

**Commonwealth–State Housing  
Agreement national data  
reports 2004–05**

**Public rental housing**

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

HOUSING ASSISTANCE DATA DEVELOPMENT SERIES

# **Commonwealth–State Housing Agreement national data reports 2004–05**

**Public rental housing**

**December 2005**

Australian Institute of Health and Welfare  
Canberra

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Members of the Housing Assistance Unit that processed the data and prepared this report were Anne Aisbett, Brendan Brady, Tracie Ennis, John Kiely, Clare Lahiff and Janice Miller.



# 1 Introduction

This publication is one of a set of six that report on housing assistance provided in 2004–05 under the 2003 Commonwealth–State Housing Agreement (CSHA). The six reports are:

- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Public Rental Housing* (AIHWa forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Community Housing* (AIHWb forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: State Owned and Managed Indigenous Housing* (AIHWc forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Home Purchase Assistance* (AIHWd forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Crisis Accommodation Program* (AIHWe forthcoming)
- *Commonwealth–State Housing Agreement National Data Reports 2004–05: Private Rent Assistance* (AIHWf forthcoming).

These publications are part of the Housing Assistance Data Development Series. This series has broadly been 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. Related publications in the series include the *National Housing Assistance Data Dictionary* version 2 and *Measuring Housing Assistance: National Data Standards Developed Under the 1999 Commonwealth–State Housing Agreement*.

# 2 Background

The 2004–05 public rental housing data collection is the second to occur under the 2003 CSHA, and the sixth to occur under the 1999 National Housing Data Agreement. Reports are available from <[www.aihw.gov.au](http://www.aihw.gov.au)> for all previous collections:

- *Commonwealth–State Housing Agreement National Data Reports 2003–04: Public Rental Housing* (AIHW 2005a)
- *Commonwealth–State Housing Agreement National Data Reports 2002–03: Public Rental Housing* (AIHW 2004)
- *Commonwealth–State Housing Agreement National Data Reports 2001–02: Public Rental Housing* (AIHW 2003a)
- *Commonwealth–State Housing Agreement (CSHA) : Public Rental Housing Data Collection Report 2000–01* (AIHW 2002)
- *Commonwealth–State Housing Agreement (CSHA): Public Rental Housing Data Collection 1999–00* (AIHW 2001)

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 2.1). This contains eleven indicators against which all jurisdictions must report.

This document presents the summary and performance indicator data collected in the 2004–05 public rental housing data collection. The specifications for each of the eleven performance indicators are briefly examined along with the data.

Further detail on the data items and performance indicators can be found in the *Public rental housing data manual 2004–05* (AIHW 2005b) and the *National Housing Assistance Data Dictionary* version 2 (AIHW 2003b). Copies of these documents can be found at <[www.aihw.gov.au/housing/assistance/data\\_collections/index.cfm](http://www.aihw.gov.au/housing/assistance/data_collections/index.cfm)> and <[www.aihw.gov.au/publications/hou/nhadd02/nhadd02.pdf](http://www.aihw.gov.au/publications/hou/nhadd02/nhadd02.pdf)> respectively.

## 2.1 Changes to the 2004–05 data collection

### 2.1.1 Modified data items

**P4(a) and P4(b):** Households with zero assessable income are included.

### 2.1.2 New data items

The following new financial summary data items have been included in this report. These are collected through a separate financial reporting process:

- S23 Total capital expenditure for the year ending 30 June
- S24 Total recurrent expenditure for the year ending 30 June

- S25 Total amount spent on repairs and maintenance for the year ending 30 June.

## 2.2 Clarified counting rules

**General:** Point in time measures include households where housing assistance ended on 30 June.

**S10-S13:** Households with zero assessable income or rent charged are excluded.

**S17-S22:** Headleased dwellings used for the purpose of public housing are included.

**P2 and AF3:** Households for which CRA income type and income details are not known are excluded.

**P3:** Bedsits are reported as one bedroom and counted as one bedroom in performance indicator calculations.

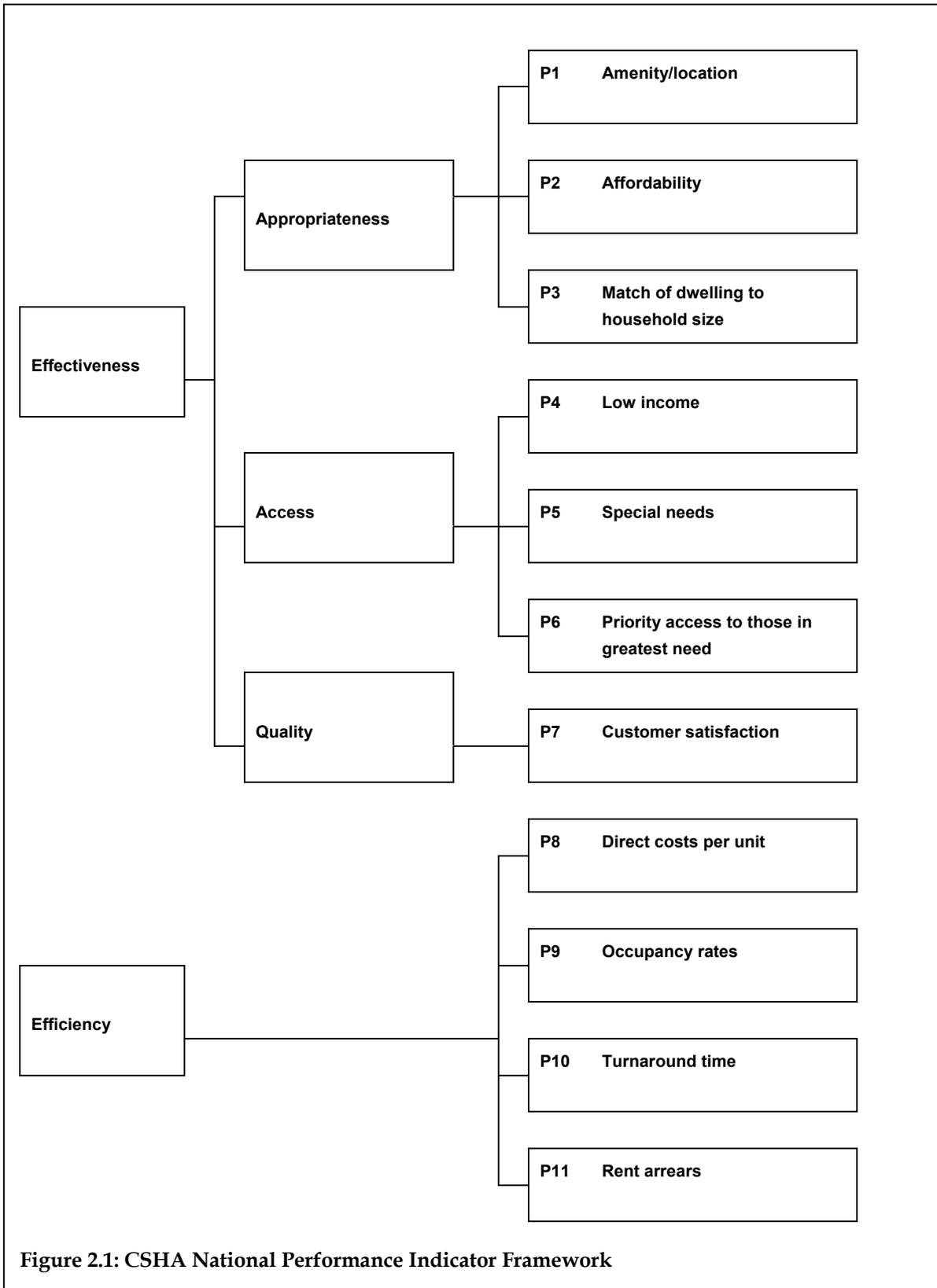
**DC2:** Headleased dwellings used for the purpose of public housing are included.

**OR1:** Occupied dwellings are assumed to be tenantable.

**OR2:** Headleased dwellings used for the purpose of public housing are included.

## 2.3 Data definitions

The *National Housing Assistance Data Dictionary* version 2 (AIHW 2003b) was the authoritative source of data definitions and standards for this collection.



## 3 General notes

Data in this manual should be read in conjunction with the *Public Rental Housing Data Manual 2004–05* (AIHW 2005b) which can be downloaded from [www.aihw.gov.au/housing/assistance/data\\_collections/index.cfm](http://www.aihw.gov.au/housing/assistance/data_collections/index.cfm).

### 3.1 Symbols

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

### 3.2 Scope

The data reported in this document relate only to public rental housing tenancies covered by the 2003 Commonwealth–State Housing Agreement. Included are households residing in public rental dwellings where the dwelling is either:

- owned by the housing authority; or
- leased from the private sector or other housing program areas and used for provision of public rental housing.

This collection aims to exclude properties administered under community housing, Indigenous housing programs or crisis and emergency accommodation programs for people who are homeless or who are experiencing other crises. Therefore, public rental properties leased to other program areas such as community housing, crisis accommodation or state owned and managed Indigenous housing are excluded.

Properties no longer under the administration of the property manager/agency at 30 June 2005, including properties demolished, sold or disposed of, and properties not yet available to the property manager/agency at 30 June 2005 (such as those still under construction or being purchased), are also excluded.

### 3.3 Coverage

States and territories 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 2 (AIHW 2003b). Exceptions to this are explained in the footnotes.

## 3.4 Data qualifications

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

1. The National Housing Assistance Data Repository was used to collect all public rental housing administrative data (excluding financial data {S23, S24, S25, P8 and P11} which were provided directly by jurisdictions, and tenant satisfaction data {P1 and P7} which were calculated through the 2005 National Social Housing Survey of public housing tenants (TNS Social Research 2005)) for all jurisdictions.
2. Mixed composition households and households for whom household composition cannot be determined are excluded from some performance indicator calculations as there may be insufficient information to calculate these items. These exclusions are footnoted at the relevant indicator(s).

## 3.5 Terminology used

### *Dwelling*

For the purpose of this collection, a *dwelling* equals a rental tenancy unit which can be 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 tenancy unit.

### *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.

### *Group household*

For the purpose of this collection, a *group household* is a household consisting of two or more occupants where all persons are aged 16 years or over. There are no reported couple or parent-child relationships in these households.

### *Indigenous household*

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

### *Mixed composition household*

For the purpose of this collection, a *mixed composition household* is one which is neither a single family nor 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 which is valid at 30 June 2005, including those who terminated their tenancy on 30 June 2005.

# 4 CSHA 2004–05 public housing data

## 4.1 Summary data

### 4.1.1 Description

Some summary data are linked to performance indicators to assist with providing context for that indicator. For example:

- S4, S6 and S7 add context when analysing data for P6 Priority access to those in greatest need;
- S4 also adds context for P5 Special needs; and
- S8 and S9 add context when analysing data for P9 Occupancy rates.

However, some summary data are independent of performance indicators and provide additional information about public rental housing.

### 4.1.2 New summary items

Three new summary items have been collected in the 2004–05 collection. These are:

- S23 Total capital expenditure for the year ending 30 June 2005
- S24 Total recurrent expenditure for the year ending 30 June 2005
- S25 Total amount spent on repairs and maintenance for the year ending 30 June 2005.

The values for these new variables were provided directly by the jurisdictions and not calculated as part of the data repository process.

### 4.1.2 Data qualifications

1. Households whose composition cannot be determined are excluded from S15 and S16 for all jurisdictions because of uncertainties in estimating bedroom requirements.
2. Victoria and Queensland include mixed composition households in S15 and S16. The other jurisdictions exclude mixed composition households from S15 and S16.
3. New South Wales, Victoria and the Australian Capital Territory exclude non-rebated households from S15 and S16 because there is insufficient information for these households to accurately determine their composition.
4. South Australia now provides data on an income unit basis. This information is used in the calculation of S15 and S16; therefore data for 2004–05 are not directly comparable to previous years' data.

Table 4.1: CSHA public housing summary data, 2004-05

Summary data	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>									
S1	108,341	55,325	41,159	25,906	37,894	8,916	9,154	4,595	291,290
<b>For year ending 30 June 2005</b>									
S2	8,829	5,691	4,090	3,472	3,175	1,103	637	779	27,776
S3	934	263	582	888	295	132	25	381	3,500
S4	3,497	2,435	1,122	1,552	1,558	307	301	322	11,094
<b>At 30 June 2005</b>									
S5	8,700	1,163	2,736	4,383	1,172	565	184	1,578	20,481
S6	1,397	4,725	309	228	896	2,059	1,993	101	11,708
S7	73,734	41,296	38,298	12,733	28,430	3,116	4,119	2,179	203,905
S8	124,081	63,392	48,643	30,391	44,750	11,506	10,731	5,340	338,834
S9	166	1,335	494	1,119	898	138	115	202	4,467
S10	24,070	11,616	9,162	8,224	9,624	712	1,085	1,601	66,094
S11	83,823	43,463	31,959	17,257	27,609	6,476	7,919	1,614	220,120
S12	0	35	10	298	141	1,380	36	917	2,817
S13	0	51	7	112	77	333	72	463	1,115

(continued)

**Table 4.1 (continued): CSHA public housing summary data, 2004–05**

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
S14	Total number of rebated households occupying public housing at 30 June 2005 for whom income details are known	108,018	55,165	41,138	25,891	37,451	8,901	9,112	4,595	290,271
S15	Number of households with moderate overcrowding at 30 June 2005	5,983	4,203	4,148	1,412	1,462	700	252	384	18,544
S16	Number of households with under-utilisation at 30 June 2005	10,896	5,531	4,689	2,984	7,769	1,168	1,156	192	34,385
S17	Total number of dwellings in Major Cities of Australia at 30 June 2005	100,019	46,619	30,255	22,182	35,189	0	10,823	0	245,087
S18	Total number of dwellings in Inner Regional Australia at 30 June 2005	19,040	14,526	9,569	3,034	3,103	8,466	23	0	57,762
S19	Total number of dwellings in Outer Regional Australia at 30 June 2005	4,748	3,554	8,145	3,020	6,479	3,078	0	3,807	32,831
S20	Total number of dwellings in Remote Australia at 30 June 2005	364	27	880	2,229	809	69	0	1,505	5,883
S21	Total number of dwellings in Very Remote Australia at 30 June 2005	76	0	289	1,045	68	31	0	230	1,738
S22	Total number of dwellings in Migratory areas at 30 June 2005	0	0	0	0	0	0	0	0	0
<b>For year ending 30 June 2005</b>										
S23	Total capital expenditure for the year ending 30 June 2005 (\$'000)	236,607	252,695	231,642	145,793	129,358	30,832	49,721	32,697	1,109,346
S24	Total recurrent expenditure for the year ending 30 June 2005 (\$'000)	951,569	462,397	316,766	219,164	286,934	103,217	103,232	11,693	2,454,972
S25	Total amount spent on repairs and maintenance for the year ending 30 June 2005 (\$'000)	192,299	83,753	92,916	79,881	64,615	18,575	26,727	15,709	574,474

(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 = 20.49, then the household is counted in the 'paying 20% or less' item (S10). If rent charged/income x 100 = 20.5, then the household is counted in the 'more than 20% but not more than 25%' item (S11).
- S10–S13 Excludes households where either assessable income or rent charged is zero.
- S12, S13 Under the 1999 CSHA, jurisdictions agreed to limit rent to 25% of income. Households in these categories are the result of rent and/or income details having not been updated or minor jurisdictional policy variations.

All S15, S16 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217
Excludes:								
Non-rebated households	14,229	7,636	..	..	..	..	1,488	..
Mixed composition households	5,243	..	..	589	768	334	537	484
Households for whom composition cannot be determined	124	3	1	4	0	11	119	0
Exclusions as a % of total ongoing households	16.0	12.1	0.0	2.0	1.8	3.0	20.1	9.3

All S15, S16 National results when mixed composition households are excluded from Victoria and Queensland are S15 16,330; S16 34,379.

S15, S16 The 2003–04 national figures for S15 and S16 (17,234 and 35,420 respectively) were incorrect. The correct national figures for 2003–04 for S15 and S16 were 17,131 and 35,467 respectively.

NSW S5 Estimate based on the 2001 Census of Population and Housing, adjusted for Census undercounting of public housing households.

S8, S9 Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.

S10 The decrease since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.

S12,S13 Not calculated by the data repository. Figures supplied by NSW Department of Housing.

S15,S16 Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.

S15,S16 Derivation of household type is based on the *relationship to household head* variable in the first instance. In cases where this does not yield a result the derivation is based on the local *family type* variable.

Vic S7 Excludes 1,271 applications eligible for both state owned and managed Indigenous housing and public rental (counted under state owned and managed Indigenous housing data collection).

S8, S9 Property data for this collection are unreconciled and may not match published jurisdictional annual data.

S15, S16 Victorian data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded, the 2004–05 figures are S15 2,467; S16 5,526.

Qld S3 May be underreported as data are reliant on Indigenous self-identification.

S5 May be underreported as data are reliant on Indigenous self-identification and mandatory reporting was introduced only from October 1997.

S6 Data represent applicants who satisfied stringent priority housing criteria, but do not include clients in similar circumstances who were waiting to be housed through Queensland's standard wait turn criteria.

S15, S16 Queensland data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04 Queensland data. When mixed composition households are excluded the 2004–05 figures are S15 3,670; S16 4,688.

WA S8, S9 883 properties leased to other organisations have been excluded.

S10–S13 Results based on gross income (not assessable income).

SA S1 Includes 452 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.

S3, S5 Indigenous information is self-identified and not mandatory.

S9 Properties headleased to other organisations have been incorrectly reported as unlettable dwellings prior to 2004–05. Therefore results for 2004–05 are not directly comparable with those from previous years.

SA	S9	South Australia has included properties for sale and demolition; these have been excluded from other jurisdictions' totals. If South Australia excluded these properties, the result would drop to 181 properties.
	S12, S13	These households are reported as paying a rebated rent due to a policy of capping rent increases for full rent households. Updated income details are not available for these households.
	S15, S16	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–2005 are not directly comparable with those from previous years.
	S15, S16	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other year's data.
Tas	S10–S13	Excludes households for whom income details could not be resolved at 30 June 2005.
NT	S3, S5, SN1, SN2	Changes were made to the tenancy management system in January 2005 to record Indigenous status at the client level rather than at the household level.
	S4	Includes four households that transferred more than once in the year. These households are counted as one household.
	S15, S16	The 2003–04 figures for S15 and S16 (492 and 156 respectively) were incorrect. The correct figures for 2003–04 for S15 and S16 were 389 and 203 respectively.
ACT	S3, S5	May represent an undercount as ethnicity is a self-identified field.
	S15, S16	Includes households where deeming of couples has affected household type derivation.
	S17–S22	Methodology differs from previous years and consequently results are not comparable to previous year's results.

# 4.2 Performance indicators

## 4.2.1 P1 Amenity/location

This indicator assesses the amenity and location of dwellings as assessed by public rental housing tenants. This indicator has two components: P1(a) Amenity and P1(b) Location.

Data for this performance indicator were collected via the 2005 National Social Housing Survey (NSHS) of public housing tenants. Tenants were asked to answer whether the amenity/location aspects of their dwelling were 'important', 'not important' or 'not applicable' to them and whether these aspects 'met their household's needs' or 'didn't meet their household's needs'.

### P1(a) Amenity

Question 15 of the NSHS asked tenants about the importance and adequacy of the following amenities:

- Size of the dwelling
- Modifications for special needs
- Ease of access and entry
- Car parking
- Yard space and fencing
- Privacy of your home
- Safety/security of home

The percentages in table 4.2 show the proportion of tenants expressing needs being met in relation to the amenity of their dwelling. Only tenants who considered the amenity aspect to be important are included in the calculation. This 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 asked tenants about the importance and adequacy of the location of their dwelling in relation to the following facilities and services:

- Shops and banking
- Public transport
- Parks and recreational facilities
- Child care facilities
- Emergency services, medical services/hospitals
- Educational and training facilities
- Employment/place of work
- Community and support services
- Family and friends
- Safety/security of neighbourhood

The percentages in table 4.3 show the proportion of tenants expressing needs being met in relation to the location of their dwelling. Only tenants who considered the location aspect to be important are included in the calculation. This performance indicator is calculated as:

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

**Data qualifications**

1. Data for 2005 are not comparable with 2003 and earlier survey data due to significant changes in survey methodology and the way performance indicators are derived.
2. Care needs to be taken in interpreting small differences in the results as these may be affected by various sampling issues.

**Table 4.2: CSHA public rental housing: P1(a) Amenity, April-May 2005**

<b>Sample size (number)</b>	<b>4,435</b>	<b>919</b>	<b>3,180</b>	<b>1,089</b>	<b>1,677</b>	<b>1,830</b>	<b>911</b>	<b>1,395</b>	<b>15,436</b>
<b>Amenity aspect</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total</b>
<b>Number of tenants who said this amenity aspect is important and meets their needs</b>									
Size of dwelling	3,539	1,797	1,878	887	1,352	317	330	142	10,241
Modifications for special needs	1,764	838	843	435	674	158	138	66	4,916
Ease of access and entry	3,825	1,952	2,014	924	1,454	353	343	157	11,021
Car parking	2,637	1,282	1,694	741	1,188	308	274	118	8,242
Yard space and fencing	2,907	1,514	1,842	852	1,283	315	296	143	9,154
Privacy of home	3,694	1,869	1,856	961	1,412	346	363	160	10,660
Safety/security of home	3,484	1,840	1,949	860	1,279	333	308	174	10,226
<b>Number of tenants who said this amenity aspect is important and gave a valid answer to needs question</b>									
Size of dwelling	4,366	2,216	2,305	1,067	1,571	385	407	178	12,495
Modifications for special needs	2,343	1,138	1,088	522	841	209	180	81	6,401
Ease of access and entry	4,317	2,171	2,225	1,047	1,570	394	382	175	12,280
Car parking	3,340	1,700	2,179	942	1,398	365	374	162	10,460
Yard space and fencing	4,018	2,102	2,436	1,091	1,645	418	394	190	12,295
Privacy of home	4,910	2,449	2,511	1,216	1,817	453	452	208	14,015
Safety/security of home	5,006	2,532	2,550	1,222	1,818	464	467	217	14,275
<b>Per cent</b>									
Size of dwelling	81	81	82	83	86	82	81	80	82
Modifications for special needs	75	74	78	83	80	76	77	82	77
Ease of access and entry	90	90	91	88	93	90	90	90	90
Car parking	79	75	78	79	85	84	73	73	79
Yard space and fencing	72	72	76	78	78	75	75	75	75
Privacy of home	75	76	74	79	78	76	80	77	76
Safety/security of home	70	73	76	70	70	72	66	80	72
<b>Average P1(a)</b>	<b>77</b>	<b>78</b>	<b>78</b>	<b>80</b>	<b>81</b>	<b>79</b>	<b>77</b>	<b>79</b>	<b>78</b>

*Notes*

All 2005 data are not comparable with 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.

Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see <[www.aihw.gov.au/housing/nshs/index.cfm](http://www.aihw.gov.au/housing/nshs/index.cfm)>.

**Table 4.3: CSHA public rental housing: P1(b) Location, April-May 2005**

<b>Sample size (number)</b>	<b>4,435</b>	<b>919</b>	<b>3,180</b>	<b>1,089</b>	<b>1,677</b>	<b>1,830</b>	<b>911</b>	<b>1,395</b>	<b>15,436</b>
<b>Location aspect</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total</b>
<b>Number of tenants who said this location aspect is important and meets their needs</b>									
Shops and banking	4,059	2,099	2,030	946	1,437	363	383	152	11,469
Public transport	4,128	1,949	1,876	850	1,378	333	367	147	11,028
Parks and recreational facilities	2,778	1,559	1,483	653	917	224	291	111	8,017
Emergency services, medical services/hospitals	4,095	2,020	2,051	923	1,479	374	348	145	11,436
Child care facilities	918	521	642	149	209	64	75	39	2,617
Educational/training facilities	1,703	905	1,299	360	429	155	181	74	5,105
Employment/place of work	1,358	571	998	309	436	112	161	56	4,001
Community and support services	2,732	1,502	1,312	601	910	248	232	98	7,634
Family and friends	3,488	1,744	1,836	793	1,289	339	327	124	9,940
Safety/security of neighbourhood	3,398	1,757	1,920	844	1,295	343	335	160	10,052
<b>Number of tenants who said this location aspect is important and gave a valid answer to needs question</b>									
Shops and banking	4,560	2,310	2,222	1,097	1,598	407	412	170	12,776
Public transport	4,446	2,109	2,070	946	1,464	352	390	158	11,934
Parks and recreational facilities	3,121	1,737	1,631	716	1,002	253	308	123	8,891
Emergency services, medical services/hospitals	4,672	2,300	2,303	1,098	1,637	423	394	184	13,011
Child care facilities	1,010	568	688	178	229	72	86	45	2,876
Educational/training facilities	1,953	1,023	1,457	406	477	176	210	87	5,788
Employment/place of work	1,627	716	1,177	355	499	137	188	78	4,767
Community and support services	3,105	1,664	1,466	689	1,000	274	258	117	8,573
Family and friends	4,273	2,071	2,083	979	1,471	389	382	145	11,792
Safety/security of neighbourhood	4,904	2,400	2,501	1,201	1,774	453	455	210	13,897

*(continued)*

**Table 4.3 (continued): CSHA public rental housing: P1(b) Location, April–May 2005**

<b>Location aspect</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total</b>
<b>Per cent</b>									
Shops and banking	89	91	91	86	90	89	93	89	90
Public transport	93	92	91	90	94	95	94	93	92
Parks and recreational facilities	89	90	91	91	92	89	94	91	90
Emergency services, medical services/hospitals	88	88	89	84	90	89	88	79	88
Child care facilities	91	92	93	84	91	89	87	88	91
Educational/training facilities	87	89	89	89	90	88	86	86	88
Employment/place of work	84	80	85	87	88	82	86	83	84
Community and support services	88	90	90	87	91	90	90	84	89
Family and friends	82	84	88	81	88	87	86	86	84
Safety/security of neighbourhood	69	73	77	70	73	76	74	76	72
<b>Average P1(b)</b>	<b>85</b>	<b>87</b>	<b>88</b>	<b>84</b>	<b>88</b>	<b>87</b>	<b>88</b>	<b>85</b>	<b>86</b>

*Notes*

All 2005 data are not comparable with 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.

Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see <[www.aihw.gov.au/housing/nshs/index.cfm](http://www.aihw.gov.au/housing/nshs/index.cfm)>.

## 4.2.2 P2 Affordability

This indicator assesses the level of housing affordability within public rental housing. It measures the total rent charged as a proportion of total market rent (adjusted for Commonwealth Rent Assistance). This is calculated as:

$$\frac{\text{Total rents charged to tenants for week of 30 June 2005 (AF1)} \times 100}{\text{Total market rent value of dwellings for which a rent was charged for week of 30 June 2005 (AF2) - Total value of Commonwealth Rent Assistance entitlements for households where rent was charged for week of 30 June 2005 (AF3)}}$$

### Data qualifications

1. For comparability purposes, mixed composition and households whose composition cannot be determined are excluded from all jurisdictions.
2. New South Wales and the Australian Capital Territory exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.
3. South Australia now provides data on an income unit basis. This information is used in the calculation of this indicator; therefore data for 2004–05 are not directly comparable to previous years' data.

**Table 4.4: CSHA public housing: P2 Affordability, 2004–05**

Data Item	Affordability	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For week of 30 June 2005</b>										
AF1	Total rents charged for week of 30 June 2005 (\$'000)	7,814.6	4,541.1	3,961.6	2,257.8	3,553.8	785.1	719.3	409.1	24,042.4
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2005 (\$'000)	17,722.0	8,780.5	7,273.4	3,834.1	6,206.5	1,632.1	1,959.1	809.8	48,217.4
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2005 (\$'000)	5,034.6	2,577.1	2,202.9	1,256.7	1,867.8	500.0	413.9	239.3	14,092.2
P2	The rent charged as a proportion of the market rent (adjusted for Commonwealth Rent Assistance) (%)	61.6	73.2	78.1	87.6	81.9	69.3	46.5	71.7	70.5
(a)	May not represent national total due to data not being available for all jurisdictions.									
<b>Notes</b>										
All	P2	Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.								
		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	
Total ongoing households		122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217	
Excludes:										
Non-rebated households		14,229	..	..	..	..	..	1,488	..	
Mixed composition households		5,243	6,646	1286	589	768	334	537	484	
Households for whom composition cannot be determined		124	5	1	4	0	11	119	0	
Exclusions as a % of total ongoing households		16.0	10.6	2.7	2.0	1.8	3.0	20.1	9.3	
NSW	P2	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.								
	P2	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result, the derivation is based on the local <i>family type</i> variable.								
Qld	AF2	Following a market rent review, changes to market rents were progressively applied from March 2005 to September 2005.								
SA	P2	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable to those from previous years.								
Tas	AF1, AF2, P2	Market rent values provided for AF2 are the most recent from the Office of the Valuer General, but differ from those on Housing Tasmania property records. Market rent details will be updated for each property when review processes are complete. Calculation of AF1 is premised on existing tenant contributions of public rental tenants rather than amounts that may be payable following the market rent update; therefore the level of rebate may be overestimated.								
ACT	P2	Includes households where deeming of couples has affected household type derivation.								

### 4.2.3 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

P3 Match of dwelling to household size is calculated as:

$$\frac{\text{Total number of households with overcrowding at 30 June 2005 (HS1)} \times 100}{\text{Total number of households occupying public housing for which household group and dwelling details are known at 30 June 2005 (HS2)}}$$

#### Data qualifications

1. Households whose composition cannot be determined are excluded from all jurisdictions because of uncertainties in estimating bedroom requirements.
2. New South Wales, Victoria and the Australian Capital Territory exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.
3. Victoria and Queensland include mixed composition households from this indicator. The other jurisdictions exclude mixed composition households from this indicator.
4. South Australia now provides data on an income unit basis. This information is used in the calculation of this indicator; therefore data for 2004-05 are not directly comparable to previous years' data.

**Table 4.5: CSHA public housing: P3 Match of dwelling to household size, 2004–05**

Data Item	Match of dwelling to household size	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>At 30 June 2005</b>										
HS1	Total number of households with overcrowding at 30 June 2005	533	489	615	107	236	76	15	51	2,122
HS2	Total number of households occupying public housing for which household group and dwelling details are known at 30 June 2005	102,974	55,322	48,454	29,530	43,114	11,069	8,498	4,733	303,694
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	0.5	0.9	1.3	0.4	0.5	0.7	0.2	1.1	0.7
(a)	May not represent national total due to data not being available from all jurisdictions.									
All	P3	Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.								
		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	
	Total ongoing households	122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217	
	Excludes:									
	Non-rebated households	14,229	7,636	..	..	..	..	1,488	..	
	Mixed composition households	5,243	..	..	589	768	334	537	484	
	Households for whom composition cannot be determined	124	3	1	4	0	11	119	0	
	Exclusions as a % of total ongoing households	16.0	12.1	0.0	2.0	1.8	3.0	20.1	9.3	
All	P3	National results when mixed composition households are excluded from Victoria and Queensland are: HS1 1,409; HS2 297,918; P3 0.5%.								
NSW	P3	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.								
	P3	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.								
Vic	P3	Victorian data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded, the 2004–05 results are: HS1 39; HS2 50,832; P3 0.1%.								
Qld	P3	Queensland data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded, the 2004–05 results are: HS1 352; HS2 47,168; P3 0.7%.								
SA	P3	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable with other years' data.								
	P3	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–2005 are not directly comparable to those from previous years.								
ACT	HS1, HS2, P3	Includes households where deeming of couples has affected household type derivation.								

#### 4.2.4 P4 Low income

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

- (a) the number of new low income households as a proportion of all new households [P4(a)a and P4(a)b];
- (b) the number of new low income households plus special needs (not low income) households as a proportion of all new households [P4(b)a and P4(b)b]; and
- (c) the number of all households either paying less than market rent or with special needs and paying market rent as a proportion of all households (new and existing) [P4(c)].

The indicators that include low income components (i.e. all except P4(c)) are split into two categories:

- (a) 'low income A' captures households where all members receive an income equivalent to or below 100% of the government income support benefits at the pensioner rate<sup>1</sup>; and
- (b) 'low income B' captures households with an income above 100% of the government income support benefits at the pensioner rate, but below the effective cut-off for receiving any government support benefits.

The 'low income A' and 'low income B' household cut-off measures include:

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

These indicators are calculated as:

$$P4(a)a = \frac{\text{Number of new households with 'low income A' for year ending 30 June 2005 (LI1a)} \times 100}{\text{Total number of new households for year ending 30 June 2005 where income and household group details are known (LI3)}}$$

$$P4(a)b = \frac{\text{Number of new households with 'low income B' for year ending 30 June 2005 (LI1b)} \times 100}{\text{Total number of new households for year ending 30 June 2005 where income and household group details are known (LI3)}}$$

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<sup>1</sup> 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 other allowance rates (e.g. unemployment benefits). The selection of the higher benefit rate allows all persons receiving up to or equivalent to 100% government income support benefits (e.g. pensioners, unemployed, youth allowance, etc.) to be captured within the 'low income A' household cut-off measure. 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.

$$\begin{aligned}
 \text{P4(b)a} &= \frac{\text{Total number of new households with 'low income A' (LI1a) + Total number of new households with special needs but not on 'low income A' for year ending 30 June 2005 (LI2a)} \times 100}{\text{Total number of new households for year ending 30 June 2005 where income, household group and special needs details are known (LI4)}} \\
 \text{P4(b)b} &= \frac{\text{Total number of new households with 'low income A' for year ending 30 June 2005 (LI1a) + Total number of new households with 'low income B' for year ending 30 June 2005 (LI1b) + Total number of new households with special needs but not on low income A or B for year ending 30 June 2005 (LI2b)} \times 100}{\text{Total number of new households assisted for year ending 30 June 2005 (S2)}} \\
 \text{P4(c)} &= \frac{\text{Total number of all rebated households for year ending 30 June 2005 (LI5) + Total number of all special needs households paying market rent at 30 June 2005 (LI6)} \times 100}{\text{Total number of all households at 30 June 2005 (LI8) - Total number of households paying market rent where special needs details are not known at 30 June 2005 (LI7)}}
 \end{aligned}$$

### Data qualifications

1. For comparability purposes, mixed composition households and households whose composition cannot be determined are excluded from all jurisdictions.
2. New South Wales and the Australian Capital Territory exclude non-rebated households because there is insufficient information for these households to accurately determine their composition for this indicator.
3. South Australia now provides data on an income unit basis. This information is used in the calculation of this indicator; therefore data for 2004–05 are not directly comparable to previous years' data.
4. Households with assessable income of zero are included in these data items and performance indicators. In previous years, households with assessable income of zero were excluded. Households where the household income is unknown are excluded.
5. The LI3 figure is reported for LI4 in Victoria, the Australian Capital Territory and the Northern Territory (see footnotes in table 4.6). Therefore the P4(b)a result for these jurisdictions should not be directly compared to data from other jurisdictions.
6. For Queensland, Western Australia, the Australian Capital Territory and the Northern Territory, a different methodology was used to derive *special needs status*. As a result P4(b)a, P4(b)b and P4(c) for these jurisdictions are not comparable with data from other jurisdictions.

**Table 4.6: CSHA public housing: P4 Low income, 2004–05**

<b>Data Item</b>	<b>Low income</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>For year ending 30 June 2005</b>										
L11a	Total number of new households with low income A for year ending 30 June 2005	7,460	4,617	3,502	2,925	2,724	835	487	598	23,148
L11b	Total number of new households with low income B for year ending 30 June 2005	475	369	462	468	372	158	57	96	2,457
L12a	Total number of new households with special needs but not on low income A for year ending 30 June 2005	218	151	202	256	184	118	25	37	1,191
L12b	Total number of new households with special needs but not on low income A or B for year ending 30 June 2005	0	2	2	8	6	29	1	3	51
L13	Total number of new households where income and household group details are known for year ending 30 June 2005	7,935	4,990	3,975	3,409	3,126	1,033	545	699	25,712
L14	Total number of new households where income, household group and special needs details are known for year ending 30 June 2005	7,933	4,990	3,947	3,408	2,982	1,004	545	699	25,508
S2	Total number of new households assisted for year ending 30 June 2005	8,829	5,691	4,090	3,472	3,175	1,103	637	779	27,776
<b>At 30 June 2005</b>										
L15	Total number of all rebated households at 30 June 2005	108,341	55,325	41,159	25,906	37,894	8,916	9,154	4,595	291,290
L16	Total number of all special needs households paying market rent at 30 June 2005	2,169	1,468	2,399	2,183	1,432	1,101	0	136	10,888
L17	Total number of households paying market rent where special needs details are not known at 30 June 2005	10,111	420	51	220	2,939	860	1,488	486	16,575
L18	Total number of all households at 30 June 2005	122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217	335,264

(continued)

**Table 4.6 (continued): CSHA public housing: P4 Low income, 2004–05**

Data Item	Low income	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
P4(a)a	The number of new low income households as a proportion of all new households. Low income A (%)	94.0	92.5	88.1	85.8	87.1	80.8	89.4	85.6	90.0
P4(a)b	The number of new low income households as a proportion of all new households. Low income B (%)	6.0	7.4	11.6	13.7	11.9	15.3	10.5	13.7	9.6
P4(b)a	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A (%)	96.8	95.6	93.8	93.3	97.5	94.9	93.9	90.8	95.4
P4(b)b	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A and B (%)	89.9	100.0	97.0	98.0	97.7	92.7	85.6	89.5	92.4
P4(c)	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing) (%)	98.3	90.8	90.0	93.9	96.1	94.9	100.0	100.0	94.8

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

**Notes**

All L11a–L14 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total newly allocated households	8,829	5,691	4,090	3,472	3,175	1,103	637	779
Excludes newly allocated:								
Non-rebated households	606	..	..	..	..	..	56	..
Mixed composition households	278	301	113	58	49	34	28	79
Households for whom composition cannot be determined	8	400	2	2	0	28	8	0
Exclusions as a % of total newly allocated households	10.1	12.3	2.8	1.7	1.5	5.6	14.4	10.1

All	L11a, L13, L14, P4(a)a, P4(b)a, P4(b)b	Includes households where assessable income was zero. In previous years, households with assessable income of zero were excluded from these data items and performance indicators.
NSW	P4	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.
	P4	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result, the derivation is based on the local <i>family type</i> variable.
	L12a, LI2b, L14, L16, L17, P4(b)a, P4(b)b, P4(c)	Special needs status is assigned when either standard AIHW and/or state criteria for special needs are met.
VIC	L116	The increase since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.
	L14 P4(b)b	The LI3 result is reported due to unavailability of details for new households who were no longer tenants at 30 June 2005. Not calculated using data repository methodology.
Qld	L12a, LI2b, L16, L17	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	L14, P4(b)a, P4(b)b	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 16% in 2003–04 to 35% in 2004–05. The number of new household with unknown disability status has decreased from 84% in 2003–04 to 0.05% in 2004–05.
	L17, P4(c)	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of ongoing households identified with a disability has increased from 11% in 2003–04 to 42% in 2004–05. The number of ongoing household with unknown disability status has decreased from 89% in 2003–04 to 0.01% in 2004–05.
SA	L11a–L14	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable to those from previous years.
	L15	Includes 452 households reported as receiving a rebated rent without income details being declared, due to special provisions of the Rent Assessments policy.
	L18 P4	In 7 instances, households in the process of moving between dwellings at 30 June 2005 are counted as occupying 2 dwellings each. Therefore, this data item does not equal OR1. Disability and Indigenous information is self-identified and not mandatory.
Tas	L11a–L14, P4(a)a– P4(b)b	Excludes households for whom income details could not be reconciled at 30 June 2005.
ACT	L14	The LI3 result is reported due to a high number of new households where special needs details are not known.
	L11a–L14, P4(a)a– P4(b)b	Includes households where deeming of couples has affected household type derivation.
	L12a, LI2b, L14, P4(b)a, P4(b)b	Includes 118 households where deeming of disability status has occurred using income type of Age/Disability Pension and household member's age.
	L16, L17	Not calculated via the data repository. Figures supplied by ACT Department of Disability, Housing and Community Services.
	L16, L17, P4(c) P4(b)a	Special needs details are not known for non-rebated households; therefore these households are excluded. At 30 June 2005, 86% of all households were receiving rental rebate assistance. Due to a relatively low number of new households where special needs details are known, this PI uses LI3 in place of L14 as a divisor.

NT	LI2a, LI2b, LI4, LI6, LI7, P4(b)a, P4(b)b, P4(c)	Excludes households with a disability as Northern Territory does not have a disability identifier in its information management system. In previous years, household and person records were flagged as disabled based on income type. In 2004–05 this practice has ceased due to data quality concerns. Therefore 2004–05 data can not be compared to previous years' data.
	LI4	The LI3 result is reported due to missing special needs data. This may overstate the result.

## 4.2.5 P5 Special needs

This indicator assesses the special needs status of all households receiving assistance. The proxy for this measure is the proportion of new tenancies that are allocated to households with special needs<sup>2</sup> which are defined as low income households<sup>3</sup>:

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

P5 Special needs is calculated as:

$$\frac{\text{Total number of new households with special needs for year ending 30 June 2005 (SN1)} \times 100}{\text{Total number of new households for year ending 30 June 2005 for whom details of whether or not they have special needs are known (SN2)}}$$

### Data qualifications

1. For Queensland, Western Australia, the Australian Capital Territory and the Northern Territory, a different methodology was used to derive *special needs status*. As a result P5 for these jurisdictions is not comparable to data from other jurisdictions.

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<sup>2</sup> 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 CSHA state owned and managed Indigenous housing data collection 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.

<sup>3</sup> A low income household for the CSHA special needs definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

**Table 4.7: CSHA public housing: P5 Special needs, 2004–05**

Data item	Special needs	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
SN1	Total number of new households with special needs for year ending 30 June 2005	4,919	2,437	2,542	2,247	1,911	716	308	447	15,527
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2005	8,827	5,172	4,056	3,469	3,026	1,059	637	447	26,693
P5	The proportion of new tenancies that are allocated to households with special needs (%)	55.7	47.1	62.7	64.8	63.2	67.6	48.4	100.0	58.2

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

*Notes*

NSW	SN1, SN2, P5	Special needs status is assigned when either standard AIHW and/or state criteria for special needs are met.
Qld	SN1	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	SN1, SN2, P5	Not comparable to data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 16% in 2003–04 to 35% in 2004–05. The number of new household with unknown disability status has decreased from 84% in 2003–04 to 0.05% in 2004–05.
SA	P5	Disability and Indigenous information is self-identified and not mandatory.
ACT	SN1, SN2, P5	Includes 118 households where deeming of disability status has occurred using income type of Age/Disability Pension and household member's age.
	SN1, P5	Not comparable to 2003–04 data which excluded non-rebated households from SN1.
	SN2	The S2 result is reported due to a high number of new households where special needs details are not known.
	P5	Due to a relatively low number of new households where special needs details are known, this performance indicator returns an unrepresentative result.
NT	SN1	Excludes households with a disability as Northern Territory does not have a disability identifier in its information management system.
	SN2	Special needs details are recorded only where they are known to exist—no record is maintained if a household has no special needs status. All new households are therefore included, which may represent an overcount.
	P5	Figure may represent an undercount. See SN2 footnote above.

### 4.2.6 P6 Priority access to those in greatest need

This indicator assesses whether those in greatest need are allocated housing first. Greatest need households are defined as low income households<sup>4</sup> that at the time of allocation were subject to one or more of the following circumstances:

- they were homeless
- and/or their life or safety was at risk in their accommodation
- and/or their health condition was aggravated by their housing
- and/or their housing was inappropriate to their needs
- and/or they had very high rental housing costs (AIHW 2003b).

This performance indicator measures the proportion of new allocations to those in greatest need in six time-to-allocation groups:

- (a) under 3 months [P6(a)];
- (b) 3 months to less than 6 months [P6(b)];
- (c) 6 months to less than 1 year [P6(c)];
- (d) 1 year to less than 2 years [P6(d)];
- (e) 2 years or more [P6(e)]; and
- (f) total [P6(f)].

P6 Priority access to those in greatest need is calculated as:

$$P6(a) = \frac{\text{Total number of greatest need allocations with time-to-allocation under 3 months for year ending 30 June 2005 (PA1)} \times 100}{\text{Total number of new allocations with time-to-allocation under 3 months for year ending 30 June 2005 (PA7)}}$$

$$P6(b) = \frac{\text{Total number of greatest need allocations with time-to-allocation 3 months to under 6 months for year ending 30 June 2005 (PA2)} \times 100}{\text{Total number of new allocations with time-to-allocation 3 months to under 6 months for year ending 30 June 2005 (PA8)}}$$

$$P6(c) = \frac{\text{Total number of greatest need allocations with time-to-allocation 6 months to under 1 year for year ending 30 June 2005 (PA3)} \times 100}{\text{Total number of new allocations with time-to-allocation 6 months to under 1 year for year ending 30 June 2005 (PA9)}}$$

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<sup>4</sup> A low income household for the CSHA greatest need definition is a household that satisfies an eligibility test to receive CSHA-funded program assistance.

$$P6(d) = \frac{\text{Total number of greatest need allocations with time-to-allocation 1 year to less than 2 years for year ending 30 June 2005 (PA4)} \times 100}{\text{Total number of new allocations with time-to-allocation 1 year to less than 2 years for year ending 30 June 2005 (PA10)}}$$

$$P6(e) = \frac{\text{Total number of greatest need allocations with time-to-allocation 2 years or more for year ending 30 June 2005 (PA5)} \times 100}{\text{Total number of new allocations with time-to-allocation 2 years or more for year ending 30 June 2005 (PA11)}}$$

$$P6(f) = \frac{\text{Total number of greatest need allocations for year ending 30 June 2005 (PA6)} \times 100}{\text{Total number of allocations for year ending 30 June 2005 (PA12)}}$$

### Data qualifications

1. The wait 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.
2. PA1 to PA6 excludes waiting list applicants who have missing greatest need and/or wait list details.
3. PA7 to PA12 excludes wait list applicants who have missing wait list details.
4. The determination of newly allocated households in greatest need was based on waiting list priority reason data codes for all jurisdictions except the Northern Territory. Only reasons that meet the nationally agreed definition of greatest need are included (AIHW 2003b).

**Table 4.8: CSHA public housing: P6 Priority access to those in greatest need, 2004–05**

<b>Data item</b>	<b>Priority access to those in greatest need</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>For year ending 30 June 2005</b>										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2005	1,135	2,121	254	558	641	320	122	65	5,216
PA2	Total number of new greatest need households who have been allocated housing within 3 months to less than 6 months for year ending 30 June 2005	393	664	121	243	262	231	101	42	2,057
PA3	Total number of new greatest need households who have been allocated housing within 6 months to less than 1 year for year ending 30 June 2005	245	482	157	99	246	268	271	24	1,792
PA4	Total number of new greatest need households who have been allocated housing within 1 year to less than 2 years for year ending 30 June 2005	116	379	101	8	101	143	47	15	910
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2005	109	185	58	0	22	69	19	5	467
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2005	1,998	3,831	691	908	1,272	1,031	560	151	10,442
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2005	2,386	2,715	516	1,271	1,098	364	139	274	8,763
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2005	900	966	262	441	396	243	108	134	3,450
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2005	905	671	509	452	443	275	296	150	3,701
PA10	Total number of new households allocated housing within 1 year to less than 2 years for year ending 30 June 2005	912	581	810	378	354	148	59	148	3,390
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2005	3,658	753	1,993	930	883	73	35	73	8,398
PA12	Total number of new households allocated housing for year ending 30 June 2005	8,761	5,686	4,090	3,472	3,174	1,103	637	779	27,702

(continued)

**Table 4.8 (continued): CSHA public housing: P6 Priority access to those in greatest need, 2004–05**

Data item	Priority access to those in greatest need cont.	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
P6(a)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Under 3 months (%)	47.6	78.1	49.2	43.9	58.4	87.9	87.8	23.7	59.5
P6(b)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 3 months to under 6 months (%)	43.7	68.7	46.2	55.1	66.2	95.1	93.5	31.3	59.6
P6(c)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 6 months to under 1 year (%)	27.1	71.8	30.8	21.9	55.5	97.5	91.6	16.0	48.4
P6(d)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 1 year to less than 2 years (%)	12.7	65.2	12.5	2.1	28.5	96.6	79.7	10.1	26.8
P6(e)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 2 years or more (%)	3.0	24.6	2.9	0.0	2.5	94.5	54.3	6.8	5.6
P6(f)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Total (%)	22.8	67.4	16.9	26.2	40.1	93.5	87.9	19.4	37.7

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

*Notes*

NSW	P6	Excludes households with very high rental housing costs, and hence the 'greatest need' data represents an undercount. The cost of housing at the time of allocation is not collected in NSW, as very high rental costs does not constitute a reason for priority housing. This is because 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 priority.
	PA6	Excludes 31 households for which allocation time could not be determined.
	PA12	Excludes 68 households for which allocation time could not be determined.
Vic	PA12	Excludes 5 households for which allocation time could not be determined.
Qld	PA1–PA6	Data represent applicants who satisfied stringent priority housing criteria, but do not include clients in similar circumstances who were waiting to be housed through Queensland's standard wait turn criteria.
SA	PA1–PA6	May be an undercount as some priority applicants may bypass the priority process in low wait time areas.
	PA12	Excludes 1 household for which allocation time could not be determined.
NT	PA1–PA6	May be overcounted as priority date is not updated when households transfer to the priority category after initial wait list application.

### 4.2.7 P7 Customer satisfaction

This indicator assesses the level of satisfaction expressed by tenants with regard to the service provided by public rental housing agencies. Data for this performance indicator are collected via the 2005 National Social Housing Survey (NSHS) of public housing tenants.

Question 1 of the NSHS asked tenants to answer which statement best describes how satisfied or dissatisfied they were with the overall service provided by the state/territory housing authority over the previous 12 months. The options were:

- Very satisfied
- Satisfied
- Neither satisfied or dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- Don't know/No opinion.

The level of overall satisfaction is calculated as:

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

For reporting, overall satisfaction is disaggregated into:

- tenants who were 'very satisfied'
- tenants who were 'satisfied'
- tenants who were either 'very satisfied' or 'satisfied'.

All three components of overall satisfaction are calculated using the same methodology; however, only the relevant component of satisfaction (i.e. 'very satisfied', 'satisfied', 'very satisfied or satisfied') is included in the numerator.

#### Data qualifications

1. Data for 2005 are not comparable with 2003 and earlier survey data due to significant changes in survey methodology and the way performance indicators are derived.
2. Care needs to be taken in interpreting small differences in the results as these may be affected by various sampling issues.

**Table 4.9: CSHA public housing: P7 Customer satisfaction, April-May 2005**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total
<b>Percentage of tenants reporting overall satisfaction</b>									
Very satisfied	20	23	32	31	34	28	21	24	26
Satisfied	45	42	46	44	46	46	46	47	45
<b>Subtotal: Very satisfied or satisfied</b>	<b>65</b>	<b>66</b>	<b>78</b>	<b>76</b>	<b>80</b>	<b>74</b>	<b>68</b>	<b>70</b>	<b>71</b>
<b>Sample size (number)</b>	<b>4,435</b>	<b>919</b>	<b>3,180</b>	<b>1,089</b>	<b>1,677</b>	<b>1,830</b>	<b>911</b>	<b>1,395</b>	<b>15,436</b>

*Notes*

All 2005 data are not comparable to 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.  
Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see <[www.aihw.gov.au/housing/nshs/index.cfm](http://www.aihw.gov.au/housing/nshs/index.cfm)>.

#### **4.2.8 P8 Direct costs per unit**

This indicator assesses the cost of public housing provision by measuring the average cost of providing assistance (excluding capital) per dwelling. It is calculated as:

$$\frac{\text{Total direct costs for year ending 30 June 2005 (DC1)}}{\text{Total number of dwellings at 30 June 2005 (DC2)}}$$

#### **Data qualifications**

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

**Table 4.10: CSHA public housing: P8 Direct costs per unit, 2004–05**

Data item	Direct costs per unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
DC1	Total direct costs for year ending 30 June 2005 (\$'000)	589,261	241,753	219,920	161,296	222,979	71,905	88,424	52,513	1,648,051
<b>At 30 June 2005</b>										
DC2	Total number of dwellings at 30 June 2005	124,247	64,727	49,137	31,510	45,648	11,644	10,846	5,542	343,301
P8	The average cost of providing assistance (excluding capital) per dwelling (\$)	4,743	3,735	4,476	5,119	4,885	6,175	8,153	9,475	4,801

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

*Notes*

All	DC1	Not calculated via the data repository. Figures supplied by jurisdictions.
	DC2	The OR2 result is reported.
NSW	DC1	Includes the costs for those dwellings (referred to at S8 & S9) that are excluded in the total number of dwellings.
	DC1	Costs have decreased since 2003–04 due to reduced spending on recurrent maintenance, and decreased insurance costs which were nearly halved in 2004–05.
	DC2	Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
Vic	DC2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
Qld	DC2	The count of dwellings is based on tenancy (rental) units. This will be greater than the count of total stock, due to shared tenancies. Stock at 30 June 2005 was 48,706.
WA	DC1	Includes the costs for those dwellings (around 883 dwellings leased to other organisations) that are excluded in the total number of dwellings.
	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data.

### **4.2.9 P9 Occupancy rates**

This indicator assesses the utilisation of public rental housing stock by measuring the occupancy rate of rental housing stock. It is calculated as:

$$\frac{\text{Total number of occupied dwellings at 30 June 2005 (OR1)} \times 100}{\text{Total number of dwellings at 30 June 2005 (OR2)}}$$

The term 'occupied dwelling' refers to tenable dwellings occupied by tenants who have a public housing tenancy agreement with the relevant state housing authority.

#### **Data qualifications**

None.

**Table 4.11: CSHA public housing: P9 Occupancy rates, 2004–05**

<b>Data item</b>	<b>Occupancy rates</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>At 30 June 2005</b>										
OR1	Total number of occupied dwellings at 30 June 2005	122,570	62,961	48,455	30,111	43,889	11,414	10,642	5,217	335,259
OR2	Total number of dwellings at 30 June 2005	124,247	64,727	49,137	31,510	45,648	11,644	10,846	5,542	343,301
P9	The occupancy rate of rental housing stock (%)	98.7	97.3	98.6	95.6	96.1	98.0	98.1	94.1	97.7

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

*Notes*

NSW	OR1, OR2	Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
Vic	OR2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
Qld	OR2	The count of dwellings is based on tenancy (rental) units. This will be greater than the count of total stock, due to shared tenancies. Stock at 30 June 2005 was 48,706.
SA	OR1	Includes 7 instances where households were in the process of moving between dwellings at 30 June 2005, and are counted as occupying 2 dwellings each.
	OR2	Properties headleased to other organisations have been incorrectly reported as unlettable dwellings prior to 2004–05. Therefore results for 2004–05 are not directly comparable with those from previous years.

#### **4.2.10 P10 Turnaround time**

This indicator measures the average time taken for occupancy of vacant stock. This is calculated as:

$$\frac{\text{Total number of days that dwellings were vacant for year ending 30 June 2005 (TT1)}}{\text{Total number of vacancy episodes for year ending 30 June 2005 (TT2)}}$$

#### **Data qualifications**

1. Data are not comparable across jurisdictions due to each using a different methodology and data should be interpreted with caution.
2. Data for Western Australia and Tasmania for 2004-05 are based on a different methodology from that used for previous years' data and a direct comparison of 2004-05 data with previous years for Western Australia and Tasmania cannot be made.

**Table 4.12: CSHA public housing: P10 Turnaround time, 2004–05**

Data item	Turnaround time	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
TT1	Total number of days that dwellings vacated are vacant for year ending 30 June 2005	320,608	306,729	132,429	131,891	176,574	44,051	43,724	68,321	1,224,327
TT2	Total number of vacancy episodes for year ending 30 June 2005	12,228	7,736	5,458	4,439	4,612	1,328	877	1,102	37,780
P10	The average time taken for occupancy of vacant stock (days)	26	40	24	30	38	33	50	62	32

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

*Notes*

NSW	TT1, TT2, P10	Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
Vic	P10	The legal tenancy start date (date from which rent is paid) was used as the vacancy end date in this collection. In practice, tenants may sign tenancy agreements and receive keys several days earlier.
Qld	TT1, TT2, P10	These data items are derived from tenancy information and do not contain information about the lead time for new dwellings to be occupied.
WA	TT1, P10	Not comparable to data from previous years because periods of major redevelopment have now been excluded from vacancy days. In 2004–05 the average period of redevelopment was 19 days per dwelling vacancy.
SA	TT1	Excludes some vacancy days where it is not clear whether major maintenance or redevelopment work was undertaken.
Tas	TT1, TT2, P10	Figures not comparable to 2003–04 data due to a change in coverage.

### 4.2.11 P11 Rent arrears

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

$$\frac{\text{Total rent collected from tenants for year ending 30 June 2005 (RA1)} \times 100}{\text{Total rent charged to tenants for year ending 30 June 2005 (RA2)}}$$

#### Data qualifications

1. Data for RA1 and RA2 are not calculated via the data repository, but are supplied by the jurisdictions.
2. In some jurisdictions, the rent collected from tenants for the year ending 30 June 2005 may be higher than the rent charged to tenants for the year ending 30 June 2005. This occurs where either rent arrears from a previous financial year or prepaid rent for the 2005-06 financial year is collected in the year ending 30 June 2005.

**Table 4.13: CSHA public housing: P11 Rent arrears 2004–05**

Data item	Rent arrears	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>For year ending 30 June 2005</b>										
RA1	Total rent collected from tenants for year ending 30 June 2005 (\$'000)	551,895.0	280,188.9	208,298.0	124,842.0	203,492.0	43,128.0	61,308.0	25,557.0	1,498,708.9
RA2	Total rent charged to tenants for year ending 30 June 2005 (\$'000)	545,422.0	277,135.4	206,984.0	120,919.0	202,549.0	43,277.0	61,302.0	24,870.0	1,482,458.4
P11	Total rent actually collected as a percentage of total rent charged (%)	101.2	101.1	100.6	103.2	100.5	99.7	100.0	102.8	101.1
(a)	May not represent national total due to data not being available from all jurisdictions.									
<i>Notes</i>										
All	RA1, RA2, P11	Not calculated via the data repository. Figures supplied by jurisdictions.								
	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.								

## 4.3 National data

Table 4.14: CSHA public housing: Compilation of summary data and performance indicators, 2004–05

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
S1	Total number of all households assisted with rebated public rental housing at 30 June 2005	108,341	55,325	41,159	25,906	37,894	8,916	9,154	4,595	291,290
S2	Total number of new households assisted for year ending 30 June 2005	8,829	5,691	4,090	3,472	3,175	1,103	637	779	27,776
S3	Total number of new Indigenous households assisted for year ending 30 June 2005	934	263	582	888	295	132	25	381	3,500
S4	Total number of households who relocated from one public rental dwelling to another public rental dwelling for year ending 30 June 2005 (transfers)	3,497	2,435	1,122	1,552	1,558	307	301	322	11,094
S5	Total number of Indigenous households at 30 June 2005	8,700	1,163	2,736	4,383	1,172	565	184	1,578	20,481
S6	Total number of new applicants who have a 'greatest need' at 30 June 2005	1,397	4,725	309	228	896	2,059	1,993	101	11,708
S7	Total number of applicants on waiting list at 30 June 2005	73,734	41,296	38,298	12,733	28,430	3,116	4,119	2,179	203,905
S8	Total number of tenable dwellings at 30 June 2005	124,081	63,392	48,643	30,391	44,750	11,506	10,731	5,340	338,834
S9	Total number of untenable dwellings at 30 June 2005	166	1,335	494	1,119	898	138	115	202	4,467
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2005	24,070	11,616	9,162	8,224	9,624	712	1,085	1,601	66,094
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2005	83,823	43,463	31,959	17,257	27,609	6,476	7,919	1,614	220,120
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2005	0	35	10	298	141	1,380	36	917	2,817
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2005	0	51	7	112	77	333	72	463	1,115

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
S14	Total number of rebated households occupying public housing at 30 June 2005 for whom income details are known	108,018	55,165	41,138	25,891	37,451	8,901	9,112	4,595	290,271
S15	Number of households with moderate overcrowding at 30 June 2005	5,983	4,203	4,148	1,412	1,462	700	252	384	18,544
S16	Number of households with under-utilisation at 30 June 2005	10,896	5,531	4,689	2,984	7,769	1,168	1,156	192	34,385
S17	Total number of dwellings in Major Cities of Australia at 30 June 2005	100,019	46,619	30,255	22,182	35,189	0	10,823	0	245,087
S18	Total number of dwellings in Inner Regional Australia at 30 June 2005	19,040	14,526	9,569	3,034	3,103	8,466	23	0	57,762
S19	Total number of dwellings in Outer Regional Australia at 30 June 2005	4,748	3,554	8,145	3,020	6,479	3,078	0	3,807	32,831
S20	Total number of dwellings in Remote Australia at 30 June 2005	364	27	880	2,229	809	69	0	1,505	5,883
S21	Total number of dwellings in Very Remote Australia at 30 June 2005	76	0	289	1,045	68	31	0	230	1,738
S22	Total number of dwellings in Migratory areas at 30 June 2005	0	0	0	0	0	0	0	0	0
S23	Total capital expenditure for the year ending 30 June 2005	236,607	252,695	231,642	145,793	129,358	30,832	49,721	32,697	1,109,346
S24	Total recurrent expenditure for the year ending 30 June 2005	951,569	462,397	316,766	219,164	286,934	103,217	103,232	11,693	2,454,972
S25	Total amount spent on repairs and maintenance for the year ending 30 June 2005	192,299	83,753	92,916	79,881	64,615	18,575	26,727	15,709	574,474

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

<b>Performance indicators</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>P1(a) Amenity</b>									
<b>Number of tenants who said this aspect is very important and meets their needs</b>									
Size of dwelling	3,539	1,797	1,878	887	1,352	317	330	142	10,241
Modifications for special needs	1,764	838	843	435	674	158	138	66	4,916
Ease of access and entry	3,825	1,952	2,014	924	1,454	353	343	157	11,021
Car parking	2,637	1,282	1,694	741	1,188	308	274	118	8,242
Yard space and fencing	2,907	1,514	1,842	852	1,283	315	296	143	9,154
Privacy of home	3,694	1,869	1,856	961	1,412	346	363	160	10,660
Safety/security of home	3,484	1,840	1,949	860	1,279	333	308	174	10,226
<b>Number of tenants who said this aspect is very important and gave a valid answer to the needs question</b>									
Size of dwelling	4,366	2,216	2,305	1,067	1,571	385	407	178	12,495
Modifications for special needs	2,343	1,138	1,088	522	841	209	180	81	6,401
Ease of access and entry	4,317	2,171	2,225	1,047	1,570	394	382	175	12,280
Car parking	3,340	1,700	2,179	942	1,398	365	374	162	10,460
Yard space and fencing	4,018	2,102	2,436	1,091	1,645	418	394	190	12,295
Privacy of home	4,910	2,449	2,511	1,216	1,817	453	452	208	14,015
Safety/security of home	5,006	2,532	2,550	1,222	1,818	464	467	217	14,275

*(continued)*

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P1(a) Amenity</b>									
<b>Percentage of tenants whose dwelling amenity met their needs, but only where they considered that factor 'important'</b>									
Size of dwelling	81	81	82	83	86	82	81	80	82
Modifications for special needs	75	74	78	83	80	76	77	82	77
Ease of access and entry	90	90	91	88	93	90	90	90	90
Car parking	79	75	78	79	85	84	73	73	79
Yard space and fencing	72	72	76	78	78	75	75	75	75
Privacy of home	75	76	74	79	78	76	80	77	76
Safety/security of home	70	73	76	70	70	72	66	80	72
Sample size (number)	4,435	919	3,180	1,089	1,677	1,830	911	1,395	15,436
P1(a) Per cent of tenants who said the amenity aspect(s) is important and meets their needs (%)	77	78	78	80	81	79	77	79	78
<b>P1(b) Location</b>									
<b>Number of tenants who said this location is very important and meets their needs</b>									
Shops and banking	4,059	2,099	2,030	946	1,437	363	383	152	11,469
Public transport	4,128	1,949	1,876	850	1,378	333	367	147	11,028
Parks and recreational facilities	2,778	1,559	1,483	653	917	224	291	111	8,017
Emergency services, medical services/hospitals	4,095	2,020	2,051	923	1,479	374	348	145	11,436
Child care facilities	918	521	642	149	209	64	75	39	2,617
Educational/training facilities	1,703	905	1,299	360	429	155	181	74	5,105
Employment/place of work	1,358	571	998	309	436	112	161	56	4,001
Community and support services	2,732	1,502	1,312	601	910	248	232	98	7,634

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

<b>Performance indicators</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total<sup>(a)</sup></b>
<b>P1(b) Location</b>									
Family and friends	3,488	1,744	1,836	793	1,289	339	327	124	9,940
Safety/security of neighbourhood	3,398	1,757	1,920	844	1,295	343	335	160	10,052
<b>Number of tenants who said this location aspect is very important and gave a valid answer to the needs question</b>									
Shops and banking	4,560	2,310	2,222	1,097	1,598	407	412	170	12,776
Public transport	4,446	2,109	2,070	946	1,464	352	390	158	11,934
Parks and recreational facilities	3,121	1,737	1,631	716	1,002	253	308	123	8,891
Emergency services, medical services/hospitals	4,672	2,300	2,303	1,098	1,637	423	394	184	13,011
Child care facilities	1,010	568	688	178	229	72	86	45	2,876
Educational/training facilities	1,953	1,023	1,457	406	477	176	210	87	5,788
Employment/place of work	1,627	716	1,177	355	499	137	188	78	4,767
Community and support services	3,105	1,664	1,466	689	1,000	274	258	117	8,573
Family and friends	4,273	2,071	2,083	979	1,471	389	382	145	11,792
Safety/security of neighbourhood	4,904	2,400	2,501	1,201	1,774	453	455	210	13,897
<b>Percentage of tenants whose dwelling location met their needs, but only where they considered that factor 'important'</b>									
Shops and banking	89	91	91	86	90	89	93	89	90
Public transport	93	92	91	90	94	95	94	93	92
Parks and recreational facilities	89	90	91	91	92	89	94	91	90
Emergency services, medical services/hospitals	88	88	89	84	90	89	88	79	88
Child care facilities	91	92	93	84	91	89	87	88	91

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P1(b) Location</b>										
	Educational/training facilities	87	89	89	89	90	88	86	86	88
	Employment/place of work	84	80	85	87	88	82	86	83	84
	Community and support services	88	90	90	87	91	90	90	84	89
	Family and friends	82	84	88	81	88	87	86	86	84
	Safety/security of neighbourhood	69	73	77	70	73	76	74	76	72
	Sample size (number)	4,435	919	3,180	1,089	1,677	1,830	911	1,395	15,436
P1(b)	Per cent of tenants who said the location aspect(s) is important and meets their needs (%)	85	87	88	84	88	87	88	85	86
<b>P2 Affordability</b>										
<b>At 30 June 2005</b>										
AF1	Total rents charged for week of 30 June 2005 (\$'000)	7,814.6	4,541.1	3,961.6	2,257.8	3,553.8	785.1	719.3	409.1	24,042.4
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2005 (\$'000)	17,722.0	8,780.5	7,273.4	3,834.1	6,206.5	1,632.1	1,959.1	809.8	48,217.4
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2005 (\$'000)	5,034.6	2,577.1	2,202.9	1,256.7	1,867.8	500.0	413.9	239.3	14,092.2
P2	The rent charged as a proportion of the market rent (adjusted for Commonwealth Rent Assistance) (%)	61.6	73.2	78.1	87.6	81.9	69.3	46.5	71.7	70.

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P3 Match of dwelling to household size</b>										
<b>At 30 June 2005</b>										
HS1	Total number of households with overcrowding at 30 June 2005	533	489	615	107	236	76	15	51	2,122
HS2	Total number of households occupying public housing for which household group and dwelling details are known at 30 June 2005	102,974	55,322	48,454	29,530	43,114	11,069	8,498	4,733	303,694
P3	The proportion of households where dwelling size is not appropriate due to overcrowding (%)	0.5	0.9	1.3	0.4	0.5	0.7	0.2	1.1	0.7
<b>P4 Low income</b>										
<b>For year ending 30 June 2005</b>										
LI1a	Total number of new households with low income A for year ending 30 June 2005	7,460	4,617	3,502	2,925	2,724	835	487	598	23,148
LI1b	Total number of new households with low income B for year ending 30 June 2005	475	369	462	468	372	158	57	96	2,457
LI2a	Total number of new households with special needs but not on low income A for year ending 30 June 2005	218	151	202	256	184	118	25	37	1,191
LI2b	Total number of new households with special needs but not on low income A or B for year ending 30 June 2005	0	2	2	8	6	29	1	3	51
LI3	Total number of new households where income and household group details are known for year ending 30 June 2005	7,935	4,990	3,975	3,409	3,126	1,033	545	699	25,712
LI4	Total number of new households where income, household group and special needs details are known for year ending 30 June 2005	7,933	4,990	3,947	3,408	2,982	1,004	545	699	25,508

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P4 Low income</b>										
<b>At 30 June 2005</b>										
LI5	Total number of all rebated households at 30 June 2005	108,341	55,325	41,159	25,906	37,894	8,916	9,154	4,595	291,290
LI6	Total number of all special needs households paying market rent at 30 June 2005	2,169	1,468	2,399	2,183	1,432	1,101	0	136	10,888
LI7	Total number of households paying market rent where special needs details are not known at 30 June 2005	10,111	420	51	220	2,939	860	1,488	486	16,575
LI8	Total number of all households at 30 June 2005	122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217	335,264
P4(a)a	The number of new low income households as a proportion of all new households. Low income A (%)	94.0	92.5	88.1	85.8	87.1	80.8	89.4	85.6	90.0
P4(a)b	The number of new low income households as a proportion of all new households. Low income B (%)	6.0	7.4	11.6	13.7	11.9	15.3	10.5	13.7	9.6
P4(b)a	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A (%)	96.8	95.6	93.8	93.3	97.5	94.9	93.9	90.8	95.4
P4(b)b	The number of new low income households plus new special needs (not low income) households as a proportion of all new households. Low income A and B (%)	89.9	100.0	97.0	98.0	97.7	92.7	85.6	89.5	92.4
P4(c)	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing) (%)	98.3	90.8	90.0	93.9	96.1	94.9	100.0	100.0	94.8

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P5 Special needs</b>										
<b>For year ending 30 June 2005</b>										
SN1	Total number of new households with special needs for year ending 30 June 2005	4,919	2,437	2,542	2,247	1,911	716	308	447	15,527
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2005	8,827	5,172	4,056	3,469	3,026	1,059	637	447	26,693
P5	The proportion of new tenancies that are allocated to households with special needs (%)	55.7	47.1	62.7	64.8	63.2	67.6	48.4	100.0	58.2
<b>P6 Priority access to those in greatest need</b>										
<b>For year ending 30 June 2005</b>										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2005	1,135	2,121	254	558	641	320	122	65	5,216
PA2	Total number of new greatest need households who have been allocated housing within 3 months to less than 6 months for year ending 30 June 2005	393	664	121	243	262	231	101	42	2,057
PA3	Total number of new greatest need households who have been allocated housing within 6 months to less than 1 year for year ending 30 June 2005	245	482	157	99	246	268	271	24	1,792
PA4	Total number of new greatest need households who have been allocated housing within 1 year to less than 2 years for year ending 30 June 2005	116	379	101	8	101	143	47	15	910
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2005	109	185	58	0	22	69	19	5	467

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P6 Priority access to those in greatest need</b>										
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2005	1,998	3,831	691	908	1,272	1,031	560	151	10,442
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2005	2,386	2,715	516	1,271	1,098	364	139	274	8,763
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2005	900	966	262	441	396	243	108	134	3,450
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2005	905	671	509	452	443	275	296	150	3,701
PA10	Total number of new households allocated housing 1 year to less than 2 years for year ending 30 June 2005	912	581	810	378	354	148	59	148	3,390
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2005	3,658	753	1,993	930	883	73	35	73	8,398
PA12	Total number of new households allocated housing for year ending 30 June 2005	8,761	5,686	4,090	3,472	3,174	1,103	637	779	27,702
P6(a)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Under 3 months (%)	47.6	78.1	49.2	43.9	58.4	87.9	87.8	23.7	59.5
P6(b)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 3 months to under 6 months (%)	43.7	68.7	46.2	55.1	66.2	95.1	93.5	31.3	59.6

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P6 Priority access to those in greatest need</b>										
P6(c)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 6 months to under 1 year	27.1	71.8	30.8	21.9	55.5	97.5	91.6	16.0	48.4
P6(d)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 1 year to less than 2 years (%)	12.7	65.2	12.5	2.1	28.5	96.6	79.7	10.1	26.8
P6(e)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 2 years or more (%)	3.0	24.6	2.9	0.0	2.5	94.5	54.3	6.8	5.6
P6(f)	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Total (%)	22.8	67.4	16.9	26.2	40.1	93.5	87.9	19.4	37.7
<b>P7 Customer satisfaction</b>										
	Very satisfied (%)	20	23	32	31	34	28	21	24	26
	Satisfied (%)	45	42	46	44	46	46	46	47	45
	Sample size (number)	4,435	919	3,180	1,089	1,677	1,830	911	1,395	15,436
P7	Per cent very satisfied or satisfied (%)	65	66	78	76	80	74	68	70	71
<b>P8 Direct costs per unit</b>										
<b>For year ending 30 June 2005</b>										
DC1	Total direct costs for year ending 30 June 2005 (\$'000)	589,261	241,753	219,920	161,296	222,979	71,905	88,424	52,513	1,648,051
<b>At 30 June 2005</b>										
DC2	Total number of dwellings at 30 June 2005	124,247	64,727	49,137	31,510	45,648	11,644	10,846	5,542	343,301
P8	The average cost of providing assistance (excluding capital) per dwelling (%)	4,743	3,735	4,476	5,119	4,885	6,175	8,153	9,475	4,801

(continued)

**Table 4.14 (continued): CSHA public housing: Compilation of summary data and performance indicators, 2004–05**

Performance indicators		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total <sup>(a)</sup>
<b>P9 Occupancy rates</b>										
<b>At 30 June 2005</b>										
OR1	Total number of occupied dwellings at 30 June 2005	122,570	62,961	48,455	30,111	43,889	11,414	10,642	5,217	335,259
OR2	Total number of dwellings at 30 June 2005	124,247	64,727	49,137	31,510	45,648	11,644	10,846	5,542	343,301
P9	The occupancy rate of rental housing stock (%)	98.7	97.3	98.6	95.6	96.1	98.0	98.1	94.1	97.7
<b>P10 Turnaround time</b>										
<b>For year ending 30 June 2005</b>										
TT1	Total number of days that vacated dwellings were vacant for year ending 30 June 2005	320,608	306,729	132,429	131,891	176,574	44,051	43,724	68,321	1,224,327
TT2	Total number of vacancy episodes for year ending 30 June 2005	12,228	7,736	5,458	4,439	4,612	1,328	877	1,102	37,780
P10	The average time taken for occupancy of vacant stock (days)	26	40	24	30	38	33	50	62	32
<b>P11 Rent arrears</b>										
<b>For year ending 30 June 2005</b>										
RA1	Total rent collected from tenants for year ending 30 June 2005 (\$'000)	551,895.0	280,188.9	208,298.0	124,842.0	203,492.0	43,128.0	61,308.0	25,557.0	1,498,708.9
RA2	Total rent charged to tenants for year ending 30 June 2005 (\$'000)	545,422.0	277,135.4	206,984.0	120,919.0	202,549.0	43,277.0	61,302.0	24,870.0	1,482,458.4
P11	Total rent actually collected as a percentage of total rent charged (%)	101.2	101.1	100.6	103.2	100.5	99.7	100.0	102.8	101.1

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

*Notes—General*

All General The Public Housing Administrative Data Repository was used to collect all administrative data (excluding financial data {S23, S24, S25, P8 and P11} and 2005 National Social Housing Survey of public housing tenants data {P1 and P7}) for all jurisdictions.

Notes—Summary data

- 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 = 20.49, then the household is counted in the 'paying 20% or less' item (S10). If rent charged/income x 100 = 20.5, then the household is counted in the 'more than 20% but not more than 25%' item (S11).
- S10–S13 Excludes households where either assessable income or rent charged is zero.
- S12, S13 Under the 1999 CSHA, jurisdictions agreed to limit rent to 25% of income. Households in these categories are the result of rent and/or income details having not been updated or minor jurisdictional policy variations.
- S15, S16 Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217
Excludes:								
Non-rebated households	14,229	7,636	..	..	..	..	1,488	..
Mixed composition households	5,243	..	..	589	768	334	537	484
Households for whom composition cannot be determined	124	3	1	4	0	11	119	0
Exclusions as a % of total ongoing households	16.0	12.1	0.0	2.0	1.8	3.0	20.1	9.3

- All S15, S16 National results when mixed composition households are excluded from Victoria and Queensland are S15 16,330; S16 34,379.
- S15, S16 The 2003–04 national figures for S15 and S16 (17,234 and 35,420 respectively) were incorrect. The correct national figures for 2003–04 for S15 and S16 were 17,131 and 35,467 respectively.
- NSW S5 Estimate based on the 2001 Census of Population and Housing, adjusted for Census undercounting of public housing households.
- S8, S9 Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
- S10 The decrease since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.
- S12, S13 Not calculated by the data repository. Figures supplied by NSW Department of Housing.
- S15, S16 Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.
- S15, S16 Derivation of household type is based on the *relationship to household head* variable in the first instance. In cases where this does not yield a result the derivation is based on the local *family type* variable.
- Vic S7 Excludes 1,271 applications eligible for both state owned and managed Indigenous housing and public rental (counted under state owned and managed Indigenous housing data collection).
- S8, S9 Property data for this collection are unreconciled and may not match published jurisdictional annual data.
- S15, S16 Victorian data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded, the 2004–05 figures are S15 2,467; S16 5,526.
- Qld S3 May be underreported as data are reliant on Indigenous self-identification.
- S5 May be underreported as data are reliant on Indigenous self-identification and mandatory reporting was introduced only from October 1997.
- S6 Data represent applicants who satisfied stringent priority housing criteria, but do not include clients in similar circumstances who were waiting to be housed through Queensland's standard wait turn criteria.
- S15, S16 Queensland data for 2004–05 include mixed composition households and therefore cannot be compared to 2003–04 Queensland data. When mixed composition households are excluded the 2004–05 figures are S15 3,670; S16 4,688.

WA	S8, S9	883 properties leased to other organisations have been excluded.
	S10–S13	Results based on gross income (not assessable income).
SA	S1	Includes 452 households reported as receiving a rebated rent without income details being declared, due to provisions of the Rent Assessments policy.
	S3, S5	Indigenous information is self-identified and not mandatory.
	S9	Properties headleased to other organisations have been incorrectly reported as unlettable dwellings prior to 2004–05. Therefore results for 2004–05 are not directly comparable with those from previous years.
	S9	South Australia has included properties for sale and demolition; these have been excluded from other jurisdictions' totals. If South Australia excluded these properties, the result would drop to 181 properties.
	S12, S13	These households are reported as paying a rebated rent due to a policy of capping rent increases for full rent households. Updated income details are not available for these households.
	S15, S16	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–2005 are not directly comparable with those from previous years.
	S15, S16	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other year's data.
Tas	S10–S13	Excludes households for whom income details could not be resolved at 30 June 2005.
NT	S3, S5, SN1, SN2	Changes were made to the tenancy management system in January 2005 to record Indigenous status at the client level rather than at the household level.
	S4	Includes four households that transferred more than once in the year. These households are counted as one household.
	S15, S16	The 2003–04 figures for S15 and S16 (492 and 156 respectively) were incorrect. The correct figures for 2003–04 for S15 and S16 were 389 and 203 respectively.
ACT	S3, S5	May represent an undercount as ethnicity is a self-identified field.
	S15, S16	Includes households where deeming of couples has affected household type derivation.
	S17–S22	Methodology differs from previous years and consequently results are not comparable to previous year's results.
<i>Notes—P1</i>		
All	P1(a), P1(b)	2005 data are not comparable with 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.
	P1(a), P1(b)	Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see < <a href="http://www.aihw.gov.au/housing/nshs/index.cfm">www.aihw.gov.au/housing/nshs/index.cfm</a> >.
<i>Notes—P2</i>		
All	P2	Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	122,570	62,961	48,455	30,123	43,882	11,414	10,642	5,217
Excludes:								
Non-rebated households	14,229	..	..	..	..	..	1,488	..
Mixed composition households	5,243	6,646	1286	589	768	334	537	484
Households for whom composition cannot be determined	124	5	1	4	0	11	119	0
Exclusions as a % of total ongoing households	16.0	10.6	2.7	2.0	1.8	3.0	20.1	9.3

NSW	P2	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households. Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.
Qld	AF2	Following a market rent review, changes to market rents were progressively applied from March 2005 to September 2005.
SA	P2	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.
Tas	AF1, AF2, P2	Market rent values provided for AF2 are the most recent from the Office of the Valuer General, but differ from those on Housing Tasmania property records. Market rent details will be updated for each property when review processes are complete. Calculation of AF1 is premised on existing tenant contributions of public rental tenants rather than amounts that may be payable following the market rent update, therefore the level of rebate may be over estimated.
ACT	P2	Includes households where deeming of couples has affected household type derivation.
<i>Notes—P3</i>		
All	P3	Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total ongoing households	122,570	62,961	48455	30,123	43,882	11,414	10,642	5,217
Excludes:								
Non-rebated households	14,229	7,636	..	..	..	..	1,488	..
Mixed composition households	5,243	..	..	589	768	334	537	484
Households for whom composition cannot be determined	124	3	1	4	0	11	119	0
Exclusions as a % of total ongoing households	16.0	12.1	0.0	2.0	1.8	3.0	20.1	9.3

All	P3	National results when mixed composition households are excluded from Victoria and Queensland are: HS1 1,409; HS2 297,918; P3 0.5%.
NSW	P3	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.
	P3	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.
Vic	P3	Victorian data for 2004–05 includes mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded the 2004–05 the results are: HS1 39; HS2 50,832; P3 0.1%.
Qld	P3	Queensland data for 2004–05 includes mixed composition households and therefore cannot be compared to 2003–04. When mixed composition households are excluded the 2004–05 the results are: HS1 352; HS2 47,168; P3 0.7%.
SA	P3	In late 2002, the implementation of a new computer system resulted in the loss of information regarding occupants in non-rebated households. This was corrected in 2004–05; therefore results from 2002–03 and 2003–04 are not comparable to other year's data.
	P3	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items; therefore results for 2004–05 are not directly comparable with those from previous years.
ACT	HS1, HS2, P3	Includes households where deeming of couples has affected household type derivation.

## Notes—P4

		NSW	Vic	Qld	WA	SA	Tas	ACT	NT
All	L11a-L14	Jurisdictions exclude various types of households as shown in the table below. For this reason, comparisons between jurisdictions should be made with caution.							
		8,829	5,691	4,090	3,472	3,175	1,103	637	779
	Total newly allocated households								
	Excludes newly allocated:								
	Non-rebated households	606	..	..	..	..	..	56	..
	Mixed composition households	278	301	113	58	49	34	28	79
	Households for whom composition cannot be determined	8	400	2	2	0	28	8	0
	Exclusions as a % of total newly allocated households	10.1	12.3	2.8	1.7	1.5	5.6	14.4	10.1
All	L11a, L13, L14, P4(a)a, P4(b)a, P4(b)b	Includes households where assessable income was zero. In previous years, households with assessable income of zero were excluded from these data items and performance indicators.							
NSW	P4	Not comparable to data from previous years as some households that were previously identified as group households are now identified as mixed composition households.							
	P4	Derivation of household type is based on the <i>relationship to household head</i> variable in the first instance. In cases where this does not yield a result the derivation is based on the local <i>family type</i> variable.							
	L12a, L12b, L14, L16, L17, P4(b)a, P4(b)b, P4(c)	Special needs status is assigned when either standard AIHW and/or state criteria for special needs are met.							
	L116	The increase since 2003–04 is due to a rent increase in November 2004 for existing rebated tenants, from 24% to 25% of assessable income.							
VIC	L14	The L13 result is reported due to unavailability of details for new households who were no longer tenants at 30 June 2005.							
	P4(b)b	Not calculated using data repository methodology.							
Qld	L12a, L12b, L16, L17	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.							
WA	L14, P4(b)a, P4(b)b	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 16% in 2003–04 to 35% in 2004–05. The number of new household with unknown disability status has decreased from 84% in 2003–04 to 0.05% in 2004–05.							
	L17, P4(c)	Not comparable with data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of ongoing households identified with a disability has increased from 11% in 2003–04 to 42% in 2004–05. The number of ongoing household with unknown disability status has decreased from 89% in 2003–04 to 0.01% in 2004–05.							

SA	L11a-L14	South Australia now provides information on an income unit basis. This information is used in the calculation of these data items, therefore results for 2004–05 are not directly comparable with those from previous years.
	L15	Includes 452 households reported as receiving a rebated rent without income details being declared, due to special provisions of the Rent Assessments policy.
	L18	In 7 instances, households in the process of moving between dwellings at 30 June 2005 are counted as occupying 2 dwellings each. Therefore this data item does not equal OR1.
	P4	Disability needs and Indigenous information is self-identified and not mandatory.
Tas	L11a-L14, P4(a)a- P4(b)b	Excludes households for whom income details could not be reconciled at 30 June 2005.
ACT	L14	The LI3 result is reported due to a high number of new households where special needs details are not known.
	L11a-L14, P4(a)a- P4(b)b	Includes households where deeming of couples has affected household type derivation.
	L12a, LI2b, L14, P4(b)a, P4(b)b	Includes 118 households where deeming of disability status has occurred using income type of Age/Disability Pension and household member's age.
	L16, LI7	Not calculated via the data repository. Figures supplied by ACT Department of Disability, Housing and Community Services.
	L16, LI7, P4(c)	Special needs details are not known for non-rebated households, thus these households are excluded. At 30 June 2005, 86% of all households were receiving rental rebate assistance.
	P4(b)a	Due to a relatively low number of new households where special needs details are known, this PI uses LI3 in place of LI4 as a divisor.
NT	L12a, LI2b, L14, LI6, LI7, P4(b)a, P4(b)b, P4(c)	Excludes households with a disability as Northern Territory does not have a disability identifier in their information management system. In previous years, household and person records were flagged as disabled based on income type. In 2004–05 this practice has ceased due to data quality concerns. Therefore 2004–05 data can not be compared to previous years' data.
<i>Notes—P5</i>		
NSW	SN1, SN2, P5	Special needs status is assigned when either standard AIHW and/or state criteria for special needs are met.
Qld	SN1	From 2003–04, the number of households with special needs includes a broader range of data. It incorporates households where at least one member is receiving a discrete disability income from Centrelink, plus households on other incomes who identified as having at least one member with a disability, plus households who do not fall into either category but who required home modifications because of a disability. Although a household may be included in more than one special needs category, to derive the total number of new households with special needs each household is counted once only.
WA	SN1, SN2, P5	Not comparable to data from previous years because receipt of the Disability Support Pension by a household member is now used in the derivation of household disability status. With this change in methodology, the number of new households identified with a disability has increased from 16% in 2003–04 to 35% in 2004–05. The number of new household with unknown disability status has decreased from 84% in 2003–04 to 0.05% in 2004–05.
SA	P5	Disability and Indigenous information is self-identified and not mandatory.
ACT	SN1, SN2, P5	Includes 118 households where deeming of disability status has occurred using income type of Age/Disability Pension and household member's age.
	SN1, P5	Not comparable to 2003–04 data which excluded non-rebated households from SN1.
	SN2	The S2 result is reported due to a high number of new households where special needs details are not known.
	P5	Due to a relatively low number of new households where special needs details are known, this performance indicator returns an unrepresentative result.

NT	SN1	Excludes households with a disability as Northern Territory does not have a disability identifier in its information management system.
	SN2	Special needs details are recorded only where they are known to exist—no record is maintained if a household has no special needs status. All new households are therefore included, which may represent an overcount.
	P5	Figure may represent an undercount. See SN2 footnote above.
<i>Notes—P6</i>		
NSW	P6	Excludes households with very high rental housing costs, and hence the 'greatest need' data represents an undercount. The cost of housing at the time of allocation is not collected in NSW, as very high rental costs does not constitute a reason for priority housing. This is because 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 priority.
	PA6	Excludes 31 households for which allocation time could not be determined.
	PA12	Excludes 68 households for which allocation time could not be determined.
Vic	PA12	Excludes 5 households for which allocation time could not be determined.
Qld	PA1–PA6	Data represent applicants who satisfied stringent priority housing criteria, but do not include clients in similar circumstances who were waiting to be housed through Queensland's standard wait turn criteria.
SA	PA1–PA6	May be an undercount as some priority applicants may bypass the priority process in low wait time areas.
	PA12	Excludes 1 household for which allocation time could not be determined.
NT	PA1–PA6	May be overcounted as priority date is not updated when households transfer to the priority category after initial wait list application.
<i>Notes—P7</i>		
All	P7	2005 data are not comparable to 2003 and earlier survey data due to significant changes in survey methodology including question changes and changes to the way performance indicators are derived.
	P7	Care needs to be taken in interpreting small differences in the results that are affected by various sampling issues. For more information on errors and data caveats, see < <a href="http://www.aihw.gov.au/housing/nshs/index.cfm">www.aihw.gov.au/housing/nshs/index.cfm</a> >.
<i>Notes—P8</i>		
All	DC1	Not calculated via the data repository. Figures supplied by jurisdictions.
	DC2	The OR2 result is reported.
NSW	DC1	Includes the costs for those dwellings (referred to at S8 & S9) that are excluded in the total number of dwellings. Costs have decreased since 2003–04 due to reduced spending on recurrent maintenance, and decreased insurance costs which were nearly halved in 2004–05.
	DC2	Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
Vic	DC2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
Qld	DC2	The count of dwellings is based on tenancy (rental) units. This will be greater than the count of total stock, due to shared tenancies. Stock at 30 June 2005 was 48,706.
WA	DC1	Includes the costs for those dwellings (around 883 dwellings leased to other organisations) that are excluded in the total number of dwellings.
	DC2	Data derived through the repository process are unreconciled with jurisdictional data and may not match published jurisdictional annual data.
<i>Notes—P9</i>		
NSW	OR1, OR2	Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
Vic	OR2	Property data for this collection are unreconciled and may not match published jurisdictional annual data.
Qld	OR2	The count of dwellings is based on tenancy (rental) units. This will be greater than the count of total stock, due to shared tenancies. Stock at 30 June 2005 was 48,706.
SA	OR1	Includes 7 instances where households were in the process of moving between dwellings at 30 June 2005, and are counted as occupying 2 dwellings each.
	OR2	Properties headleased to other organisations have been incorrectly reported as unlettable dwellings prior to 2004–05. Therefore results for 2004–05 are not directly comparable with those from previous years.

*Notes—P10*

NSW	TT1, TT2, P10	Properties leased to community organisations and properties leased to private tenants under the Public Equity Partnership (PEP) scheme have been excluded since 2002–03.
Vic	P10	The legal tenancy start date (date from which rent is paid) was used as the vacancy end date in this collection. In practice, tenants may sign tenancy agreements and receive keys several days earlier.
Qld	TT1, TT2, P10	These data items are derived from tenancy information and do not contain information about the lead time for new dwellings to be occupied.
WA	TT1, P10	Not comparable to data from previous years because periods of major redevelopment have now been excluded from vacancy days. In 2004–05 the average period of redevelopment was 19 days per dwelling vacancy.
SA	TT1	Excludes some vacancy days where it is not clear whether major maintenance or redevelopment work was undertaken.
Tas	TT1, TT2, P10	Figures not comparable to 2003–04 data due to a change in coverage.

*Notes—P11*

All	RA1, RA2, P11	Not calculated via the data repository. Figures supplied by jurisdictions.
	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.

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