

State owned and managed Indigenous housing 2006–07

**Commonwealth State Housing Agreement
national data report**

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HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

State owned and managed Indigenous housing 2006–07

**Commonwealth State Housing Agreement
national data report**

January 2008

Australian Institute of Health and Welfare
Canberra

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Symbols and Abbreviations

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

Overview of state owned and managed Indigenous rental housing in 2006–07

State owned and managed Indigenous housing is provided by six jurisdictions. 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. 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 housing program – in 2006–07 this included a further 23,102 households (AIHW 2008).

Households in state owned and managed Indigenous rental housing at 30 June 2007

In total, 12,622 households lived in state owned and managed Indigenous housing at 30 June 2007.

Of all 12,622 households, 10,203 (81%) received a rental rebate, that is, paid less than market rent for the dwelling (referred to hereafter as 'rebated households'). The remaining 2,419 households (19%) paid market rent. Of the 10,034 rebated households for which complete rent and income details were known, approximately two-thirds (62%) paid more than 20% but no more than 30% of their income in rent, while around one-third (37%) paid 20% or less of their income in rent.

The average weekly rental subsidy for rebated households for the week of 30 June 2007 was \$98.73 per household. This corresponds to an average rental subsidy of \$79.81 per household for all households (rebated and non-rebated).

Of the 11,588 occupied dwellings for which tenancy composition and dwelling details were known, 1,391 (12%) were moderately overcrowded and 716 (6%) were overcrowded (that is, required one additional bedroom or at least two additional bedrooms, respectively¹). A further 2,047 (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 2006–07

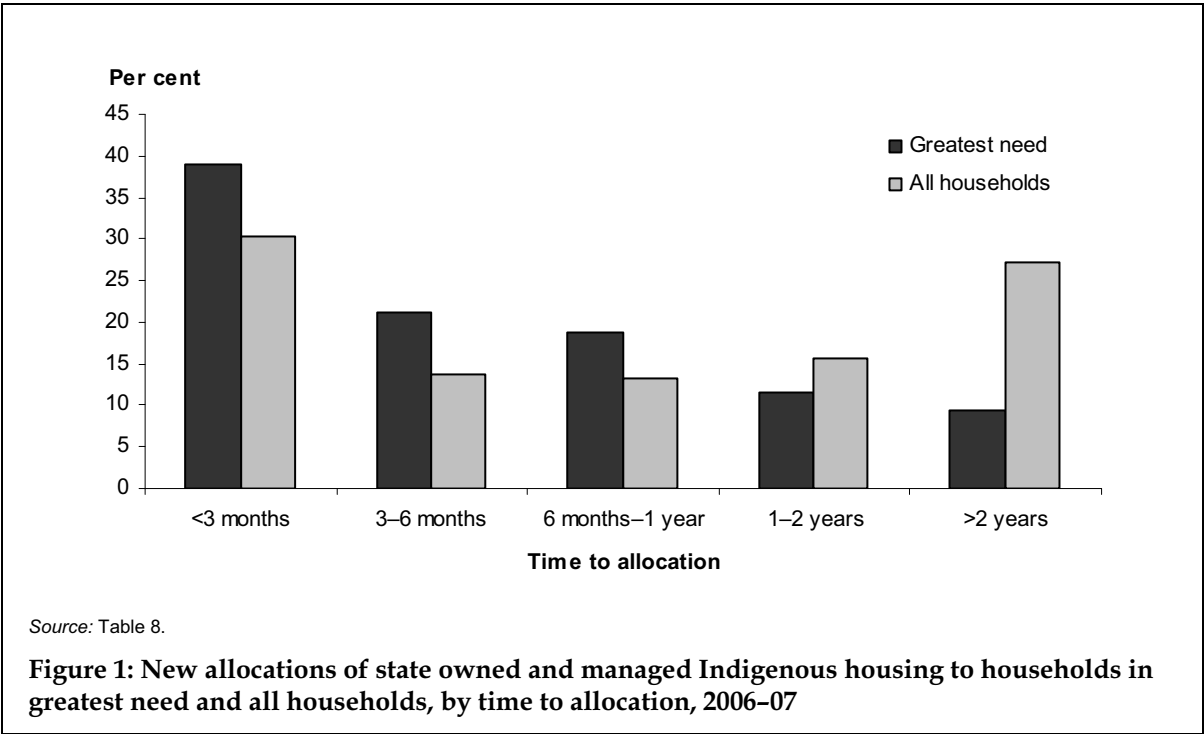
During the period 1 July 2006 to 30 June 2007, state owned and managed Indigenous rental housing was allocated to 1,468 new households. Of these households, 377 (26%) were classified as being in 'greatest need' (see Section 3.3.6).

Of the 1,468 new allocations, 442 households (30%) were allocated housing within 3 months of application and 397 households (27%) were allocated housing 2 years or more after application (Figure 1).

Of the 377 new allocations of state owned and managed Indigenous rental housing to households in greatest need, 147 households (39%) were allocated housing within 3 months

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

of application. The proportion of greatest need households allocated housing in a given time period decreases as the lapse between application and allocation increases, with only 9% still waiting 2 years or more after application (Figure 1).



Households waiting for state owned and managed Indigenous rental housing at 30 June 2007

A total of 10,835 households were on waiting lists for state owned and managed Indigenous rental housing at 30 June 2007, of which 717 households were classified as being in ‘greatest need’. This represents 7% of all households on waiting lists.

State owned and managed Indigenous rental dwellings at 30 June 2007

In total, state government agencies owned and managed 13,098 Indigenous rental dwellings at 30 June 2007, of which 12,622 were occupied. This represents an occupancy rate of approximately 96%.

Of all 13,098 dwellings, 243 (2%) were untenable or undergoing major redevelopment, while the remaining 12,855 (98%) were considered tenable. Figure 2 provides a breakdown of untenable dwellings by state.

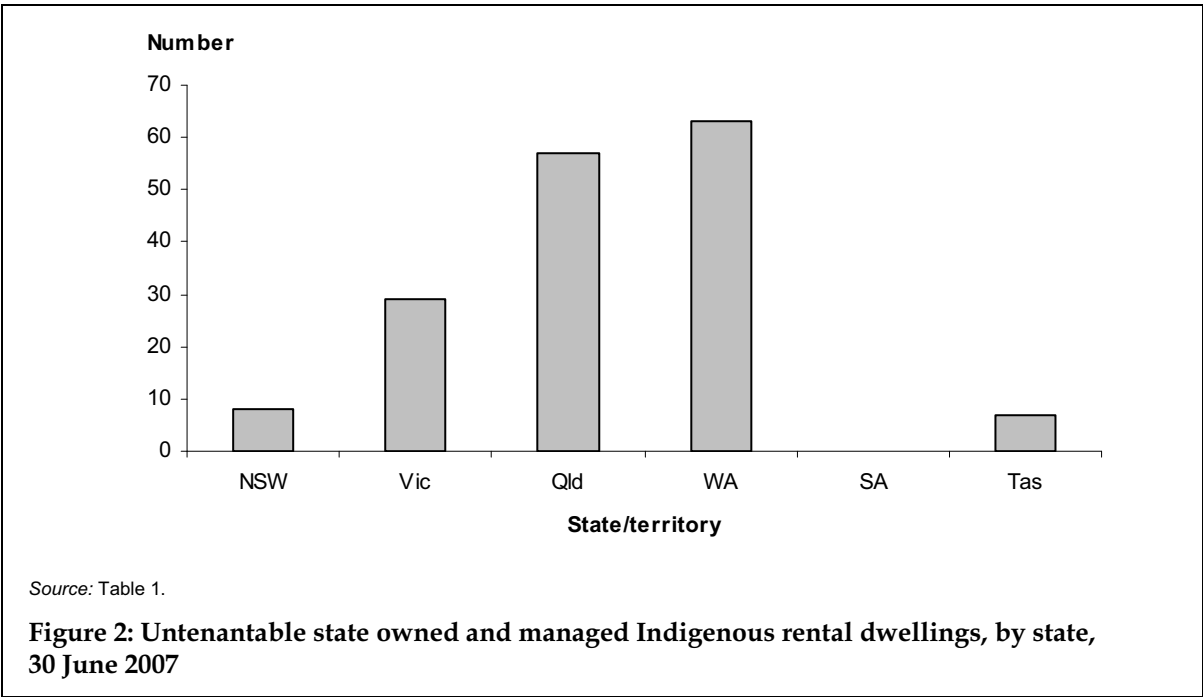
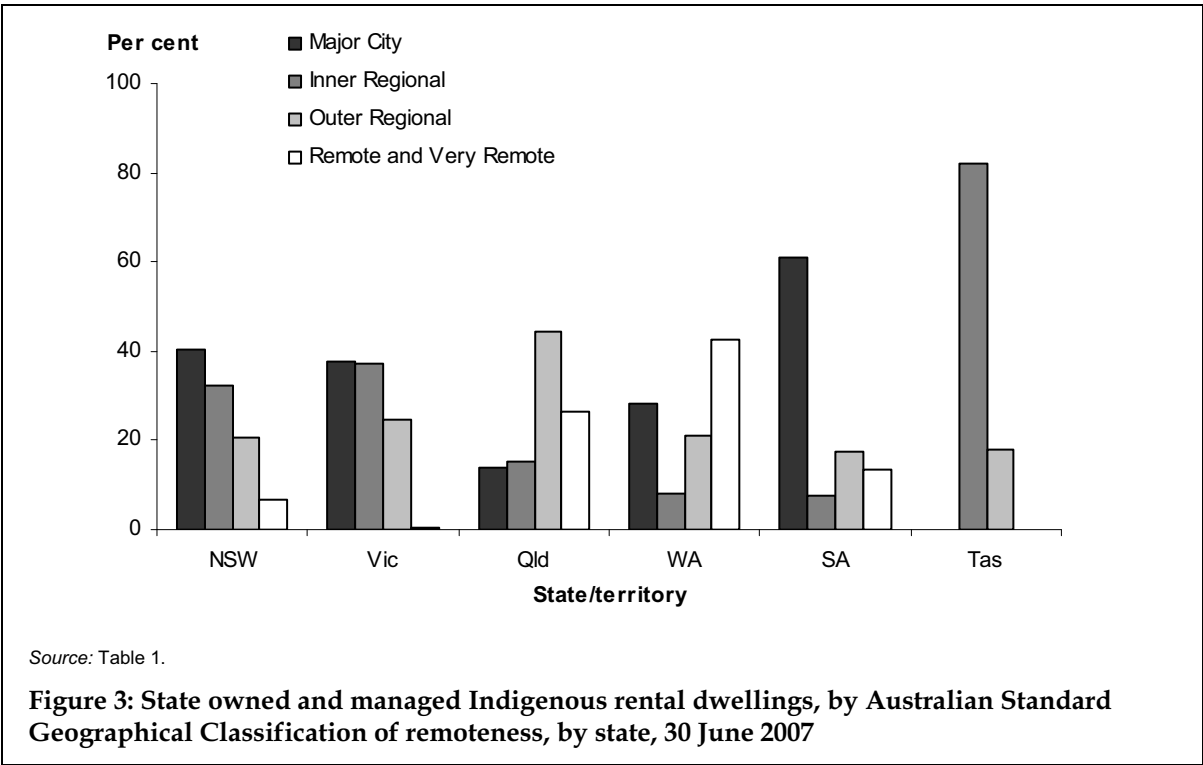


Figure 3 provides the Australian Standard Geographical Classification (ASGC) of remoteness of these dwellings, broken down by state. Nationally, 34% of all state owned and managed Indigenous rental dwellings were located in a major city, 22% were located in inner regional Australia, 26% were located 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 2006–07 under the 2003 Commonwealth State Housing Agreement (CSHA). The six reports are:

- *Public rental housing 2006–07: Commonwealth State Housing Agreement national data report*
- *Community housing 2006–07: Commonwealth State Housing Agreement national data report*
- *State owned and managed Indigenous housing 2006–07: Commonwealth State Housing Agreement national data report*
- *Crisis Accommodation Program 2006–07: Commonwealth State Housing Agreement national data report*
- *Private Rent Assistance 2006–07: Commonwealth State Housing Agreement national data report*
- *Home Purchase Assistance 2006–07: Commonwealth State Housing Agreement national data report.*

These publications are the eighth 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. 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 2003–04* (AIHW 2005a), *Indigenous housing indicators 2005–06* (AIHW 2007b) and *Indigenous housing needs 2005: a multi-measure needs model* (AIHW 2005b).

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 Section 3 of this report.

2 CSHA 2006–07 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. Before 2003–04, mixed composition households were referred to as multiple family households.

Ongoing household

For the purpose of this collection, an ongoing household is one that is valid at 30 June 2007, including those who terminated their tenancy on 30 June 2007.

2.2 Summary data items

Table 1: CSHA state owned and managed Indigenous housing summary data, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2007										
S0	Total households	4,135	1,280	2,925	2,151	1,790	341	..	..	12,622
S1	Total rebated households	3,352	1,049	2,264	1,703	1,569	266	..	..	10,203
For year ending 30 June 2007										
S2	Total new households	433	140	345	323	195	32	..	..	1,468
S4	Total number of transferred households	153	57	99	114	87	4	..	..	514
At 30 June 2007										
S6	New applicants on waiting list who have a 'greatest need'	72	177	111	165	192	n.a.	..	..	717
S7	Total applicants on waiting list	1,628	1,085	3,849	2,135	1,950	188	..	..	10,835
S8	Total tenable dwellings	4,224	1,290	2,927	2,193	1,879	342	..	..	12,855
S9	Total untenable dwellings	8	29	57	63	0	7	..	..	164
S10	Total rebated households paying 20% or less of assessable income in rent	723	471	784	1,110	514	80	..	..	3,682
S11	Total rebated households paying >20% but not more than 25% of assessable income in rent	2,282	573	1,376	510	962	163	..	..	5,866
S12	Total rebated households paying >25% but not more than 30% of assessable income in rent	274	0	1	74	28	23	..	..	400
S13	Total rebated households paying more than 30% of assessable income in rent	0	0	2	6	13	0	..	..	21
S14	Total rebated households for whom income details are known	3,344	1,044	2,163	1,700	1,517	266	..	..	10,034
S15	Total households with moderate overcrowding	301	116	474	295	184	21	..	..	1,391
S16	Total households with under-utilisation	774	148	336	296	445	48	..	..	2,047
S17	Total dwellings in major cities	1,714	502	416	649	1,158	0	..	..	4,439
S18	Total dwellings in Inner Regional Australia	1,361	496	458	181	149	287	..	..	2,931
S19	Total dwellings in Outer Regional Australia	873	326	1,327	487	336	62	..	..	3,411
S20	Total dwellings in Remote Australia	216	5	298	466	113	0	..	..	1,099
S21	Total dwellings in Very Remote Australia	64	0	498	504	147	0	..	..	1,212

(continued)

Table 1 (continued): CSHA state owned and managed Indigenous housing summary data, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2007										
S22	Total dwellings in migratory areas	0	0	0	0	0	0	..	..	0
S26	Total Indigenous employees in state owned and managed Indigenous housing	102	10	22	93	30	4	..	..	261
S27	Total employees in state owned and managed Indigenous housing	135	17	767	1,330	74	4	..	..	2,327
For year ending 30 June 2007										
S29	Net rent turnover (no. of days)	45.54	28.92	4.83	33.81	60.35	12.94	..	..	33.84
S30	Opening gross rent debtors (\$'000)	2,991	482	159	961	1,706	50	..	..	6,349
S31	Closing gross rent debtors (\$'000)	3,179	594	273	1,053	1,426	61	..	..	6,586
At 30 June 2007										
S32	Total dwellings undergoing major redevelopment	2	9	13	31	24	0	..	..	79

(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 The Proxy Occupancy Standard was revised in 2005–06.
- 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	4,135	1,280	2,925	2,151	1,790	341	..	..
Excludes:								
Non-rebated households	783	231	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	15	..	..
Households for whom composition cannot be determined	4	0	0	0	0	0	..	..
Exclusions as a % of total ongoing households	19.0	18.0	0.0	0.0	0.0	4.4	..	..

- S17–S22, S30, S31 Due to rounding the national total may not equal the sum of jurisdictions' data items.
- NSW S6 Data are not comparable as the previous years incorrectly excluded two 'greatest need' definition categories (refuge & priority tenancy re-instatement) now included.
- S7 Includes new applicants for housing and tenants (already housed) who requested transfers.
- S12 With the introduction of the *Reshaping Public Housing* (RPH) policy during 2005–06, moderate income renters are now charged 25–30% of their income as rent. In addition, some SOMIH tenants were deemed eligible to receive Commonwealth Rent Assistance (CRA). The CRA component of a tenant's 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.
	S15, S16	2006–07 data is comparable with 2005–06 but not with previous years as mixed composition households are now included.
	S26, S27	Includes 58 Indigenous workers employed under Aboriginal Housing Office Aboriginal Employment in Construction Policy (CSHA funded). There was a drop from 126 in 2005/06 because much of SOMIH upgrade took place prior to 2006/07.
Vic	S1	Data should not be compared with previous year's result due to the exclusion of additional households on the basis of household composition, for example group households.
	S2, S4	Decreasing exits from public housing due to limited exit points for tenants into private rental are causing a decrease in allocations.
	S7	Indigenous applicants are eligible to be allocated in both state owned and managed Indigenous housing and mainstream public rental housing.
	S8, S9	Data are unreconciled and may not match published jurisdictional annual data. Data for S9 is not comparable to the previous year.
	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.
	S14	See S1.
	S15	Comparison with previous year's data should be made with caution due to fewer opportunities in the private market.
	S26	Data is not comparable to 2005–06 due to a previous counting error.
	S32	Data are not comparable with previous year's data as a different definition of major redevelopment has been used.
Qld	S6	Data are not directly comparable with previous years' data as the criteria used for determining greatest need were expanded during 2005–06.
	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.
	S15, S16	Data are not comparable to data reported prior to 2005–06, as the methodology was changed in 2005–06.
	S27	Includes 233 employees with unknown Indigenous status.
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.
	S15, S16	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2006–07 there are 269 mixed composition households included.
	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. Staffs whose duties include work on SOMIH are not separately identifiable in 2006–07.
SA	S1	Includes 51 households reported as receiving a rebated rent without 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.
	S15, S16	Comparison with years prior to 2005–06 should be made with caution as mixed composition households are now included. In 2006–07 there are 249 mixed composition households included.
	S29–31	In 2005–06, the published figures for these items were incorrectly reported. They have since been revised to 5.15 (S29), 1791 (S30) and 1706 (S31).
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.
	S10-S13	Data supplied by jurisdiction.

2.3 Performance indicators

The following performance indicators were calculated in accordance with the 2006–07 *Public rental and state owned and managed Indigenous housing data manual* (AIHW 2007a) 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: 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

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 2007.

Table 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 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 2007.

2.3.2 P2 Affordability

Table 4: CSHA state owned and managed Indigenous housing: P2 Affordability, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For week of 30 June 2007										
AF1	Total rents charged (\$'000)	454.3	140.1	352.6	218.5	184.6	31.4	..	..	1,381.4
AF2	Total market rent value of dwellings for which a rent was charged (\$'000)	807.7	244.1	611.3	351.2	324.5	50.0	..	..	2,388.7
P2(a)	Average weekly rental subsidy per tenant (\$)	85	81	88	62	78	54	..	..	80
P2(b)	Proportion of rebated households spending not more than 30% of their income in rent (per cent)	100.0	100.0	99.9	99.6	99.1	100.0	..	..	99.1

(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.
NSW	P2(b)	Data supplied by jurisdiction. No rebated tenant pays more than 30% of income as rent.
Tas	P2(a)	Data for 2006–07 are not comparable with 2005–06. 2006–07 data uses adjusted market rent for calculation, whereas 2005–06 used full market rent.

2.3.3 P3 Match for year ending 30 June 2007 of dwelling to household size

Table 5: CSHA state owned and managed Indigenous housing: P3 Match of dwelling to household size, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2007										
HS1	Total households with overcrowding	97	45	299	154	112	9	..	..	716
HS2	Total households for which tenancy composition and dwelling details are known	3,347	1,049	2,925	2,151	1,790	326	..	..	11,588
P3	Proportion of households where dwelling size is not appropriate due to overcrowding (per cent)	2.9	4.3	10.2	7.2	6.3	2.8	..	..	6.2

(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	4,135	1,280	2,925	2,151	1,790	341	..	..
Excludes:								
Non-rebated households	783	231	..	..	..	..	..	..
Mixed composition households	..	..	..	..	..	15	..	..
Households for whom composition cannot be determined	4	0	0	0	0	0	..	..
Exclusions as a % of total ongoing households	19.0	18.0	0.0	0.0	0.0	4.4	..	..

NSW HS1, HS2, P3 2006–07 data is comparable with 2005–06 but not with previous years as mixed composition households are now included.

Vic HS1, HS2, P3 Comparison with previous year's data should be made with caution given exclusions due to household compositions and fewer opportunities in the private rental market.

Qld HS1, P3 Data are not comparable to data reported prior to 2005–06, as the methodology was changed in 2005–06.

WA HS1, HS2, P3 Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2006–07 there are 269 mixed composition households included.

SA HS1, HS2, P3 Comparison with years prior to 2005–06 should be made with caution as mixed composition households are now included. In 2006–07 there are 249 mixed composition households included.

2.3.4 P4 Low income

Table 6: CSHA state owned and managed Indigenous housing: P4 Low income, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2007										
L11a	New households with low income A	361	116	264	284	173	32	..	..	1,230
L11b	New households with low income B	14	13	76	38	20	0	..	..	161
L13	New households where income and tenancy composition details are known	378	129	345	323	195	32	..	..	1,402
P4(a)	New low income households as a proportion of all new households: Low income A (per cent)	95.5	89.9	76.5	87.9	88.7	100.0	..	..	87.7
P4(b)	New low income households as a proportion of all new households: Low income B (per cent)	3.7	10.1	22.0	11.8	10.3	0.0	..	..	11.5

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

Notes

All	L11a, L13, P4(a)	Includes households where assessable income was zero.
NSW	L11a, L11b, L13, P4(a), P4(b)	2006–07 data is comparable with 2005–06 but not with previous years as mixed composition households are now included. However 55 non-rebated households are excluded due to lack of income details.
Qld	L11a, L11b, L13, P4(a), P4(b)	Data is not comparable with previous years' data, as Queensland now uses the national definitions, whereas in previous years it used assessable income as a proxy for gross income.
WA	L11a, L11b, L13, P4(a), P4(b)	Comparison with previous years' data should be made with caution as mixed composition households are now included. In 2006–07 there are 45 mixed composition households included.
SA	L11a, L11b, L13, P4(a), P4(b)	Comparison with years prior to 2005–06 should be made with caution as mixed composition households are now included. In 2006–07 there are 18 mixed composition households included.
	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 7: CSHA state owned and managed Indigenous housing: P5 Special needs, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2007										
SN1	New households with special needs	206	74	162	144	89	21	..	..	696
P5	Proportion of new allocations to households with special needs (per cent)	47.6	52.9	47.0	44.6	45.6	65.6	..	..	47.4

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

Notes

NSW	SN1, P5	Data are not directly comparable with other jurisdictions' data due to some minor data quality issues.
Vic	SN1, P5	Data for 2006–07 are not directly comparable with previous years' data as the only information available to identify a disability was receipt of a disability pension.
Qld	SN1, P5	Data is not comparable with the years prior to 2003–04, as the methodology was changed in 2003–04.
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 8: CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2007										
PA1	Total number of new greatest need households allocated housing in less than 3 months	27	11	18	39	52	n.a.	..	..	147
PA2	Total number of new greatest need households allocated housing in 3 months to less than 6 months	11	10	18	26	15	n.a.	..	..	80
PA3	Total number of new greatest need households allocated housing in 6 months to less than 1 year	5	2	19	19	26	n.a.	..	..	71
PA4	Total number of new greatest need households allocated housing in 1 year to less than 2 years	2	3	8	7	24	n.a.	..	..	44
PA5	Total number of new greatest need households allocated housing in 2 years or more	0	1	6	0	28	n.a.	..	..	35
PA6	Total number of all new greatest need households allocated housing	45	27	69	91	145	n.a.	..	..	377
PA7	Total number of new households allocated housing in less than 3 months	154	32	56	121	66	13	..	..	442
PA8	Total number of new households allocated housing in 3 months to less than 6 months	71	20	32	52	17	7	..	..	199
PA9	Total number of new households allocated housing in 6 months to less than 1 year	49	14	51	46	29	6	..	..	195
PA10	Total number of new households allocated housing in 1 year to less than 2 years	64	27	56	44	36	2	..	..	229
PA11	Total number of new households allocated housing in 2 years or more	92	47	147	60	47	4	..	..	397
PA12	Total number of all new households allocated housing	430	140	342	323	195	32	..	..	1,462

(continued)

Table 8 (continued): CSHA state owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2007									
										Per cent
P6(a)	Proportion of new allocations to greatest need households in less than 3 months	17.5	34.4	32.1	32.2	78.8	n.a.	..	..	33.3
P6(b)	Proportion of new allocations to greatest need households in 3 months to less than 6 months	15.5	50.0	56.3	50.0	88.2	n.a.	..	..	40.2
P6(c)	Proportion of new allocations to greatest need households in 6 months to less than 1 year	10.2	14.3	37.3	41.3	89.7	n.a.	..	..	36.4
P6(d)	Proportion of new allocations to greatest need households in 1 year to less than 2 years	3.1	11.1	14.3	15.9	66.7	n.a.	..	..	19.2
P6(e)	Proportion of new allocations to greatest need households in 2 years or more	0.0	2.1	4.1	0.0	59.6	n.a.	..	..	8.8
P6	Proportion of all new allocations to households in greatest need	10.5	19.3	20.2	28.2	74.4	n.a.	..	..	25.8

(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	0	..	..
PA12	3	0	3	0	0	0	..	..

NSW PA1-PA6, P6(a)-P6(e), P6 Data are not comparable as the previous years incorrectly excluded two 'greatest need' definition categories (refuge & priority tenancy re-instatement) now included. Using the 2006–07 revised classification, the equivalent figure for 2005–06 is 13.1%. 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'.

Qld PA1-PA6, P6(a)-P6(e), P6 Data are not comparable to data reported prior to 2005–06, as the criteria used for determining greatest need were expanded in 2005–06.

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 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 2007.

2.3.8 P8 Net recurrent cost per dwelling

Table 10: CSHA state owned and managed Indigenous housing: P8 Net recurrent cost per dwelling, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2007										
DC1	Total net recurrent costs (\$'000)	24,633	5,415	22,391	17,442	12,701	2,244	..	..	84,826
P8	Average cost of providing assistance (excluding capital) per dwelling (\$)	5,818	4,078	7,471	7,627	6,674	6,430	..	..	6,476

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

Notes

All	P8	Direct costs indicator replaced in 2006–07 with 'Net recurrent cost per dwelling'.
	DC1	Data may not be comparable with previous years as in 2006–07, DC1 was redefined 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	Data from 2005–06 is not comparable due to the previous inclusion of additional items.
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 11: CSHA state owned and managed Indigenous housing: P9 Occupancy rate, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2007										
OR1	Total occupied dwellings	4,135	1,280	2,914	2,162	1,790	341	..	..	12,622
OR2	Total dwellings	4,234	1,328	2,997	2,287	1,903	349	..	..	13,098
P9	Occupancy rate (per cent)	97.7	96.4	97.2	94.5	94.1	97.7	..	..	96.4

(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 12: CSHA state owned and managed Indigenous housing: P10 Turnaround time, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2007										
TT1	Total days that dwellings were vacant	19,158	4,709	11,836	17,265	8,008	1,115	..	..	62,091
TT2	Total vacancy episodes	524	140	338	335	163	26	..	..	1,526
P10	Average turnaround time	37	34	35	52	49	43	..	..	41

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

Notes

All P10 Data may not be comparable with previous years as in 2006–07; P10 was clarified to include only those vacancy episodes classified as 'normal' for the entire period.

NSW TT1, TT2, P10 Data are not comparable with previous years' data as properties in zones where no applicants are waiting or properties which are hard to let are excluded this year.

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 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 13: CSHA state owned and managed Indigenous housing: P11 Rent collection rate, 2006–07

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
For year ending 30 June 2007										
RA1	Total rent collected from tenants(\$'000)	25,171	6,301	15,882	11,443	9,752	1,599	..	..	70,148
RA2	Total rent charged to tenants (\$'000)	24,726	6,791	16,325	10,870	9,472	1,566	..	..	69,750
P11	Total rent collected as a percentage of rent charged (per cent)	101.8	92.8	97.3	105.3	103.0	102.1	..	..	100.6

(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.
SA	RA1, RA2, P11	In 2005–06, the published figures for these items were incorrectly reported. They have since been revised to 9094 (RA1), 9009 (RA2) and 100.9 (P11).

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.

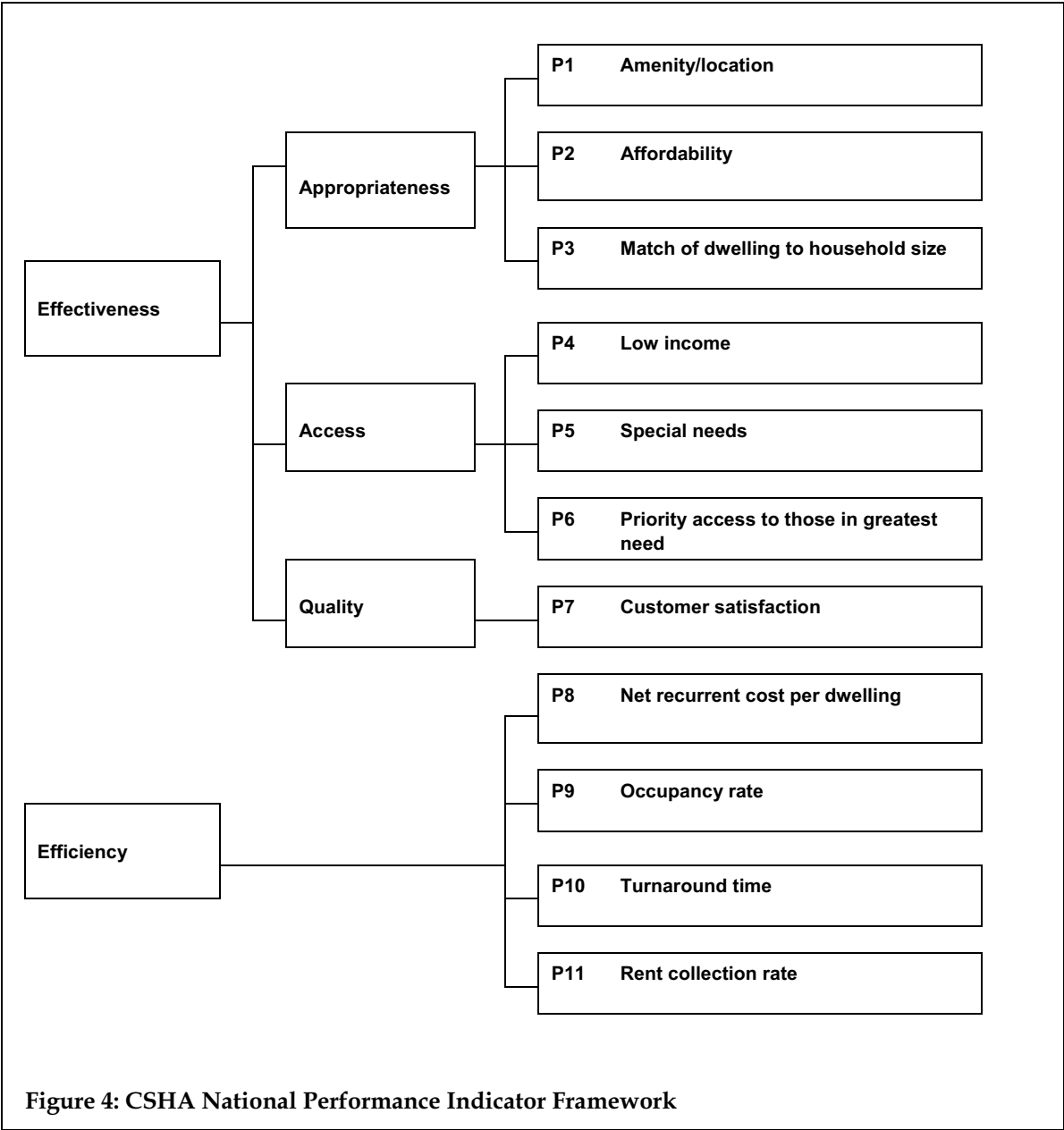


Figure 4: CSHA National Performance Indicator Framework

3.1 Data definitions

The *National housing assistance data dictionary version 3* (AIHW 2006) was 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 2006–07* (AIHW 2007a). Copies of this publication are available from the contact officer.

3.2 Details of Summary data items

S0	Total number of all households at 30 June 2007
S1	Total number of all households assisted with rebated state owned and managed Indigenous housing at 30 June 2007
S2	Total number of new households assisted for year ending 30 June 2007
S4	Total number of households who relocated from one state owned and managed Indigenous rental housing dwelling to another state owned and managed Indigenous rental housing dwelling for year ending 30 June 2007 (transfers)
S6	Total number of new applicants on waiting list who have a 'greatest need' at 30 June 2007
S7	Total number of applicants on waiting list at 30 June 2007
S8	Total number of tenatable dwellings at 30 June 2007
S9	Total number of untenatable dwellings at 30 June 2007
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2007
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2007
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2007
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2007
S14	Total number of rebated households occupying state owned and managed Indigenous housing for whom income details are known at 30 June 2007
S15	Number of households with moderate overcrowding at 30 June 2007
S16	Number of households with under-utilisation at 30 June 2007
S17	Total number of dwellings in major cities of Australia at 30 June 2007
S18	Total number of dwellings in inner regional Australia at 30 June 2007
S19	Total number of dwellings in outer regional Australia at 30 June 2007
S20	Total number of dwellings in remote Australia at 30 June 2007
S21	Total number of dwellings in very remote Australia at 30 June 2007
S22	Total number of dwellings in migratory areas at 30 June 2007
S26	Total number of indigenous employees in state owned and managed Indigenous housing at 30 June 2007
S27	Total number of employees in state owned and managed Indigenous housing at 30 June 2007
S29	Net rent turnover for the year ending 30 June 2007
S30	Opening gross rent debtors for the year ending 30 June 2007
S31	Closing gross rent debtors for the year ending 30 June 2007
S32	Number of dwellings undergoing major redevelopment at 30 June 2007

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 *2007 Public Housing National Social Housing Survey* (Roy Morgan Research 2007). This report is available at

<http://www.aihw.gov.au/housing/assistance/nshs/public_and_indigenous_nshs.cfm>.

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 household, calculated as:

$$P2(a) = \frac{AF2 - AF1}{S0}$$

and;

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

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

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 children	4 bedrooms
Sole parent or couple with 5 children	5 bedrooms
Sole parent or couple with 6 children	6 bedrooms
Sole parent or couple with 6+ children	equal to number of children

This indicator is calculated as follows:

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

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 new households.
- (b) the number of new low income B households as a proportion of all new 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:

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

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

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 all persons receiving up to or equivalent to 100% of government income support benefits to be 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.

3.3.5 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.

This performance indicator is calculated as follows:

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

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)).

P6 provides the proportion of total new allocations in the year ending 30 June to households that met the definition of greatest need.

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 50 years or more.

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:

$$\begin{aligned}
 P6(a) &= \frac{PA1 \times 100}{PA7} \\
 P6(b) &= \frac{PA2 \times 100}{PA8} \\
 P6(c) &= \frac{PA3 \times 100}{PA9} \\
 P6(d) &= \frac{PA4 \times 100}{PA10} \\
 P6(e) &= \frac{PA5 \times 100}{PA11} \\
 P6 &= \frac{PA6 \times 100}{PA12}
 \end{aligned}$$

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, except the Northern Territory where a greatest need status flag is used. 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:

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

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:

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

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:

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

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:

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

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 2006-07* (AIHW 2007a) which can be obtained from the contact officer for this publication.

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

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

4.2.3 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 2006–07 data collection

The following data items have been modified in 2006–07:

Revised financial descriptor

S29 The formula has been revised to:

$$S29 = 365 \times \left[\frac{\frac{1}{2} \times (\text{Opening rental debtors} + \text{Closing rent debtors})}{\text{Total rent charged to tenants for year ending 30 June}} \right]$$

While data for S29 was collected in 2005–06, it was not reported.

Revised performance indicators

P8 Two changes were made to this indicator:

- Indicator name renamed to Net recurrent cost per dwelling.
- Definition of DC1 revised to Sum of net recurrent costs for providing assistance for the year ending 30 June.

Figures for DC1 were derived using the unaudited schedule to the CSHA National Financial Reporting Statements.

The following data items are no longer included in this report for 2006–07:

S23 Total capital expenditure for the year ending 30 June 2007

S24 Total recurrent expenditure for the year ending 30 June 2007

S25 Total amount spent on housing maintenance for the year ending 30 June 2007.

These three items are now collected using the unaudited schedule to the CSHA National Financial Reporting Statements. Data for 2006–07 will be reported in the Housing Assistance Act 1996 Annual Report 2006–07.

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