to a supply that is organised on a community basis – including those connected to town supply, bore water, rainwater tanks, well or spring, water pumped from a river or reservoir, or other type of organised supply, but not including individuals bringing water to the community for personal consumption
- electricity relates to an organised electricity supply that can include those organised on a community basis and those organised for individual houses – including state grid/transmitted supply, community generators, domestic generators, solar power or other organised electricity supply.

$$P6 = \frac{\text{Number of Indigenous communities not connected to an organised system for water, sewerage, electricity}}{\text{Total number of Indigenous communities}} \times 100$$

Description

This indicator provides a measure of the proportion of communities not connected to services such as water, sewerage, and electricity. Connection to these services is important for both good health and wellbeing. Lack of essential infrastructure is associated with higher rates of infectious diseases.

Scope

All discrete Indigenous communities.

P7 Proportion of dwellings not connected to a) water, b) sewerage, c) electricity

Outcome to be measured	Performance indicators	Data items	
Outcome 1: Better housing	Proportion of dwellings not connected to	D3	Number of permanent dwellings not connected to water
	P7a water		
	P7b sewerage		
	P7c electricity		
		D4	Number of permanent dwellings not connected to sewerage
		D5	Number of permanent dwellings not connected to electricity
		D1b	Number of permanent dwellings managed by funded and unfunded organisations

Calculation

The indicator is calculated as:

$$P7a = \frac{\text{Number of dwellings not connected to **water** (D3)}}{\text{Total number of permanent dwellings (D1b)}} \times 100$$

$$P7b = \frac{\text{Number of dwellings not connected to **sewerage** (D4)}}{\text{Total number of permanent dwellings (D1b)}} \times 100$$

$$P7c = \frac{\text{Number of dwellings not connected to **electricity** (D5)}}{\text{Total number of permanent dwellings (D1b)}} \times 100$$

Description

This indicator provides a measure of the proportion of ICH dwellings that are not connected to essential infrastructure.

Scope

ICH only.

P8 Proportion of dwellings that meet the 11 critical Fixing Houses for Better Health (FHBH) living practices

Data for this indicator are sourced by the AIHW from data provided by the Department of Families, Housing, Community Services and Indigenous Affairs.

Calculation

Healthy living practices come from the *National Indigenous housing guide*. A total of 36 healthy living practices can be described as critical or non-critical.

The 11 critical healthy living practices are:

- 1.1 Power, water, waste connected
- 1.2 Safety: electrical system is safe
- 1.3 Safety: gas supply is safe
- 1.4 Safety: structure of, and access to the house is safe
- 1.6 Safety: fire egress is available and safe
- 2.1 Shower working
- 2.2 Washing children: basin/bath/tub working
- 3.1 Laundry services OK with or without a washing machine
- 4.1 Flush toilet working
- 4.2 Waste removal from all other (that is, non-toilet) areas working
- 5.1 Ability to store and prepare and cook food.

$$P8 = \frac{\text{Number of ICH dwellings in FHBH database that support the 11 critical FHBH healthy living practices at Survey 1 and Survey 2}}{\text{Total number of permanent ICH dwellings in FHBH database}} \times 100$$

Description

This indicator reports on the housing for health approach used in the Fixing Houses for Better Health (FHBH) program funded by the Department of Families, Housing, Community Services and Indigenous Affairs to improve the houses and household conditions in rural and remote Indigenous communities across Australia. It reports on the functionality of ‘health hardware’ in a house (before and after the program) in relation to whether it can support the 11 critical healthy living practices required for good health.

Scope

Dwellings in rural and remote Indigenous communities that have been assessed under the FHBH program. Note that the communities and dwellings included in the FHBH database are not a random sample of dwellings or communities. Communities are either selected, or request to participate in the program. The FHBH data are therefore not representative of Indigenous community housing nationally. Instead, they give a measure of the condition of dwellings before and after they participated in the FHBH program.

P9 Average weekly rent collected

Outcome to be measured	Performance indicator	Data items
Outcome 2: Better housing services	Average weekly rent collected	D7 Rent collected from tenants for the year ending 30 June
		D6 Total number of households living in permanent dwellings

Calculation

The indicator is calculated as:

$$P9 = \frac{\text{Rent collected from tenants for the year ending 30 June (D7) / 52}}{\text{Total number of households living in permanent dwellings (D6)}}$$

OR

If the number of households is not available the indicator is calculated as:

$$P9 = \frac{\text{Rent collected from tenants for the year ending 30 June (D7) / 52}}{\text{Total number of permanent dwellings (D1b)}}$$

Description

This indicator provides a measure of the sustainability of organisations, as rental income is required to meet the costs of providing housing.

Scope

All SOMIH dwellings and all permanent ICH dwellings.

P10 Rent collection rate

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services	Rent collection rate	D7	Rent collected from tenants for the year ending 30 June
		D8	Rent charged to tenants for the year ending 30 June

Calculation

The indicator is calculated as:

$$P10 = \frac{\text{Rent collected from tenants for the year ending 30 June (D7)}}{\text{Rent charged to tenants for the year ending 30 June (D8)}} \times 100$$

Description

This indicator provides a measure of the sustainability of organisations, as rental income is required to meet the costs of providing housing.

Scope

All SOMIH dwellings and all permanent ICH dwellings.

P11 Total amount spent on maintenance each year

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services	Total amount spent on maintenance each year	D9	Housing maintenance expenditure for the year ending 30 June

Calculation

The indicator is calculated as:

$$P11 = \text{Housing maintenance expenditure for the year ending 30 June (D9)}$$

Description

This indicator provides a measure of the sustainability of organisations, as ongoing expenditure on maintenance is essential to maintain the condition of dwellings.

Scope

All SOMIH dwellings and all permanent ICH dwellings.

P12 Average amount spent on maintenance each year

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services	Average amount spent on maintenance each year	D9	Housing maintenance expenditure for the year ending 30 June
		D1b	Number of permanent dwellings managed by funded and unfunded organisations

Calculation

The indicator is calculated as:

$$P12 = \frac{\text{Total amount spent on maintenance each year (D9)}}{\text{Total number of permanent dwellings (D1b)}}$$

Description

This indicator provides a measure of the sustainability of organisations, as ongoing expenditure on maintenance is essential to maintain the condition of dwellings.

Scope

All SOMIH dwellings and all permanent ICH dwellings.

P13 Maintenance expenditure as a proportion of rent collected

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services	Maintenance expenditure as a proportion of rent collected	D9	Housing maintenance expenditure for the year ending 30 June
		D7	Rent collected from tenants for the year ending 30 June

Calculation

The indicator is calculated as:

$$P13 = \frac{\text{Housing maintenance expenditure for the year ending 30 June (D9)}}{\text{Rent collected from tenants for the year ending 30 June (D7)}} \times 100$$

Description

This indicator provides a measure of the sustainability of organisations, as ongoing expenditure on maintenance is essential to maintain the condition of dwellings. Maintenance expenditure as a proportion of rent collected provides an indication of the proportion of rental income used to maintain dwellings.

Scope

All SOMIH dwellings and all permanent ICH dwellings.

P14 Recurrent to capital expenditure ratio

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services Outcome 4: Improved partnerships	Recurrent to capital expenditure ratio	D11a	Total recurrent expenses for the year ending 30 June
		D10	Total capital expenditure for the year ending 30 June

Calculation

The indicator is calculated as:

$$P14 = \frac{\text{Total recurrent expenses for the year ending 30 June (D11a)}}{\text{Total capital expenditure for the year ending 30 June (D10)}}$$

Description

A balancing of capital and recurrent expenditure is required to avoid what has been termed the 'build and abandon' approach to Indigenous housing. Some ongoing recurrent expenditure is required to maintain the condition of dwellings. Capital expenditure is required for new dwellings and major upgrades to existing dwellings.

Scope

All SOMIH. For ICH, both funded/actively registered and unfunded/not actively registered ICHOs.

P15 Net recurrent cost per unit

Outcome to be measured	Performance indicator	Data items	
Outcome 6: Improved performance linked to accountability	Net recurrent cost per unit	D11b	Net recurrent costs for the year ending 30 June
		D1b	Total number of dwellings

Calculation

The indicator is calculated as:

$$P15 = \frac{\text{Net recurrent costs for the year ending 30 June (D11b)}}{\text{Total number of dwellings (D1b)}}$$

Description

This indicator assesses the cost of SOMIH and ICH rental provision by measuring the average cost of providing assistance per dwelling.

Scope

All SOMIH. For ICH, both funded/actively registered and unfunded/not actively registered ICHOs.

P16 Occupancy rates

Outcome to be measured	Performance indicator	Data items	
Outcome 5: Greater effectiveness and efficiency	Occupancy rates	D12	Total number of permanent dwellings occupied at 30 June
		D1b	Number of permanent dwellings managed by funded and unfunded organisations

Calculation

The indicator is calculated as:

$$P16 = \frac{\text{Total number of permanent dwellings occupied at 30 June (D12)}}{\text{Number of permanent dwellings managed by funded and unfunded organisations (D1b)}} \times 100$$

Description

This indicator assesses the use of dwellings.

Scope

All SOMIH dwellings and all permanent ICH dwellings.

P17 Turnaround time

Calculation

The indicator is calculated as:

$$P17 = \frac{\text{Total number of days that SOMIH dwellings are vacant (TT1)}}{\text{Total number of SOMIH vacancy episodes (TT2)}}$$

Description

This indicator measures the average time taken for occupancy of vacant dwellings that are available to rent through normal processes.

Scope

All SOMIH dwellings. Note, due to data quality issues, the collection of data to measure the performance indicator for Commonwealth State Housing Agreement and Indigenous community housing was discontinued in 2005.

P18 Proportion of Indigenous households by tenure type

Data for this indicator are sourced by the AIHW from the 2006ABS Census of Population and Housing.

Calculation

The number of Indigenous households that are:

- home owners/purchasers
- private and other renters
- renters state and territory housing
- renters Indigenous or mainstream community housing
- other

An Indigenous household is one that contains one or more Indigenous Australians.

The indicator is calculated as:

$$P18 = \frac{\text{Number of Indigenous households that are: home owners/purchasers, private and other renters, renters state and territory housing, renters Indigenous or mainstream community housing, other}}{\text{Total number of Indigenous households}} \times 100$$

Description

This indicator gives a measure of the distribution of all Indigenous households across various tenure types.

Scope

All Indigenous households. Note that Census data understate the numbers and proportion of Indigenous households renting from Indigenous or mainstream community housing organisations. This is because the Census data are not adjusted at the household level.

P19 Proportion of households accessing mainstream housing services that are Indigenous

Data for this indicator are sourced by the AIHW from the Commonwealth State Housing Agreement data collections and the Australian Government Housing Data Set for Commonwealth Rent Assistance (CRA) recipients.

Calculation

The number of Indigenous households accessing the following at 30 June:

- public rental housing
- community housing
- CRA program. (Note, CRA is not at the household level, but is counted as income units.)

The indicator is calculated as:

$$P19 = \frac{\text{Number of Indigenous households accessing at 30 June public rental housing, community housing, CRA program}}{\text{Total number of households in these programs at 30 June}} \times 100$$

Description

This indicator provides a measure of the extent to which Indigenous households are accessing mainstream housing services.

Scope

Public housing and community housing households and recipients of CRA.

P20 Proportion of Indigenous people who are homeless

Data for this indicator are sourced by the AIHW from the ABS Census Analytic Program’s *Counting the Homeless* report, which collates data from the 2006 Census of Population and Housing, the Supported Accommodation Assistance Program National Data Collection, and the National Census of Homeless School Students.

Calculation

The count includes those defined as being primary, secondary and tertiary homeless, that is:

- primary homeless: people sleeping rough or living in improvised dwellings
- secondary homeless:
 - people using emergency accommodation (such as hostels for the homeless or night shelters), young people staying in youth refuges, women and children escaping domestic violence (staying in women’s refuges)
 - people residing temporarily with other families, acquaintances and friends (because they have no accommodation of their own)
- tertiary homeless: people living in boarding houses on a medium- to long-term basis (13 weeks or longer).

The indicator is calculated as:

$$P20 = \frac{\text{Number of Indigenous people who are homeless}}{\text{Total number of Indigenous people}} \times 100$$

Description

This indicator provides a measure of the number of Indigenous Australians who are the most disadvantaged in relation to housing.

Scope

All Indigenous Australians.

P21 Average number of additional bedrooms required

Outcomes to be measured	Performance indicators	Data items	
Outcome 1: Better housing Outcome 3: More housing	Average number of additional bedrooms required	D14	Total number of households requiring additional bedrooms at 30 June
		D15	Total number of additional bedrooms required at 30 June

Calculation

The total and average number of additional bedrooms required to meet the Occupancy Standard. Occupancy standards measure bedroom need based on the household size and composition. For ICH, need is measured relative to the Canadian National Occupancy Standard. For SOMIH need is measured relative to the Proxy Occupancy Standard.

The Canadian National Occupancy Standard states that:

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

The Proxy Occupancy Standard states that:

- Single adult – one bedroom
- Single adult group – one bedroom per adult
- Couple with no children – two bedrooms
- Sole parent or couple with one child – two bedrooms
- Sole parent or couple with two or three children – three bedrooms
- Sole parent or couple with four children – four bedrooms.

For sole parents or couples with more than four children, the number of bedrooms required is the same as the number of children in the household.

The indicator is calculated as:

$$P21 = \frac{\text{Total number of additional bedrooms required at 30 June (D15)}}{\text{Total number of households requiring additional bedrooms at 30 June (D14)}}$$

Description

This indicator provides a measure of the degree of overcrowding in Indigenous households. Overcrowding places stress on kitchen, bathroom and laundry facilities as well as on sewerage systems such as septic tanks. Overcrowding increases the risk of the spread of infectious diseases. (Howden-Chapman & Wilson 2000).

Scope

All SOMIH households and all ICH households living in permanent dwellings.

P22 Proportion of Indigenous households that are overcrowded

Outcome to be measured	Performance indicator	Data items	
Outcome 1: Better housing Outcome 3: More housing	Proportion of Indigenous households that are overcrowded	D13	Total number of Indigenous households that are overcrowded
		D16	Total number of Indigenous households for which household groups and dwelling details are known at 30 June

Calculation

An overcrowded household is one requiring two or more extra bedrooms to meet the relevant occupancy standard (Proxy Occupancy Standard for SOMIH, Canadian National Occupancy Standard for ICH – see P21 for details of the occupancy standards).

The indicator is calculated as:

$$P22 = \frac{\text{Number of Indigenous households that are overcrowded (D13)}}{\text{Total number of Indigenous households for which household groups and dwelling details are known at 30 June (D16)}} \times 100$$

Description

This indicator assesses the prevalence of ‘over-occupation’ of dwellings. It measures the proportion of households where dwelling size is not appropriate to the household size due to overcrowding.

Scope

All SOMIH households and all ICH households living in permanent dwellings.

P23 Proportion of households paying more than 25% of income in rent

Calculation

The indicator is calculated as:

$$P23 = \frac{\text{Number of SOMIH households paying more than 25\% of assessable income in rent}}{\text{Total number of SOMIH households}} \times 100$$

Description

This indicator provides a measure of the proportion of households paying more than 25% of their income in rent. Housing affordability assesses the ability of a household to pay rent or mortgage payments while still being able to afford other basic living costs.

Scope

All SOMIH households. Data for ICH will be collected in the future.

P24 Allocation of resources on the basis of need

P24 is a qualitative performance indicator.

Background

Building a Better Future: Indigenous Housing to 2010 Strategy 1.1 is to develop and use a multi-measure approach to quantify and to assist in informing resource allocation at national, state and territory and regional levels.

Information required

- The criteria used to allocate capital funding for Indigenous housing.
- The criteria used to allocate housing to tenants, including eligibility.

Description

This indicator details how need is defined, and whether resources are allocated on the basis of need.

Scope

ICH and SOMIH.

P25 Number of Indigenous community housing organisations

Outcome to be measured	Performance indicator	Data items
Outcome 2: Better housing services	Number of ICHOs	D19b Total number of funded and unfunded ICHOs at 30 June

Calculation

An ICHO is any Indigenous organisation that is responsible for managing housing for Aboriginal and Torres Strait Islander peoples. This includes community organisations such as resource agencies, and land councils that have a range of functions, provided they manage housing for Indigenous Australians.

The indicator is calculated as:

$$P25 = \text{Number of funded and unfunded ICHOs at 30 June (D19b)}$$

Description

This indicator reports on the number of ICHOs.

Scope

Both funded/actively registered and unfunded/not actively registered ICHOs.

P26 Proportion of ICHOs that have a housing management plan

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services	Proportion of ICHOs that have a housing management plan	D20	Total number of ICHOs with a housing management plan
		D19b	Total number of funded and unfunded ICHOs at 30 June

Calculation

The indicator is calculated as:

$$P26 = \frac{\text{Total number of ICHOs with a housing management plan (D20)}}{\text{Total number of funded and unfunded ICHOs (D19b)}} \times 100$$

Description

This indicator provides a measure of whether ICHOs are well managed, through the use of a plan outlining objectives, financial management, tenancy management and human resource management.

Scope

Both funded/actively registered and unfunded/not actively registered ICHOs.

P27 What jurisdictions are doing to assist ICHOs in developing and implementing housing management plans

P27 is a qualitative performance indicator.

Background

Building a Better Future: Indigenous Housing to 2010 Strategy 2.6 is to support organisations to develop housing management plans containing:

- objectives for housing assistance delivery
- an asset management plan, including client consultation and feedback mechanisms and appropriate information and training for tenants to ensure tenants' responsibilities are understood and their rights protected
- Rent collection policies and systems
- Financial practices and reporting systems that link resources to outcomes.

Information required

- Whether policy or legislative requirements for the provision of assistance to ICHOs to develop and implement housing management plans are in place.
- The strategies in place to assist ICHOs in developing and implementing housing management plans.

Description

This indicator details mechanisms and procedures jurisdictions have in place to assist ICHOs in preparing and implementing housing management plans.

Scope

ICH only.

P28 Proportion of Indigenous employees in ICHOs who have completed accredited training

Outcome to be measured	Performance indicator	Data items	
Outcome 2: Better housing services	Proportion of Indigenous employees in ICHOs who have completed accredited training	D22	Number of Indigenous employees in ICHOS who have completed accredited training
Outcome 4: Improved partnerships		D21	Total number of Indigenous employees in ICHOs

Calculation

The indicator is calculated as:

$$P28 = \frac{\text{Number of Indigenous employees in ICHOs who have completed accredited training (D22)}}{\text{Total number of Indigenous employees in ICHOs (D21)}} \times 100$$

Description

This indicator provides a measure of the number of Indigenous employees who have completed accredited training in housing management and related areas. Increasing the number of Indigenous employees who have completed training will increase the capacity of Aboriginal and Torres Strait Islander peoples to be actively involved in planning and delivering housing services.

Scope

All SOMIH. For ICH, both funded/actively registered ICHOs and unfunded/not actively registered ICHOs. Note employees can have completed some form of accredited training and also be undertaking training at a higher level.

P29 Proportion of Indigenous employees in ICHOs who are undertaking accredited training

Outcomes to be measured	Performance indicator	Data items	
Outcome 2: Better housing services Outcome 4: Improved partnerships	Proportion of Indigenous employees in ICHOs who are undertaking accredited training	D23	Number of Indigenous employees in ICHOs who are undertaking accredited training at 30 June
		D21	Total number of Indigenous employees in ICHOs at 30 June

Calculation

The indicator is calculated as:

$$P29 = \frac{\text{Number of Indigenous employees in ICHOs who are undertaking accredited training (D23)}}{\text{Total number of Indigenous employees in ICHOs (D21)}} \times 100$$

Description

This indicator provides a measure of the number of Indigenous employees who are currently undertaking accredited training in housing management and related areas. Increasing the number of Indigenous employees who have completed training will increase the capacity of Aboriginal and Torres Strait Islander peoples to be actively involved in planning and delivering housing services.

Scope

All SOMIH. For ICH, both funded/actively registered ICHOs and unfunded/not actively registered ICHOs. Employees can have completed some form of accredited training and also be undertaking training at a higher level.

P30 Proportion of people employed in housing management who are Indigenous

Outcome to be measured	Performance indicator	Data items	
Outcome 4: Improved partnerships	Proportion of people employed in housing management who are Indigenous	D21	Total number of Indigenous employees in ICHOs at 30 June
		D24	Total number of employees in ICHOs at 30 June

Calculation

The indicator is calculated as:

$$P30 = \frac{\text{Total number of Indigenous employees in ICHOs (D21)}}{\text{Total number of employees in ICHOs (D24)}} \times 100$$

Description

This indicator provides a measure of the extent to which Aboriginal and Torres Strait Islander peoples are involved in the management of SOMIH and ICH services.

P31 Strategies and outcomes to increase Indigenous employment in housing services

P31 is a qualitative performance indicator.

Background

Building a Better Future: Indigenous Housing to 2010 Strategy 2.3 is to maximise opportunities for Aboriginal and Torres Strait Islander peoples to be involved in housing construction and maintenance through:

- investigating a tender preference system and building incentives into the tender process
- voluntary registers of Indigenous companies and tradespeople, and companies that employ Indigenous Australians.

Strategy 4.3 is to establish Indigenous employment policies in state, territory and Australian Government housing agencies.

Information required

- The strategies in place to increase Indigenous employment in ICHOs.
- The strategies in place to increase Indigenous employment in SOMIH.

Description

This indicator details mechanisms in place to increase opportunities for Indigenous employment in SOMIH and ICHOs, including senior management, policy and program development, tenancy management, property management, and construction.

Scope

ICH and SOMIH.

P32 Mechanisms for Indigenous input to planning, decision-making and delivery of services

P32 is a qualitative performance indicator.

Background

Building a Better Future: Indigenous Housing to 2010 Strategy 1.3 ensures policies, plans and service provision take account of the needs and aspirations of Aboriginal and Torres Strait Islander peoples and communities.

Strategy 2.4 is to develop principles and standards for service delivery by ICHOs and to ensure that Indigenous Australians are fully consulted about, and involved in the planning and delivery of housing and related services.

Information required

- How Indigenous input into housing programs and decision-making is facilitated.
- How Indigenous input feeds into planning processes for ICHO and SOMIH.
- How Indigenous input feeds into service delivery processes for ICHO and SOMIH.

Description

This indicator details strategies and procedures in place for Indigenous input to planning, decision-making and delivery of services.

Scope

ICH and SOMIH.

P33 Coordination of housing and other services that seek to improve the health and wellbeing of Indigenous people

P33 is a qualitative performance indicator.

Background

Building a Better Future: Indigenous Housing to 2010 (BBF) Strategy 4.2, acknowledges the need to coordinate housing and related program areas to improve the health and wellbeing of Aboriginal and Torres Strait Islander peoples. The strategy implies a need for housing agencies to actively collaborate, and where necessary initiate linkages with other program areas. BBF specifically identifies linkages with:

- infrastructure programs (that is, essential road works, sewerage, power and water supply)
- primary and environmental health programs
- mainstream public and community housing
- the income support system
- community services programs
- the Community Development Employment Program
- education, training and employment programs
- communication technology.

Information required

- How housing is coordinated with other services.
- Initiatives or new projects for 2007–08, including a brief assessment/evidence of outcomes.

Description

This indicator provides information that demonstrates the partnerships developed between housing and other services aimed at improving the quality of life of Indigenous Australians.

Scope

ICH and SOMIH.

P34 Proportion of clients whose needs were met in relation to the a) amenity, b) location of their dwelling

Data for this performance indicator were collected via the 2007 National Social Housing Survey of SOMIH tenants (Roy Morgan Research 2008).

Calculation

This indicator has two components: P34a amenity and P34b location.

P34a Amenity

Question 15 of the National Social Housing Survey of SOMIH tenants asked about the importance and adequacy of the following amenities to their household:

- size of home (dwelling)
- modifications for special needs
- ease of access and entry
- car parking
- yard space and fencing
- privacy of home
- safety/security of home

The indicator is calculated as:

$$P34a = \frac{\text{Number of Indigenous tenants who said the amenity aspect is important and meets their needs}}{\text{Number of tenants who said the amenity aspect is important and gave a valid answer to the needs question}} \times 100$$

P34b Location

Question 16 of the National Social Housing Survey of SOMIH tenants asked about the importance and adequacy of the location of their dwelling in relation to these specific facilities and services:

- shops and banking facilities
- 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 indicator is calculated as:

$$P34b = \frac{\text{Number of Indigenous tenants who said the location aspect is important and meets their needs}}{\text{Number of tenants who said the location aspect is important and gave a valid answer to the needs question}} \times 100$$

Description

This indicator provides a measure of the amenity and location of dwellings as perceived by tenants.

Scope

SOMIH only. Data on ICH will be collected in the future.

P35 Proportion of clients satisfied with the quality of the service provided

Data for this performance indicator were collected via the 2007 National Social Housing Survey of SOMIH tenants (Roy Morgan Research 2008).

Calculation

The indicator is calculated as:

$$P35 = \frac{\text{Number of tenants who said they were satisfied (very satisfied or satisfied)}}{\text{Number of tenants who gave a valid answer to the satisfaction question}} \times 100$$

Description

This indicator assesses the level of satisfaction expressed by tenants with regard to the service provided by state and territory housing authorities.

Scope

SOMIH only. Data on ICH will be collected in the future.

P36 Proportion of indicators (not Census or CHINS) on which jurisdictions could report

This indicator is calculated by the AIHW from jurisdictions’ data.

Calculation

The indicator is calculated as:

$$P36 = \frac{\text{Number of SOMIH/ICH indicators for which jurisdictions could provide data}}{\text{Total number of SOMIH/ICH indicators for which data were requested}} \times 100$$

Description

This indicator provides a measure of the capacity of jurisdictions to report on SOMIH and ICH. It does not, however, measure whether those data were of high quality.

Scope

ICH and SOMIH.

3.3 National Reporting Framework indicators, by Building a Better Future: Indigenous Housing to 2010 outcome area

Table 3.2: NRF indicators that relate to BBF Outcome 1. Better housing: Housing that meets agreed standards, is appropriate to the needs of Aboriginal and Torres Strait Islander peoples, and contributes to their health and wellbeing

Performance Indicator description	Number
Proportion of improvised dwellings	P2
Proportion of dwellings needing major repairs	P3
Proportion of dwellings needing replacement	P4
Mechanisms to ensure that new houses and upgrades meet minimum standards	P5
Proportion of communities not connected to a) water, b) sewerage, c) electricity	P6
Proportion of dwellings not connected to a) water, b) sewerage, c) electricity	P7
Proportion of dwellings that meet the 11 critical Fixing Houses for Better Health living practices	P8
Average number of additional bedrooms required	P21
Proportion of Indigenous households that are overcrowded	P22
Proportion of households paying more than 25% of income in rent	P23
Proportion of clients whose needs were met in relation to the a) amenity, b) location of their dwelling	P34

Table 3.3: NRF indicators that relate to BBF Outcome 2. Better housing services: Services that are well managed and sustainable

Performance Indicator description	Number
Proportion of dwellings needing replacement	P4
Average weekly rent collected	P9
Rent collection rate	P10
Total amount spent on maintenance each year	P11
Average amount spent on maintenance each year	P12
Maintenance expenditure as a proportion of rent collected	P13
Recurrent to capital expenditure ratio	P14
Number of Indigenous community housing organisations	P25
Proportion of ICHOs that have a housing management plan	P26
What jurisdictions are doing to assist ICHOs in developing and implementing housing management plans	P27
Proportion of Indigenous employees in ICHOs who have completed accredited training	P28
Proportion of Indigenous employees in ICHOs who are undertaking accredited training	P29
Proportion of clients satisfied with the quality of the service provided	P35

Table 3.4: NRF indicators that relate to BBF Outcome 3. More housing: Growth in the number of houses to address both the backlog of Indigenous housing need and emerging needs of a growing Indigenous population

Performance Indicator description	Number
Number of dwellings aimed at Aboriginal and Torres Strait Islander peoples.	P1
Proportion of Indigenous households, by tenure type	P18
Proportion of Indigenous households accessing mainstream housing services	P19
Proportion of Aboriginal and Torres Strait Islander peoples who are homeless	P20
Average number of additional bedrooms required	P21
Proportion of Indigenous households that are overcrowded	P22
Proportion of households paying more than 25% of income in rent	P23

Table 3.5: NRF indicators that relate to BBF Outcome 4. Improved partnerships: Ensuring that Indigenous people are fully involved in the planning, decision-making and delivery of services by governments

Performance Indicator description	Number
Recurrent to capital expenditure ratio	P14
Proportion of Indigenous employees in ICHOs who have completed accredited training	P28
Proportion of Indigenous employees in ICHOs who are undertaking accredited training	P29
Proportion of people employed in housing management who are Indigenous	P30
Strategies and outcomes to increase Indigenous employment in housing services	P31
Mechanisms for Indigenous input to planning, decision-making and delivery of services	P32

Table 3.6: NRF indicators that relate to BBF Outcome 5. Greater effectiveness and efficiency: Ensuring that assistance is properly directed to meeting objectives, and that resources are being used to best advantage

Performance Indicator description	Number
Number of dwellings aimed at Indigenous people	P1
Occupancy rates	P16
Turnaround time	P17
Proportion of Indigenous households by tenure type	P18
Proportion of Indigenous households accessing mainstream housing services	P19
Allocation of resources on the basis of need	P24
Proportion of clients satisfied with the quality of the service provided	P35

Table 3.7: NRF indicators that relate to BBF Outcome 6. Improved performance linked to accountability: Program performance reporting based on national data collection systems and good information management

Performance Indicator description	Number
Net recurrent cost per unit	P15
Proportion of indicators (not Census or CHINS) on which jurisdictions could report	P36

Table 3.8: NRF indicators that relate to BBF Outcome 7. Coordination of services: A whole-of-government approach that ensures greater coordination of housing and housing-related services linked to improved health and wellbeing outcomes

Performance Indicator description	Number
Coordination of housing and other services that seek to improve the health and wellbeing of Indigenous people	P33

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