

**Commonwealth–State Housing
Agreement national data
reports 2002–03**

**State and territory owned and
managed Indigenous housing**

December 2003

Australian Institute of Health and Welfare
Canberra

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Australian Institute of Health and Welfare

Board Chair
Dr Sandra Hacker

Director
Dr Richard Madden

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

Kristy Logan
Australian Institute of Health and Welfare
GPO Box 570
Canberra ACT 2601
Phone: (02) 6244 1158

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1 Introduction

This document is part of a series of documents that report on all forms of housing assistance under the 1999 Commonwealth–State Housing Agreement (CSHA). These are:

- public rental housing
- community housing
- state and territory owned and managed Indigenous housing
- home purchase assistance
- Crisis Accommodation Program
- private rent assistance.

This document reports on the data collected under the 2002–03 CSHA state and territory owned and managed Indigenous housing data collection. Prior to 2002–03, this collection was known as the Aboriginal Rental Housing Program (ARHP).

The specifications for each performance indicator are briefly examined with the data. The State and Territory Owned and Managed Indigenous Housing Data Manual is available at

<http://www.aihw.gov.au/housing/assistance/data_collections/index.html>.

Amenity/location (P1) and customer satisfaction (P7) are not reported in this document as they are collected using a National Social Housing Survey (NSHS). No NSHS for state and territory owned and managed Indigenous housing was conducted in 2003.

2 Background

The 2002–03 state and territory owned and managed Indigenous housing data collection is the fourth and final collection to occur under the 1999 CSHA National Performance Indicator Framework. Figure 2.1 outlines the eleven indicators under this framework. The 1999 CSHA aims to facilitate access to affordable, appropriate and secure housing for people on Low incomes and people with special needs.

This document examines the summary and performance indicator data collected in the 2002–03 state and territory owned and managed Indigenous housing data collection.

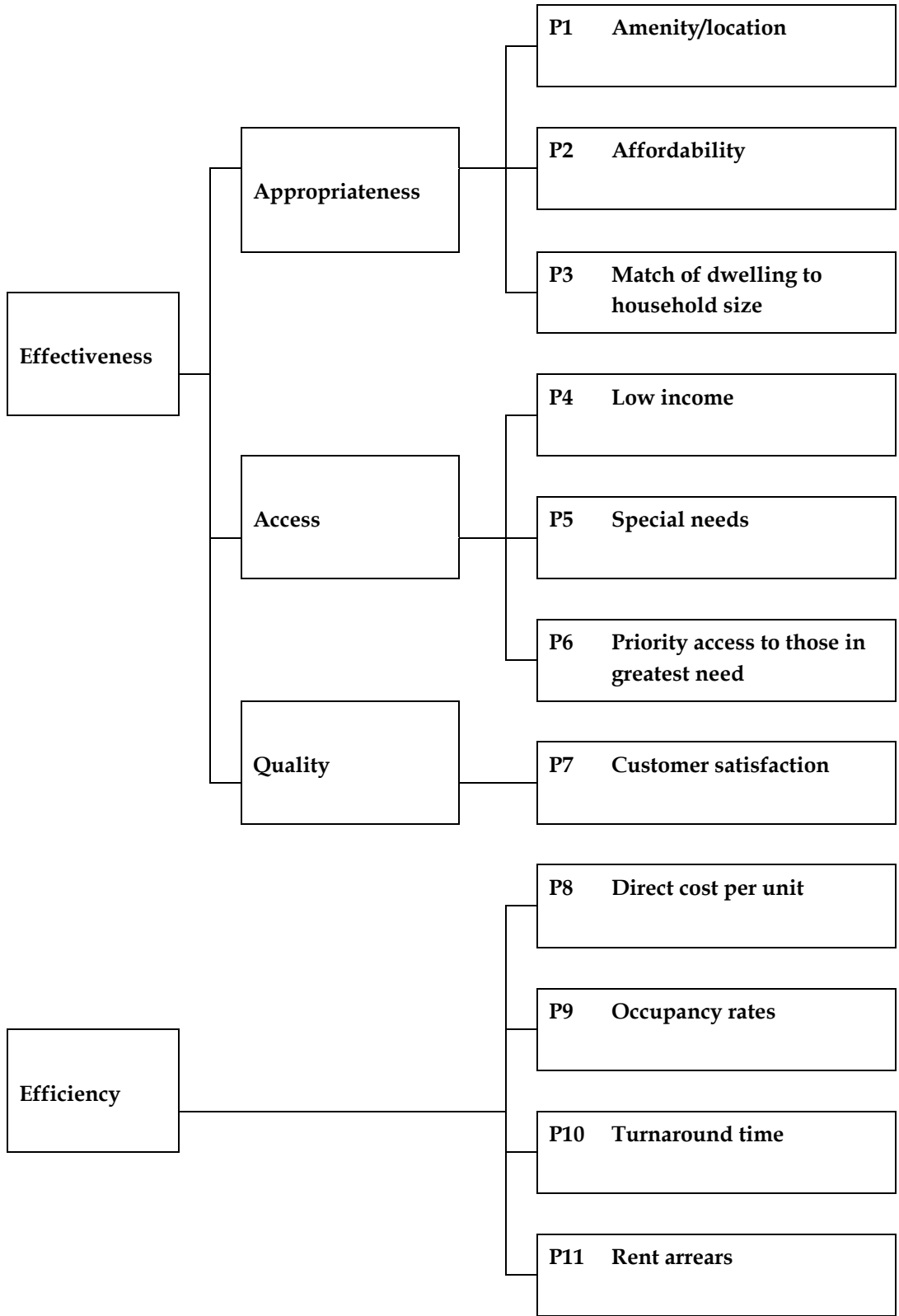


Figure 2.1: 1999 CSHA National Performance Indicator Framework

2.1 Changes to the 2002–03 data collection

2.1.1 Modified data items

S1 number of rebated households: due to data reliability issues, S1 was amended from a year ending to a point in time measure (i.e. at 30 June). As such, data are not comparable to previous years.

S17–S22: previous collections used the RRMA geographical classification, whereas this year's collection uses the ASGC remoteness structure. As the ASGC has one less category than the RRMA, S23 is no longer reported. Data for S17–22 are not comparable to previous years.

2.1.2 Clarified counting rules

S2: the counting rules for S2 have been clarified such that all new households, regardless of whether they subsequently transferred in the financial year, should be included. As such, data may not be comparable to previous years.

S4: the counting rules for S4 have been clarified such that:

- all transfer households are counted regardless of whether they were also a new household in the financial year; and
- households with multiple transfers in the financial year are counted only once.

Turnaround time (P10): the calculation of TT1 has been amended to 'date occupied – day after date vacated'; as such, data may not be comparable to previous years.

2.1.3 Data definitions

The *National Housing Assistance Data Dictionary* version 2 (NHADD v2) 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 State and Territory Owned and Managed Indigenous Housing Data Manual 2002–03 which can be downloaded from

<http://www.aihw.gov.au/housing/assistance/data_collections/index.html>.

3.1 Symbols

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

3.2 Scope

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

This collection aims to exclude community managed Indigenous housing where the tenancy manager function of assessing applicants and allocation and management of housing to eligible households is carried out by the community agency.

Due to the complexity of funding arrangements in the Indigenous housing sector, the potential exists in some jurisdictions for some community managed dwellings (whether government or community owned) to be included in state and territory owned and managed Indigenous housing reporting. Care should be exercised therefore in interpreting the results of this collection.

3.3 Coverage

3.3.1 Australian Capital Territory

The Australian Capital Territory does not have a separately identified or funded state and territory owned and managed Indigenous housing. People of Aboriginal descent are housed as part of the public housing program. The Australian Capital Territory does not receive any state and territory owned and managed Indigenous housing funds and therefore did not supply any data for this collection.

3.3.2 Northern Territory

All Indigenous specific housing programs in the Northern Territory are community managed and administered. Acting on a 1992 Council of Australian Governments' resolve to foster partnerships with the Indigenous community to improve the delivery of services, the Northern Territory Government signed an agreement with the Aboriginal and Torres Strait Islander Commission and the Department of Family and Community Services to pool Indigenous housing funding and to create the

Indigenous Housing Authority of the Northern Territory (IHANT). The Northern Territory is not able to differentiate between the various funding sources, so it did not provide any data for this collection.

3.3.3 Other jurisdictions

All other states and territories were able to provide most of the data requested for this collection in keeping with the definitions provided. Exceptions to this are footnoted.

3.4 Data qualifications

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

1. National performance indicator percentages are calculated using only those states/territories where complete information is available and valid (i.e. both numerator and denominator are available and valid).
2. The National Housing Assistance Data Repository was used to collect all state and territory owned and managed Indigenous housing administrative data (excluding financial data {P8 & P11}) for all jurisdictions. Due to difficulties in reconciling data, some data items reported under P4 Low income for Queensland were not calculated via the data repository. These are footnoted at the relevant items.
3. Multiple family households are excluded from some performance indicator calculations as the household composition for these households can not be determined. These exclusions are footnoted at the relevant indicator.

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.

Indigenous household

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

Ongoing household

For the purpose of this collection, an *ongoing household* is one which is valid at 30 June 2003, including those who terminated their tenancy on 30 June 2003.

4 CSHA 2002–03 state and territory owned and managed Indigenous housing data

4.1 Summary data

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 the state and territory owned and managed Indigenous housing that is not collected via performance indicators.

Data qualifications

1. Due to data reliability issues, S1 was amended from a year ending to a point in time measure (i.e. at 30 June). As such, data are not comparable to previous years.
2. The counting rules for S2 have been clarified such that all new households, regardless of whether they subsequently transferred in the financial year, should be included. As such, data may not be comparable to previous years.
3. The counting rules for S4 have been clarified such that: all transfer households are counted regardless of whether they were also a new household in the financial year; and households with multiple transfers in the financial year are counted only once. As such, data may not be comparable to previous years.
4. Previous collections used the RRMA geographical classification, whereas this year's collection uses the ASGC remoteness structure. As the ASGC has one less category than the RRMA, S23 is no longer reported. Data for S17–S22 are not comparable to previous years.

Table 4.1: State and territory owned and managed Indigenous housing summary data, 2002-03

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
S1	Total number of all households assisted with rebated Aboriginal Rental Housing at 30 June 2003	3,423	1,041	2,239	1,933	1,337	281	..	..	10,254
S2	Total number of new households assisted for year ending 30 June 2003	440	169	312	428	225	83	..	..	1,657
S4	Total number of households who relocated from one Aboriginal Rental Housing dwelling to another Aboriginal Rental Housing dwelling for year ending 30 June 2003 (transfers)	136	92	121	141	106	15	..	..	611
S6	Total number of 'greatest need' applicants on waiting list at 30 June 2003	80	155	5	105	151	0	..	..	496
S7	Total number of applicants on waiting list at 30 June 2003	2,749	1,025	3,347	1,626	1,675	81	..	..	10,503
S8	Total number of tenable dwellings at 30 June 2003	3,967	1,182	2,692	2,275	1,810	327	..	..	12,253
S9	Total number of untenable dwellings at 30 June 2003	19	41	111	70	62	7	..	..	310
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2003	2,000	562	1,547	1,308	478	5	..	..	5,900
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2003	1,393	474	689	542	842	144	..	..	4,084
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2003	0	0	0	54	8	112	..	..	174
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2003	0	0	2	17	2	20	..	..	41
S14	Total number of rebated households occupying Aboriginal Rental Housing for whom income details are known at 30 June 2003	3,399	1,036	2,238	1,921	1,330	281	..	..	10,205
S15	Number of households with moderate overcrowding at 30 June 2003	269	133	475	255	123	21	..	..	1,276
S16	Number of households with under utilisation at 30 June 2003	566	134	282	294	586	44	..	..	1,906
S17	Total number of dwellings in Major Cities of Australia at 30 June 2003	1,638	453	352	682	1,136	0	..	..	4,260
S18	Total number of dwellings in Inner Regional Australia at 30 June 2003	1,273	464	389	179	148	276	..	..	2,729

(continued)

Table 4.1 (continued): State and territory owned and managed Indigenous housing summary data, 2002-03

Summary data		NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
At 30 June 2003		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
S19	Total number of dwellings in Outer Regional Australia at 30 June 2003	780	301	1,282	528	345	58	..	..	3,294
S20	Total number of dwellings in Remote Australia at 30 June 2003	230	5	301	476	111	0	..	..	1,122
S21	Total number of dwellings in Very Remote Australia at 30 June 2003	66	0	479	480	132	0	..	..	1,158
S22	Total number of dwellings in Migratory areas at 30 June 2003	0	0	0	0	0	0	..	..	0

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

Notes

- All S1 Counting rule changed. Is not comparable to previous years' data.
- S2 & S4 Counting rules clarified. May not be comparable to previous years' data.
- S10-S13 All income ranges include a rounding of approximately 0.5%.
- 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 | Excludes: | NSW | Vic | Qld | WA | SA | Tas | ACT | NT |
|---------|--|-----|-----|-----|-----|-----|-----|-----|----|
| | Non-rebated, ongoing households | 467 | 134 | .. | .. | .. | .. | .. | .. |
| | Multiple family, ongoing households | .. | .. | .. | 136 | 171 | 21 | .. | .. |
| | Multiple family, rebated, ongoing households | 243 | .. | .. | .. | .. | .. | .. | .. |
- S17-S22 Not comparable to previous years data as ASGC classification used instead of RRMA.
- NSW S10 & S11 There was a rent increase for all rebated tenants from 23% to 24% of the tenants' income.
- S12-S14 Excludes 24 households that have rent income ratio greater than 25% due to data error.
- Vic S8 & S9 Property data for this collection are unreconciled and may not match published annual data.
- Qld S6 Those in greatest need are priority A on a waitlist. This is an underestimation of the true greatest need figure as Priority A flag is rarely used in low wait time areas.
- WA S1 Only those households receiving a rental subsidy have been included.
- SA S6 May be an undercount as some priority applicants may bypass the priority process in low wait time areas.

4.2 Performance indicators

4.2.1 P2 Affordability

This indicator assesses the level of housing affordability by measuring the rent charged as a proportion of the market rent for each dwelling (adjusted for Commonwealth Rent Assistance). This is calculated as:

$$\frac{\text{Total rents charged to tenants for week of 30 June 2003 (AF1)} \times 100}{\text{Total market rent value of dwellings for which a rent was charged for week of 30 June 2003 (AF2) - Total value of Commonwealth Rent Assistance entitlements for households where rent was charged for week of 30 June 2003 (AF3)}}$$

Total market rent value of dwellings for which a rent was charged for week of 30 June 2003 (AF2) -
Total value of Commonwealth Rent Assistance entitlements for households where rent was charged
for week of 30 June 2003 (AF3)

Data qualifications

1. For New South Wales, P2 excludes non-rebated, ongoing households and multiple family, rebated, ongoing households. The definition of multiple family households changed in 2002-03 and where these households are excluded from the calculation, data are not comparable to previous years.
2. For Western Australia, South Australia and Tasmania, P2 excludes multiple family, ongoing households.

Table 4.2.1: State and territory owned and managed Indigenous housing: P2 Affordability, 2002–03

Data item	Affordability	Units	NSW	Vic	QLD	WA	SA	Tas	ACT	NT	Total ^(a)
	At 30 June 2003		2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03
AF1	Total rents charged for week of 30 June 2003	\$'000	253.5	107.2	229.2	167.5	135.3	21.1	..	..	913.8
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2003	\$'000	516.0	204.4	383.1	315.9	227.4	33.8	..	..	1,680.6
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2003	\$'000	130.2	50.1	117.5	88.0	57.4	11.1	..	..	454.4
P2	The rent charged as a proportion of the market rent for each dwelling (adjusted for Commonwealth Rent Assistance)	%	65.7	69.5	86.3	73.5	79.6	93.2	..	..	74.5

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

Notes

All P2 Data for NSW are not comparable with 2001 and 2002 data, due to (1) changes in the way that households are excluded from the computation, and (2) 2001 and 2002 figures are based on 2000 rent valuations, whilst 2003 is based on 2002 valuations. The data are also affected by the 1% rent increase in each of the 3 years.

P2	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
	Non-rebated, ongoing households	467	..	..	..	..	..	..	..
	Multiple family, ongoing households	..	..	..	136	171	21	..	..
	Multiple family, rebated, ongoing households	243	..	..	..	..	..	..	..

NSW AF1–AF3, P2 Affected by both the rent increase from 23% to 24% of tenants' income and the exclusion of 18.3% of non-rebated or multiple family households. Not comparable to the previous years' data.

Qld AF3 Note that methodology for calculating AF3 changed in 2002–03.

4.2.2 P3 Match of dwelling to household size

This indicator assesses the degree of 'over' occupation of dwellings. It measures the proportion of households where dwelling size is not appropriate due to overcrowding. It is calculated as:

$$\frac{\text{Total number of households with overcrowding at 30 June 2003 (HS1)} \times 100}{\text{Total number of households occupying Aboriginal Rental Housing at 30 June 2003 for which household groups details are known (HS2)}}$$

To derive the number of households with overcrowding, every household is assigned a proxy occupancy status based on the following Proxy Occupancy Standard:

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

Overcrowding occurs where two or more additional bedrooms are required to satisfy the proxy occupancy standard.

Data qualifications

1. For New South Wales and Victoria, P3 excludes non-rebated, ongoing households. New South Wales also excludes multiple family, rebated, ongoing households. For New South Wales, the definition of multiple family households changed in 2002-03 and where these households are excluded from the calculation, data are not comparable to previous years.
2. For Western Australia, South Australia and Tasmania, P3 excludes multiple family, ongoing households.

Table 4.2.2: State and territory owned and managed Indigenous housing: P3 Match of dwelling to household size, 2002-03

Data item	Match of dwelling to household size	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	At 30 June 2003		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
HS1	Total number of households with overcrowding at 30 June 2003	no.	39	21	178	21	22	1	..	..	282
HS2	Total number of households occupying Aboriginal Rental housing for which household groups and dwelling details are known at 30 June 2003	no.	3,176	1,041	2,642	2,079	1,548	299	..	..	10,785
P3	The proportion of households where dwelling size is not appropriate due to overcrowding	%	1.2	2.0	6.7	1.0	1.4	0.3	..	..	2.6

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

Notes

All P3 Data for Vic for 2002-03 and 2001-02 are not comparable to data for 2000-01.

Data for SA are based on different methodology from that used for their previous years' data and a direct comparison of 2002-03 data with previous years for SA cannot be made. For details of these variations, see exclusions listed below and AIHW (2003)a table 4.2.2 SA footnote.

P3	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
	Non-rebated, ongoing households	467	134	..	..	..	..	..	..
	Multiple family, ongoing households	..	..	..	136	171	21	..	..
	Multiple family, rebated, ongoing households	243	..	..	..	..	..	..	..

Qld P3 Although Queensland's overcrowding rate is calculated using the same methodology as other jurisdictions, the high rate reflects the geographic distribution of rental housing stock, most of which falls into the ARIA category 'outer regional' which scores high for housing need against the overcrowding measure. When compared to the national average, this results in greater need.

4.2.3 P4 Low income

This indicator assesses the Low income need status of all households receiving assistance. It measures three Low income components:

- (a) the number of new Low income households as a proportion of all new households;
- (b) the number of new Low income households plus special need (not Low income) households as a proportion of all new households; and,
- (c) the number of all households either paying less than market rent and special need households paying market rent as a proportion of all households (new and existing).

The first two Low income components (a and b) are split into two categories:

- (a) the 'Low income A' captures households where all members receive an income equivalent to or below 100% of government income support benefits at the pensioner rate;¹ 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. It includes:
 - 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:

$$P4(a)a = \frac{\text{Number of new households with 'Low income A' for year ending 30 June 2003 (LI1a)} \times 100}{\text{Total number of new households for year ending 30 June 2003 where income and household groups details are known (LI3)}}$$

$$P4(a)b = \frac{\text{Number of new households with 'Low income B' for year ending 30 June 2003 (LI1b)} \times 100}{\text{Total number of new households where income and household groups details are known for year ending 30 June 2003 (LI3)}}$$

¹ The pensioner (single & 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.

$$\begin{aligned}
 \text{P4(b)a} = & \frac{\text{Total number of new households with 'Low income A' for year ending 30 June 2003 (LI1a)} \\
 & + \text{Total number of new households with special needs but not on 'Low income A' for year} \\
 & \text{ending 30 June 2003 (LI2a)} \times 100}{\text{Total number of new households where income; household groups; and special needs} \\
 & \text{details are known for year ending 30 June 2003 (LI4)} \\
 \\
 \text{P4(b)b} = & \frac{\text{Total number of new households with 'Low income A' for year ending 30 June 2003 (LI1a)} \\
 & + \text{Total number of new households with 'Low income B' for year ending 30 June 2003} \\
 & \text{(LI1b)} + \text{Total number of new households with special needs but not on Low income A} \\
 & \text{or B for year ending 30 June 2003 (LI2b)} \times 100}{\text{Total number of new households assisted for year ending 30 June 2003 (S2)} \\
 \\
 \text{P4(c)} = & \frac{\text{Total number of all rebated households for year ending 30 June 2003 (LI5)} + \text{Total number} \\
 & \text{of all special needs households paying market rent at 30 June 2003 (LI6)} \times 100}{\text{Total number of all households at 30 June 2003 (LI8)} - \text{Total number of households paying} \\
 & \text{market rent where special needs details are not known at 30 June 2003 (LI7)}
 \end{aligned}$$

Data qualifications

1. For New South Wales, P4 excludes non-rebated, ongoing households and multiple family, rebated, ongoing households. The definition of multiple family households changed in 2002-03 and where these households are excluded from the calculation, data are not comparable to previous years.
2. For Western Australia, South Australia and Tasmania, P4 excludes multiple family, ongoing households.
3. Households where the household's income is zero or unknown and/or the household's personal information is unknown are excluded from P4.

Table 4.2.3: State and territory owned and managed Indigenous housing: P4 Low income, 2002–03

Data item	Low income	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total^(a)
	For year ending 30 June 2003		2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03
LI1a	Total number of new households with Low income A for year ending 30 June 2003	no.	321	137	280	360	166	68	..	..	1,332
LI1b	Total number of new households with Low income B for year ending 30 June 2003	no.	30	17	22	42	26	10	..	..	147
LI2a	Total number of new households with special needs but not on Low income A for year ending 30 June 2003	no.	4	8	15	12	13	4	..	..	56
LI2b	Total number of new households with special needs but not on Low income A or B for year ending 30 June 2003	no.	0	1	4	1	0	0	..	..	6
LI3	Total number of new households where income and household groups details are known for year ending 30 June 2003	no.	351	156	312	404	192	78	..	..	1,493
LI4	Total number of new households where income; household groups; and special needs details are known for year ending 30 June 2003	no.	350	156	312	404	192	78	..	..	1,492
S2	Total number of new households assisted for year ending 30 June 2003	no.	440	169	312	428	225	83	..	..	1,657
	At 30 June 2003										
LI5	Total number of all rebated households at 30 June 2003	no.	3,423	1,041	2,239	1,933	1,337	281	..	..	10,254
LI6	Total number of all special needs households paying market rent at 30 June 2003	no.	42	32	167	112	136	11	..	..	500
LI7	Total number of households paying market rent where special needs details are not known at 30 June 2003	no.	335	15	0	171	64	11	..	..	596
LI8	Total number of all households at 30 June 2003	no.	3,890	1,175	2,643	2,216	1,719	320	..	..	11,963

(continued)

Table 4.2.3 (continued): State and territory owned and managed Indigenous housing: P4 Low income, 2002–03

	Low income.	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total^(a)
	For year ending 30 June 2003		2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03
P4(a)a	The number of new Low income households as a proportion of all new households. Low income A	%	91.5	87.8	89.7	89.1	86.5	87.2	..	..	89.2
P4(a)b	The number of new Low income households as a proportion of all new households. Low income B	%	8.5	10.9	7.1	10.4	13.5	12.8	..	..	9.8
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	%	92.9	92.9	94.6	92.1	93.2	92.3	..	..	93.0
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	%	79.8	91.7	98.1	94.2	85.3	94.0	..	..	89.6
	At 30 June 2003										
P4c	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing)	%	97.5	92.5	91.0	100.0	89.0	94.5	..	..	94.6

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

Notes

All P4 Data for Vic for 2002–03 are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for Vic cannot be made. For details of these changes see Vic footnote below.

Data for SA and WA are based on different methodology from the other data presented and should be interpreted with caution. Data for SA are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for SA cannot be made. For details of these variations see SA and WA footnotes below.

Data for NSW on special need are only available for households that were housed after November 1999 and direct comparison of 2002–03 data with previous years for NSW cannot be made.

All	LI1a–LI4	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
		Non-rebated, ongoing households	77	..	..	..	..	..	..	..
		Multiple family, ongoing households	..	..	..	23	17	2	..	91
		Multiple family, rebated, ongoing households	11	..	..	..	..	..	..	..

NSW P4(a)a–P4(b)b Annual changes in these indicators tend to reflect the small sample, rather than changes in performance.

Vic	P4	Increase in special needs numbers partially due to identification of additional disability households through use of individual client data.
	LI4	LI3 reported due to unavailability of details for new households who were no longer tenants at 30 June 2003.
Qld	LI1a, LI1b, LI3, LI4	Not calculated via the data repository.
	LI6 & LI7	Disability is calculated from a flag used for assessment of new tenancies and will underestimate the count for ongoing households.
WA	LI4	Special needs details are only recorded where they are known to exist—no record is maintained if a household has no special need status. The LI3 result is reported which may overstate the result.
SA	P4	Special needs information is self-identified and not mandatory. Prior to 2002–03, special needs data were only extracted for the head of the household. This was rectified in 2002–03 and special needs details are now extracted for all household members.
Tas	LI4	The LI3 result is reported due to missing special need data which may overstate the result.

4.2.4 P5 Special needs

This indicator assesses the special need 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. This is calculated as:

$$\frac{\text{Total number of new households with special needs for year ending 30 June 2003 (SN1)} \times 100}{\text{Total number of new households for year ending 30 June 2003 for whom details of whether or not they have special needs are known (SN2)}}$$

Special need² is defined as Low income households³:

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

Data qualifications

1. For Queensland, Western Australia, South Australia and Tasmania, household special need status was derived via the person file in the data repository. Where disability status was missing, it was assumed to be unknown and was excluded from the calculation.
2. For Western Australia, special needs are only recorded where they are known to exist – no record is maintained if a household has no special need status.

2 Special need is defined in mainstream CSHA data collections as low-income households:

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

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

Table 4.2.4: State and territory owned and managed Indigenous housing: P5 Special needs, 2002–03

Data item	Special needs	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2003		2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03
SN1	Total number of new households with special needs for year ending 30 June 2003	no.	157	75	128	160	85	40	..	..	645
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2003	no.	439	151	312	428	225	79	..	..	1,634
P5	The proportion of new tenancies that are allocated to households with special needs	%	35.8	49.7	41.0	37.4	37.8	50.6	..	..	39.5

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

Notes

All	P5	Data for Vic and SA for 2002–03 are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for Vic and SA cannot be made. For details of these changes see Vic and SA footnotes below.
Vic	P5	Increase in special needs numbers partially due to identification of additional disability households through use of individual client data.
Qld	SN1	Disability is calculated from a flag used for assessment of new tenancies rather than ongoing disability, and will underestimate current need.
WA	SN2	Special needs details are only recorded where they are known to exist—no record is maintained if a household has no special need status. All new households are therefore included, overstating the result.
	P5	Figure may represent an undercount (see SN2 footnote).
SA	P5	See note P4.

4.2.5 P6 Priority access to those in greatest need

This indicator assesses whether allocation processes are such that those in greatest need have first access to housing. It measures the proportion of new allocations to those in greatest need in six time-to-allocation groups:

- (a) under 3 months;
- (b) 3–6 months;
- (c) 6–12 months;
- (d) 1–2 years;
- (e) 2 or more years; and,
- (f) total.

The indicators are calculated as:

$$P6(a) = \frac{\text{Total number of greatest need allocations with time to allocation under 3 months for year ending 30 June 2003 (PA1)} \times 100}{\text{Total number of new allocations with time to allocation under 3 months for year ending 30 June 2003 (PA7)}}$$

$$P6(b) = \frac{\text{Total number of greatest need allocations with time to allocation 3 months to under 6 months for year ending 30 June 2003 (PA2)} \times 100}{\text{Total number of new allocations with time to allocation 3 months to under 6 months for year ending 30 June 2003 (PA8)}}$$

$$P6(c) = \frac{\text{Total number of greatest need allocations with time to allocation 6 months to under 1 year for year ending 30 June 2003 (PA3)} \times 100}{\text{Total number of new allocations with time to allocation 6 months to under 1 year for year ending 30 June 2003 (PA9)}}$$

$$P6(d) = \frac{\text{Total number of greatest need allocations with time to allocation 1 year to less than 2 years for year ending 30 June 2003 (PA4)} \times 100}{\text{Total number of new allocations with time to allocation 1 year to less than 2 years for year ending 30 June 2003 (PA10)}}$$

$$P6(e) = \frac{\text{Total number of greatest need allocations with time to allocation 2 years or more for year ending 30 June 2003 (PA5)} \times 100}{\text{Total number of new allocations with time to allocation 2 years or more for year ending 30 June 2003 (PA11)}}$$

$$P6(f) = \frac{\text{Total number of greatest need allocations for year ending 30 June 2003 (PA6)} \times 100}{\text{Total number of allocations for year ending 30 June 2003 (PA12)}}$$

Greatest need households are defined as low-income households⁴ that at the time of allocation were subject to one or more of the following circumstances:

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

Data qualifications

1. The waitlist 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 transfers between waitlist categories, only the time spent on the waiting list from when the applicant met the greatest need definition was counted. Exceptions to this rule are footnoted.
2. PA6 excludes waitlist applicants who have missing greatest need and/or waitlist details (including application date). These waitlist applicants were included in 2001-02, influencing the change in results.
3. PA12 excludes waitlist applicants who have missing waitlist details (including application date). These waitlist applicants were included in 2001-02, influencing the change in results.

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

4. The determination of households in greatest need was based on waiting list priority reason data codes for all jurisdictions except the Northern Territory. The following priority waitlist data codes have been excluded in the calculation of P6:
- NSW: HPRF (Priority Refugees) and HPTR (Priority Tenancy Reinstatement)
 - Vic: SUP (Supported Housing and 10 related codes to this category – MOD {Major/Full Modifications} were included) and HASP (Housing and Support)
 - Qld: CGRS (Cultural Grounds), EEND (Employment/Educational Needs), PIAL (Previous Inappropriate Allocation) and WITP (Witness Protection)
 - WA: LS (Large to Small), NL (New Living Priority) and RD (Redevelopment)
 - SA: DT (Difficult and Disruptive Tenancies), H (Homeless/ At Risk), HTT (Homeless/ At Risk and Trust Tenancy Issues), ID (Incorrect Date Entered), IS (Industrial Special), NE (No longer eligible for A category), R (Redevelopment), REP (Relocation – Property Issues).

Table 4.2.5: State and territory owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2002-03

Data item	Priority access to those in greatest need	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total^(a)
	For year ending 30 June 2003		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2003	no.	47	17	2	69	70	n.a.	..	..	205
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 2003	no.	9	12	3	23	37	n.a.	..	..	84
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 2003	no.	1	7	4	4	38	n.a.	..	..	54
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 2003	no.	5	1	2	0	13	n.a.	..	..	21
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2003	no.	1	0	0	0	1	n.a.	..	..	2
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2003	no.	63	37	11	96	159	n.a.	..	..	366
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2003	no.	139	54	60	192	114	28	..	..	587
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2003	no.	60	34	46	56	39	14	..	..	249
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2003	no.	71	38	70	52	40	12	..	..	283
PA10	Total number of new households allocated housing within 1 year to less than 2 years for year ending 30 June 2003	no.	56	26	74	77	20	6	..	..	259
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2003	no.	112	17	62	51	12	1	..	..	255
PA12	Total number of new households allocated housing for year ending 30 June 2003	no.	438	169	312	428	225	61	..	..	1,633

(continued)

Table 4.2.5 (continued): State and territory owned and managed Indigenous housing: P6 Priority access to those in greatest need, 2002-03

	Priority access to those in greatest need.	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2003		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
P6a	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Under 3 months	%	33.8	31.5	3.3	35.9	61.4	n.a.	..	..	36.7
P6b	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 3 months to under 6 months	%	15.0	35.3	6.5	41.1	94.9	n.a.	..	..	35.7
P6c	The proportion of new allocations to those in greatest need in the time-to-allocation groups: 6 months to under 1 year	%	1.4	18.4	5.7	7.7	95.0	n.a.	..	..	19.9
P6d	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 1 year to less than 2 years	%	8.9	3.8	2.7	0.0	65.0	n.a.	..	..	8.3
P6e	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: 2 years or more	%	0.9	0.0	0.0	0.0	8.3	n.a.	..	..	0.8
P6f	The proportion of new allocations to those in greatest need in the following time-to-allocation groups: Total	%	14.4	21.9	3.5	22.4	70.7	n.a.	..	..	23.3

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

Notes

- All P6 For data for NSW: annual changes in these indicators tend to reflect the small sample, rather than changes in performance.
Data for Qld are not comparable with other data presented as those in greatest need are priority A on a waitlist. This is an underestimation of the true greatest need figure as priority A flag is rarely used in low wait time areas.
- NSW P6(a)–P6(f) Excludes those who had very high rental costs. Annual changes in these indicators tend to reflect the small sample, rather than changes in performance.
- Qld PA1–PA6 See note S6.
- National average P6a–P6f National average excludes Tas (PA7–PA12) as they were not able to provide a complete set for P6a–P6f.

4.2.6 P8 Direct costs per unit

This indicator assesses the cost of state and territory owned and managed Indigenous housing provision by measuring the average cost of providing assistance (excluding capital) per dwelling. It is calculated as:

$$\frac{\text{Total direct costs for year ending 30 June 2003 (DC1)}}{\text{Total number of dwellings at 30 June 2003 (DC2)}}$$

Table 4.2.6: State and territory owned and managed Indigenous housing: P8 Direct costs per unit, 2002–03

Data item	Direct costs per unit	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2003		2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03
DC1	Total direct costs for year ending 30 June 2003	\$'000	20,314.0	5,726.4	16,896.0	12,655.5	14,820.0	1,231.0	..	..	71,642.9
	At 30 June 2003										
DC2	Total number of dwellings at 30 June 2003	no.	3,986	1,223	2,803	2,345	1,872	334	..	..	12,563
P8	The average cost of providing assistance (excluding capital) per dwelling	\$	5,096	4,682	6,028	5,397	7,917	3,686	..	..	5,703

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

Notes

NSW P8 NSW data for the previous 2 years included one-off capital upgrade expenditures resulting from maintenance liabilities incurred before the Aboriginal Housing Office took possession of the stock and data for NSW are not comparable over the 3 years.

Vic DC2 See note S8 & S9.

4.2.7 P9 Occupancy rates

This indicator assesses the utilisation of state and territory owned and managed Indigenous housing stock by measuring the occupancy rate of rental housing stock. It is calculated as:

$$\frac{\text{Total number of occupied dwellings at 30 June 2003 (OR1)} \times 100}{\text{Total number of dwellings at 30 June 2003 (OR2)}}$$

The term 'occupied dwelling' refers to tenantable dwellings occupied by tenants who have a state and territory owned and managed Indigenous housing tenancy agreement with the relevant state housing authority.

Table 4.2.7: State and territory owned and managed Indigenous housing: P9 Occupancy rates, 2002-03

Data item	Occupancy rates	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	At 30 June 2003		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
OR1	Total number of occupied dwellings at 30 June 2003	no.	3,890	1,175	2,641	2,214	1,719	320	..	..	11,959
OR2	Total number of dwellings at 30 June 2003	no.	3,986	1,223	2,803	2,345	1,872	334	..	..	12,563
P9	The occupancy rate of rental housing stock	%	97.6	96.1	94.2	94.4	91.8	95.8	..	..	95.2

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

Note

Vic OR2 See note S8 & S9.

4.2.8 P10 Turnaround time

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

$$\frac{\text{Total number of days that dwellings vacated are vacant for year ending 30 June 2003 (TT1)}}{\text{Total number of vacancy episodes for year ending 30 June 2003 (TT2)}}$$

Data qualifications

1. The counting rule for TT1 was amended to 'date occupied - day after date vacated'. As such, data may not be comparable with previous years' data.
2. Where a dwelling is vacated and subsequently tenanted on the same day, the days vacant (turnaround time) for that dwelling is zero days.
3. Dwellings undergoing major redevelopment work are excluded from this performance indicator.

Table 4.2.8: State and territory owned and managed Indigenous housing: P10 Turnaround time, 2002–03

Data item	Turnaround time	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2003		2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03	2002–03
TT1	Total number of days that dwellings vacated are vacant for year ending 30 June 2003	no.	21,335	10,811	30,467	30,342	13,854	3,248	..	..	110,057
TT2	Total number of vacancy episodes for year ending 30 June 2003	no.	545	252	462	578	312	78	..	..	2,227
P10	The average time taken for occupancy of vacant stock	Days	39	43	66	52	44	42	..	..	49

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

Notes

All P10 Data for Vic are based on different methodology from the other data presented and should be interpreted with caution. For details of these variations see Vic footnote below.

Data for WA and SA are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for SA and WA cannot be made. For details of these changes see AIHW (2003)a table 4.2.8 SA and WA footnotes and AIHW (2002) table 4.2.8 SA footnote.

TT1 & P10 Counting rules clarified. May not be comparable to previous years' data.

NSW TT1 & P10 For 2002–03, the vacancy specification has been refined, resulting in one extra day being counted for each vacancy episode. Hence, not comparable to the previous years' data. The P10 figure for 2001–02 derived using the same methodology as for 2002–03 is 39.

Vic P10 The legal tenancy start date (system 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—this date was used in 2002 calculations.

Qld TT1 & TT2 The data item is derived from tenancy information and does not distinguish between the different types of vacancy, nor does it contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that the data limitations have only a minimal impact on the performance indicator P10 .

SA P10 The decrease is due to changes in the allocation process. Not comparable to previous years' data.

4.2.9 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:

$$\frac{\text{Total rent collected from tenants for year ending 30 June 2003 (RA1)} \times 100}{\text{Total rent charged to tenants for year ending 30 June 2003 (RA2)}}$$

Data qualifications

1. In some jurisdictions, the rent collected from tenants for the year ending 30 June 2003 may be higher than the rent charged to tenants for the year ending 30 June 2003. This occurs where either rent arrears from a previous financial year or pre-paid rent for 2002-03 financial year is collected in the year ending 30 June 2003.

Table 4.2.9: State and territory owned and managed Indigenous housing: P11 Rent arrears, 2002-03

Data item	Rent arrears	Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2003		2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
RA1	Total rent collected from tenants for year ending 30 June 2003	\$'000	16,862.0	5,023.4	11,653.0	9,655.1	8,208.0	1,148.7	..	..	52,550.2
RA2	Total rent charged to tenants for year ending 30 June 2003	\$'000	16,479.0	5,119.3	11,990.0	9,476.2	7,608.0	1,162.9	..	..	51,835.4
P11	Total rent actually collected as a percentage of total rent charged	%	102.3	98.1	97.2	101.9	107.9	98.8	..	..	101.4

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

Notes

All 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. Data for WA are based on different methodology from the other data presented and should be interpreted with caution. For details of these variations, see AIHW (2002) table 4.2.9 WA footnote.

4.3 National data

Table 4.3: CSHA state and territory owned and managed Indigenous housing, 2002-03: compilation of performance indicators

Descriptors		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
Summary data			2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
S1	Total number of all households assisted with rebated Aboriginal Rental Housing at 30 June 2003	no.	3,423	1,041	2,239	1,933	1,337	281	..	..	10,254
S2	Total number of new households assisted for year ending 30 June 2003	no.	440	169	312	428	225	83	..	..	1,657
S4	Total number of households who relocated from one Aboriginal Rental Housing dwelling to another Aboriginal Rental Housing dwelling for year ending 30 June 2003 (transfers)	no.	136	92	121	141	106	15	..	..	611
S6	Total number of 'greatest need' applicants on waiting list at 30 June 2003	no.	80	155	5	105	151	0	..	..	496
S7	Total number of applicants on waiting list at 30 June 2003	no.	2,749	1,025	3,347	1,626	1,675	81	..	..	10,503
S8	Total number of tenable dwellings at 30 June 2003	no.	3,967	1,182	2,692	2,275	1,810	327	..	..	12,253
S9	Total number of untenable dwellings at 30 June 2003	no.	19	41	111	70	62	7	..	..	310
S10	Number of rebated households paying 20% or less of assessable income in rent at 30 June 2003	no.	2,000	562	1,547	1,308	478	5	..	..	5,900
S11	Number of rebated households paying more than 20% but not more than 25% of assessable income in rent at 30 June 2003	no.	1,393	474	689	542	842	144	..	..	4,084
S12	Number of rebated households paying more than 25% but not more than 30% of assessable income in rent at 30 June 2003	no.	0	0	0	54	8	112	..	..	174
S13	Number of rebated households paying more than 30% of assessable income in rent at 30 June 2003	no.	0	0	2	17	2	20	..	..	41
S14	Total number of rebated households occupying Aboriginal Rental Housing for whom income details are known at 30 June 2003	no.	3,399	1,036	2,238	1,921	1,330	281	..	..	10,205
S15	Number of households with moderate overcrowding at 30 June 2003	no.	269	133	475	255	123	21	..	..	1,276
S16	Number of households with under utilisation at 30 June 2003	no.	566	134	282	294	586	44	..	..	1,906

(continued)

Descriptors		Units	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
Summary data			2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
	At 30 June 2003										
S17	Total number of dwellings in Major Cities of Australia at 30 June 2003	no.	1,638	453	352	682	1,136	0	..	..	4,260
S18	Total number of dwellings in Inner Regional Australia at 30 June 2003	no.	1,273	464	389	179	148	276	..	..	2,729
S19	Total number of dwellings in Outer Regional Australia at 30 June 2003	no.	780	301	1,282	528	345	58	..	..	3,294
S20	Total number of dwellings in Remote Australia at 30 June 2003	no.	230	5	301	476	111	0	..	..	1,122
S21	Total number of dwellings in Very Remote Australia at 30 June 2003	no.	66	0	479	480	132	0	..	..	1,158
S22	Total number of dwellings in Migratory areas at 30 June 2003	no.	0	0	0	0	0	0	..	..	0
P2 Affordability											
	At 30 June 2003										
AF1	Total rents charged for week of 30 June 2003	\$'000	253.5	107.2	229.2	167.5	135.3	21.1	..	..	913.8
AF2	Total market rent value of dwellings for which a rent was charged for week of 30 June 2003	\$'000	516.0	204.4	383.1	315.9	227.4	33.8	..	..	1,680.6
AF3	Total value of Commonwealth Rent Assistance entitlements for households where a rent was charged for week of 30 June 2003	\$'000	130.2	50.1	117.5	88.0	57.4	11.1	..	..	454.4
P3 Match of dwelling to household size											
	At 30 June 2003										
HS1	Total number of households with overcrowding at 30 June 2003	no.	39	21	178	21	22	1	..	..	282
HS2	Total number of households occupying Aboriginal Rental Housing for which household groups and dwelling details are known at 30 June 2003	no.	3,176	1,041	2,642	2,079	1,548	299	..	..	10,785
P4 Low income											
	For year ending 30 June 2003										
LI1a	Total number of new households with Low income A for year ending 30 June 2003	no.	321	137	280	360	166	68	..	..	1,332
LI1b	Total number of new households with Low income B for year ending 30 June 2003	no.	30	17	22	42	26	10	..	..	147
LI2a	Total number of new households with special needs but not on Low income A for year ending 30 June 2003	no.	4	8	15	12	13	4	..	..	56
LI2b	Total number of new households with special needs but not on Low income A or B for year ending 30 June 2003	no.	0	1	4	1	0	0	..	..	6

Descriptors			NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
P4 Low income		Units	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
	For year ending 30 June 2003										
LI3	Total number of new households where income and household groups details are known for year ending 30 June 2003	no.	351	156	312	404	192	78	..	..	1,493
LI4	Total number of new households where income; household groups; and special needs details are known for year ending 30 June 2003	no.	350	156	312	404	192	78	..	..	1,492
S2	Total number of new households assisted for year ending 30 June 2003	no.	440	169	312	428	225	83	..	..	1,657
	At 30 June 2003										
LI5	Total number of all rebated households at 30 June 2003	no.	3,423	1,041	2,239	1,933	1,337	281	..	..	10,254
LI6	Total number of all special needs households paying market rent at 30 June 2003	no.	42	32	167	112	136	11	..	..	500
LI7	Total number of households paying market rent where special needs details are not known at 30 June 2003	no.	335	15	0	171	64	11	..	..	596
LI8	Total number of all households at 30 June 2003	no.	3,890	1,175	2,643	2,216	1,719	320	..	..	11,963
P5 Special needs											
	For year ending 30 June 2003										
SN1	Total number of new households with special needs for year ending 30 June 2003	no.	157	75	128	160	85	40	..	..	645
SN2	Total number of new households for whom details of whether or not they have special needs are known for year ending 30 June 2003	no.	439	151	312	428	225	79	..	..	1,634
P6 Priority access to those in greatest need											
	For year ending 30 June 2003										
PA1	Total number of new greatest need households who have been allocated housing within less than 3 months for year ending 30 June 2003	no.	47	17	2	69	70	n.a.	..	..	205
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 2003	no.	9	12	3	23	37	n.a.	..	..	84
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 2003	no.	1	7	4	4	38	n.a.	..	..	54
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 2003	no.	5	1	2	0	13	n.a.	..	..	21
PA5	Total number of new greatest need households who have been allocated housing within 2 years or more for year ending 30 June 2003	no.	47	17	2	69	70	n.a.	..	..	205

Descriptors			NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
P6 Priority access to those in greatest need		Units	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
	For year ending 30 June 2003										
PA6	Total number of new greatest need households who have been allocated housing for year ending 30 June 2003	no.	63	37	11	96	159	n.a.	..	..	366
PA7	Total number of new households allocated housing within less than 3 months for year ending 30 June 2003	no.	139	54	60	192	114	28	..	..	587
PA8	Total number of new households allocated housing within 3 months to less than 6 months for year ending 30 June 2003	no.	60	34	46	56	39	14	..	..	249
PA9	Total number of new households allocated housing within 6 months to less than 1 year for year ending 30 June 2003	no.	71	38	70	52	40	12	..	..	283
PA10	Total number of new households allocated housing within 1 year to less than 2 years for year ending 30 June 2003	no.	56	26	74	77	20	6	..	..	259
PA11	Total number of new households allocated housing within 2 years or more for year ending 30 June 2003	no.	112	17	62	51	12	1	..	..	255
PA12	Total number of new households allocated housing for year ending 30 June 2003	no.	438	169	312	428	225	61	..	..	1,633
P8 Direct costs per unit											
	For year ending 30 June 2003										
DC1	Total direct costs for year ending 30 June 2003	\$'000	20,314.0	5,726.4	16,896.0	12,655.5	14,820.0	1,231.0	..	..	71,642.9
	At 30 June 2003										
DC2	Total number of dwellings at 30 June 2003	no.	3,986	1,223	2,803	2,345	1,872	334	..	..	12,563
P9 Occupancy rates											
	At 30 June 2003										
OR1	Total number of occupied dwellings at 30 June 2003	no.	3,890	1,175	2,641	2,214	1,719	320	..	..	11,959
OR2	Total number of dwellings at 30 June 2003	no.	3,986	1,223	2,803	2,345	1,872	334	..	..	12,563
P10 Turnaround time											
	For year ending 30 June 2003										
TT1	Total number of days that dwellings vacated are vacant for year ending 30 June 2003	no.	21,335	10,811	30,467	30,342	13,854	3,248	..	..	110,057
TT2	Total number of vacancy episodes for year ending 30 June 2003	no.	545	252	462	578	312	78	..	..	2,227

Descriptors			NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
P11 Rent arrears		Units	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
	For year ending 30 June 2003										
RA1	Total rent collected from tenants for year ending 30 June 2003	\$'000	16,862.0	5,023.4	11,653.0	9,655.1	8,208.0	1,148.7	..	..	52,550.2
RA2	Total rent charged to tenants for year ending 30 June 2003	\$'000	16,479.0	5,119.3	11,990.0	9,476.2	7,608.0	1,162.9	..	..	51,835.4
Performance indicators											
	At 30 June 2003										
P2	The rent charged as a proportion of the market rent for each dwelling (adjusted for Commonwealth Rent Assistance)	%	65.7	69.5	86.3	73.5	79.6	93.2	..	..	74.5
P3	The proportion of households where dwelling size is not appropriate due to overcrowding	%	1.2	2.0	6.7	1.0	1.4	0.3	..	..	2.6
P4c	The number of all rebated households and special needs households paying market rent as a proportion of all households (new and existing)	%	97.5	92.5	91.0	100.0	89.0	94.5	..	..	94.6
P9	The occupancy rate of rental housing stock	%	97.6	96.1	94.2	94.4	91.8	95.8	..	..	95.2
	For year ending 30 June 2003										
P4(a)a	The number of new Low income households as a proportion of all new households. Low income A	%	91.5	87.8	89.7	89.1	86.5	87.2	..	..	89.2
P4(a)b	The number of new Low income households as a proportion of all new households. Low income B	%	8.5	10.9	7.1	10.4	13.5	12.8	..	..	9.8
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	%	92.9	92.9	94.6	92.1	93.2	92.3	..	..	93.0
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	%	79.8	91.7	98.1	94.2	85.3	94.0	..	..	89.6
P5	The proportion of new tenancies that are allocated to households with special needs	%	35.8	49.7	41.0	37.4	37.8	50.6	..	..	39.5
P6a	The proportion of new allocations to those in greatest need in the following time to allocation groups: Under 3 months	%	33.8	31.5	3.3	35.9	61.4	n.a.	..	..	36.7
P6b	The proportion of new allocations to those in greatest need in the following time to allocation groups: 3 months to under 6 months	%	15.0	35.3	6.5	41.1	94.9	n.a.	..	..	35.7
P6c	The proportion of new allocations to those in greatest need in the following time to allocation groups: 6 months to under 1 year	%	1.4	18.4	5.7	7.7	95.0	n.a.	..	..	19.9
P6d	The proportion of new allocations to those in greatest need in the following time to allocation groups: 1 year to less than 2 years	%	8.9	3.8	2.7	0.0	65.0	n.a.	..	..	8.3

Performance indicators			NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Total ^(a)
	For year ending 30 June 2003	Units	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03	2002-03
P6e	The proportion of new allocations to those in greatest need in the following time to allocation groups: 2 years or more	%	0.9	0.0	0.0	0.0	8.3	n.a.	..	..	0.8
P6f	The proportion of new allocations to those in greatest need in the following time to allocation groups: Total	%	14.4	21.9	3.5	22.4	70.7	n.a.	..	..	23.3
P8	The average cost of providing assistance (excluding capital) per dwelling	\$	5,096	4,682	6,028	5,397	7,917	3,686	..	..	5,703
P10	The average time taken for occupancy of vacant stock	Days	39	43	66	52	44	42	..	..	49
P11	Total rent actually collected as a percentage of total rent charged	%	102.3	98.1	97.2	101.9	107.9	98.8	..	..	101.4

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

Notes—General

All	All	The Public Housing Administrative Data Repository was used to collect all administrative data (excluding financial data {P8 & P11} and National Social Housing Survey Data {P1 & P7}) for all jurisdictions.
	National totals	Due to rounding, the national total may not always equal the sum of jurisdictions' data items.
NSW	General	Multiple family households are defined as those households where there is one or more children plus another adult member who is not a son or daughter of the household head. Where these households are excluded from the calculation, data are not comparable to previous years.
ACT	General	ACT does not have a separately identified or funded Aboriginal Housing Program. People of Aboriginal descent are housed as part of the public housing program.
NT	General	All Indigenous specific housing programs in the NT are community managed and administered. Acting on a 1992 COAG resolve to foster partnerships with the Indigenous community to improve the delivery of services, the NT Government signed an agreement with ATSIC and FaCS to pool Indigenous housing funding and to create the Indigenous Housing Authority of the NT (IHANT). The NT is not able to differentiate between the various funding sources.

Notes—Summary data

All	S1	Counting rule changed. Is not comparable to previous years' data.								
	S2 & S4	Counting rules clarified. May not be comparable to previous years' data.								
	S10–S13	All income ranges include a rounding of approximately 0.5%.								
	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	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	ACT
		Non-rebated, ongoing households	467	134
		Multiple family, ongoing households	136	171	21
		Multiple family, rebated, ongoing households	243
	S17–S22	Not comparable to previous years' data as ASGC classification used instead of RRMA.								
NSW	S10 & S11	There was a rent increase for all rebated tenants from 23% to 24% of the tenants' income.								
	S12–S14	Excludes 24 households that have rent income ratio greater than 25% due to data error.								
Vic	S8 & S9	Property data for this collection are unreconciled and may not match published annual data.								
Qld	S6	Those in greatest need are priority A on a waitlist. This is an underestimation of the true greatest need figure as Priority A flag is rarely used in low wait time areas.								
WA	S1	Only those households receiving a rental subsidy have been included.								
SA	S6	May be an undercount as some priority applicants may bypass the priority process in low wait time areas.								

Notes—P2

All P2 Data for NSW not comparable with 2001 and 2002 data, due to (1) changes in the way that households are excluded from the computation, and (2) 2001 and 2002 figures are based on 2000 rent valuations, whilst 2003 is based on 2002 valuations. The data are also affected by the 1% rent increase in each of the 3 years.

P2	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
	Non-rebated, ongoing households	467	..	..	..	..	..	..	..
	Multiple family, ongoing households	..	..	..	136	171	21	..	..
	Multiple family, rebated, ongoing households	243	..	..	..	..	..	..	..

NSW AF1–AF3, P2 Affected by both the rent increase from 23% to 24% of tenants' income and the exclusion of 18.3% of non-rebated or multiple family households. Not comparable to the previous years' data.

Qld AF3 Note that methodology for calculating AF3 changed in 2002–03.

Notes—P3

All P3 Data for NSW are not comparable over the 3 years, due to changes in the way that households are excluded from the computation.

Data for Vic for 2002–03 and 2001–02 are not comparable to data for 2000–01.

Data for SA are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for SA cannot be made. For details of these variations, see exclusions listed below and AIHW (2003) a table 4.2.2 SA footnote.

P3	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
	Non-rebated, ongoing households	467	134	..	..	..	..	..	..
	Multiple family, ongoing households	..	..	..	136	171	21	..	..
	Multiple family, rebated, ongoing households	243	..	..	..	..	..	..	..

Qld P3 Although Queensland's overcrowding rate is calculated using the same methodology as other jurisdictions, the high rate reflects the geographic distribution of rental housing stock, most of which falls into the ARIA category 'outer regional' which scores high for housing need against the overcrowding measure. When compared to the national average, this results in greater need.

Notes—P4

All P4 Data for Vic for 2002–03 are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for Vic cannot be made. For details of these changes, see Vic footnote below.

Data for SA and WA are based on different methodology from the other data presented and should be interpreted with caution. Data for SA are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for SA cannot be made. For details of these variations, see SA and WA footnotes below.

Data for NSW on special need are only available for households that were housed after November 1999 and direct comparison of 2002–03 data with previous years for NSW cannot be made.

P4	Excludes:	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
	Non-rebated, ongoing households	77	..	..	..	..	..	..	..
	Multiple family, ongoing households	..	..	..	23	17	2	..	91
	Multiple family, rebated, ongoing households	11	..	..	..	..	..	..	..

NSW P4(a)a–P4(b)b Annual changes in these indicators tend to reflect the small sample, rather than changes in performance.

Vic P4 Increase in special needs numbers partially due to identification of additional disability households through use of individual client data.

LI4 LI3 reported due to unavailability of details for new households who were no longer tenants at 30 June 2003.

Qld LI1a, LI1b, LI3, LI4 Not calculated via the data repository.

LI6 & LI7 Disability is calculated from a flag used for assessment of new tenancies and will underestimate the count for ongoing households.

WA LI4 Special needs details are only recorded where they are known to exist—no record is maintained if a household has no special need status. The LI3 result is reported which may overstate the result.

SA P4 Special needs information is self-identified and not mandatory. Prior to 2002–03, special needs data were only extracted for the head of the household. This was rectified in 2002–03 and special needs details are now extracted for all household members.

Tas LI4 The LI3 result is reported due to missing special need data which may overstate the result.

Notes—P5

All	P5	Data for Vic and SA for 2002–03 are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for Vic and SA cannot be made. For details of these changes, see Vic and SA footnotes below.
Vic	P5	Increase in special needs numbers partially due to identification of additional disability households through use of individual client data.
Qld	SN1	Disability is calculated from a flag used for assessment of new tenancies rather than ongoing disability, and will underestimate current need.
WA	SN2	Special needs details are only recorded where they are known to exist—no record is maintained if a household has no special need status. All new households are therefore included, overstating the result.
	P5	Figure may represent an undercount (see SN2 footnote).
SA	P5	See note P4.

Notes—P6

All	P6	For data for NSW: annual changes in these indicators tend to reflect the small sample, rather than changes in performance. Data for Qld are not comparable with other data presented as those in greatest need are priority A on a waitlist. This is an underestimation of the true greatest need figure as priority A flag is rarely used in low wait time areas.
NSW	P6(a)– P6(f)	Excludes those who had very high rental costs. Annual changes in these indicators tend to reflect the small sample, rather than changes in performance.
Qld	PA1–PA6	See note S6.
National average	P6a–P6f	National average excludes Tas (PA7–PA12) as they were not able to provide a complete set for P6a–P6f.

Notes—P8

NSW	P8	NSW data for the previous 2 years included one-off capital upgrade expenditures resulting from maintenance liabilities incurred before the Aboriginal Housing Office took possession of the stock and data for NSW are not comparable over the 3 years.
Vic	DC2	See note S8 & S9.

Notes—P9

Vic	OR2	See note S8 & S9.
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Notes—P10

All	P10	Data for Vic are based on different methodology from the other data presented and should be interpreted with caution. For details of these variations, see Vic footnote below. Data for WA and SA are based on different methodology from that used for their previous years' data and a direct comparison of 2002–03 data with previous years for SA and WA cannot be made. For details of these changes, see AIHW (2003) a table 4.2.8 SA and WA footnotes and AIHW (2002) table 4.2.8 SA footnote. TT1 & P10 Counting rules clarified. May not be comparable to previous years' data.
NSW	TT1 & P10	For 2002–03, the vacancy specification has been refined, resulting in one extra day being counted for each vacancy episode. Hence, not comparable to the previous years' data. The P10 figure for 2001–02 derived using the same methodology as for 2002–03 is 39.
Vic	P10	The legal tenancy start date (system 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—this date was used in 2002 calculations.
Qld	TT1 & TT2	The data item is derived from tenancy information and does not distinguish between the different types of vacancy, nor does it contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that the data limitations have only a minimal impact on the performance indicator P10.
SA	P10	The decrease is due to changes in the allocation process. Not comparable to previous years' data.

Notes—P11

All	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. Data for WA are based on different methodology from the other data presented and should be interpreted with caution. For details of these variations, see AIHW (2002) table 4.2.9 WA footnote.
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Reference list

Australian Institute of Health and Welfare (AIHW) 2002. Commonwealth–State Housing Agreement national data reports 2000–01: Aboriginal rental housing. Canberra: AIHW.

AIHW 2003a. Commonwealth–State Housing Agreement national data reports 2001–02: Aboriginal rental housing. AIHW cat. no. HOU 83. Canberra: AIHW.

AIHW 2003b. National Housing Assistance Data Dictionary version 2 (Housing Assistance Data Development Series). AIHW cat. no. HOU 89. Canberra: AIHW.