



Australian Government

**Australian Institute of
Health and Welfare**

*Better information and statistics
for better health and wellbeing*

HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

Private rent assistance 2007–08

Commonwealth State Housing Agreement national data report

March 2009

Australian Institute of Health and Welfare
Canberra

Cat. no. HOU 200

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.

© 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 905 8

Suggested citation

Australian Institute of Health and Welfare 2009. Private Rent Assistance 2007–08: Commonwealth State Housing Agreement national data report. Housing assistance data development series. Cat. no. HOU 200. 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:

Housing Assistance Unit

Australian Institute of Health and Welfare

GPO Box 570

Canberra ACT 2601

Phone: (02) 6244 1073

Email: housing@aihw.gov.au

Published by the Australian Institute of Health and Welfare

Please note that there is the potential for minor revisions of data in this report. Please check the online version at <www.aihw.gov.au> for any amendments.

Contents

- Acknowledgments..... iv**
- Symbols..... v**
- Summary vi**
- 1 Introduction..... 1**
- 2 CSHA 2007–08 private rent assistance data..... 2**
 - 2.1 Data definitions 2
 - 2.2 Terminology..... 2
 - 2.3 Summary data..... 3
 - 2.4 Outcome measures 1 and 2: Targeting and affordability..... 9
 - 2.4.1 Bond loans..... 9
 - 2.4.2 Rental grants, subsidies and relief..... 13
 - 2.4.3 Relocation expenses and other forms of assistance..... 16
- 3 Details of data items 19**
 - 3.1 Data items..... 21
- 4 General notes 23**
 - 4.1 Scope 23
 - 4.2 Coverage..... 23
 - 4.3 Data qualifications 24
 - 4.4 Changes to the 2007–08 data collection..... 25
- References 26**
- List of tables 27**
- List of figures 28**

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 AIHW. The author would like to thank the National Committee for Housing Information for its direction in preparing this report.

The author 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 not only prepared their own jurisdiction's data but also responded to queries from the AIHW Housing Assistance Unit.

Symbols

..	not applicable
n.a.	not available
\$	Australian dollars
%	per cent
'000	thousands

Summary

This report presents data from the 2007–08 Commonwealth State Housing Agreement (CSHA) private rent assistance data collection.

Private rent assistance supplements the assistance provided to households by the Australian Government Rent Assistance program as part of Centrelink payments.

Recipients

In 2007–08, private rent assistance was provided to 122,036 households in Australia across a range of program types including bond loans, rental grants/subsidies/relief, relocation expenses and other one-off assistance grants. Information on Indigenous households assisted was only available for New South Wales, Queensland, South Australia, Tasmania and the Northern Territory. Among the 71,011 households assisted in these states during 2007–08, 7,747 (11%) were Indigenous households.

How assistance was provided

Of the \$82 million provided in assistance, about \$46.7 million was in bond loans, and \$24.7 million in rental grants, subsidies and relief payments. This compares with \$77.4 million in the previous year, \$46.6 million of which was provided in bond loans, and \$23.7 million in rental grants, subsidies and relief payments.

Some data limitations

There is considerable variability across jurisdictions in terms of program guidelines and coverage of CSHA private rent assistance. As a result, despite the development and agreement of standard national data definitions, the data derived are less comparable than for the major national programs such as public rental housing and community housing. Nonetheless, the available information provides a valuable resource for understanding the characteristics of these programs across all jurisdictions.

Also, information for all four private rent assistance programs were not provided by all jurisdictions, therefore national totals include only jurisdictions for which data are available.

1 Introduction

This publication is one of a set of six that report on housing assistance provided in 2007–08 under the 2003 CSHA. This report focuses on private rent assistance, presenting a compilation of available data from all jurisdictions.

The remaining five reports in the series are:

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

This report provides data on the people receiving assistance and the value of the assistance provided by state and territory housing authorities for private rent assistance. It contains all available data collected for national reporting under the 2003 CSHA.

2 CSHA 2007–08 private rent assistance data

2.1 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 of the specific items in this national collection are available from the *CSHA private rent assistance data manual 2007–08* (AIHW 2008). Copies of the data manual are available from the contact officer for this publication.

2.2 Terminology

Household

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

Indigenous household

A household that contains one or more Indigenous people.

Instances of assistance

The number of times a household receives a one-off assistance grant or receives assistance through an 'ongoing' assistance type, such as a loan. 'Ongoing' assistance is counted as one instance of assistance in the financial year for each program type where assistance is provided.

Outstanding monies

Monies provided before 1 July 2008 with an obligation to be repaid that have not been repaid, regardless of whether there has been a breach of repayment terms (for example, whether the client has defaulted on repayments).

Outstanding monies written-off

Monies outstanding that cannot be recovered or where a decision has been made not to pursue the recovery of the outstanding amount.

2.3 Summary data

Table 2.1: Private rent assistance totals, 2007–08

Summary data item	NSW	Vic	Qld	WA	SA	Tas	ACT ^(a)	NT	Total ^(b)
Total households assisted under each program	25,142	42,129	14,993	8,799	20,656	9,913	97	307	122,036
Total Indigenous households assisted under each program	2,943	n.a.	2,671	n.a.	1,429	633	n.a.	71	7,747
Total new households assisted under each program	24,344	42,129	14,894	n.a.	20,656	9,913	97	307	112,435
Total new Indigenous households assisted under each program	2,931	n.a.	2,671	n.a.	1,429	633	n.a.	71	7,735
Total value (\$'000)	36,357	13,641	13,393	6,260	10,046	1,854	107	328	81,987

(a) Total and new households include households that received bond loan assistance and also received a one-off grant to assist with relocation utilities' costs and other start-up housing costs.

(b) May not represent national total as data was not available from all jurisdictions. Also note that total figures should be interpreted with caution due to data inconsistency between jurisdictions. Data are also not comparable between years.

Note: Households may be assisted under more than one private rent assistance program.

Table 2.2: Private rent assistance total summary data, by program type, 2007–08

Summary data item	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
Bond loans									
Total households	10,970	9,134	13,676	8,799	10,696	2,460	97	302	56,134
Total value (\$'000)	12,521	6,582	12,494	6,260	7,329	1,173	97	326	46,782
Rental grants, subsidies and relief									
Total households	7,585	28,535	1,317	..	9,960	2,698	..	5	50,100
Total value (\$'000)	14,362	6,150	899	..	2,717	593	..	2	24,723
Relocation expenses									
Total households	..	2,186	..	..	..	159	95	..	2,440
Total value (\$'000)	..	514	..	..	..	63	10	..	587
Other									
Total households	6,587	2,274	..	..	..	4,596	..	..	13,457
Total value (\$'000)	9,474	395	..	..	..	25	..	..	9,894

(a) May not represent national total as data was not available from all jurisdictions. Also, note that total figures should be interpreted with caution due to data inconsistency between jurisdictions. Data are also not comparable between years.

Table 2.3: Private rent assistance summary data, 2007–08

Data item	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
Bond loans: one-off repayable										
PR1a	Total number of new households assisted for year ending 30 June 2008	10,970	8,716	13,676	..	10,696	2,460	97	302	46,917
PR1b	Total number of new Indigenous households assisted for year ending 30 June 2008	1,246	n.a.	2,464	..	699	261	n.a.	71	4,741
PR1c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	12,521	6,380	12,494	..	7,329	1,173	97	326	40,320
PR1f	Total number of households with outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year	n.a.	121,022	57,017	..	14,403	2,737	90	1,281	196,550
PR1g	Total value of outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year (\$'000)	n.a.	46,364	23,135	..	8,297	1,158	29	434	79,417
PR1h	Total number of instances where outstanding monies were written off for year ending 30 June 2008	n.a.	n.a.	3,780	..	n.a.	336	0	11	4,127
PR1i	Total value of outstanding monies written off for year ending 30 June 2008 (\$'000)	n.a.	n.a.	1,639	..	n.a.	101	0	5	1,745
Bond loans: one-off non-repayable										
PR1a	Total number of new households assisted for year ending 30 June 2008	..	418	..	..	..	..	..	..	418
PR1b	Total number of new Indigenous households assisted for year ending 30 June 2008	..	n.a.	..	..	..	..	..	..	n.a.
PR1c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	..	202	..	..	..	..	..	..	202

(continued)

Table 2.3 (continued): Private rent assistance summary data, 2007–08

Data item	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
Bond loans: ongoing repayable										
PR1a	Total number of new households assisted for year ending 30 June 2008	..	..	..	n.a.	..	..	..	..	n.a.
PR1b	Total number of new Indigenous households assisted for year ending 30 June 2008	..	..	..	n.a.	..	..	..	..	n.a.
PR1c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	..	..	..	6,260	..	..	..	..	6,260
PR1d	Total number of all households assisted for year ending 30 June 2008	..	..	..	8,799	..	..	..	..	8,799
PR1e	Total number of all Indigenous households assisted for year ending 30 June 2008	..	..	..	n.a.	..	..	..	..	n.a.
PR1f	Total number of households with outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year	..	..	..	20,164	..	..	..	..	20,164
PR1g	Total value of outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year (\$'000)	..	..	..	8,005	..	..	..	..	8,005
PR1h	Total number of instances where outstanding monies were written off for year ending 30 June 2008	..	..	..	2,340	..	..	..	..	2,340
PR1i	Total value of outstanding monies written off for year ending 30 June 2008 (\$'000)	..	..	..	593	..	..	..	..	593
Rental grants/subsidies/relief: one-off non-repayable										
PR2a	Total number of new households assisted for year ending 30 June 2008	6,228	28,535	1,218	..	9,960	2,698	..	5	48,644
PR2b	Total number of new Indigenous households assisted for year ending 30 June 2008	592	n.a.	207	..	730	312	..	0	1,841
PR2c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	4,641	6,150	457	..	2,717	593	..	2	14,560

(continued)

Table 2.3 (continued): Private rent assistance summary data, 2007–08

Data item	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)	
Rental grants/subsidies/relief: ongoing non-repayable										
PR2a	Total number of new households assisted for year ending 30 June 2008	559	..	0	..	0	..	..	..	559
PR2b	Total number of new Indigenous households assisted for year ending 30 June 2008	25	..	0	..	0	..	..	..	25
PR2c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	9,721	..	442	..	0	..	..	..	10,163
PR2d	Total number of all households assisted for year ending 30 June 2008	1,357	..	99	..	0	..	..	..	1,456
PR2e	Total number of all Indigenous households assisted for year ending 30 June 2008	37	..	n.a.	..	0	..	..	..	37
Relocation expenses: one-off non-repayable										
PR3a	Total number of new households assisted for year ending 30 June 2008	..	2,186	..	..	..	159	95	..	2,440
PR3b	Total number of new Indigenous households assisted for year ending 30 June 2008	..	n.a.	..	..	..	18	n.a.	..	18
PR3c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	..	514	..	..	..	63	10	..	587
Other: one-off non-repayable										
PR4a	Total number of new households assisted for year ending 30 June 2008	6,587	2,274	..	..	..	4,596	..	..	13,457
PR4b	Total number of new Indigenous households assisted for year ending 30 June 2008	1,068	n.a.	..	..	..	42	..	..	1,110
PR4c	Total value of assistance provided for year ending 30 June 2008 (\$'000)	9,474	395	..	..	..	25	..	..	9,894

(a) May not represent national total, as data was not available from all jurisdictions. Also, note that total figures should be interpreted with caution due to data inconsistency between jurisdictions. Data are also not comparable between years.

Notes

NSW Bond loans: one-off repayable

PR1a, PR1b Represents those approved for rental bond assistance under the Rentstart program during the financial year, not the actual assistance.

PR1c Represents actual expenditure for the financial year.

Rental grants/subsidies/relief: one-off non-repayable

PR2a, PR2b Represents those approved for assistance with advance rent or rental arrears under the Rentstart program during the financial year, not the actual assistance.

PR2c Represents actual expenditure for the financial year

Rental grants/subsidies/relief: ongoing non-repayable

PR2a, PR2b Represents those assisted with a Special Assistance Subsidy (SAS) during the financial year.

PR2c Represents actual expenditure for the financial year.

PR2d, PR2e Represents those approved for assistance for the financial year, not the actual assistance.

Other: one-off non-repayable

PR4a, PR4b Represents those approved for assistance with temporary accommodation under the Rentstart program during the financial year, not the actual assistance.

PR4c Represents actual expenditure for the financial year.

Vic Bond loans: one-off repayable

PR1a, PR1c The take-up for bond loans was lower than in previous years due to rising costs and vacancy rates in the private rental market.

PR1b Information systems do not currently capture this household attribute.

PR1f, PR1g Outstanding repayable assistance provided in all financial years have been identified.

PR1h, PR1i Outstanding bond debts are not removed from the system. Recovery of bond debts occurs before new assistance is provided.

Bond loans: one-off non-repayable

PR1b The take-up for bond loans was lower than in previous years due to rising costs and vacancy rates in the private rental market.

Rental grants/subsidies/relief: one-off non-repayable

PR2b Information systems do not currently capture this household attribute.

Relocation expenses: one-off non-repayable

PR3b Information systems do not currently capture this household attribute.

Other: one-off non-repayable

PR4a Apart from assistance for essential furniture, discretionary assistance is also provided to clients without an income but eligible for Centrelink payments, such as family violence victims who meet income eligibility but are not asset eligible because of equity in a family home. Payments are also made to applicants without an income and ineligible for Centrelink in some circumstances, e.g. people on certain types of temporary or bridging visas, sponsored migrants subject to a Centrelink 2-year waiting period for income, or a young person exiting an Office of Correctional Services. There has been a significant increase in this measure. Due to decreasing opportunity in the private rental market and consequently lower take up of some forms of assistance such as bond loans, resources have been redirected to providing other forms of private rental assistance.

PR4b Information systems do not currently capture this household attribute.

Qld Bond loans: one-off non-repayable

PR1f, PR1g In 2007–08 the total number of households with outstanding repayable monies at 30 June is being reported for the first time. In previous years only the number of households with outstanding repayable monies at 30 June who were still living at the same address was reported. The corresponding values to those reported in 2006–07 are 11,244 households owing a total of about \$4,925,000.

Rental grants/subsidies/relief: ongoing non-repayable

PR2d Comprises households receiving Compton's Village subsidies. The department is discontinuing this product so no new households were assisted in 2007–08.

SA Bond loans: one-off repayable

PR1f, PR1g The proxy number of households with repayable outstanding monies is the number of households continuing to reside in a dwelling at 30 June 2008 where they were provided with a bond before 2007–08. Bonds are not repayable until the household leaves the property for which the bond loan was provided.

PR1h, Unable to report, as financial data about outstanding debts are aggregated at the portfolio level only. Unable to distinguish debts
PR1i owing for specific program areas, such as bond loans.

Rental grants/subsidies/relief: ongoing non-repayable

PR2a, Rent Relief program ceased in 2006–07.
PR2c

Tas Other: one-off non-repayable

PR4a Includes 459 units of 'other' financial assistance (Starter Packs) and 4,137 units of non-financial assistance where that was the
primary form of assistance.

PR4c Dollar value relates only to 459 units of 'other' financial assistance.

NT Rental grants/subsidies/relief: One-off non-repayable

PR2a, Previously reported under bond loans one-off repayable. Non-repayable grant is paid as 2 weeks rent assistance.
PR2b,
PR2c

2.4 Outcome measures 1 and 2: Targeting and affordability

Outcome 1 measures the targeting of assistance to those in need. This outcome was measured via a policy audit of the eligibility criteria for all private rent assistance types.

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

2.4.1 Bond loans

Bond loan program entitlements for each jurisdiction are outlined in Table 2.4 and eligibility criteria for this program during 2007–08 are reported in Table 2.5.

Table 2.4: Bond loan program targeting and affordability information, by jurisdiction

Jurisdiction	Bond loan targeting and affordability information																													
New South Wales	<p>Targeting Generally, applicants are provided with up to 75% of the cost of their rental bond, however people in severe financial and housing circumstances may be eligible for additional assistance (e.g. full bond). Tenants leaving public housing due to ineligibility for a further lease at the end of their fixed term lease because they do not meet income and/or asset limits may be assisted with up to 75% of the bond under Rentstart Move.</p> <p>Affordability Housing NSW's contribution to the bond is repayable at the end of the lease, less any portion payable to the landlord.</p>																													
Victoria	<p>Targeting Maximum amount: one bedroom \$700, two bedrooms \$800, three bedrooms \$900 and four or more bedrooms \$1,200.</p> <p>Housing Establishment Fund (HEF) bond loans are provided only to individuals in housing crisis.</p> <p>Affordability Repayment is normally made at the end of the lease from the Residential Tenancies Bond Authority. Client must repay to the Office of Housing any portion of the bond loan paid to the landlord as compensation for rental arrears or damage to the property.</p>																													
Queensland	<p>Targeting A maximum of 4 weeks rent as bond is provided.</p> <p>Affordability Monthly repayments are calculated according to weekly income and rent paid as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Weekly income</th> <th colspan="4">Weekly rent paid</th> </tr> <tr> <th>\$75</th> <th>\$76–\$125</th> <th>\$126–\$175</th> <th>\$176+</th> </tr> </thead> <tbody> <tr> <td>Under \$150</td> <td>\$30/mth</td> <td></td> <td></td> <td></td> </tr> <tr> <td>\$151–250</td> <td>\$30/mth</td> <td>\$30/mth</td> <td></td> <td></td> </tr> <tr> <td>\$251–350</td> <td>\$40/mth</td> <td>\$30/mth</td> <td>\$30/mth</td> <td></td> </tr> <tr> <td>Over \$350</td> <td>\$50/mth</td> <td>\$40/mth</td> <td>\$30/mth</td> <td>\$30/mth</td> </tr> </tbody> </table>	Weekly income	Weekly rent paid				\$75	\$76–\$125	\$126–\$175	\$176+	Under \$150	\$30/mth				\$151–250	\$30/mth	\$30/mth			\$251–350	\$40/mth	\$30/mth	\$30/mth		Over \$350	\$50/mth	\$40/mth	\$30/mth	\$30/mth
Weekly income	Weekly rent paid																													
	\$75	\$76–\$125	\$126–\$175	\$176+																										
Under \$150	\$30/mth																													
\$151–250	\$30/mth	\$30/mth																												
\$251–350	\$40/mth	\$30/mth	\$30/mth																											
Over \$350	\$50/mth	\$40/mth	\$30/mth	\$30/mth																										

(continued)

Table 2.4 (continued): Bond loan program targeting and affordability information, by jurisdiction

Jurisdiction	Bond loan targeting and affordability information
Western Australia	<p>Targeting Bond loan entitlements are determined by the number of applicants per property (e.g. sharing adults, or by family size). Singles, couples and families with two children can borrow up to \$1,080. Family households with three children qualify for \$1,280 and those families with four or more children could borrow up to the maximum amount of \$1,380.</p> <p>This does not include the 2 weeks rent in advance introduced in 2007–08 for clients applying for bond assistance.</p> <p>Affordability Bonds are repaid at a flat rate of at least \$15 per fortnight.</p>
South Australia	<p>Targeting A full or part bond guarantee is provided.</p> <p>Affordability Bond guarantees are provided and at the end of the tenancy the property owner or agent, if required, makes a claim on the bond which is paid by Housing South Australia (SA) and a debt is then raised against the customer who must repay it in full.</p>
Tasmania	<p>Targeting The amount of assistance provided is usually the minimum required to secure or maintain the tenancy, taking account of the applicant's ability to fund arrangements through their own resources.</p> <p>The value of assistance varies from applicant to applicant, does not exceed the equivalent of 4 weeks rent, and is generally substantially less.</p> <p>Affordability Repaid in full, or in part, by the property owner/agent, to the private rental assistance non-government organisation, at the cessation of the tenancy.</p>
Australian Capital Territory	<p>Targeting Up to 80% of each applicant's portion of the bond due, may be provided as an interest-free loan.</p> <p>Affordability Repayable at no less than \$20 per fortnight, with an initial repayment-free period of up to 4 months. Loan period is not to exceed 24 months. Loan is also repayable in full upon termination of the tenancy or default of loan agreement.</p>
Northern Territory	<p>Targeting Generally, 4 weeks rent as bond will be provided, however an additional 2 weeks rent in advance may be provided to those in extreme housing hardship.</p> <p>Affordability The applicant pays a minimum of 7% of gross assessable income or \$10 per week (whichever the greater) off the bond loan by direct deduction from benefits or pay.</p>

Table 2.5: Bond loan eligibility criteria, by jurisdiction

Eligibility criteria	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Weekly income limit (\$) ^(a)	✓	✓	✓	✓	✓	✓	✓	✓
Asset limits (\$) ^(b)	✓	✓	✓	✓	..	✓	✓	✓
Cannot own or part-own a residential property or land ^(c)	✓	✓	✓	✓	✓	✓	✓	✓
Eligible for public housing; or is a current tenant of government rental accommodation; or registered for public housing ^(d)	✓	..	..	..	..	..	✓	..
Able to sustain tenancy in private rental market	✓	..	..	..	..	..	✓	..
No outstanding loans/charges from previous tenancies, or debts with Housing Department ^(e)	..	✓	✓	✓	✓	..	✓	✓
Citizen or permanent resident of Australia ^(f)	✓	✓	✓	✓	..	✓	✓	✓
Resident of the relevant state ^(g)	✓	..	✓	✓	✓	✓	✓	✓
Minimum age (years) ^(h)	18	..	18	16	..	16	16	16
Must not live in premises for which bond loan is required ⁽ⁱ⁾	✓	..	✓	✓
Accommodation is affordable—rent must not exceed specified proportion of total gross weekly income (%) ⁽ⁱ⁾	50	55	60	60	50	✓	40	60
Property is not in excess of reasonable family needs	..	..	..	..	✓	✓	..	..
Property must be located in the relevant state	✓	..	✓	✓	✓	✓	✓	✓
Intend to remain in particular location for up to 12 months	✓	..	..	..	..	..	..	..

✓ Indicates that the requirement is part of the eligibility criteria for the jurisdiction.

- (a) Income limits are dependent on household composition as follows:
 NSW—public housing income eligibility limits are determined by adding together the income eligibility amounts for each adult and first child, and any other additional adults or children in the household. The limits are: first adult \$410, first child \$210 (adult plus one child \$620), each additional adult \$140, each additional child \$70. An allowance of \$70 per week (pw) can be added for each adult or child who has a disability. An allowance of \$140 pw can be added for each adult or child who can demonstrate expenses greater than \$70 pw for a disability (this amount is instead of, not in addition to, the \$70 pw).
 Vic—\$423 for singles whether sharing with other singles or not, \$705 for couples, \$739 for family with 1 child, \$773 for family with 2 children, \$807 for family with 3 children, \$841 for family with 4 children, plus \$34 per additional child.
 Qld—maximum total weekly gross income allowable is \$609 for a single person with no children and up to \$1,121 for a couple with three or more children; one couple, one single, and two or more children; two couples, one or more children; five singles; or other households with five or more people including two adults.
 WA—weekly income limit varies according to household size, location (e.g. metropolitan, country or remote) and disability status, ranging from \$673 to \$1,830.
 SA—income limits are based upon a percentage of SA average weekly earnings issued by the Australian Bureau of Statistics and varying depending upon the household type.
 Tas—weekly income limit is consistent with Centrelink Health Care Card income eligibility thresholds that are regularly updated.
 ACT—income limit is based upon Australian average weekly earnings and household composition. The income limit for a single person is \$1,283 gross per week, for two people the income limit is \$1,598 gross per week and the income limit increases by \$159 per week for each additional person. These rates are updated quarterly in line with updates by the Australian Bureau of Statistics for Australian average weekly earnings. The amounts shown are those applying as at 30 June 2008.
 NT—weekly income limit range from \$595 to \$1,290.

- (b) NSW—asset limit of \$1,000 (cash assets) with exceptions.
 Vic—asset limit is dependent on household composition. The limit is either \$1,300 or \$2,100.
 Qld—asset limit is \$2,500 (cash assets) which is the value combined for all household occupants excluding dependants.
 Tas—cash asset limits are linked to Health Care Card limits.
 ACT—in addition to the asset limit of \$40,000, applicants must not have liquid assets of \$7,500 or more.
 NT—asset limit is \$5,000.
- (c) NSW, Vic, WA—with exceptions (e.g. in WA, marital separation).
 Qld—in addition applicants must not own or part-own a caravan, mobile home or live-aboard boat, any of which are permanently connected to normal household utilities. However, if the applicant does not meet these requirements, but is at risk of homelessness, a bond loan may be issued at the discretion of a Senior Housing Officer.
 ACT—the legislation provides that applicants must not have an interest in residential property in Australia.
- (d) ACT—the eligibility criteria for rental bond loans are essentially the same as that for public housing with two exceptions: the income limits are slightly higher for the rental bond loans program and there is a limit on liquid assets to be eligible for a rental bond loan.
 NT—income eligibility criteria are the same as for public housing.
- (e) Vic—some exceptions apply (e.g. this criterion is waived where the applicant is leaving a situation of domestic violence).
 SA—some exceptions apply (100% or 75% of the bond may be provided, subject to the number of previous bonds provided and a repayment arrangement is in place and has been maintained to the point where the bond is issued).
 ACT—the legislation allows for discretion to be exercised so that debt can be ignored for the purposes of determining eligibility.
- (f) NSW, Vic, Qld, ACT—also include holders of a temporary protection visa. In addition, NSW and Qld include asylum seekers with a bridging visa, after the expiration of a temporary protection visa.
- (g) NSW—considers the following applicants: those who live in a NSW border area such as Albury–Wodonga, Tweed Heads–Coolangatta; who live outside a border town but access medical, educational, or commercial facilities in NSW; who need to move to NSW for specialist medical treatment that is not available in the state in which they are currently living or who need to move to NSW to escape domestic violence, serious harassment or threats of violence.
 NT—exceptions may be granted in the case of victims of violence and sponsored refugees.
- (h) NSW—will consider applicants who are under 18 years of age if they meet all the general eligibility criteria for public housing, and have their own income.
 ACT—the rental bond loan program allows the minimum age of an applicant to be 16 years of age. However, generally a person is required to be of at least 18 years of age to enter into a contract such as a residential tenancy agreement.
- (i) Qld—this does not apply if the applicant is a resident of a boarding house, aged rental accommodation or supported accommodation and has paid no bond to either the lessor/agent, the service provider/manager or the Residential Tenancies Authority (RTA) before the commencement of the *Residential Services (Accommodation) Act 2002*, but is now required to pay a rental bond that will be lodged with the RTA after the commencement of the Act.
- (j) NSW—the rent repayable, net of Commonwealth Rent Assistance, should not exceed 50% of the household's total gross weekly income.
 Qld—this limit does not apply if the tenancy is under the *Residential Services (Accommodation) Act 2002* and the weekly rent includes food, personal care and other services.
 SA—the rent must not be greater than the average rent for accommodation in the area and must not be more than 50% of the gross household income.
 NT—up to a maximum amount of \$300.

2.4.2 Rental grants, subsidies and relief

Rental grants, subsidies and relief program entitlements for each jurisdiction are outlined in Table 2.6 and eligibility criteria for these programs during 2007–08 are reported in Table 2.7.

Western Australia and the Australian Capital Territory do not appear in these tables as they did not provide rental grants, subsidies or relief to new clients as a form of private rent assistance in 2007–08.

Table 2.6: Rental grants/subsidies/relief program targeting and affordability information, by jurisdiction

Jurisdiction	Rental grants/subsidies/relief targeting and affordability information
New South Wales	<p>Targeting Applicants can receive 2 weeks rent in advance. Applicants may receive up to 4 weeks rent (non-repayable) for rent arrears if payment will save an otherwise successful tenancy.</p> <p>Affordability Non-repayable.</p>
Victoria	<p>Targeting Housing Establishment Fund (HEF)—Provided to people who are homeless or at risk in the context of a broader homelessness service response. A broad range of uses including private rental in advance or arrears; emergency accommodation removal expenses and essential furniture are provided.</p> <p>Affordability Non-repayable. However, loans made under the Housing Establishment Fund for payment of bond are repayable on terms negotiated by individual agencies.</p>
Queensland	<p>Targeting <i>Rental grant</i>—Once-only non-repayable grant of two weeks' rent to people experiencing housing crisis for the purpose of meeting costs associated with moving into private rental accommodation.</p> <p>Affordability Non-repayable.</p>
South Australia	<p>Targeting <i>Rental grant (one-off)</i>—Applicants can receive up to 2 weeks rent in advance or rent in arrears per instance of assistance but can not exceed 4 weeks rent payment within a 2-year period.</p> <p>Emergency hotel/motel accommodation assistance may be provided to applicants who are in a housing crisis and are unable to access alternative housing options. Up to a maximum of three nights emergency hotel/motel accommodation may be provided per instance of assistance.</p> <p>Affordability Non-repayable.</p>
Tasmania	<p>Targeting Assistance with rent in advance or rent arrears is provided. The amount of assistance provided is usually the minimum required to secure or maintain the tenancy, taking account of the applicant's ability to fund arrangements through their own resources.</p> <p>The value of assistance varies from applicant to applicant, and rent arrears are generally only paid where the tenancy will be maintained, i.e. the tenant will not be evicted.</p> <p>Affordability Non-repayable.</p>
Northern Territory	<p>Targeting People escaping violence may be eligible to receive part of their bond assistance in the form of a non-repayable grant. Generally, applications to receive bond assistance partially as a grant will require supporting documentation, applicants are encouraged to provide as much as possible. Applications will be accepted without supporting documents; however without supporting documents it is difficult for Territory Housing to assess if an applicant meets the criteria for additional assistance and may result in an application being declined. The requirement of residency in the NT for 3 months may be waived by the Housing Manager in the case of people escaping violence.</p>

Table 2.7: Rental grants/subsidies/relief eligibility criteria, by jurisdiction

Eligibility criteria	NSW	Vic	Qld	SA	Tas	NT
Weekly income limit (\$) ^(a)	✓	✓	✓	✓	✓	✓
Cash asset limit (\$) ^(b)	✓	..	✓	..	..	✓
Eligible for public housing; is a current tenant of government rental accommodation; or registered for public housing	✓	..	..	..	..	..
Able to sustain tenancy in private rental market	✓	..	..	..	..	..
Citizen or permanent resident of Australia ^(c)	✓	..	✓	..	✓	✓
Minimum age (years) ^(d)	18	..	18	..	16	16
Applicant spent more than 28 continuous days in a department-approved centre ^(e)	..	..	✓	..	..	..
Discharged prisoner who served at least 12 months in a correctional facility, or discharged patient who has resided in a mental health facility for at least 12 months and the application is made within 3 months of release ^(e)	..	..	✓	..	..	..
Current victim of domestic violence ^(e)	..	..	✓	..	..	✓
Exiting community-based rent scheme ^(e)	..	..	✓	..	..	..
Must have received/be eligible for a rental bond loan ^(e)	..	..	✓	..	..	✓
Reached the top of the public housing waiting list and suitable public housing not available	..	..	..	..	..	..
Locational requirement, eligible for Commonwealth Rent Assistance, and income criteria	..	..	..	..	..	..
Outstanding loans or charges from previous tenancies repaid ^(f)	..	..	✓	✓	..	✓
Has not received assistance in last 12 months	✓	..	..	..	✓	..
Accommodation is affordable; rental cost limits ^(g)	✓	..	✓	✓	✓	✓
Applicant not occupying public housing ^(h)	✓	..	..	✓	✓	..
Demonstrated severe difficulty in meeting the costs of a tenancy ⁽ⁱ⁾	✓	✓
Must be enrolled for full-time tertiary study	..	..	..	..	..	..

✓ Indicates that the requirement is part of the eligibility criteria for the jurisdiction.

- (a) Income limits are dependent on household composition as follows.
 NSW—public housing income eligibility limits are determined by adding together the income eligibility amounts for each adult and first child, and any other additional adults or children in the household. The limits are: first adult \$410, first child \$210 (adult plus one child \$620), each additional adult \$140, each additional child \$70. An allowance of \$70 per week (pw) can be added for each adult or child who has a disability. An allowance of \$140 pw can be added for each adult or child who can demonstrate expenses greater than \$70 pw for a disability (this amount is instead of, not in addition to, the \$70 pw).
 Vic—for one or two parents with dependants, receipt of at least \$1 of Family Allowance; for singles and couples without dependants, receipt of at least \$1 of Centrelink pension/allowance, Austudy, or Veterans' Affairs Service Pension (or for singles, income less than \$286 pw).
 Qld—maximum total weekly gross income allowable is \$609 for a single person with no children and up to \$1,121 for a couple with three or more children; one couple, one single, and two or more children; two couples, one or more children; five singles; or other households with five or more people including two adults.
 SA—income limits are based upon a percentage of SA average weekly earnings issued by the Australian Bureau of Statistics and vary depending upon the household type.
 Tas—weekly income limit is consistent with Centrelink Health Care Card income eligibility thresholds that are updated regularly.
 NT—weekly income limit range from \$595 to \$1,290.

- (b) NSW—cash asset limit is generally \$1,000.
Qld—cash asset limit is \$2,500.
SA—weekly income limits apply to rental grant programs.
NT—asset limit is \$5,000.
- (c) NSW, Qld—includes asylum seekers with a temporary protection visa.
Qld—includes asylum seekers with a bridging visa after the expiration of a temporary protection visa.
- (d) NSW—will consider applicants who are under 18 years of age if they meet all the general eligibility criteria for public housing, and have their own income.
Qld—if applicant is under 18 years of age but at risk of homelessness, a rental grant may be issued at the discretion of a Senior Housing Officer.
- (e) Qld—applicant must meet at least one of the conditions marked (e) to receive a rental grant.
NT—people escaping violence are eligible to receive the equivalent of 6 weeks rent in bond assistance. Two weeks of this assistance is a non-repayable grant. People escaping violence will also be exempt from the requirement to be a resident in the Territory for 3 months.
- (f) SA—applicable to rental grant programs.
- (g) NSW—rent (net of Commonwealth Rent Assistance) must not exceed 50% of total weekly income.
Qld—rent must not exceed 60% of total income. However this limit does not apply if the tenancy is under the *Residential Services (Accommodation) Act 2002* and the weekly rent includes food, personal care and other services.
SA—the rent must not be greater than the average rent for accommodation in the area and must not be more than 50% of the gross household income.
NT—up to a maximum amount of \$300 and the rent on which the assistance is to be based, must not exceed 60% of the applicant's gross household income.
- (h) NSW—clients are generally ineligible if: they are moving into a home which they are buying or which they own; they are moving into, or between, public or community housing association managed housing; or they are tenants moving out of public or community housing association managed housing. Clients moving out of public or community housing association managed housing may, however, be granted some assistance through Rentstart Plus if they are suffering severe circumstances or facing eviction which is not the result of a breach of their tenancy agreement. They must satisfy Rentstart Plus eligibility and be able to demonstrate that failure to provide assistance may cause homelessness. Bond or advance rent will not be provided for clients moving into public or community housing association managed housing.
SA—applicant not occupying or intending to occupy public housing. Applicable to rental grant programs.
- (i) Vic—the Housing Establishment Fund offers direct financial assistance to individuals and families in housing crisis to enable them to access or maintain private rental accommodation and emergency accommodation.

2.4.3 Relocation expenses and other forms of assistance

Relocation expenses and other one-off forms of assistance grants program entitlements for each jurisdiction are outlined in Table 2.8. Eligibility criteria for these programs during 2007–08 are reported in Table 2.9. Queensland, Western Australia, South Australia and the Northern Territory do not appear in these tables as they did not provide relocation expenses or other one-off forms of assistance grants to new clients as a form of private rent assistance in 2007–08.

Table 2.8: Relocation expenses and other one-off forms of assistance targeting and affordability information, by jurisdiction

Jurisdiction	Relocation expenses and other one-off forms of assistance targeting and affordability information
New South Wales	<p>Targeting</p> <p>Where it is impractical to assist with private rental (e.g. applicant facing imminent homelessness), up to 4 weeks rent is paid for lower cost accommodation such as refuges, caravan parks and motels (once in any 12-month period). Removalist costs are no longer available as other agencies provide this service.</p> <p>Affordability</p> <p>Non-repayable.</p>
Victoria	<p>Targeting</p> <p>Housing Establishment Fund agencies can provide up to a maximum of 25% of their total allocation for storage costs, removal expenses and the purchase of essential furniture.</p> <p>Affordability</p> <p>Non-repayable.</p>
Tasmania	<p>Targeting</p> <p>One-off forms of assistance are financial assistance including removals assistance up to equivalent of four weeks rent, and non-financial assistance including advocacy, advice, referral, budgeting assistance and limited tenancy support.</p> <p>Affordability</p> <p>Non-repayable.</p>
Australian Capital Territory	<p>Targeting</p> <p>\$100 is provided as a non-repayable grant to each household receiving a bond loan to assist with relocation, utilities' costs and other start-up housing costs.</p>

Table 2.9: Relocation expenses and other one-off forms of assistance grants eligibility criteria, by jurisdiction

Eligibility criteria	Vic	Tas	ACT
Weekly income limit (\$) ^(a)	✓	✓	✓
Cash asset limit (\$) ^(b)	..	✓	✓
Eligible for public housing; or is a current tenant of government rental accommodation; or registered for public housing	✓
Able to sustain tenancy in private rental market	✓
Cannot own or part-own a residential property or land	..	✓	✓
Accommodation is affordable; rental cost limits	..	✓	✓
Citizen or permanent resident of Australia	..	✓	✓
Resident of the relevant state	..	✓	✓
Minimum age (years)	..	16	16
Applicant not occupying public housing	..	✓	✓

- ✓ Indicates that the requirement is part of the eligibility criteria for the jurisdiction.
- (a) Income limits are dependent on household composition as follows.
 - Vic—for one or two parents with dependants, receipt of at least \$1 of Family Allowance; for singles and couples without dependants, receipt of at least \$1 of Centrelink pension/allowance, Austudy, or Veterans' Affairs Service Pension (or for singles, income less than \$286).
 - Tas—weekly income limit is consistent with Centrelink Health Care Card income eligibility thresholds that are updated regularly.
 - ACT— income limit is based upon Australian average weekly earnings and household composition. The income limit for a single person is \$1,283 gross per week, for two people the income limit is \$1,593 gross per week and the income limit increases by \$159 per week for each additional person. These rates are updated quarterly in line with updates by the Australian Bureau of Statistics for Australian average weekly earnings. The amounts shown are those applying as at 30 June 2008.
- (b) Tas—cash asset limit is the amount determined to be insufficient for the applicant to assist self.
ACT—cash asset limit is \$7,500.

The following 'other' forms of private rent assistance were available in New South Wales and Tasmania during 2007–08.

New South Wales: Special Assistance Subsidy—Disability (SAS-D)

This subsidy is available for people with a disability who are approved for priority housing or have reached their turn on the Housing Register while they wait for a suitable Housing NSW dwelling. The amount of rent a client pays is similar to the amount they would pay as a public housing tenant. Housing NSW pays the balance of reasonable rent charged, net of any Commonwealth Rent Assistance that the client receives. The client's SAS entitlement is regularly reviewed by Housing NSW.

New South Wales: Special Assistance Subsidy—Special (SAS-S)

This subsidy is available for people living with HIV/AIDS who are approved for priority housing or meet priority housing criteria. Clients approved for SAS-S may choose to receive the subsidy while they wait for a suitable Housing NSW dwelling or as their longer-term housing option. The amount of rent a client pays is similar to the amount they would pay as a public housing tenant. Housing NSW pays the balance of reasonable rent charged, net of any Commonwealth Rent Assistance that the client receives. The client's SAS entitlement is regularly reviewed by Housing NSW.

Tasmania: Private Rental Tenancy Support Services

Centacare receives funding to provide Private Rental Tenancy Support Services to low income Tasmanians, who experience difficulty in maintaining accommodation in the private rental market. This meets an identified need for expanded services in the private rental market to assist those with multiple needs to develop skills and link to relevant community support services, to enhance the capacity to maintain a successful and independent tenancy. The program focuses mainly on young people, older single people and single parent families, ensuring access to an effective and responsive private rental market through the provision of support workers.

Table 2.10 reports on the income sources that jurisdictions consider when determining income for the purpose of private rent assistance program eligibility.

Table 2.10: Jurisdictional definition of assessable income

Income source/type included	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Liquid asset, investment, interest earnings	✓	✓	✓	✓	✓	✓	✓	✓
Centrelink payments ^(a)	✓	✓	✓	✓	✓	✓	✓	✓
Child maintenance payments ^(b)	✓	✓	✓	✓	✓	✓	✓	✓
Community development employment projects ^(c)	✓	✓	✓	✓	✓	✓
Defence Force Reserve payments	✓	✓	✓	✓	✓	..
Gross wages ^(d)	✓	✓	✓	✓	✓	✓	✓	✓
Net profits for self-employed	✓	✓	✓	✓	✓	✓	✓	✓
Overseas income	✓	✓	✓	✓	✓	✓	✓	✓
Superannuation payments	✓	✓	✓	✓	✓	✓	✓	✓
Veterans' Affairs Pension	✓	✓	✓	✓	✓	✓	✓	✓
War Disability Pension ^(e)	✓	..	✓	✓	✓	✓
Workcover and other compensation payments ^(f)	✓	✓	✓	✓	✓	✓	✓	✓

✓ Indicates that the income source is included in the definition of assessable income for the jurisdiction.

- (a) NSW—includes income support payments and excludes allowances and payments made for specific purposes such as: Attendant Allowance, Fares Allowance, Fostering and Boarding Out Allowance, Funeral Benefits, Pension Basic Supplement, Jury attendance or court appearances, Legacy Allowances, Overseas Restitution Payment, Pension Basic Supplement, Pension Bonus Scheme, Pharmaceutical Allowance, Remote Area Allowance, study grants (component other than living only), Telephone Allowance, Travel and Sustenance Allowance, Utilities Allowance.
Vic—excludes Family Tax Benefit. Includes Blind Pension, New Employment Incentive Scheme, Sheltered Workshop/Employment, Youth Allowance for persons 18 years and over.
SA—includes Family Tax Benefit (Part A): only amounts above the base rate, Blind Pension, Fostering and Boarding Out Allowance, Rehabilitation, Sheltered Workshop/Employment, Youth Disability.
ACT—certain Centrelink payments such as Family Tax Benefit Part B, child care benefit and rent assistance are not included in assessable income.
NT—excludes carer payments, Austudy gross of Austudy Supplement Loan, payments to those under 18 years of age unless requesting shared accommodation.
- (b) ACT—assessable income is reduced by the amount of maintenance paid.
NT—excludes payments made from payer's assessable income.
- (c) Aboriginal community project paid by Aboriginal and Torres Strait Islander Commission (which has subsequently been abolished).
ACT—currently there are no community development projects in the ACT. But this income, if received, would be assessable.
- (d) Includes overtime, shift allowances and bonuses, before tax instalments. Excludes superannuation and union fees.
ACT—excludes work allowances that are reimbursements for expenses incurred on the job, such as those paid for travelling, tools and clothing.
- (e) ACT—excludes disability pensions, payments or allowances paid under the *Veterans' Entitlements Act 1986*.
NT—excludes disability component.
- (f) ACT—insurance policy or similar payments relating to compensation for loss of income; excluded are payments for loss or damage to property or for personal injury.

3 Details of data items

Private rent assistance data items are disaggregated by four types of assistance programs:

Bond loans (PR1)

Interest-free loans to cover the cost of bonds for low-income people seeking accommodation in the private rental market.

Rental grants/subsidies/relief (PR2)

Grants to households that are experiencing difficulty in meeting rent payments. These may be 'ongoing' or 'one-off' grants.

Relocation expenses (PR3)

One-off payments to assist eligible households in relocating, such as removalist expenses or electricity/gas connection costs. These may be in the form of a loan or a grant.

Other one-off assistance grants (PR4)

Other one-off payments or services, such as housing assistance advice and information services.

The reporting structure for the 2007–08 private rent assistance collection allows data for each assistance program type to be reported according to the form of assistance provided. The forms of assistance were defined as:

- **One-off assistance** refers to assistance that aims to meet a specific event, such as a housing relocation or a bond loan for entry into the private rental market.
- **Ongoing assistance** refers to assistance that covers a specific length of time, such as a rental subsidy for a 4-week period.
- **Assistance is repayable** (or returnable) when the client (or a third party such as the rental bond board in the case of bond loans) has an obligation to repay, in part or full, the value of assistance provided. It includes assistance which is to be repaid at a set rate over a period of time and assistance which is to be returned at the end of the tenancy. The repaying of assistance can be delayed for a period of time (for example, 12 months after the loan was provided) or, in the case of bond loans, until the client ends the tenancy.
- **Assistance is non-repayable** when the client has no obligation to repay any of the value of the assistance provided.

Jurisdictions were required to provide data according to the form of private rent assistance that was available in their jurisdiction. For example, if bond loans were only one-off repayable, only data items for this form of assistance were required to be provided. If bond loans were both one-off repayable and an ongoing repayable, the relevant data items for each form of assistance were provided. The data items collected for each form of assistance are outlined in Figure 1.

Bond loans (PR1) Rental grants/subsidies/relief (PR2) Relocation expenses (PR3) Other one-off assistance grants (PR4)	One-off repayable^(a)	PR(1-4)a	Total number of new households assisted for year ending 30 June 2008
		PR(1-4)b	Total number of new Indigenous households assisted for year ending 30 June 2008
		PR(1-4)c	Total value of assistance provided for year ending 30 June 2008
		PR(1-4)f	Total number of households with outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year
		PR(1-4)g	Total value of outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year
		PR(1-4)h	Total number of instances where outstanding monies were written off for year ending 30 June 2008
	One-off non-repayable^(a)	PR(1-4)a	Total number of new households assisted for year ending 30 June 2008
		PR(1-4)b	Total number of new Indigenous households assisted for year ending 30 June 2008
		PR(1-4)c	Total value of assistance provided for year ending 30 June 2008
	Ongoing repayable	PR(1-4)a	Total number of new households assisted for year ending 30 June 2008
		PR(1-4)b	Total number of new Indigenous households assisted for year ending 30 June 2008
		PR(1-4)c	Total value of assistance provided for year ending 30 June 2008
PR(1-4)d		Total number of all households assisted for year ending 30 June 2008	
PR(1-4)e		Total number of all Indigenous households assisted for year ending 30 June 2008	
PR(1-4)f		Total number of households with outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year	
PR(1-4)g		Total value of outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year	
PR(1-4)h		Total number of instances where outstanding monies were written off for year ending 30 June 2008	
PR(1-4)i		Total value of outstanding monies written off for year ending 30 June 2008	
Ongoing non-repayable^(a)	PR(1-4)a	Total number of new households assisted for year ending 30 June 2008	
	PR(1-4)b	Total number of new Indigenous households assisted for year ending 30 June 2008	
	PR(1-4)c	Total value of assistance provided for year ending 30 June 2008	
	PR(1-4)d	Total number of all households assisted for year ending 30 June 2008	
	PR(1-4)e	Total number of all Indigenous households assisted for year ending 30 June 2008	

(a) The AIHW does not collect all items for this form of assistance.

Figure 1: CSHA private rent assistance data collection items, 2007-08

3.1 Data items

Bond loans—one-off repayable

- PR1a Total number of new households assisted for year ending 30 June 2008
- PR1b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR1c Total value of assistance provided for year ending 30 June 2008
- PR1f Total number of households with outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year
- PR1g Total value of outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year
- PR1h Total number of instances where outstanding monies were written-off for year ending 30 June 2008
- PR1i Total value of outstanding monies written-off for year ending 30 June 2008

Bond loans—one-off non-repayable

- PR1a Total number of new households assisted for year ending 30 June 2008
- PR1b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR1c Total value of assistance provided for year ending 30 June 2008

Bond loans—ongoing non-repayable

- PR1a Total number of new households assisted for year ending 30 June 2008
- PR1b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR1c Total value of assistance provided for year ending 30 June 2008
- PR1d Total number of all households assisted for year ending 30 June 2008
- PR1e Total number of all Indigenous households assisted for year ending 30 June 2008
- PR1f Total number of households with outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year
- PR1g Total value of outstanding repayable monies at 30 June 2008 for assistance provided in a previous financial year
- PR1h Total number of instances where outstanding monies were written-off for year ending 30 June 2008
- PR1i Total value of outstanding monies written-off for year ending 30 June 2008

Rental grants/subsidies/relief—one-off non-repayable

- PR2a Total number of new households assisted for year ending 30 June 2008
- PR2b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR2c Total value of assistance provided for year ending 30 June 2008

Rental grants/subsidies/relief—ongoing non-repayable

- PR2a Total number of new households assisted for year ending 30 June 2008
- PR2b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR2c Total value of assistance provided for year ending 30 June 2008
- PR2d Total number of all households assisted for year ending 30 June 2008
- PR2e Total number of all Indigenous households receiving private rental assistance for year ending 30 June 2008

Relocation expenses—one-off non-repayable

- PR3a Total number of new households assisted for year ending 30 June 2008
- PR3b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR3c Total value of assistance provided for year ending 30 June 2008

Other one-off assistance grants—one-off non-repayable

- PR4a Total number of new households assisted for year ending 30 June 2008
- PR4b Total number of new Indigenous households assisted for year ending 30 June 2008
- PR4c Total value of assistance provided for year ending 30 June 2008

4 General notes

4.1 Scope

Variation exists between jurisdictions regarding the types of private rent assistance offered. Table 4.1 outlines the programs on offer during 2007–08 for each jurisdiction.

Table 4.1: Current programs by jurisdiction, CSHA private rent assistance, 2007–08

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Bond loans	current	current	current	current	current	current	current	current
Rental grants/ subsidies/relief ^(a)	current	current	current	..	current	current	..	current
Relocation expenses	..	current	..	..	..	current	current	..
Other one-off assistance grants	current	current	..	..	..	current	..	..

(a) SA—Rental grants only.

Note: 'Current' represents programs that were accepting new clients for the year ending 30 June 2008. Where a jurisdiction is phasing out a program and only continuing to serve ongoing clients until the end of their contractual obligations (i.e. not accepting any new clients), these programs are not counted as current.

4.2 Coverage

States and territories were unable to provide all of the data requested for this collection in keeping with the definitions of the *National housing assistance data dictionary, version 3* (AIHW 2006) and specifications agreed to in the *CSHA private rent assistance data manual 2007–08* (AIHW 2008).

The following forms of assistance are not reported by any jurisdiction:

- bond loans (PR1): ongoing non-repayable
- rental grants/subsidies/relief (PR2): one-off repayable and ongoing repayable
- relocation expenses (PR3): one-off repayable, ongoing repayable and ongoing non-repayable
- other one-off assistance grants (PR4): one-off repayable, ongoing repayable and ongoing non-repayable.

Reporting on the Indigenous status of new and all households assisted is variable because of data availability issues. Data on Indigenous recipients of private rent assistance were not available for the following current assistance program types in the following jurisdictions (Table 4.2). See footnotes at Table 2.3 for details.

Table 4.2: No Indigenous identification in current assistance programs by form of assistance, by jurisdiction, CSHA private rent assistance, 2007–08

Jurisdiction	Program / Data item
Victoria	Bond loans—One-off repayable
	PR1b - Total number of new Indigenous households assisted for year ending 30 June 2008
	Bond loans—One-off non-repayable
	PR1b - Total number of new Indigenous households assisted for year ending 30 June 2008
	Rental grants/subsidies/relief—One-off non-repayable
	PR2b - Total number of new Indigenous households assisted for year ending 30 June 2008
	Relocation expenses—One-off non-repayable
	PR3b - Total number of new Indigenous households assisted for year ending 30 June 2008
Queensland	Other one-off assistance grants—One-off non-repayable
	PR4b - Total number of new Indigenous households assisted for year ending 30 June 2008
Western Australia	Rental grants/subsidies/relief—Ongoing non-repayable
	PR2e - Total number of all Indigenous households assisted for year ending 30 June 2008
Australian Capital Territory	Bond loans—Ongoing repayable
	PR1b - Total number of new Indigenous households assisted for year ending 30 June 2008
	PR1e - Total number of all Indigenous households assisted for year ending 30 June 2008
Australian Capital Territory	Bond loans—One-off repayable
	PR1b - Total number of new Indigenous households assisted for year ending 30 June 2008
	Relocation expenses—One-off non-repayable
	PR3b - Total number of new Indigenous households assisted for year ending 30 June 2008

4.3 Data qualifications

In addition to those qualifications detailed in the footnotes, the following qualifications apply to the reported data.

1. Where a jurisdiction offers multiple forms of assistance for an assistance program, a household may be counted more than once. For example, if a jurisdiction offers both one-off non-repayable and ongoing non-repayable rental grants/subsidies/relief, a household will be counted twice if they accessed both forms of assistance in the financial year. The number of instances of assistance provided to households is therefore the proxy for the number of households assisted.
2. National totals are calculated using only those states and territories where information is available. Due to the sparse coverage of national data in relation to particular assistance program types, not all jurisdictions will be represented in the national totals.

4.4 Changes to the 2007–08 data collection

There were no changes from the previous year to the specifications of data items collected for 2007–08.

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 2008. Commonwealth State Housing Agreement (CSHA) Private rent assistance data manual 2007–08. Canberra: AIHW.

List of tables

Table 2.1: Private rent assistance totals, 2007–08	3
Table 2.2: Private rent assistance total summary data, by program type, 2007–08	3
Table 2.3: Private rent assistance summary data, 2007–08	4
Table 2.4: Bond loan program targeting and affordability information, by jurisdiction.....	9
Table 2.5: Bond loan eligibility criteria, by jurisdiction	11
Table 2.6: Rental grants/subsidies/relief program targeting and affordability information, by jurisdiction	13
Table 2.7: Rental grants/subsidies/relief eligibility criteria, by jurisdiction.....	14
Table 2.8: Relocation expenses and other one-off forms of assistance targeting and affordability information, by jurisdiction	16
Table 2.9: Relocation expenses and other one-off forms of assistance grants eligibility criteria, by jurisdiction	16
Table 2.10: Jurisdictional definition of assessable income	18
Table 4.1: Current programs by jurisdiction, CSHA private rent assistance, 2007–08	23
Table 4.2: No Indigenous identification in current assistance programs by form of assistance, by jurisdiction, CSHA private rent assistance, 2007–08.....	24

List of figures

Figure 1: CSHA private rent assistance data collection items, 2007–08.....20