

**State owned and managed
Indigenous housing 2007–08**

**Commonwealth State Housing Agreement
national data report**

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

Please note that as with all statistical reports there is the potential for minor revisions of data in this report over its life. Please refer to the online version at <www.aihw.gov.au>.

HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

State owned and managed Indigenous housing 2007–08

**Commonwealth State Housing Agreement
national data report**

January 2009

Australian Institute of Health and Welfare
Canberra

Cat. no. HOU 189

© Australian Institute of Health and Welfare 2009

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

This publication is part of the Australian Institute of Health and Welfare's Housing assistance data development series. A complete list of the Institute's publications is available from the Institute's website <www.aihw.gov.au>.

ISSN 1440-4303

ISBN 978 1 74024 876 1

Suggested citation

Australian Institute of Health and Welfare 2009. State owned and managed Indigenous housing 2007–08. Housing assistance data development series. Cat. no. HOU 189. Canberra: AIHW.

Australian Institute of Health and Welfare

Board Chair

Hon. Peter Collins, AM, QC

Director

Penny Allbon

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

Kate Mallen

Australian Institute of Health and Welfare

GPO Box 570

Canberra ACT 2601

Phone: (02) 6244 1107

Email: Kate.Mallen@aihw.gov.au

Published by the Australian Institute of Health and Welfare

Contents

- Acknowledgments..... vii
- Symbols..... viii
- Overview of state owned and managed Indigenous rental housing in 2007-08..... ix
- 1 Introduction.....1**
- 2 CSHA 2007-08 state owned and managed Indigenous housing data2**
 - 2.1 Terminology.....2
 - 2.2 Summary data items.....3
 - 2.3 Performance indicators6
 - 2.3.1 P1 Amenity/location6
 - 2.3.2 P2 Affordability10
 - 2.3.3 P3 Match of dwelling to household size11
 - 2.3.4 P4 Low income12
 - 2.3.5 P5 Special needs.....13
 - 2.3.6 P6 Priority access to those in greatest need14
 - 2.3.7 P7 Customer satisfaction16
 - 2.3.8 P8 Net recurrent cost per dwelling.....16
 - 2.3.9 P9 Occupancy rate.....17
 - 2.3.10 P10 Turnaround time.....17
 - 2.3.11 P11 Rent collection rate18
- 3 Details of data items and performance indicators19**
 - 3.1 Data definitions20
 - 3.2 Details of Summary data items20
 - 3.3 Details of Performance indicators.....21
 - 3.3.1 P1 Amenity/location21
 - 3.3.2 P2 Affordability22
 - 3.3.3 P3 Match of dwelling to household size23
 - 3.3.4 P4 Low income23
 - 3.3.5 P5 Special needs.....24
 - 3.3.6 P6 Priority access to those in greatest need25
 - 3.3.7 P7 Customer satisfaction27
 - 3.3.8 P8 Net recurrent cost per dwelling.....27
 - 3.3.9 P9 Occupancy rate.....28
 - 3.3.10 P10 Turnaround time.....28
 - 3.3.11 P11 Rent collection rate28

4	General notes	29
4.1	Scope	29
4.2	Coverage.....	29
4.2.1	Australian Capital Territory	29
4.2.2	Northern Territory	29
4.2.3	Victoria.....	29
4.2.4	Other jurisdictions.....	30
5	Changes to the 2007-08 data collection	31
	References	32
	List of tables	33
	List of figures	34

Acknowledgments

This report was produced by the Housing Assistance Unit of the Australian Institute of Health and Welfare (AIHW). Data were provided by all states and territories under the National Housing Data Agreement, a subsidiary agreement to the 2003 Commonwealth State Housing Agreement. This work is jointly funded by the Housing Ministers' Advisory Committee and the Australian Institute of Health and Welfare. The authors would like to thank the National Committee for Housing Information for its direction in preparing this report.

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

Symbols

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

Overview of state owned and managed Indigenous rental housing in 2007–08

State owned and managed Indigenous housing (SOMIH) is provided by six jurisdictions. The Australian Capital Territory does not have a separately identified Indigenous housing program and Indigenous Australians are housed as part of the public rental housing program. All Indigenous-specific housing programs in the Northern Territory are community managed and administered and it is not possible to differentiate between the various funding sources. Indigenous households are also accommodated in all jurisdictions through the mainstream public rental housing program – in 2007–08 this included a further 23,953 households (AIHW 2009).

Households in state owned and managed Indigenous rental housing at 30 June 2008

In total, 12,375 households lived in state owned and managed Indigenous housing at 30 June 2008.

Of all 12,375 households, 10,261 (83%) received a rental rebate. That is, they paid less than market rent for the dwelling (referred to hereafter as ‘rebated households’). The remaining 2,114 households (17%) paid market rent. Of the 10,191 rebated households for which complete rent and income details were known, almost two-thirds (63%) paid more than 20% but no more than 30% of their income in rent, while around one-third (35%) paid 20% or less of their income in rent.

The average weekly rental subsidy for rebated households for the week of 30 June 2008 was \$112 per household.

Of the 11,440 households occupying SOMIH dwellings for which tenancy composition and dwelling details were known, 1,389 (12%) were moderately overcrowded and 774 (7%) were overcrowded (that is, required one additional bedroom or at least two additional bedrooms, respectively¹). A further 2,014 (18%) were underutilised (that is, had two or more bedrooms than were required to meet the standard).

New allocations to state owned and managed Indigenous rental housing during 2007–08

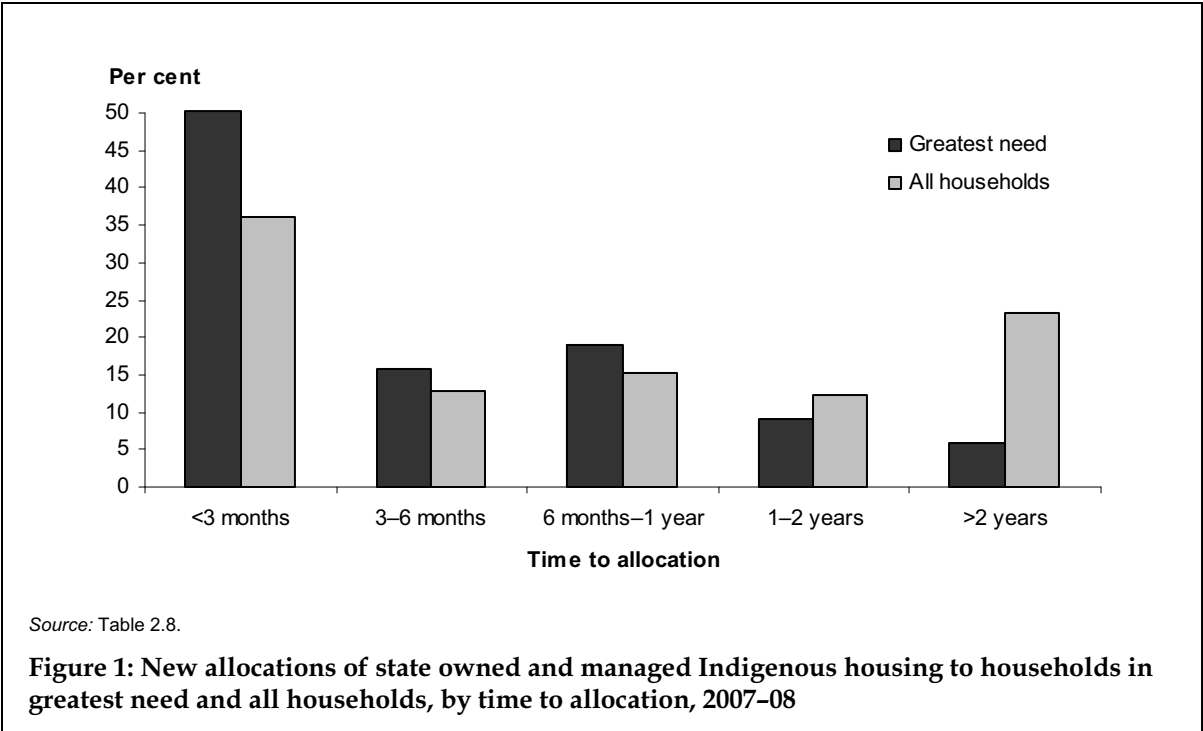
During the period 1 July 2007 to 30 June 2008, 1,294 new households were assisted with state owned and managed Indigenous housing. Of these households, 388 (30%) were classified as being in ‘greatest need’ (see Section 3.3.6).

Of the 1,284 new allocations for which allocation details were known, 464 households (36%) were allocated housing within 3 months of application and 299 households (23%) were allocated housing 2 years or more after application (Figure 1).

Of the 388 new allocations of SOMIH to households in greatest need, 195 households (50%) were allocated housing within 3 months of application. The proportion of greatest need households allocated housing in a given time period decreases as the time between

1 To meet the Proxy Occupancy Standard as defined in Section 3.3.3.

application and allocation increases, with only 6% still waiting 2 years or more after application (Figure 1).



Households waiting for state owned and managed Indigenous rental housing at 30 June 2008

A total of 10,726 households were on waiting lists for state owned and managed Indigenous rental housing at 30 June 2008, of which 965 households were classified as being in ‘greatest need’. This represents 9% of all households on waiting lists.

State owned and managed Indigenous rental dwellings at 30 June 2008

In total, state government agencies owned and managed 12,778 Indigenous rental dwellings at 30 June 2008, of which 12,374 were occupied. This represents an occupancy rate of approximately 97%.

Of all 12,778 dwellings, 205 (2%) were untenable or undergoing major redevelopment, while the remaining 12,573 (98%) were considered tenable. Figure 2 provides a breakdown of untenable dwellings by state.

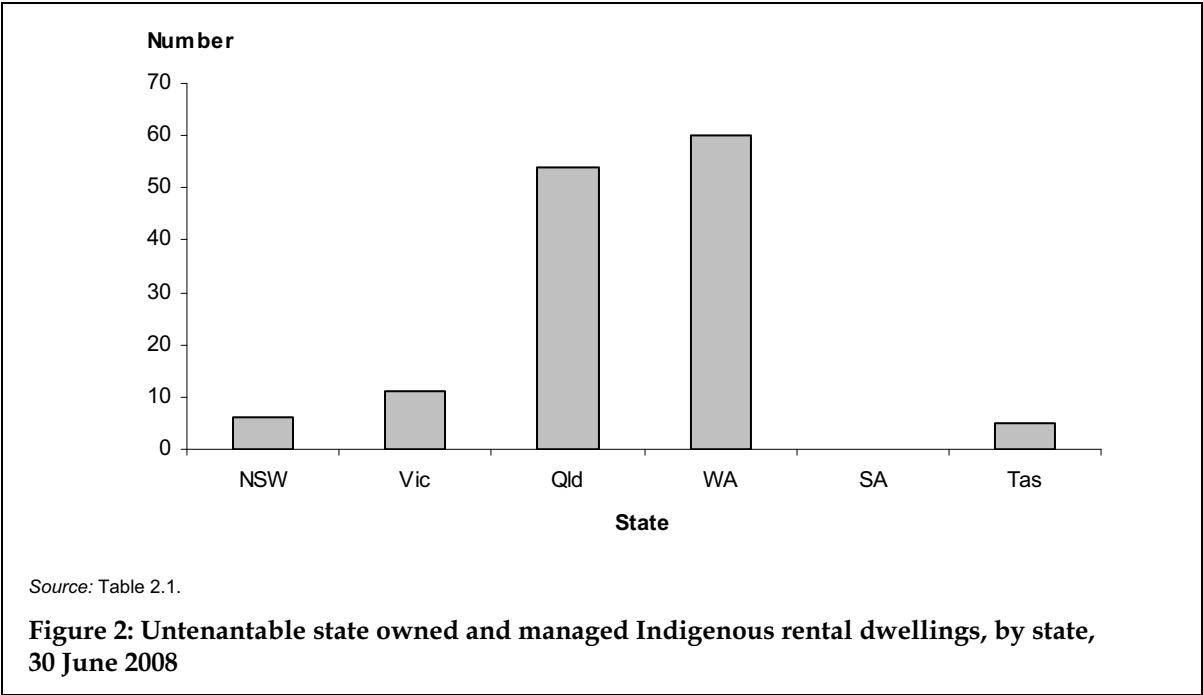
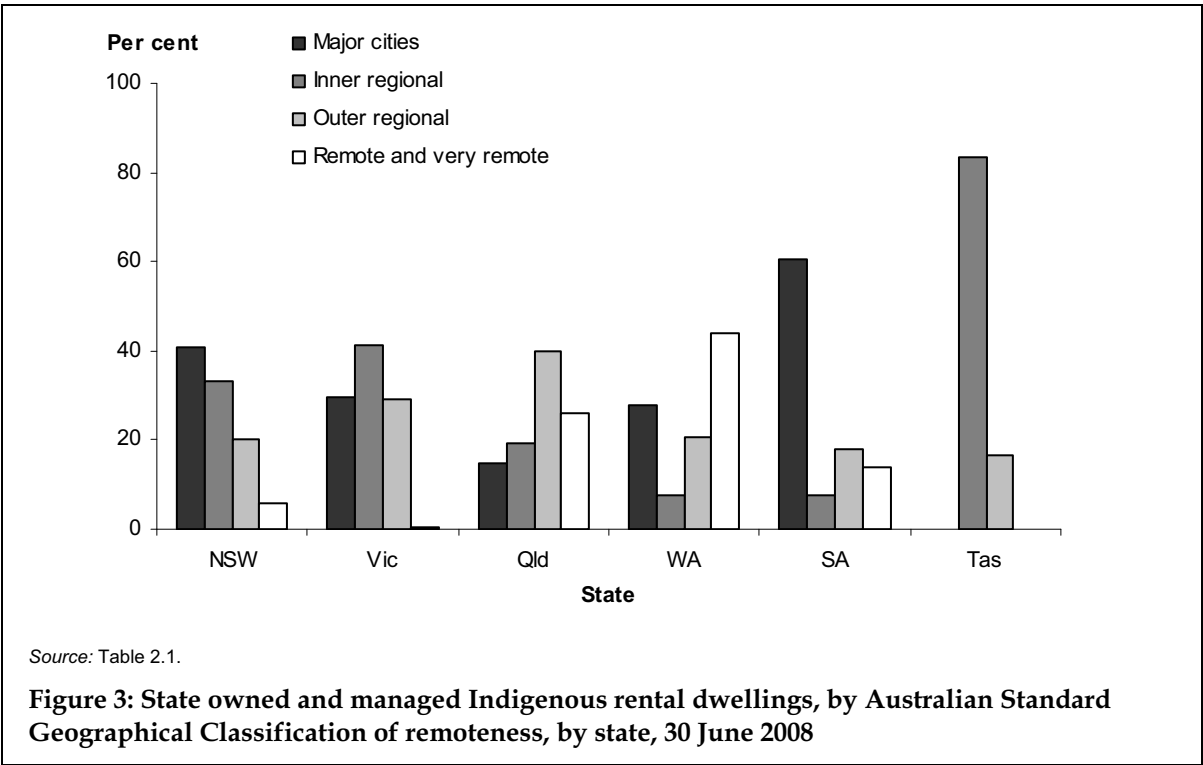


Figure 3 provides the Australian Standard Geographical Classification (ASGC) of remoteness of these dwellings, broken down by state. Nationally, 33% of all state owned and managed Indigenous rental dwellings were located in *Major cities*, 24% were located in *Inner regional* Australia, 25% were located in *Outer regional* Australia, and 18% were located in *Remote or very remote* areas of Australia.



1 Introduction

This publication is one of a set of six that report on housing assistance provided in 2007–08 under the 2003 Commonwealth State Housing Agreement (CSHA). The six reports are:

- *Public rental housing 2007–08*
- *Community housing 2007–08*
- *State owned and managed Indigenous housing 2007–08*
- *Crisis Accommodation Program 2007–08*
- *Private rent assistance 2007–08*
- *Home purchase assistance 2007–08.*

These publications are the ninth set published in the Housing Assistance Data Development Series. The series was initially developed under the 1999 National Housing Data Agreement and the 1999 Agreement on National Indigenous Housing Information to report on the data collections and the associated standards, definitions and classifications under these agreements. Both agreements were renewed for a further 5 years under the 2003 CSHA, and 6 months were added to the life of this agreement in 2008. Reports are available from <www.aihw.gov.au> for most previous collections.

Related publications in the series include the *National housing assistance data dictionary, version 3* (AIHW 2006) and *Measuring housing assistance: national data standards developed under the 1999 Commonwealth State Housing Agreement* (AIHW 2004).

Related Indigenous specific publications include *Indigenous housing indicators 2005–06* (AIHW 2007), *Indigenous housing indicators 2007–08* (AIHW forthcoming) and *Indigenous housing needs 2008: a multi-measure needs model* (AIHW forthcoming).

This report provides data on the people seeking and receiving state owned and managed Indigenous housing assistance and the dwellings managed by state government agencies under this program. It contains all data collected for national reporting under the 2003 CSHA, namely all summary items and performance indicators. Specifications for all summary items and performance indicators are provided in Chapter 3 of this report.

2 CSHA 2007–08 state owned and managed Indigenous housing data

2.1 Terminology

Dwelling

For the purpose of this collection, a 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

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

Indigenous household

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

Low income household

A low income household for the CSHA special needs and greatest need definitions is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

Mixed composition household

For the purpose of this collection, a mixed composition household is one that is neither a single family nor a group household.

Ongoing household

For the purpose of this collection, an ongoing household is one that is valid at 30 June 2008, including those who terminated their tenancy on 30 June 2008.

2.2 Summary data items

Table 2.1: CSHA state owned and managed Indigenous housing summary data, 2007-08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2008										
S0	Total households	4,104	1,002	2,980	2,172	1,778	339	..	..	12,375
S1	Total rebated households	3,379	816	2,417	1,780	1,599	270	..	..	10,261
For year ending 30 June 2008										
S2	Total new households	400	47	314	302	189	42	..	..	1,294
S4	Total number of transferred households	133	14	103	113	66	11	..	..	440
At 30 June 2008										
S6	New applicants on waiting list who have a 'greatest need'	64	212	212	380	97	n.a.	..	..	965
S7	Total applicants on waiting list	1,685	1,060	3,862	2,205	1,771	143	..	..	10,726
S8	Total tenable dwellings	4,163	1,007	2,994	2,209	1,858	342	..	..	12,573
S9	Total untenable dwellings	6	11	54	60	0	5	..	..	136
S10	Total rebated households paying 20% or less of assessable income in rent	562	340	932	1,110	561	103	..	..	3,608
S11	Total rebated households paying >20% but not more than 25% of assessable income in rent	2,497	474	1,473	566	943	141	..	..	6,094
S12	Total rebated households paying >25% but not more than 30% of assessable income in rent	238	0	2	70	28	26	..	..	364
S13	Total rebated households paying more than 30% of assessable income in rent	0	0	4	28	20	0	..	..	52
S14	Total rebated households for whom income details are known	3,370	814	2,411	1,774	1,552	270	..	..	10,191
S15	Total households with moderate overcrowding	300	91	453	321	199	25	..	..	1,389
S16	Total households with under-utilisation	807	117	329	285	429	47	..	..	2,014
S17	Total dwellings in Major cities	1,711	302	452	644	1,140	0	..	..	4,247
S18	Total dwellings in Inner regional Australia	1,379	421	592	177	140	289	..	..	2,999
S19	Total dwellings in Outer regional Australia	844	296	1,215	477	337	58	..	..	3,226
S20	Total dwellings in Remote Australia	206	5	302	466	101	0	..	..	1,080
S21	Total dwellings in Very remote Australia	31	0	490	545	161	0	..	..	1,227

(continued)

Table 2.1 (continued): CSHA state owned and managed Indigenous housing summary data, 2007–08

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2008									
S22	Total dwellings in Migratory areas	0	0	0	0	0	..	..	0
S26	Total Indigenous employees in SOMIH	120	12	100	103	n.p.	4	..	339
S27	Total employees in SOMIH	161	16	1,047	1,309	n.p.	4	..	2,537
For year ending 30 June 2008									
S29	Net rent turnover (days)	44.4	37.6	5.9	39.7	45.7	14.3	..	32.7
S30	Opening gross rent debtors (\$'000)	3,179	594	273	1,053	1,426	61	..	6,586
S31	Closing gross rent debtors (\$'000)	3,252	806	351	1,527	1,060	61	..	7,057
At 30 June 2008									
S32	Total dwellings undergoing major redevelopment	0	6	3	39	21	0	..	69

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

Notes

- All S10–S13 Amounts of up to but excluding 0.5% above the cut-off for a category are to be included in that category. For example, if rent charged/income x 100 = 20.4, then it is counted in the 'paying 20% or less' category.
- S10–S13 Excludes households where either assessable income or rent charged is zero.
- S14 Figures from S10–S13 do not sum to S14 due to a minor data adjustment. See NSW S14 footnote.
- S15, S16 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions' data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,104	1,002	2,980	2172	1,778	339	..	..
Excludes:								
Non-rebated households	725	186	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	19	..	..
Households for whom composition cannot be determined	0	0	0	0	0	0	..	..
Exclusions as a % of total ongoing households	17.7	18.6	0.0	0.0	0.0	5.6	..	..

- S17–S22 Data are not comparable to previous years as dwellings were categorised using the new postal area to ASGC remoteness concordance which was based on the 2006 census.
- S17–S22, S30, S31 Due to rounding the national total may not equal the sum of jurisdictions' data items.
- NSW S6 2007–08 data is comparable with 2006–07 but not with earlier years, where two "greatest need" categories (refuge & priority tenancy re-instatement) were excluded.
- S7 Includes new applicants for housing and tenants (already housed) who requested transfers.
- 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.
- S13 Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.
- S14 Figures from S10–S13 do not sum to S14 due to adjustment to S13 by jurisdiction. See S13 footnote.

	S26, S27	Includes 78 Indigenous workers employed under the Aboriginal Housing Office—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 frequently for short periods of time.
Vic	All	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 Indigenous Community Housing, and will be reported separately in the Indigenous Housing Indicators publication. For this reason, data is not comparable with previous years.
	S7	Indigenous applicants are eligible to be allocated in both Indigenous housing and mainstream public rental housing.
	S12, 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 minor policy variations.
Qld	S7	The waiting list is an overestimate, as Queensland has a single waiting list for public housing and SOMIH. Based on past experience, approximately 70% of these applicants will be housed in public housing.
	S12, 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.
WA	S10–S13	Data are based upon gross income (not assessable income).
	S12, S13	No household is charged more than 25% of income for rent. Households in these categories are the result of rent and/or income details having not been updated or minor policy variations.
	S26, S27	Data are not comparable with previous year's 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	S1	Includes 47 households reported as receiving a rebated rent without recent income details being declared due to provisions of the Rent Assessments policy.
	S6	Data should be interpreted with caution as some priority applicants may bypass the priority process in low wait time areas.
	S12, 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 minor policy variations.
	S26, S27	SA is no longer able to identify employees specifically involved in the planning, delivery and management of State Owned and Managed Indigenous Housing.
Tas	S6	For SOMIH applicants, assessment against greatest need criteria are not currently recorded on the Tasmanian Housing Information System, therefore no data is reported.

2.3 Performance indicators

The following performance indicators were calculated in accordance with the 2007–08 *Public rental and state owned and managed Indigenous housing data manual* (AIHW 2008) and the *National housing assistance data dictionary, Version 3* (AIHW 2006). An overview of the calculations for these performance indicators can be found in section 3.3.

2.3.1 P1 Amenity/location

Table 2.2: CSHA state owned and managed Indigenous housing: P1(a) Amenity, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	387	98	204	216	254	100	..	..	1,259
Number of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Size of dwelling	284	95	227	168	125	25	..	..	924
Modifications for special needs	99	18	53	39	44	10	..	..	263
Easy 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 and security of home	275	97	247	173	116	25	..	..	932
Number of tenants who said this amenity aspect is important and gave a valid answer to needs question									
Amenity aspect									
Size of dwelling	373	118	267	227	163	31	..	..	1179
Modifications for special needs	153	36	74	58	68	14	..	..	401
Easy access and entry	354	105	261	221	150	32	..	..	1122
Car parking	314	101	243	213	143	30	..	..	1044
Yard space and fencing	387	120	280	230	161	32	..	..	1210
Privacy of home	389	117	277	231	168	34	..	..	1217
Safety and security of home	397	122	284	237	172	33	..	..	1245
Per cent of tenants who said this amenity aspect is important and meets their needs									
Amenity aspect									
Size of dwelling	76	81	85	74	77	81	..	..	78
Modifications for special needs	65	50	72	67	65	71	..	..	66
Easy 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 and security of home	69	80	87	73	67	76	..	..	75
P1(a) Amenity	75	78	83	78	77	80	..	..	78

(continued)

Notes

All Care should be taken in interpreting small differences in results as the data are subject to sampling error.

These data are not comparable with the 2007 Public Housing data due to differences in survey sample design and the methodology used to collect the data.

Source: Roy Morgan Research 2008.

Table 2.3: CSHA state owned and managed Indigenous housing: P1(b) Location, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	387	98	204	216	254	100	..	..	1,259
Number of tenants who said this location aspect is important and meets their needs									
Location aspect									
Shops and banking facilities	308	93	221	173	123	27	..	..	945
Public transport	283	95	172	126	128	26	..	..	830
Parks & 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 and 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 and security of the neighbourhood	291	109	252	205	143	29	..	..	1029
Number of tenants who said this location aspect is important and gave a valid answer to needs question									
Location aspect									
Shops and banking facilities	337	101	230	195	139	29	..	..	1032
Public transport	303	100	182	146	134	28	..	..	893
Parks & recreational facilities	302	86	166	161	105	20	..	..	840
Emergency services, medical services/hospitals	339	104	240	209	148	30	..	..	1069
Child care facilities	137	48	69	73	52	8	..	..	387
Educational and 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 and security of the neighbourhood	394	118	282	236	168	33	..	..	1230

(continued)

Table 2.3 (continued): CSHA state owned and managed Indigenous housing: P1(b) Location, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Per cent of tenants who said this location aspect is important and meets their needs									
Location aspect									
Shops and banking facilities	91	92	96	89	88	93	..	..	92
Public transport	93	95	95	86	96	93	..	..	93
Parks & 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 and 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 and security of the neighbourhood	74	92	89	87	85	88	..	..	84
P1(b) Location	87	91	92	86	89	90	..	..	89

Notes

All Care should be taken in interpreting small differences in results as the data are subject to sampling error.

These data are not comparable with the 2007 Public Housing data due to differences in survey sample design and the methodology used to collect the data.

Source: Roy Morgan Research 2008.

2.3.2 P2 Affordability

Table 2.4: CSHA state owned and managed Indigenous housing: P2 Affordability, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For week of 30 June 2008										
AF1	Total rents charged (\$'000)	477.1	112.5	387.4	234.1	191.1	34.6	..	..	1,436.8
AF2	Total market rent value of dwellings for which a rent was charged (\$'000)	878.9	191.2	705.2	408.5	345.7	54.5	..	..	2,583.9
P2(a)	Average weekly rental subsidy per rebated household (\$)	118.9	96.5	131.5	98.0	96.7	73.6	..	..	111.8
P2(b)	Proportion of rebated households spending not more than 30% of their income in rent (per cent)	100.0	100.0	99.8	98.4	98.7	100.0	..	..	98.8

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

Notes

All	AF1, AF2	Due to rounding the national total may not equal the sum of jurisdictions' data items.
	P2(a)	Data are not comparable to previous years as in 2007–08, this indicator was revised to capture the average rental subsidy for rebated households (S1) rather than for all households (S0).
NSW	P2(b)	Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.

2.3.3 P3 Match of dwelling to household size

Table 2.5: CSHA state owned and managed Indigenous housing: P3 Match of dwelling to household size, 2007-08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2008										
HS1	Total households with overcrowding	106	40	336	170	116	6	..	..	774
HS2	Total households for which tenancy composition and dwelling details are known	3,375	815	2,980	2,172	1,778	320	..	..	11,440
P3	Proportion of households where dwelling size is not appropriate due to overcrowding (per cent)	3.1	4.9	11.3	7.8	6.5	1.9	..	..	6.8

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

Notes

All HS1, HS2, P3 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions' data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	4,104	1,002	2,980	2172	1,778	339	..	..
Excludes:								
Non-rebated households	725	186	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	19	..	..
Households for whom composition cannot be determined	0	0	0	0	0	0	..	..
Exclusions as a % of total ongoing households	17.7	18.6	0.0	0.0	0.0	5.6	..	..

2.3.4 P4 Low income

Table 2.6: CSHA state owned and managed Indigenous housing: P4 Low income, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2008										
L11a	New households with low income A	302	28	221	234	147	28	..	..	960
L11b	New households with low income B	16	6	72	29	21	6	..	..	150
L13	New households where income and tenancy composition details are known	318	34	293	265	172	34	..	..	1,116
P4(a)	New low income households as a proportion of all new households: Low income A (per cent)	95.0	82.4	75.4	88.3	85.5	82.4	..	..	86.0
P4(b)	New low income households as a proportion of all new households: Low income B (per cent)	5.0	17.6	24.6	10.9	12.2	17.6	..	..	13.4

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

Notes

All L11a, L11b, L13, P4(a), P4(b) Data are not comparable to previous years as in 2007–08, the scope was changed to include only new households still receiving assistance at 30 June 2008.

L11a, L11b, L13, P4(a), P4(b) Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions' data should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated and ongoing households	355	34	293	265	172	35	..	..
Excludes newly allocated:								
Non-rebated households	37	..	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	1	..	..
Households for whom composition cannot be determined	0	0	0	0	0	0	..	..
Exclusions as a % of total newly allocated households	10.4	0.0	0.0	0.0	0.0	2.9	..	..

L11a, L13, P4(a) Includes households where assessable income was zero.

SA L11a, L11b, L13, P4(a), P4(b) Comparisons with other jurisdictions' data should be made with caution as South Australia uses assessable income as a proxy for gross income.

2.3.5 P5 Special needs

Table 2.7: CSHA state owned and managed Indigenous housing: P5 Special needs, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2008										
SN1	New households with special needs	184	21	159	140	81	26	..	..	611
P5	Proportion of new allocations to households with special needs (per cent)	46.0	44.7	50.6	46.4	42.9	61.9	..	..	47.2

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

Notes

Vic	SN1, P5	Data for 2007–08 are not directly comparable with years prior to 2006–07 as the only information available to identify disability was receipt of a disability pension.
	SN1, P5	Data are not comparable to other jurisdictions or with previous years as in 2007–08, only new tenancies receiving assistance at 30 June have been included.
WA	SN1, P5	Data should be interpreted with caution as special needs information is self-identified and not mandatory.
SA	SN1, P5	Data should be interpreted with caution as special needs information is self-identified and not mandatory.
Tas	SN1, P5	Disability information is self-identified and is not mandatory.

2.3.6 P6 Priority access to those in greatest need

Table 2.8: CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2007-08

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
For year ending 30 June 2008										
PA1	Total number of new greatest need households allocated housing in less than 3 months	34	5	38	40	78	n.a.	..	..	195
PA2	Total number of new greatest need households allocated housing in 3 months to less than 6 months	7	1	20	26	7	n.a.	..	..	61
PA3	Total number of new greatest need households allocated housing in 6 months to less than 1 year	10	1	21	32	10	n.a.	..	..	74
PA4	Total number of new greatest need households allocated housing in 1 year to less than 2 years	0	1	9	6	19	n.a.	..	..	35
PA5	Total number of new greatest need households allocated housing in 2 years or more	0	0	6	0	17	n.a.	..	..	23
PA6	Total number of all new greatest need households allocated housing	51	8	94	104	131	n.a.	..	..	388
PA7	Total number of new households allocated housing in less than 3 months	144	14	76	123	94	13	..	..	464
PA8	Total number of new households allocated housing in 3 months to less than 6 months	60	9	40	38	10	8	..	..	165
PA9	Total number of new households allocated housing in 6 months to less than 1 year	79	2	39	51	15	11	..	..	197
PA10	Total number of new households allocated housing in 1 year to less than 2 years	39	8	48	30	27	7	..	..	159
PA11	Total number of new households allocated housing in 2 years or more	72	14	111	56	43	3	..	..	299
PA12	Total number of all new households allocated housing	394	47	314	298	189	42	..	..	1,284

(continued)

Table 2.8 (continued): CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2008									
		Per cent								
P6(a)	Proportion of new allocations to greatest need households in less than 3 months	23.6	35.7	50.0	32.5	83.0	n.a.	..	..	42.0
P6(b)	Proportion of new allocations to greatest need households in 3 months to less than 6 months	11.7	11.1	50.0	68.4	70.0	n.a.	..	..	37.0
P6(c)	Proportion of new allocations to greatest need households in 6 months to less than 1 year	12.7	50.0	53.8	62.7	66.7	n.a.	..	..	37.6
P6(d)	Proportion of new allocations to greatest need households in 1 year to less than 2 years	0.0	12.5	18.8	20.0	70.4	n.a.	..	..	22.0
P6(e)	Proportion of new allocations to greatest need households in 2 years or more	0.0	0.0	5.4	0.0	39.5	n.a.	..	..	7.7
P6	Proportion of all new allocations to households in greatest need	12.9	17.0	29.9	34.9	69.3	n.a.	..	..	30.2

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

Notes

All PA6, PA12 Households for which allocation time could not be determined are excluded. Numbers excluded are shown in the table below.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
PA6	2	0	0	0	0	..	..	..
PA12	6	0	0	4	0	0	..	..

NSW PA1–PA6, P6(a)–P6(e), P6 2007–08 data is comparable with 2006–07 but not with earlier years, where two "greatest need" categories (refuge & priority tenancy re-instatement) were excluded. Further data are not directly comparable with other jurisdictions' data as households with 'very high rental housing costs' are excluded, and hence the 'greatest need' data represents an undercount. Most applicants in NSW face high private rental costs, particularly in Sydney, and if this were deemed a reason for 'priority' housing nearly all applicants would be classified as 'greatest need'.

SA PA1–PA6, P6(a)–P6(e), P6 Data should be interpreted with caution as some priority applicants may bypass the priority process in low wait time areas.

Tas PA1–PA6, P6(a)–P6(e), P6 For SOMIH applicants, assessment against greatest need criteria are not currently recorded on the Tasmanian Housing Information System, therefore no data is reported.

2.3.7 P7 Customer satisfaction

Table 2.9: CSHA state owned and managed Indigenous housing: P7 Customer satisfaction, March–April 2007

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
Sample size (number)	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
P7 Customer satisfaction	59	65	75	60	58	73	..	..	63
Standard error (per cent)	2.5	4.8	3.0	3.3	3.1	4.5	..	..	1.4

Notes

All Care should be taken in interpreting small differences in results as the 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 methodology used to collect the data.

The sample sizes reflect the number of unweighted valid responses and are therefore different to those provided at P1.

Source: Roy Morgan Research 2008.

2.3.8 P8 Net recurrent cost per dwelling

Table 2.10: CSHA state owned and managed Indigenous housing: P8 Net recurrent cost per dwelling, 2007–08

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
For year ending 30 June 2008										
DC1	Total net recurrent costs (\$'000)	25,968	6,708	24,833	24,756	17,875	2,257	..	..	102,397
P8	Average cost of providing assistance (excluding capital) per dwelling (\$)	6,229	4,929	8,139	10,726	9,513	6,504	..	..	8,014

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

Notes

All DC1 Data may not be comparable with years prior to 2006–07, as DC1 was redefined in 2006–07 to measure total net recurrent costs for year ending 30 June, rather than total direct costs.

DC1 Data are not calculated via the data repository but are supplied by jurisdictions.

DC1 Due to rounding the national total may not equal the sum of jurisdictions' data items.

Vic P8 Calculation based on 1,361 dwellings, which includes social housing dwellings owned by the Director of Housing that, in the course of 2007–08, had tenancy management functions transferred from SOMIH to Indigenous Community Housing, as part of the transition to independence strategy for Aboriginal Housing Victoria.

WA DC1, P8 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.

2.3.9 P9 Occupancy rate

Table 2.11: CSHA state owned and managed Indigenous housing: P9 Occupancy rate, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2008										
OR1	Total occupied dwellings	4,104	1,002	2,980	2,171	1,778	339	..	..	12,374
OR2	Total dwellings	4,169	1,024	3,051	2,308	1,879	347	..	..	12,778
P9	Occupancy rate (per cent)	98.4	97.9	97.7	94.1	94.6	97.7	..	..	96.8

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

Note:

Vic	OR2	Data are unreconciled and may not match published jurisdictional annual data.
	P9	Includes properties undergoing upgrade and redevelopment work, which are not available for occupancy.

2.3.10 P10 Turnaround time

Table 2.12: CSHA state owned and managed Indigenous housing: P10 Turnaround time, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2008										
TT1	Total days that dwellings were vacant	13,764	1,817	12,758	15,829	6,076	1,897	..	..	52,141
TT2	Total vacancy episodes	488	41	373	394	149	42	..	..	1,487
P10	Average turnaround time (days)	28.2	44.3	34.2	40.2	40.8	45.2	..	..	35.1

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

Notes

All	P10	Data may not be comparable with years prior to: 2006–07 when P10 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	P10	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	P10	Remoteness of many of the dwellings is a contributing factor to above average turnaround times.

2.3.11 P11 Rent collection rate

Table 2.13: CSHA state owned and managed Indigenous housing: P11 Rent collection rate, 2007–08

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2008										
RA1	Total rent collected from tenants (\$'000)	25,574	6,058	19,231	12,371	10,304	1,722	..	..	75,260
RA2	Total rent charged to tenants (\$'000)	26,423	6,794	19,312	11,860	9,938	1,725	..	..	76,052
P11	Total rent collected as a percentage of rent charged (per cent)	96.8	89.2	99.6	104.3	103.7	99.8	..	..	99.0

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

Notes

All	RA1, RA2, P11	Data are not calculated via the data repository but are supplied by jurisdictions.
	RA1, RA2	Due to rounding the national total may not equal the sum of jurisdictions' data items.
	P11	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.

3 Details of data items and performance indicators

The 2003 CSHA aims to provide appropriate, affordable and secure housing assistance for those who most need it, for the duration of their need. To ensure these aims are being met, all jurisdictions and the Commonwealth have agreed to a CSHA National Performance Indicator Framework (Figure 4). This contains 11 indicators against which all jurisdictions must report.

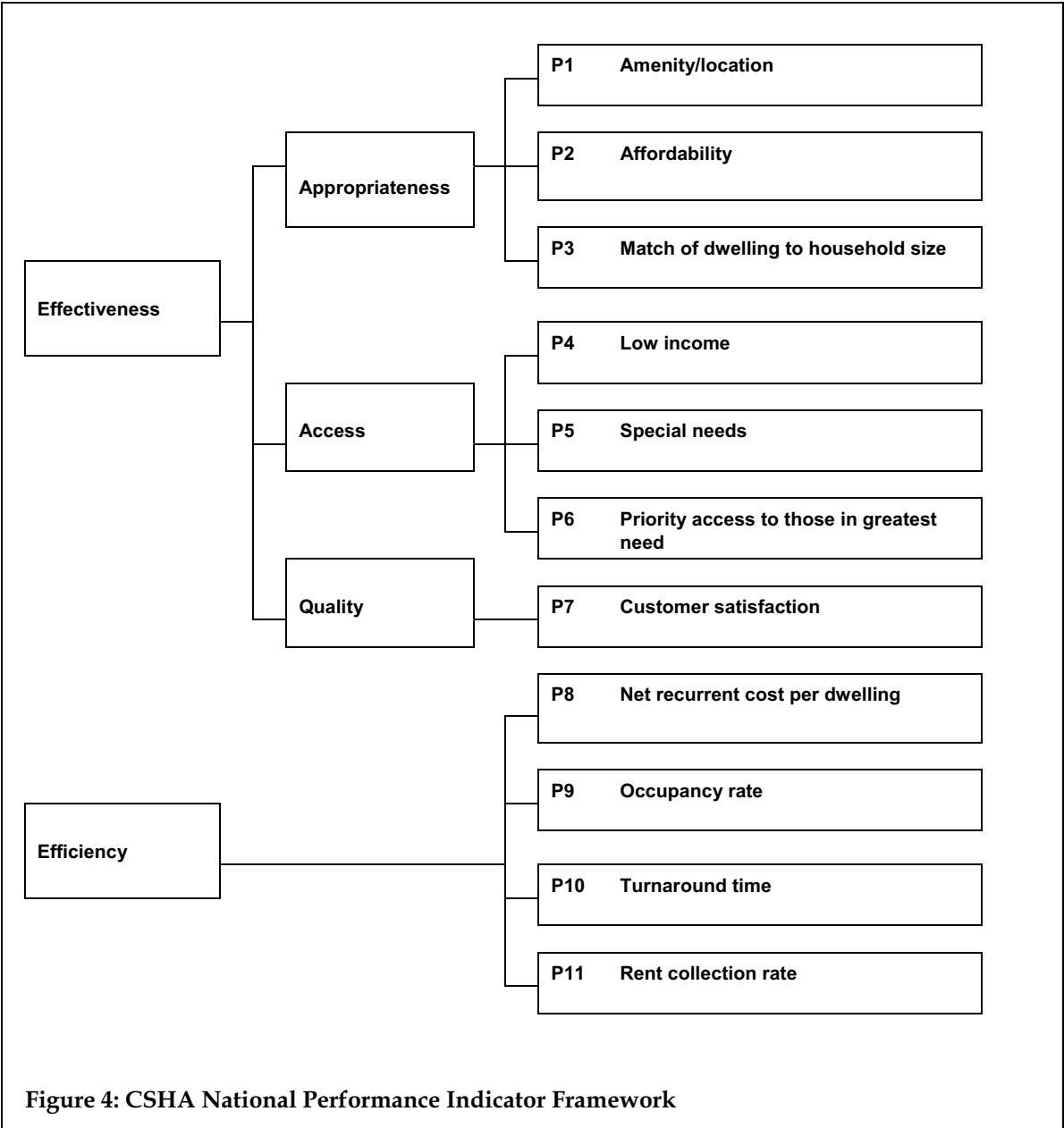


Figure 4: CSHA National Performance Indicator Framework

3.1 Data definitions

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

Further details for specific items in this national collection are available from the *Public rental and state owned and managed Indigenous housing data manual 2007–08* (AIHW 2008). Copies of this publication are available from the Housing Assistance Unit.

3.2 Details of Summary data items

S0	Total number of all households at 30 June 2008
S1	Total number of all households assisted with rebated state owned and managed Indigenous housing at 30 June 2008
S2	Total number of new households assisted for year ending 30 June 2008
S4	Total number of households who relocated from one SOMIH dwelling to another SOMIH dwelling for year ending 30 June 2008 (transfers)
S6	Total number of new applicants on waiting list who have a 'greatest need' at 30 June 2008
S7	Total number of applicants on waiting list at 30 June 2008
S8	Total number of tenatable dwellings at 30 June 2008
S9	Total number of untenatable dwellings at 30 June 2008
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2008
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2008
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2008
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2008
S14	Total number of rebated households occupying state owned and managed Indigenous housing for whom income details are known at 30 June 2008
S15	Number of households with moderate overcrowding at 30 June 2008
S16	Number of households with under-utilisation at 30 June 2008
S17	Total number of dwellings in Major cities of Australia at 30 June 2008
S18	Total number of dwellings in Inner regional Australia at 30 June 2008
S19	Total number of dwellings in Outer regional Australia at 30 June 2008
S20	Total number of dwellings in Remote Australia at 30 June 2008
S21	Total number of dwellings in Very remote Australia at 30 June 2008
S22	Total number of dwellings in Migratory areas at 30 June 2008
S26	Total number of indigenous employees in state owned and managed Indigenous housing at 30 June 2008
S27	Total number of employees in state owned and managed Indigenous housing at 30 June 2008
S29	Net rent turnover for the year ending 30 June 2008
S30	Opening gross rent debtors for the year ending 30 June 2008
S31	Closing gross rent debtors for the year ending 30 June 2008
S32	Total number of dwellings undergoing major redevelopment at 30 June 2008

3.3 Details of Performance indicators

3.3.1 P1 Amenity/location

This indicator provides a measure of the amenity (a) and location (b) of dwellings as perceived by tenants. This indicator has two components: P1(a) amenity and P1(b) location.

Data for this performance indicator were collected via the 2007 National Social Housing Survey (NSHS) of SOMIH tenants. Complete results and information for this survey, are available in *State Owned and Managed Indigenous Housing (SOMIH) Survey 2007 National Report* (Roy Morgan Research 2008). This report is available at <http://www.aihw.gov.au/indigenous/housing/somih_2007_national_report.pdf>.

P1(a) Amenity

Question 15 of the NSHS 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 access and entry
- Car parking
- Yard space and fencing
- Privacy of home
- Safety/security of home.

The result for the performance indicator is calculated as:

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

P1(b) Location

Question 16 of the NSHS 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
- Emergency services, medical services/hospitals
- Child care facilities
- Educational and training facilities
- Employment/place of work
- Community and support services
- Family and friends
- Safety/security of neighbourhood.

The result for the performance indicator is calculated as:

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

3.3.2 P2 Affordability

This indicator assesses the level of housing affordability within state owned and managed Indigenous housing. It has two components:

(a) average weekly rental subsidy per rebated household, calculated as:

$$P2(a) = \frac{AF2 - AF1}{S1}$$

AF1 Total rent charged to tenants for week of 30 June 2008

AF2 Total market rent value of dwellings for which a rent was charged for week of 30 June 2008

and;

(b) the proportion of rebated households spending not more than 30% of their income in rent, calculated as:

$$P2(b) = \frac{(S10 + S11 + S12) \times 100}{S14}$$

S10 Number of rebated households paying 20% or less of assessable income in rent at 30 June 2008

S11 Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2008

S12 Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2008

S14 Total number of rebated households occupying SOMIH for whom income details are known at 30 June 2008

3.3.3 P3 Match of dwelling to household size

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

Household component	Dwelling size required
Single adult only	1 bedroom
Single adult (group)	1 bedroom (per adult)
Couple with no children	2 bedrooms
Sole parent or couple with 1 child	2 bedrooms
Sole parent or couple with 2 or 3 children	3 bedrooms
Sole parent or couple with 4 or more children	Number of bedrooms equal to the number of children

This indicator is calculated as follows:

$$P3 = \frac{HS1 \times 100}{HS2}$$

HS1 Total number of households with overcrowding at 30 June 2008

HS2 Total number of households occupying SOMIH for which tenancy composition and dwelling details are known at 30 June 2008

3.3.4 P4 Low income

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

- (a) the number of new low income A households as a proportion of all newly allocated and ongoing households.
- (b) the number of new low income B households as a proportion of all newly allocated and ongoing households.

Low income A captures households that receive an income equivalent to or below 100% of government income support benefits at the pensioner rate while Low income B captures households with an income above 100% of the government income support benefits at the pensioner rate, but still below the effective cut-off for receiving any government income support benefits.

The cut-off measures include:

- adult (single or couple) pension rate²
- where eligible, family tax benefit part A (up to the full rate)
- income-free areas for both adults and children
- pharmaceutical allowance.

P4 is calculated as follows:

$$P4(a) = \frac{LI1a \times 100}{LI3}$$

$$P4(b) = \frac{LI1b \times 100}{LI3}$$

LI1a Total number of new households with low income A for year ending 30 June 2008

LI1b Total number of new households with low income B for year ending 30 June 2008

LI3 Total number of new households where income and tenancy composition details are known for year ending 30 June 2008

3.3.5 P5 Special needs

This indicator assesses the special needs³ status of all households receiving assistance. In state owned and managed Indigenous housing, this is the proportion of new tenancies that are allocated to households with special needs which are defined as low income households:

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

2 The pensioner (single and couple) benefit rate has been selected as the 'low income A' household cut-off measure as pension rates are higher than rates for other allowances (e.g., unemployment benefits). This ensures that all persons receiving up to or equivalent to 100% of government income support benefits are captured. It should be noted that this group might include some income earners, provided their total income is not greater than 100% of the pensioner rate of government income support benefits.

3 Special needs definition in the state owned and managed Indigenous housing data collection is different from that used in mainstream CSHA data collections. Special needs is defined in the public rental housing data collection as low income households:

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

This performance indicator is calculated as follows:

$$P5 = \frac{SN1 \times 100}{S2}$$

SN1 Total number of new households with special needs for year ending 30 June 2008

S2 Total number of new households assisted for year ending 30 June 2008

3.3.6 P6 Priority access to those in greatest need

This indicator provides a measure of whether households in greatest need are given priority access to housing, by assessing the proportion of new allocations to households in greatest need that were allocated housing in:

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

Total number of rebated households occupying state owned and managed Indigenous housing for whom income details are known at 30 June 2008P6 provides the proportion of total new allocations in the year ending 30 June to households that met the definition of greatest need.

Greatest need households are defined as low income households that at the time of allocation were subject to one or more of the following circumstances:

- they were homeless
- their life or safety was at risk in their accommodation
- their health condition was aggravated by their housing
- their housing was inappropriate to their needs
- they had very high rental housing costs (AIHW 2006).

The indicators are calculated as follows:

$$P6(a) = \frac{PA1 \times 100}{PA7}$$

$$P6(b) = \frac{PA2 \times 100}{PA8}$$

$$P6(c) = \frac{PA3 \times 100}{PA9}$$

$$P6(d) = \frac{PA4 \times 100}{PA10}$$

$$P6(e) = \frac{PA5 \times 100}{PA11}$$

$$P6 = \frac{PA6 \times 100}{PA12}$$

- PA1 Total number of new greatest need households allocated housing in less than 3 months for year ending 30 June 2008
- PA2 Total number of new greatest need households allocated housing in 3 months to less than 6 months for year ending 30 June 2008
- PA3 Total number of new greatest need households allocated housing in 6 months to less than 1 year for year ending 30 June 2008
- PA4 Total number of new greatest need households allocated housing in 1 year to less than 2 years for year ending 30 June 2008
- PA5 Total number of new greatest need households allocated housing in 2 years or more for year ending 30 June 2008
- PA6 Total number of all new greatest need households allocated housing for year ending 30 June 2008
- PA7 Total number of new households allocated housing in less than 3 months for year ending 30 June 2008
- PA8 Total number of new households allocated housing in 3 months to less than 6 months for year ending 30 June 2008
- PA9 Total number of new households allocated housing in 6 months to less than 1 year for year ending 30 June 2008
- PA10 Total number of new households allocated housing in 1 year to less than 2 years for year ending 30 June 2008
- PA11 Total number of new households allocated housing in 2 years or more for year ending 30 June 2008
- PA12 Total number of all new households allocated housing for year ending 30 June 2008

Qualifications

The waiting list time for calculating PA1 to PA6 refers to the period of time from the date the applicant was eligible for 'greatest need' assistance to the date assistance commenced. If an applicant transferred between waiting list categories, only the time spent on the waiting list

from when the applicant met the greatest need definition is counted. Exceptions to this rule are footnoted.

PA1 to PA6 exclude waiting list applicants who have missing greatest need and/or waiting list details.

PA7 to PA12 exclude waiting list applicants who have missing waiting list details.

The determination of greatest need was based on waiting list priority reason codes for all jurisdictions. Only priority reason codes that meet the nationally agreed definition are included (AIHW 2006).

3.3.7 P7 Customer satisfaction

This indicator assesses the level of satisfaction expressed by tenants with regard to the service provided by state and territory public rental housing agencies. Data for this performance indicator were collected via the 2007 SOMIH National Social Housing Survey (NSHS).

Question 1 of the NSHS of SOMIH tenants asked respondents to indicate the statement which best described how satisfied or dissatisfied they were with the overall service provided by their housing authority over the previous 12 months.

The level of overall satisfaction is calculated as:

$$P7 = \frac{\text{Number of tenants who said they were satisfied (very satisfied or satisfied)} \times 100}{\text{Number of tenants who gave a valid answer to the satisfaction question}}$$

3.3.8 P8 Net recurrent cost per dwelling

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

P8 is calculated as:

$$P8 = \frac{DC1}{OR2}$$

DC1 Total net recurrent costs for year ending 30 June 2008

OR2 Total number of dwellings at 30 June 2008

Qualifications

Data for this performance indicator is provided by jurisdictions not calculated by the AIHW public housing team. Figures for DC1 are derived using the unaudited schedule to the CSHA National Financial Reporting Statements.

3.3.9 P9 Occupancy rate

This indicator assesses the utilisation of state owned and managed Indigenous housing stock by measuring the occupancy rate of rental housing stock.

P9 is calculated as:

$$P9 = \frac{OR1 \times 100}{OR2}$$

OR1 Total number of occupied dwellings at 30 June 2008

OR2 Total number of dwellings at 30 June 2008

3.3.10 P10 Turnaround time

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

P10 is calculated as:

$$P10 = \frac{TT1}{TT2}$$

TT1 Total number of days that dwellings were vacant for year ending 30 June 2008

TT2 Total number of vacancy episodes for year ending 30 June 2008

3.3.11 P11 Rent collection rate

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

P11 is calculated as:

$$P11 = \frac{RA1 \times 100}{RA2}$$

RA1 Total rent collected from tenants for year ending 30 June 2008

RA2 Total rent charged to tenants for year ending 30 June 2008

4 General notes

Data in this report should be read in conjunction with the *Public rental and state owned and managed Indigenous housing data manual 2007–08* (AIHW 2008), which can be obtained from the Housing Assistance Unit.

4.1 Scope

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

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

4.2 Coverage

4.2.1 Australian Capital Territory

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

4.2.2 Northern Territory

Most Indigenous-specific housing programs in the Northern Territory are currently community managed and administered. The Northern Territory is moving to a Public Housing management framework across all regions.

4.2.3 Victoria

In Victoria, Aboriginal Housing Victoria (AHV) – a non-government community housing organisation – assists the Government in the administration of SOMIH. Under the transition to independence strategy for AHV, tenancy management for some SOMIH properties was transferred to AHV in 2007–08. This has reduced the number of properties reported in Victoria as SOMIH by 348, and will lead to a corresponding increase in the number of

properties reported as state managed Indigenous Community Housing for 2007–08 (which is not published in this report).

4.2.4 Other jurisdictions

All other jurisdictions were able to provide most of the data requested for this collection in keeping with the definitions of the *National housing assistance data dictionary, version 3* (AIHW 2006). Exceptions to this are explained in the footnotes.

5 Changes to the 2007–08 data collection

Revised performance indicator:

P2(a): Reflects the average subsidy provided to the rebated households in 2007–08, rather than all households. This indicator has been renamed to ‘Average weekly rental subsidy per rebated household’. The revised formula to calculate P2(a) is:

$$P2(a) = \frac{AF2 - AF1}{S1}$$

P4: Previously this indicator calculated the number of new low-income households as a proportion of all new households for the reporting year. In 2007–08, the denominator includes only ongoing and newly allocated households with P4 capturing the proportion of households in the low income A and B categories at 30 June 2008.

Clarification to definition:

TT1, TT2 and P10: In 2007–08, vacancies due to major redevelopment were broken into separate episodes, to isolate and exclude the period when the dwelling was under redevelopment and could not be let.

References

AIHW (Australian Institute of Health and Welfare) 2004. Measuring housing assistance: national data standards developed under the 1999 Commonwealth State Housing Agreement. Cat. no. HOU 111. Canberra: AIHW.

AIHW 2006. National housing assistance data dictionary, version 3. Housing assistance data development series. Cat. no. HOU 147. Canberra: AIHW.

AIHW 2007. Indigenous housing indicators 2005–06. Indigenous housing series no. 2. Cat. no. HOU 168. Canberra: AIHW.

AIHW 2008. Public rental and state owned and managed Indigenous housing data manual 2007–08. Canberra: AIHW.

AIHW 2009. Public rental housing 2007–08. Housing assistance data development series. Cat. no. HOU 187. Canberra: AIHW.

AIHW (forthcoming). Indigenous housing indicators 2007–08.

AIHW (forthcoming). Indigenous housing needs 2008: a multi-measure needs model.

Roy Morgan Research 2008. State Owned and Managed Indigenous Housing (SOMIH) Survey 2007 National Report. Melbourne: Roy Morgan Research.

List of tables

Table 2.1: CSHA state owned and managed Indigenous housing summary data, 2007-08.....3

Table 2.2: CSHA state owned and managed Indigenous housing: P1(a) Amenity, March-April 20076

Table 2.3: CSHA state owned and managed Indigenous housing: P1(b) Location, March-April 20078

Table 2.4: CSHA state owned and managed Indigenous housing: P2 Affordability, 2007-08.....10

Table 2.5: CSHA state owned and managed Indigenous housing: P3 Match of dwelling to household size, 2007-0811

Table 2.6: CSHA state owned and managed Indigenous housing: P4 Low income, 2007-08.....12

Table 2.7: CSHA state owned and managed Indigenous housing: P5 Special needs, 2007-08.....13

Table 2.8: CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2007-0814

Table 2.9: CSHA state owned and managed Indigenous housing: P7 Customer satisfaction, March-April 200716

Table 2.10: CSHA state owned and managed Indigenous housing: P8 Net recurrent cost per dwelling, 2007-0816

Table 2.11: CSHA state owned and managed Indigenous housing: P9 Occupancy rate, 2007-08.....17

Table 2.12: CSHA state owned and managed Indigenous housing: P10 Turnaround time, 2007-0817

Table 2.13: CSHA state owned and managed Indigenous housing: P11 Rent collection rate, 2007-0818

List of figures

Figure 1: New allocations of state owned and managed Indigenous housing to households in greatest need and all households, by time to allocation, 2007-08 x

Figure 2: Untenantable state owned and managed Indigenous rental dwellings, by state, 30 June 2008..... xi

Figure 3: State owned and managed Indigenous rental dwellings, by Australian Standard Geographical Classification of remoteness, by state, 30 June 2008..... xi

Figure 4: CSHA National Performance Indicator Framework..... 19