
13A HOUSING ATTACHMENT

Un sourced information has been obtained from Commonwealth, State and Territory Governments.

Definitions for the descriptors and indicators in this attachment are in Section 13A.6.

13A.1 Jurisdictions' comments

New South Wales Government comments

“ NSW is the largest provider of social housing in Australia, with almost 140 000 public, community and Aboriginal housing dwellings. NSW has the highest proportion of social housing tenants with low incomes, the highest cost housing market, and the highest level of outstanding housing need.

The focus of social housing in NSW during 1996–97 was to develop a broader social housing system and significantly improve the quality and appropriateness of housing and support services while maintaining the level of new housing assistance.

In 1996–97, NSW faced continuing demand from 95 000 households waiting for public housing, decreased ability of public housing tenants to compete for affordable housing in the private sector, and decreased capacity to meet demand for social housing due to Federal funding cuts.

Development of a Broader Social Housing System: NSW is strongly committed to the community housing sector, with growth in 1996–97 of around 900 dwellings to over 6600, almost 5 per cent of social housing. The sector has actively supported data gathering for this Report, with data supplied for over 90 per cent of the sector as defined for this collection.

Overcrowding: The apparent increase in moderate overcrowding in public housing between 1995–96 and 1996–97 is due to a change in definition, with one bedroom dwellings occupied by couples now defined by the Industry Commission as overcrowded.

Consumer satisfaction: NSW has actively implemented strategies to improve client satisfaction. These include: encouraging greater tenant participation (Tenant and Community Initiatives Program); more effective methods of dealing with maintenance issues raised by clients; extensive training of client support staff; and a 38 per cent increase in maintenance expenditure over two years. The 1997 results indicate these efforts need to continue.

Percentage of Income on Rent: NSW has the highest proportion of public housing tenants paying up to 20 per cent of assessable income on rent. This reflects the high level of targeting, with most tenants requiring a rebate and paying 20 per cent of income in rent in accord with NSW policy.

Acquisition Costs: The average cost of purchasing social housing dwellings is higher in NSW than other states and territories due to the high cost of land in NSW, particularly Sydney. The average cost of constructing public housing dwellings in NSW appears considerably lower than purchasing, in part because the land component for construction is valued at historical costs.

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Victoria Government comments

“ A number of initiatives were taken during 1996–97, under very tight conditions in the private rental market, and considerable uncertainty regarding CSHA funding, with a view to providing a sustainable housing assistance program.

Victoria assisted the initiation of a range of housing reform measures under the CSHA, with this approach being agreed by Commonwealth Government and in part by State Housing Ministers in a joint communique. The Minister for Housing announced Victorian reforms to better target public housing and enhance the efficiency of the welfare housing sector. These reforms include segmenting the waiting list by priority need, introducing streamlined income and asset and eligibility requirements, introducing three or five year tenure eligibility reviews, and reducing rent subsidies. The reforms are planned to be progressively introduced during 1997–98, and completed by December 1998.

A demand management tool called broadbanding, in which applicants nominate a wider area of their preferred location of housing, was introduced during 1996–97. This enabled more people to be assisted with public rental housing on a priority basis during 1996–97 (33 per cent of total allocations, compared with 26 per cent in the previous year). Priority waiting times were reduced from an average of 3.3 months during 1995–96 to 2.5 months during the last 6 months of 1996–97. This priority assistance to people in urgent need is to some extent mirrored by longer waiting times for people on the wait turn list.

Victoria commenced a process of fundamental restructure and reform of the community housing sector. A program called transitional housing, which provides housing assistance, coordinated with support services for homeless people, was developed through the use of competitive tendering by potential providers. Stock numbers from pre-existing programs were boosted, as acquisition for this program was given emphasis during the year.

Victoria's higher than national average ratings are a pleasing result of the attention paid to stock condition during 1996–97. The improvement in Victoria's overall satisfaction ratings from the previous year is also noted.

As community-managed housing performance measurement is still in the developmental stage, valid comparisons among the states can not yet be made. Longer-term reforms in Victoria include reducing and refocussing the proliferation of programs and management structures, and improving efficiencies in client service, stock utilisation, administration and accountability.

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Queensland Government comments

“ The period since publication of the last 'Report on Government Service Provision' has seen significant changes in the way in which housing assistance programs are delivered in Queensland. Changes have included the move to a purchaser/provider model for delivery of housing assistance services, the adoption of commercialised operations and the 'Housing Queensland' identity, and the implementation of output accrual budgeting by the Department of Public Works and Housing. These changes have been introduced to enhance the long term sustainability of social housing provision within this state.

Despite these significant changes to organisation and focus, and the associated adjustments required by both our staff and systems, the results displayed within this Report reflect continued good performance across the range of measured items for public rental housing. With respect to the two new public rental measures (condition of housing stock and level of provision), Queensland's results were above national averages. Queensland was unable to report this year upon the rate of return on equity, due to the adoption of a new approach to asset valuation. A considerable investment has been made to move from a 'replacement cost' approach to asset valuation, to a more robust 'market value' approach in order to improve the validity of this measure for future years.

This Report has, for the first time, included performance reporting with respect to the delivery of community housing. In preparing to contribute to this process, Queensland undertook, for the first time, a comprehensive community housing data collection process. Data returns were received from approximately 30 per cent of community providers within the state. However, many returns were incomplete or included inconsistencies, raising concerns regarding the overall quality of the data. The reported data, therefore, is based upon the approximately 15 per cent of returns which were complete and appeared to provide accurate data. This sample included 30 per cent of community housing stock, as well as covering a range of provider organisations, geographic locations, types of providers and portfolio sizes. Queensland registered a somewhat higher level of under-occupancy in community housing than other jurisdictions. When interpreting these results, it should be noted that many Queensland community housing providers manage a very small portfolio of housing in rural areas, and therefore have limited capacity to re-locate tenants when household characteristics change.

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Western Australia Government comments

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A high level of demand for public housing was experienced during the 1996–97 financial year, when the waiting list increased by 715 applications. This increase is partially attributed to an increase in rents in the private sector and a reduced turnover of stock.

Homeswest continued with its Estates Improvement and Redevelopment programs during the year. These two programs aim at reducing Homeswest’s rental presence, replacing older, high maintenance housing, providing more attractive living environments and encouraging home ownership, targeted at people eligible for rental housing and those tenants wanting to purchase their rental homes.

A further reduction in rental arrears was achieved this year. This trend has been continuing for five years and is attributed to improved arrears recovery procedures, and more recently to the impact of the Direct Deduction Scheme which has been expanded to include newstart and parenting allowance, arrears repayment and associated housing debts. This scheme has now been included as a condition of tenancy.

Service to customers remains a high priority for WA. This year WA and SA recorded the highest level of 26 per cent of tenants who were very satisfied with the service provided. Over two-thirds of tenants (71 per cent) in WA expressed satisfaction with the overall service they receive.

WA maintained its commitment to providing appropriate housing for people with disabilities, who either individually, or with their families, accessed housing through Homeswest’s mainstream public rental accommodation. During the year an additional 139 dwellings were acquired, and 180 tenancies were allocated to people with disabilities. Also, 60 loans were approved under the Access Home Loan Scheme which enables people with disabilities to purchase or build a purpose designed home of their own, or to modify an existing home to cater for their needs.

The year also saw the development and approval of a 10 year financial plan which will provide the financial certainty to set strategic direction for the coming decade.

Continued development and refinement of performance measures occurred during the year, and WA is developing new information systems which will make future access to, and disaggregation of data more efficient. In regard to stock condition, Homeswest continued its objective to visit every tenancy once a year in order to complete a property inspection.

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South Australia Government comments

“ SA has a significant public housing sector with over 10 per cent of dwellings publicly owned. This is largely the result of building programs during the 1950's and 1960's which were influenced by broader economic objectives, including the construction of housing for working families and an expansion program during the 1980's.

This history combined with few restrictions on access (home owners are ineligible) has contributed, along with property market conditions, to below average proportions of households in need generally in SA at the 25 to 30 per cent rent to income levels. Access arrangements along with quality housing product have also meant the existence of a large waiting list. The data continues to show a high proportion (26 per cent) of applicants waiting more than 5 years for housing. While general allocation is wait turn, the priority system provides earlier access to households in acute need.

The historical focus on the provision of housing for working families has left the state with large estates of three bedroom housing, many of which are on the urban fringe. With the growth in the proportion of singles and smaller households now being housed there is often a mismatch between household type and dwelling size resulting in a higher rate of underutilisation than other states. This is currently being addressed through a range of measures including active sales and redevelopment programs.

Public housing in SA produces affordability outcomes consistent with the 25 per cent rent to income benchmark. There are relatively high levels of customer satisfaction and (recognising difficulties of comparison) relatively high levels of efficiency as indicated by the return on equity and low levels of administration cost per dwelling.

SA has established a growing community housing sector providing community managed housing arrangements (co-operatives and associations) which offer tenure choice and contribute to meeting housing need. The preliminary and limited nature of community housing data published in this Report makes comparison and interpretation of performance between states and territories difficult at this stage.

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Tasmania Government comments

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The Housing Division forms part of the Department of Community and Health Services (DCHS). It provides public rental dwellings, rental subsidies to public housing tenants, and assistance to those who wish to rent private housing, become involved in community managed housing, or buy a home.

During 1996–97 a review of DCHS resulted in a move from a regional to state-wide structure for the delivery of services. At the same time, the Division placed increased emphasis on enhanced customer services within the context of a commercially based operation. The Government also gave commitment to pursuing work on a series of national reforms to housing assistance.

In Tasmania, a large proportion of public dwellings are located in peripheral areas (broadacres). The condition of homes as rated by clients compares favourably with other states, however a considerable number lack amenity relative to other public rental homes in Tasmania. There is also an oversupply of rental housing in the state. These issues have a direct impact on turnaround times, occupancy rates and make many public houses hard to let.

To address how asset performance could be improved and client needs better matched, consultancies were contracted and completed in 1996–97. These provided strategic asset management advice for the Division. As a result a series of urban renewal projects were undertaken and a focus on sale of surplus stock in low demand areas was reinforced.

Public housing in Tasmania remains highly accessible. The majority of applicants wait under 1 year for housing, and applicants who choose to live in broadacre areas wait under 6 months. Improved management of arrears brought a decrease in the number of tenants in arrears. Rate of return on equity is favourable. Tasmania's Administration costs cannot accurately be compared with other states because they are not for public rental alone.

Community housing data was collected for the first time in 1996–97 with 70 per cent of dwellings represented in the sample. In Tasmania, the sector is relatively small, exhibits a wide range of models, involves many organisations and there is a reliance on a diversity of manual data collections. This makes the collation of comparable information difficult. For example, the tenant contribution in community housing may include meals and electricity or may simply be a small weekly service fee following an owner donor payment.

Progress has been made in performance assessment. Ongoing development of measures and methods of reporting against them, will over time, allow more accurate understanding of achievements in service delivery.

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Australian Capital Territory Government comments

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The housing program continues to focus on customer service in the provision of housing assistance to those most in need in the ACT community. To achieve this, the public housing authority, ACT Housing, has implemented a range of measures to improve customer service and provide a more integrated approach to service delivery. ACT Housing has also implemented improved asset and financial management initiatives which have built upon and accelerated the improvements already underway.

The introduction of innovative services, such as Residents Services Teams, has led to the restructuring of the Woden and City Regional Offices and there have been reductions in turnaround times for vacant untenable properties, improved responses to tenant requests and a major effort directed to training ACT Housing staff.

In July 1997 a centralised Applicants Services Centre commenced and has improved the consistency of assessments for eligibility for public housing. Waiting lists have continued to decline with current levels almost half that recorded in 1994–95. There was also success in reducing the level of tenants in debt, with a 33 per cent improvement over the last year. Many of these improvements have yet to be reflected in the level of tenant satisfaction for the current reporting period because the phased implementation of the changes resulted in their finalisation late in the financial year.

The ACT has a significant public housing sector comprising 11 per cent of all housing stock. This is due to the nature of the development of the ACT in the 1960s and 1970s where government housing was part of the incentives to develop the ACT. While the ACT has benefited from this high proportion of residential stock, this has been at the expense of stock condition. The ACT's public housing stock is old relative to other states with 60 per cent of stock over 20 years of age. This stock is also primarily located in the inner suburbs which have high land values and therefore generates a low return on equity.

A number of improved asset management measures have been introduced to ensure that the supply of properties matched demand, thereby meeting customer needs, and to assure the long term viability of public rental operations. The level of funds allocated in the 1997-98 Budget to be spent on property maintenance and upgrades was significantly increased (by 70 per cent over 1996–97 and 34 per cent over 1994–95).

A further 200 rental properties will be transferred from public to community-based management in 1998–99.

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Northern Territory Government comments

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Public housing comprises 14 per cent of all housing stock in the NT, which is still the highest level nationally. This is due to the universal provision of public housing to encourage regional development up until 1991 when means testing was introduced.

Another legacy of universal public housing is the high level of tenants not receiving rebates — currently around 47 per cent — most of whom became tenants prior to means testing. This means that the effectiveness indicators must be treated with caution, since they apply only to those tenants receiving a rebate. The NT also has the lowest level of home ownership. Government policy is now geared towards encouraging home ownership and rationalising the public housing stock portfolio.

Another factor that must be remembered is that the data in this Report applies only to urban areas. All indigenous housing funds are administered by the Indigenous Housing Authority of the NT, the first and to date only, multilateral indigenous housing organisation. Indigenous housing in remote communities is then administered by the local communities and housing associations.

Apart from indigenous housing on Aboriginal land, the community housing sector is very small in the NT. Currently community housing data is incomplete, reflecting the evolving nature of the sector. The NT expects that 'broadbanding' of community housing funding will assist in the development of more flexible housing provider models, particularly for people with specific housing needs.

The performance reporting provided in this Report comes at considerable cost, which is especially significant in small jurisdictions and for small programs. The cost effectiveness of performance reporting for small programs has yet to be demonstrated. As for last year, the NT has performed in the mid-range for most performance indicators. The efficiency indicators reinforce the Department's efforts to improve the proficiency of housing administration and to provide a responsive and cost-effective maintenance service. The poor results for stock condition are in conflict with our own stock condition survey. Over the last two years, the condition assessment of 6000 dwellings by independent contractors, has shown that the majority of dwellings are in reasonable repair.

The NT is still a developing region and housing continues to play an important role in that development. Over the next year, the challenge will be to ensure that the reform of housing assistance is responsive to the particular housing needs of Territorians.

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13A.2 All jurisdictions' data — public housing

Table 13A.1: Tenant satisfaction, 1996 (per cent)^a

<i>Aspect</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
<i>Overall satisfaction</i>									
Very satisfied	22	19	27	23	23	20	14	20	22
Satisfied	46	41	46	49	45	47	43	42	45
Dissatisfied	21	20	13	16	13	18	24	17	18

a Figures do not add to 100 due to non response and other reasons.

Source: Donovan Research 1997

Table 13A.2: Tenant satisfaction, 1997 (per cent)^a

<i>Aspect</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
<i>Overall satisfaction</i>									
Very satisfied	18	20	25	26	26	20	14	19	21
Satisfied	39	44	47	45	44	44	46	50	43
Dissatisfied	24	15	12	16	13	19	21	14	18

a Figures do not add to 100 due to non response and other reasons.

Source: Donovan Research 1997

Table 13A.3: Tenants rating housing stock condition as good, 1997
(per cent)

<i>Aspect</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
External structure	51	58	60	53	50	60	44	48	53
Internal structure	43	48	52	42	41	48	39	31	44
Appliances	64	69	65	65	57	64	58	48	64
Security	55	58	58	59	40	57	43	47	54
Surrounds	51	53	55	55	48	48	37	39	50

Source: Donovan Research 1997

13A.3 Single jurisdiction data — public housing

13A.3.1 New South Wales

Table 13A.4: NSW descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing	No	138 044	136 642
Households assisted with rebated public rental housing	No	133 555	134 991
Households assisted with rebated public rental housing in the capital city area of the state or territory	No	82 682	81 940
Households assisted with rebated public rental housing outside the capital city area of the state and territory	No	50 873	53 051
Market rent	\$m	966	969
Rent charged	\$m	408	420
Total rent collected from tenants	\$m	400	414
Total recurrent and capital expenditure ^{a,b}	\$m	401	329

a Capital expenditure funded from Commonwealth State Housing Agreement, asset sales and additional State Government contribution to capital for public housing. There was no recurrent spending from CSHA sources on public housing tenants.

b The 1995–96 figures provided last year included the Community Tenancy Scheme and Office Accommodation and Admin Assets. These were removed and recalculated for 1995–96.

Table 13A.5: NSW descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total public rental housing dwellings occupied	No	122 166	122 004
Total tenantable public rental housing dwellings vacant	No	1 604	1 882
Total untenantable public rental housing dwellings vacant	No	240	156
Total number of vacant public rental housing dwellings	No	1 844	2 038
Total market value of stock ^a	\$m	13 240	12 616
Total number of public housing dwellings	No	123 770	123 886
Total number of social dwellings	No	na	128 678
Housing choice	Per cent	na	96

na not available

a 1996–97 figures based upon improved inspection method on an increased sample of dwellings.

Table 13A.6: NSW effectiveness indicators part 1, 1995–96 and 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need:			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	32	35
-at 25 per cent affordability benchmark for occupancy standard B ^a	Per cent	na	na
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	36	39
-at 30 per cent affordability benchmark for occupancy standard B ^a	Per cent	na	na

na not available

a Occupancy standard B not reported on.

Table 13A.7: NSW effectiveness indicators part 2, 1995–96 and 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	87	91
-at 25 per cent affordability benchmark for occupancy standard B ^b	Per cent	na	na
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	80	85
-at 30 per cent affordability benchmark for occupancy standard B ^b	Per cent	na	na

na not available

a The percentage of those occupying public housing who were in need.

b Occupancy standard B not reported on.

Table 13A.8: NSW effectiveness indicators part 3, 1995–96 and 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
<i>Affordability</i>			
Households spending percentage of their assessable income on rent:			
-less than or equal to 20 per cent	Per cent	91	83
-less than or equal to 25 per cent	Per cent	100	100
-less than or equal to 30 per cent	Per cent	100	100
-greater than or equal to 30 per cent	Per cent	0	0
<i>Match of dwelling to household size</i>			
Occupied dwellings with:			
-moderate overcrowding ^a	Per cent	7	14
-high overcrowding	Per cent	0	2
-underutilised	Per cent	7	7
Level of provision ^b	Per cent	na	101

na not available

a Proxy occupancy standard changed in 1996–97 to coincide with data dictionary, leading to an increase in dwellings counted as overcrowded.

b Proportion of households provided with housing assistance in the year relative to a bilaterally agreed level of provision. Included housing for Aboriginals.

Table 13A.9: NSW effectiveness indicators part 4, 1995–96 and 1996–97^a

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting:			
-less than 6 months	Per cent	12	10
-less than 1 year	Per cent	24	21
-less than 2 years	Per cent	45	43
-less than 3 years	Per cent	63	61
-less than 4 years	Per cent	78	75
-less than or equal to 5 years	Per cent	90	86
-longer than 5 years	Per cent	10	14

a The 1995–96 figures provided last year appear to have included applicants who were later determined to be ineligible. The current data dictionary requires that potential applicants awaiting eligibility assessment be excluded from the 1996–97 figures.

Table 13A.10: NSW efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity	Per cent	4	4
Rate of return on total assets before interest and tax	Per cent	3	3
Average administration cost per dwelling ^a	\$	797	1 004
Average operational cost (maintenance and depreciation) per dwelling ^a	\$	na	3 404
Community service obligations	Per cent	58	57

na not available

a Included number of dwellings managed under all Departmental programs, for example General Housing, Housing for Aboriginals, Department of Housing Community Managed Housing.

Table 13A.11: NSW efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost:			
-1 bedroom dwellings	\$	151 304	149 511
-2 bedroom dwellings	\$	187 340	154 053
-3 bedroom dwellings	\$	193 951	181 194
-4 or more bedroom dwellings	\$	236 765	232 164
-All dwellings	\$	190 338	173 158
Average cost of construction per new dwelling:			
-1 bedroom dwellings	\$	73 726	70 754
-2 bedroom dwellings	\$	136 122	126 221
-3 bedroom dwellings	\$	161 404	143 185
-4 or more bedroom dwellings	\$	237 271	165 838
-All dwellings	\$	100 329	100 267

Table 13A.12: NSW efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	98	98
Tenants in rent arrears:			
-more than 4 weeks	Per cent	6	5
-more than 8 weeks	Per cent	2	2
-more than 12 weeks	Per cent	2	2
Turn around rent foregone	Per cent	4	5
Average turn around time for:			
-normally vacated stock	Days	33	20
-newly purchased stock ^{a,b}	Days	na	na
-newly constructed stock ^{a,b}	Days	na	na

na not available

a Total number of days newly acquired (that is purchases and constructed-all programs) dwellings were vacant for year ending 30 June 1997 was 29 484 days.

b Average time for occupancy for newly acquired (that is purchases and constructed-all programs) dwellings: 29 484/2031=14.52 days.

13A.3.2 Victoria

Table 13A.13: Victoria descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing	No	69 436	68 739
Households assisted with rebated public rental housing ^a	No	62 602	60 938
Households assisted with rebated public rental housing in the capital city area of the state and territory ^{a,b}	No	4 1511	40 543
Households assisted with rebated public rental housing outside the capital city area of the state and territory ^{a,b}	No	21 091	20 395
Market rent	\$m	348	349
Rent charged ^c	\$m	183	190
Total rent collected from tenants ^d	\$m	182	190
Total recurrent and capital expenditure ^e	\$m	472	473

a The number of tenants on rebates was at 30 June 1996. It excluded those tenants who were receiving a rebate during the period, but who were paying market rent at 30 June 1996.

b Capital/non-capital city was based on a Departmental split similar but not identical to the ABS definition.

c Rent charges for year was net of vacancy rents and bad debts, and also excluded commercial rent.

d Total rent collected from tenants for year included payments of arrears from prior years and rental paid in advance this year. Also excluded any commercial rent collected.

e Total Recurrent and Capital Expenditure was specifically public rental program recurrent expenditure (including administration) plus capital expenditure (including administration). It excluded tenancy manager market rent fees of \$348 million paid to the property manager.

Table 13A.14: Victoria descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total number of public rental housing dwellings occupied	No	61 042	60 883
Total number of tenatable public rental housing dwellings vacant	No	1 182	1 131
Total number of untenatable public rental housing dwellings vacant	No	1 843	2 043
Total number of vacant public rental housing dwellings	No	3 025	3 174
Total market value of stock ^a	\$m	4 636	4 667
Total number of public housing dwellings	No	62 224	62 014
Total number of social dwellings	No	66 036	66 097
Housing choice	Per cent	94	94

a The total market value of stock was obtained from the balance sheet figure, that is the capital improved value as at 30 June. Current year handovers were at cost.

Table 13A.15: Victoria effectiveness indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	29	29
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	29	30
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	28	30
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	33	35

a Those households having a nil income (that is where the income record was blank, or has zero recorded against it) recorded on the Tenancy Management System were excluded. The proxy occupancy standard was applied as closely as possible.

Table 13A.16: Victoria effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	89	91
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	90	95
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	69	76
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	81	88

a Those households having a nil income (that is where the income record was blank, or had zero recorded against it) recorded on the Tenancy Management System were excluded. The proxy occupancy standard was applied as closely as possible.

Table 13A.17: Victoria effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability			
Households spending percentage of their assessable income on rent:			
-less than or equal to 20 per cent;	Per cent	47	39
-less than or equal to 25 per cent;	Per cent	100	100
-less than or equal to 30 per cent; or	Per cent	100	100
-greater than or equal to 30 per cent;	Per cent	0	0
Match of dwelling to household size			
Occupied dwellings with:			
-moderate overcrowding	Per cent	8	8
-high overcrowding	Per cent	1	1
-underutilised	Per cent	6	7
Level of provision	Per cent	na	98

na not available

Table 13A.18: Victoria effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting ^a :			
-less than 6 months	Per cent	11	9
-less than 1 year	Per cent	21	19
-less than 2 years	Per cent	39	37
-less than 3 years	Per cent	54	53
-less than 4 years	Per cent	69	66
-less than or equal to 5 years	Per cent	83	79
-longer than 5 years	Per cent	17	21

a Waiting list data was reviewed during 1996–97, resulting in a decrease on the previous year's figure. The public housing waiting list included applicants that can be assisted through the Aboriginal Housing Program.

Table 13A.19: Victoria efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity ^a	Per cent	4	4
Rate of return on total assets before interest and tax ^a	Per cent	2	2
Average administration cost per dwelling ^b	\$	731	780
Average operational cost (maintenance and depreciation) per dwelling ^c	\$	9 130	9 489
Community service obligations	Per cent	47	46

a The Property Manager net surplus included the income and operating expenditure for both the Asset Manager and Tenancy Manager. The Asset Manager's fee expenditure was also included. The cost of disposals, or revenue from disposals, were not included.

b Included all administration components of the Asset, Property and Tenancy Manager.

c The figure at 30 June 1997 included all costs as specified in the 1996–97 data collection manual. Market rent paid excluded service charges. The figure for the previous year was based total administration costs plus depreciation.

Table 13A.20: Victoria efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost:			
-1 bedroom dwellings	\$	76 217	80 896
-2 bedroom dwellings	\$	100 009	98 654
-3 bedroom dwellings	\$	111 872	121 107
-4 or more bedroom dwellings	\$	125 029	160 880
-All dwellings	\$	97 329	98 966
Average cost of construction per new dwelling ^a :			
-1 bedroom dwellings	\$	88 698	87 462
-2 bedroom dwellings	\$	106 427	117 932
-3 bedroom dwellings	\$	147 084	155 925
-4 or more bedroom dwellings	\$	149 957	152 771
-All dwellings	\$	99 792	107 095

a Construction costs could include the cost of land which was derived from demolition of existing stock or land purchased/developed in previous financial years. Individual numbers of properties cannot be identified.

Table 13A.21: Victoria efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	99	100
Tenants in rent arrears:			
-more than 4 weeks	Per cent	7	6
-more than 8 weeks	Per cent	4	3
-more than 12 weeks	Per cent	2	2
Turn around rent foregone ^a	Per cent	3	3
Average turn around time for:			
-normally vacated stock ^b	Days	36	34
-newly purchased stock ^c	Days	na	na
-newly constructed stock ^c	Days	na	na

na not available

a Included vacancy rent for both tenantable and untenable properties.

b The days vacant was calculated as the time between the cessation of a tenancy and sign-up of a subsequent tenancy for a property. It excluded any time lost in vacancy due to the property undergoing specific reletting restrictions including: general upgrade; awaiting conversion; demolition; redevelopment; sale or those under review.

c Data will be available for future Reports.

13A.3.3 Queensland

Table 13A.22: Queensland descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing	No	54 700	57 024
Households assisted with rebated public rental housing ^a	No	53 659	55 143
Households assisted with rebated public rental housing in the capital city area of the state and territory ^b	No	30 104	30 745
Households assisted with rebated public rental housing outside the capital city area of the state and territory ^c	No	23 555	24 398
Market rent ^d	\$m	302	314
Rent charged ^e	\$m	136	152
Total rent collected from tenants ^e	\$m	137	151
Total recurrent and capital expenditure ^e	\$m	387	436

a Based on tenants rent position at the end of each financial year or when they vacated public housing (that is it did not consider whether tenants paying market rent at the end of each financial year received a rebate during the period).

b Based on tenants rent position at the end of each financial year or when they vacated public housing (that is it did not consider whether tenants paying market rent at the end of each financial year received a rebate during the period). Included tenants from the Brisbane statistical division. The 1995–96 figure was slightly different to that provided last year because a more accurate method of assigning location to each dwelling was used this year.

c Based on tenants rent position at the end of each financial year or when they vacated public housing (that is it did not consider whether tenants paying market rent at the end of each financial year received a rebate during the period). Included tenants from outside the Brisbane statistical division. The 1995–96 figure was slightly different to that provided last year because a more accurate method of assigning location to each dwelling was used this year.

d Calculated according to definition. The 1995–96 figure was slightly different to that provided last year because of improved accuracy with hand over dates for properties constructed or purchased during that year.

e Included all expenditure of a capital and recurrent nature relating to the public housing program less any recovered expenditure.

Table 13A.23: Queensland descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total number of public rental housing dwellings occupied ^a	No	46 368	48 145
Total number of tenantable public rental housing dwellings vacant	No	616	620
Total number of untenable public rental housing dwellings vacant	No	682	792
Total number of vacant public rental housing dwellings	No	1 298	1 412
Total market value of stock ^b	\$m	1 901	3 822
Total number of public housing dwellings	No	47 618	49 306
Total number of social dwellings	No	na	52 762
Housing choice ^c	Per cent	0	93

na not available

a Calculated according to the definition. The 1995–96 figure was slightly different to that provided last year because last year's figure reported rebated tenants only.

b For 1995–96, the market value of stock was not available. The figure quoted represented a valuation calculated from the construction cost to replace the utility represented by current stock. Did not include value of vacant land holdings. For 1996–97, the current market value was used.

c For 1995–96, no community housing figures were available.

Table 13A.24: Queensland effectiveness indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	29	30
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	30	30
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	34	34
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	35	35

a Median private rental market rent was based on calculated median rents for bonds lodged with the Queensland Residential Tenancies Authority for the June Quarter 1996 and the June Quarter 1997 for the Brisbane Statistical Division and the rest of the State by number of bedrooms. Gross household income was based on the total household income recorded for the household as at 30 June 1996 and 30 June 1997. Eligibility for private rent assistance from the DSS was based on the main income source of the primary tenant in each household and the main income source of any others in the household. Where there were no others and the household was eligible for rent assistance then the appropriate average payment was deducted from the median market rent specified. Where there were others in the household, then each of the others who were eligible for rent assistance receive two-thirds of the average rent assistance payment for singles as specified by the DSS. This was also deducted from the median market rent. All households exceeded the minimum rent threshold. The 1995–96 figures varied from those produced last year because of the different rules for apportioning DSS rent assistance prescribed for this year.

Table 13A.25: Queensland effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need:			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	94	92
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	95	93
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	87	85
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	89	87

Table 13A.26: Queensland effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability			
Households spending percentage of their assessable income on rent ^a :			
-less than or equal to 20 per cent;	Per cent	32	32
-less than or equal to 25 per cent;	Per cent	99	98
-less than or equal to 30 per cent; or	Per cent	100	99
-greater than or equal to 30 per cent;	Per cent	0	1
Match of dwelling to household size			
Occupied dwellings with: ^b			
-moderate overcrowding	Per cent	7	7
-high overcrowding	Per cent	0	0
-underutilised	Per cent	7	6
Level of provision ^b	Per cent	100	101

a See attached notes on assessable income (Table 13A.85)

b The reported 1995–96 figures for number of public housing dwellings occupied used in this calculation vary from those reported last year because of an error last year in defining the date range used for reporting.

Table 13A.27: Queensland effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting:			
-less than 6 months	Per cent	30	34
-less than 1 year	Per cent	52	55
-less than 2 years	Per cent	79	80
-less than 3 years	Per cent	92	93
-less than 4 years	Per cent	98	99
-less than or equal to 5 years	Per cent	99	100
-longer than 5 years	Per cent	1	0

Table 13A.28: Queensland efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity ^a	Per cent	11	na
Rate of return on total assets before interest and tax ^a	Per cent	10	na
Average administration cost per dwelling	\$	746	803
Average operational cost (maintenance and depreciation) per dwelling ^b	\$	2 769	2 872
Community service obligations	Per cent	55	52

na not available

a Calculated according to definition for 1995–96. The figure for 1996–97 was not meaningful due to a change on the Department's asset valuation methodology.

b Calculated according to definition except for disposal costs which could not be readily separated and were not included.

Table 13A.29: Queensland efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost ^a :			
-1 bedroom dwellings	\$	121 027	97 958
-2 bedroom dwellings	\$	121 027	117 372
-3 bedroom dwellings	\$	121 027	133 080
-4 or more bedroom dwellings	\$	121 027	145 166
-All dwellings	\$	121 027	128 668
Average cost of construction per new dwelling ^{a,b} :			
-1 bedroom dwellings	\$	109 922	88 757
-2 bedroom dwellings	\$	109 922	128 553
-3 bedroom dwellings	\$	109 922	161 073
-4 or more bedroom dwellings	\$	109 922	166 214
-All dwellings	\$	109 922	116 109

a In 1995–96, for multiple dwelling sites, the system recorded capital costs only at the site (job) level. Expenditure by type was calculated by evenly dividing total expenditure by the number of dwellings for each type.

b For 1996–97, capital costs calculated according to definition and included land, internal and external fees.

Table 13A.30: Queensland efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	101	99
Tenants in rent arrears ^a :			
-more than 4 weeks	Per cent	4	3
-more than 8 weeks	Per cent	1	1
-more than 12 weeks	Per cent	0	0
Turn around rent foregone	Per cent	5	4
Average turn around time for:			
-normally vacated stock	Days	24	21
-newly purchased stock; and	Days	18	19
-newly constructed stock	Days	10	11

a The 1995–96 figures vary from those produced last year because of an error in defining the date range used for reporting the total number of public rental household at 30 June 1997.

13A.3.4 Western Australia

Table 13A.31: WA descriptors part 1, 1995–96 to 1996–97^a

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing	No	38 409	37 446
Households assisted with rebated public rental housing ^b	No	34 551	33 484
Households assisted with rebated public rental housing in the capital city area of the state and territory ^b	No	25 332	24 678
Households assisted with rebated public rental housing outside the capital city area of the state and territory ^b	No	9 219	8 806
Market rent	\$m	194	194
Rent charged	\$m	97	100
Total rent collected from tenants	\$m	96	102
Total recurrent and capital expenditure	\$m	173	137

a All figures included 341 community disability housing program dwellings. It was not possible to separate statistics associated with these dwellings. However, these 341 dwellings were only counted once for the total number of social dwellings.

b Opening balances of subsidised tenancies were accurate. All new subsidised tenancies during the financial year were based on averages.

Table 13A.32: WA descriptors part 2, 1995–96 to 1996–97^a

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total public rental housing dwellings occupied	No	32 684	32 605
Total tenantable public rental housing dwellings vacant	No	448	232
Total untenable public rental housing dwellings vacant	No	972	906
Total vacant public rental housing dwellings	No	1 420	1 138
Total market value of stock	\$m	2 339	2 477
Total public housing dwellings	No	33 132	32 837
Total social dwellings	No	34 873	34 826
Housing choice	Per cent	95	94

a All figures included 341 community disability housing program dwellings. It was not possible to separate statistics associated with these dwellings. However, these 341 dwellings were only counted once for the total number of social dwellings.

Table 13A.33: WA effectiveness indicators part 1, 1995–96 to 1996–97a

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	na	na
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	na	na
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	na	na
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	na	na

na not available

a Data were not available because computer systems currently being re-written. This information should be available for future Reports.

Table 13A.34: WA effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	na	na
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	na	na
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	na	na
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	na	na

na not available

a Data were not available because computer systems currently being re-written. This information should be available for future Reports.

Table 13A.35: WA effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability ^a			
Households spending percentage of their assessable income on rent ^a :			
-less than or equal to 20 per cent	Per cent	32	31
-less than or equal to 25 per cent	Per cent	100	100
-less than or equal to 30 per cent	Per cent	100	100
-greater than or equal to 30 per cent	Per cent	0	0
Match of dwelling to household size			
Occupied dwellings with ^b :			
-moderate overcrowding	Per cent	6	6
-high overcrowding	Per cent	0	0
-underutilised	Per cent	13	13
Level of provision	Per cent	na	99

na not available

a The figure reported in the 1997 report for the 1995–96 financial year was extracted from a new reporting program which was found to be inaccurate. This figure was recalculated at 32 per cent.

b In determining appropriate dwelling size, all persons 16 years of age and over were assumed to require a separate bedroom.

Table 13A.36: WA effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting:			
-less than 6 months	Per cent	27	27
-less than 1 year	Per cent	49	47
-less than 2 years	Per cent	75	73
-less than 3 years	Per cent	86	87
-less than 4 years	Per cent	92	92
-less than or equal to 5 years	Per cent	97	97
-longer than 5 years	Per cent	3	3

Table 13A.37: WA efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity	Per cent	3	2
Rate of return on total assets before interest and tax	Per cent	3	3
Average administration cost per dwelling	\$	880	887
Average operational cost (maintenance and depreciation) per dwelling	\$	3 166	3 304
Community service obligations	Per cent	50	48

Table 13A.38: WA efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost:			
-1 bedroom dwellings	\$	0	0
-2 bedroom dwellings	\$	105 748	91 175
-3 bedroom dwellings	\$	100 397	108 563
-4 or more bedroom dwellings	\$	126 357	119 475
-All dwellings	\$	104 862	105 366
Average cost of construction per new dwelling:			
-1 bedroom dwellings	\$	79 273	78 519
-2 bedroom dwellings	\$	93 707	99 590
-3 bedroom dwellings	\$	119 460	116 569
-4 or more bedroom dwellings	\$	122 477	129 646
-All dwellings	\$	103 980	103 895

Table 13A.39: WA efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	99	101
Tenants in rent arrears ^a :			
-more than 4 weeks	Per cent	na	na
-more than 8 weeks	Per cent	na	na
-more than 12 weeks	Per cent	na	na
Turn around rent foregone	Per cent	7	8
Average turn around time for:			
-normally vacated stock ^b	Days	9	10
-newly purchased stock ^c	Days	3	4
-newly constructed stock ^c	Days	3	4

na not available

a Rental Arrears were monitored at less than 3 weeks, 3 to 5 weeks and over 5 weeks.

Arrears as at 30 June 1996 and 1997 were as follows:

	30-Jun-96	No of Accts	30-Jun-97	No of Accts
Less than 3 weeks	\$183 882.29	2 856	\$170 006.12	2 439
3 to 5 weeks	\$79 355.27	335	\$72 990.06	289
Over 5 weeks	\$152 570.44	264	\$114 462.11	215

b Excluded 'non-lettable' days.

c 'Number of days' for each new dwelling was based on the average number of days for each re-let property from the date that the maintenance was completed to the occupation date.

13A.3.5 South Australia

Table 13A.40: SA descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June ^a			
Households occupying public rental housing	No	66 097	63 633
Households assisted with rebated public rental housing	No	53 090	51 765
Households assisted with rebated public rental housing in the capital city area of the state and territory	No	40 073	39 451
Households assisted with rebated public rental housing outside the capital city area of the state and territory	No	13 017	12 314
Market rent	\$m	312	313
Rent charged	\$m	179	181
Total rent collected from tenants	\$m	184	184
Total recurrent and capital expenditure	\$m	307	278

a Reduced from previous year due to major redevelopments and stock reduction strategy.

Table 13A.41: SA descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total public rental housing dwellings occupied ^a	No	57 063	55 444
Total tenantable public rental housing dwellings vacant ^b	No	1 173	1 251
Total untenable public rental housing dwellings vacant ^c	No	640	1 262
Total vacant public rental housing dwellings	No	1 813	2 513
Total market value of stock ^d	\$m	3 427	3 296
Total public housing dwellings	No	58 236	56 695
Total social dwellings	No	na	58 985
Housing choice	Per cent	na	96

na not available

a Reduced from previous year due to major redevelopments and stock reduction strategy (1995–96 amended).

b 1995–96 amended.

c Combined previous years tenants and new allocations for year. Included properties with Property Management (centre 7300).

d Valuer-General's capital values, declined due to reduction in stock. (Sum of rent capital value).

Table 13A.42: SA effectiveness indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need:			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	42	14
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	45	7
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	40	63
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	47	69

Table 13A.43: SA effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need as a proportion of all households in need:			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	63	22
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	68	11
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	46	73
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	54	80

Table 13A.44: SA effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability ^a			
Households spending percentage of their assessable income on rent:			
-less than or equal to 20 per cent	Per cent	33	31
-less than or equal to 25 per cent	Per cent	100	100
-less than or equal to 30 per cent	Per cent	100	100
-greater than or equal to 30 per cent	Per cent	0	0
Match of dwelling to household size			
Occupied dwellings with:			
-moderate overcrowding	Per cent	1	1
-high overcrowding	Per cent	0	0
-underutilised	Per cent	18	17
Level of provision	Per cent	na	98

na not available

a Total household income was used.

Table 13A.45: SA effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting:			
-less than 6 months	Per cent	17	16
-less than 1 year	Per cent	33	31
-less than 2 years	Per cent	46	47
-less than 3 years	Per cent	59	57
-less than 4 years	Per cent	68	66
-less than or equal to 5 years	Per cent	76	74
-longer than 5 years	Per cent	24	26

Table 13A.46: SA efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity	Per cent	8	6
Rate of return on total assets before interest and tax	Per cent	4	2
Average administration cost per dwelling	\$	658	616
Average operational cost (maintenance and depreciation) per dwelling	\$	1 224	1 545
Community service obligations	Per cent	42	42

Table 13A.47: SA efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost:			
-1 bedroom dwellings	\$	0	51 359
-2 bedroom dwellings	\$	106 429	114 475
-3 bedroom dwellings	\$	125 278	130 087
-4 or more bedroom dwellings	\$	150 000	0
-All dwellings	\$	120 588	121 165
Average cost of construction per new dwelling:			
-1 bedroom dwellings	\$	0	65 000
-2 bedroom dwellings	\$	69 008	65 161
-3 bedroom dwellings	\$	75 447	71 795
-4 or more bedroom dwellings	\$	80 000	0
-All dwellings	\$	73 473	68 857

Table 13A.48: SA efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	103	102
Tenants in rent arrears:			
-more than 4 weeks	Per cent	8	10
-more than 8 weeks	Per cent	5	6
-more than 12 weeks	Per cent	3	4
Turn around rent foregone	Per cent	3	3
Average turn around time for:			
-normally vacated stock	Days	31	27
-newly purchased stock; and	Days	na	na
-newly constructed stock	Days	na	na

na not available

13A.3.6 Tasmania

Table 13A.49: Tasmania descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing	No	16 374	16 194
Households assisted with rebated public rental housing	No	na	na
Households assisted with rebated public rental housing in the capital city area of the state and territory	No	na	na
Households assisted with rebated public rental housing outside the capital city area of the state and territory	No	na	na
Market rent ^{a,b}	\$m	77	81
Rent charged ^{a,b}	\$m	39	41
Total rent collected from tenants ^a	\$m	40	41
Total recurrent and capital expenditure	\$m	83	90

na not available

a Included all rental dwellings. Community and Aboriginal data not able to be separated from public rental data.

b Included week starting June 30 1997, that is 53 weeks in total.

Table 13A.50: Tasmania descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total public rental housing dwellings occupied	No	13 333	13 112
Total tenantable public rental housing dwellings vacant ^a	No	473	359
Total untenable public rental housing dwellings vacant	No	289	585
Total vacant public rental housing dwellings	No	762	944
Total market value of stock ^a	\$m	792	772
Total public housing dwellings	No	13 806	13 471
Total social dwellings ^b	No	na	13 737
Housing choice	Per cent	na	98

na not available

a Excluded market value for 7 dwellings currently being leased to public rental.

b Total social housing only included the sample of community housing dwellings from this Report, not all community housing dwellings.

Table 13A.51: Tasmania effectiveness indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need ^{a,b} :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	42	38
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	46	43
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	35	26
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	49	42

a Median private rent was derived from a survey of Tasmania's regional newspapers.

b Rebated tenants only and where income details were available.

Table 13A.52: Tasmania effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need as a proportion of all households in need ^{a,b} :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	73	72
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	81	82
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	49	40
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	69	65

a Median private rent was derived from a survey of Tasmania's regional newspapers.

b Rebated tenants only and where income details were available.

Table 13A.53: Tasmania effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability			
Households spending percentage of their assessable income on rent ^a :			
-less than or equal to 20 per cent	Per cent	67	57
-less than or equal to 25 per cent	Per cent	100	99
-less than or equal to 30 per cent	Per cent	100	100
-greater than or equal to 30 per cent;	Per cent	0	0
Match of dwelling to household size			
Occupied dwellings with:			
-moderate overcrowding	Per cent	6	5
-high overcrowding	Per cent	1	0
-underutilised	Per cent	8	9
Level of provision	Per cent	98	99

a Rebated tenants only and where income details were available.

Table 13A.54: Tasmania effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting ^a :			
-less than 6 months ^b	Per cent	42	43
-less than 1 year	Per cent	67	69
-less than 2 years	Per cent	88	88
-less than 3 years	Per cent	94	95
-less than 4 years	Per cent	97	97
-less than or equal to 5 years	Per cent	98	98
-longer than 5 years	Per cent	2	2

a Included active applicants only. Incomplete and suspended applications excluded.

b Intervals calculated based on days (therefore 6 months equated to 182 days).

Table 13A.55: Tasmania efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity ^{a,d}	Per cent	5	4
Rate of return on total assets before interest and tax ^{a,b,d}	Per cent	1	1
Average administration cost per dwelling ^d	\$	1 066	1 165
Average operational cost (maintenance and depreciation) per dwelling ^{c,d}	\$	2 237	2 255
Community service obligations	Per cent	49	49

a Total operating costs excluded: interest on loans, mortgage and rent assistance program, grants, depreciation and sales proceeds non-current assets.

b Included interest on loans in operating costs.

c General maintenance plus capital upgrade. Depreciation on dwelling stocks only.

d Included all rental dwellings. Community and Aboriginal data not able to be separated from public rental data.

Table 13A.56: Tasmania efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost:			
-1 bedroom dwellings ^a	\$	0	0
-2 bedroom dwellings	\$	87 894	82 124
-3 bedroom dwellings	\$	96 651	101 600
-4 or more bedroom dwellings	\$	116 303	123 698
-All dwellings	\$	94 571	91 523
Average cost of construction per new dwelling:			
-1 bedroom dwelling ^{b,c,d}	\$	88 324	137 692
-2 bedroom dwellings ^{b,c}	\$	100 789	109 791
-3 bedroom dwellings ^{b,c,e}	\$	134 851	141 406
-4 or more bedroom dwellings ^{a,b,c}	\$	169 027	0
-All dwellings	\$	107 680	123 331

a No one bedroom dwellings were purchased and no four or more bedroom dwellings were constructed for the period.

b Included hard and soft landscaping, heating, floor coverings, and internal and external fencing.

c All land costs were derived from the most recent values available as assessed by the Valuer-General for the purposes of rates.

d Average construction cost to be interpreted with caution as only a small number of one bedroom properties had been constructed.

e Cost of three bedroom dwellings elevated by construction of 6 dwellings on a steep site.

Table 13A.57: Tasmania efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	103	100
Tenants in rent arrears ^a :			
-more than 4 weeks	Per cent	8	4
-more than 8 weeks	Per cent	3	1
-more than 12 weeks ^b	Per cent	na	na
Turn around rent foregone ^a	Per cent	8	10
Average turn around time for:			
-normally vacated stock	Days	56	53
-newly purchased stock ^{c,d}	Days	28	50
-newly constructed stock ^{c,d}	Days	14	28

na not available

a Included all rental dwellings. Community and Aboriginal data not able to be separated from public rental data.

b Data only collected up to 8 or more weeks in arrears.

c Only included dwellings actually tenanted. Turnaround time was not able to be determined if construction was completed or the dwelling purchased at end of the year and the dwelling was not tenanted by the time data was collected.

d Purchased and constructed dwellings go into debit on the Monday after settlement. For constructed dwellings this was when a certificate of practical completion was obtained, so the dwelling was ready to be tenanted. Purchased dwellings may still require maintenance work following settlement, so it takes longer to tenant purchased dwellings. This year significant delays occurred during the initial maintenance period for newly purchased dwellings.

13A.3.7 Australian Capital Territory

Table 13A.58: ACT descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing ^a	No	13 976	14 546
Households assisted with rebated public rental housing ^b	No	12 159	12 594
Households assisted with rebated public rental housing in the capital city area of the state and territory	No	12 159	12 594
Households assisted with rebated public rental housing outside the capital city area of the state and territory ^b	No	—	—
Market rent ^c	\$m	93	92
Rent charged ^c	\$m	47	47
Total rent collected from tenants ^c	\$m	46	46
Total recurrent and capital expenditure ^d	\$m	103	97

— not applicable

a Included all households at 30 June 1997 and those households occupying ACT Housing (ACTH) dwellings during some time in 1996–97.

b Total number of ACTH rebated households recorded in 1996–97.

c As reported in ACTH financial statements.

d Total expenditure included SAAP funding.

Table 13A.59: ACT descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total public rental housing dwellings occupied ^a	No	12 028	11 780
Total tenable public rental housing dwellings vacant ^b	No	143	165
Total untenable public rental housing dwellings vacant ^b	No	294	349
Total vacant public rental housing dwellings ^b	No	437	514
Total market value of stock ^c	\$m	1 399	1 236
Total public housing dwellings ^b	No	12 171	11 945
Total social dwellings	No	na	12 028
Housing choice	Per cent	na	99

na not available

a Total provided from data captured on 30 June 1997, excluding properties identified in community housing collection.

b Total provided from 30 June 1997 data capture.

c As reported in ACTH financial statements.

Table 13A.60: ACT effectiveness indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	69	70
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	70	70
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	79	78
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	80	79

a Calculated from DSS data and sourced ABS index data.

Table 13A.61: ACT effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	82	99
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	83	99
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	77	91
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	78	91

a Total provided from data captured on 30 June 1997 excluding properties identified in community housing collection.

Table 13A.62: ACT effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability ^a			
Households spending percentage of their assessable income on rent:			
-less than or equal to 20 per cent ^b	Per cent	26	2
-less than or equal to 25 per cent	Per cent	87	100
-less than or equal to 30 per cent	Per cent	87	100
-greater than or equal to 30 per cent	Per cent	0	0
Match of dwelling to household size			
Occupied dwellings with:			
-moderate overcrowding	Per cent	3	3
-high overcrowding	Per cent	0	0
-underutilised	Per cent	8	9
Level of provision ^c	Per cent	na	99

na not available

a Calculated from DSS data and sourced ABS index data. Total provided from data captured on 30 June 1997, excluding properties identified in community housing collection.

b Number for 1996–97 lower due to a policy decision to change the criteria used to determine assessable income spent on rent.

c Total from data captured on 30 June 1997. Figure sourced from Tenancy Group (HSG) yearly output report.

Table 13A.63: ACT effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting ^a :			
-less than 6 months	Per cent	30	42
-less than 1 year	Per cent	51	69
-less than 2 years	Per cent	78	91
-less than 3 years	Per cent	89	98
-less than 4 years	Per cent	96	99
-less than or equal to 5 years	Per cent	99	100
-longer than 5 years	Per cent	1	0

a Provided by the Tenancy Management Group (HSG) from 30 June 1997 data capture.

Table 13A.64: ACT efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity	Per cent	1	1
Rate of return on total assets before interest and tax ^a	Per cent	0	0
Average administration cost per dwelling ^b	\$	1 015	1 296
Average operational cost (maintenance and depreciation) per dwelling ^c	\$	5 986	4 832
Community service obligations	Per cent	50	49

a Provided from ACTH financial statements.

b Provided from ACTH financial statements. Included tenancy and property management costs. Total from data captured on 30 June 1997.

c Maintenance costs included repairs and maintenance, rates, cost of disposal overheads, interest expenses and rent paid on private rental leasing. Sourced from ACTH financial year reporting.

Table 13A.65: ACT efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost ^a :			
-1 bedroom dwellings	\$	125 464	117 239
-2 bedroom dwellings	\$	121 970	139 502
-3 bedroom dwellings	\$	137 368	115 979
-4 or more bedroom dwellings	\$	157 785	156 638
-All dwellings	\$	130 874	123 819
Average cost of construction per new dwelling ^a :			
-1 bedroom dwellings	\$	114 700	108 132
-2 bedroom dwellings	\$	121 300	101 087
-3 bedroom dwellings	\$	125 754	86 434
-4 or more bedroom dwellings	\$	182 142	129 473
-All dwellings	\$	128 350	104 934

a Data sourced from Property Group (BMG) financial year reporting.

Table 13A.66: ACTH efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged ^a	Per cent	98	98
Tenants in rent arrears ^b :			
-more than 4 weeks	Per cent	15	10
-more than 8 weeks	Per cent	9	5
-more than 12 weeks	Per cent	6	3
Turn around rent foregone ^c	Per cent	6	2
Average turn around time for:			
-normally vacated stock ^d	Days	48	20
-newly purchased stock ^e	Days	68	47
-newly constructed stock ^e	Days	32	15

a As reported in ACTH financial statements.

b Data sourced from ACTH Debt Management Unit 30 June 1997 debt analysis report. Total provided from data captured on 30 June 1997, excluding properties identified in community housing collection.

c As reported in ACTH 1996–97 financial statements.

d Data provided by Tenancy Management (HSG) as reported in HSG 1996–97 activities report.

e Data provided by Information Systems from ACTH yearly performance reports and the Property Group (BMG) financial statement.

13A.3.8 Northern Territory

Table 13A.67: NT descriptors part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
For year ending 30 June			
Households occupying public rental housing ^a	No	9 759	9 484
Households assisted with rebated public rental housing ^a	No	5 459	5 378
Households assisted with rebated public rental housing in the capital city area of the state and territory ^a	No	3 724	3 500
Households assisted with rebated public rental housing outside the capital city area of the state and territory ^a	No	1 735	1 878
Market rent	\$m	81	81
Rent charged	\$m	40	41
Total rent collected from tenants	\$m	40	41
Total recurrent and capital expenditure	\$m	64	71

a The total number of dwellings was reduced due to the reduction of large complexes in Alice Springs as part of the stock rationalisation program. This resulted in reductions in all indicators noted.

Table 13A.68: NT descriptors part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Total public rental housing dwellings occupied ^a	No	8 142	7 877
Total tenantable public rental housing dwellings vacant ^a	No	54	37
Total untenable public rental housing dwellings vacant ^a	No	139	194
Total vacant public rental housing dwellings ^a	No	193	231
Total market value of stock	\$m	956	947
Total public housing dwellings ^a	No	8 196	7 914
Total social dwellings	No	na	7 973
Housing choice	Per cent	na	99

a The total number of dwellings was reduced due to the reduction of large complexes in Alice Springs as part of the stock rationalisation program. This resulted in reductions in all indicators noted.

Table 13A.69: NT effectiveness indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part A			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	35	35
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	35	36
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	43	42
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	43	43

a In 1995–96, affordability was assessed based on the accommodation actually occupied, not against the appropriate accommodation for the household. The main difference was due to single person households in two and three bedrooms.

Table 13A.70: NT effectiveness indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Targeting part B			
At 30 June			
Tenants in need as a proportion of all households in need ^a :			
-at 25 per cent affordability benchmark for occupancy standard A	Per cent	100	98
-at 25 per cent affordability benchmark for occupancy standard B	Per cent	100	99
-at 30 per cent affordability benchmark for occupancy standard A	Per cent	99	96
-at 30 per cent affordability benchmark for occupancy standard B	Per cent	100	98

a In 1995–96, affordability was assessed based on the accommodation actually occupied, not against the appropriate accommodation for the household. The main difference was due to single person households in two and three bedrooms.

Table 13A.71: NT effectiveness indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
At 30 June			
Affordability			
Households spending percentage of their assessable income on rent:			
-less than or equal to 20 per cent	Per cent	75	75
-less than or equal to 25 per cent	Per cent	100	100
-less than or equal to 30 per cent	Per cent	100	100
-greater than or equal to 30 per cent	Per cent	0	0
Match of dwelling to household size			
Occupied dwellings with ^a			
-moderate overcrowding	Per cent	0	6
-high overcrowding	Per cent	0	1
-underutilised	Per cent	4	5
Level of provision ^{b,c,d}	Per cent	na	99

na not available

a In 1995–96, overcrowding was assessed against the transfer list. This year, overcrowding was assessed for all tenants against the accommodation standard. It should be noted that the accommodation standard utilised was not culturally appropriate for indigenous tenants. The vast majority of moderate overcrowding was due to families with four or more dependants. The vast majority of extreme overcrowding was due to group households, with no more total members than those classified as moderately overcrowded. If assessed on the same basis as last year moderate overcrowding would be 22 dwellings, and extreme one dwelling. It was not possible to recalculate the previous year's figures on the same basis as this year.

b It was not possible to supply household information for tenancies with the current system. The number of dwellings occupied at 30 June 1997 was used instead.

c Targets were not set in 1995–96.

d The reason the target has not been met was due to decreased turnover in rental stock, particularly in Alice Springs.

Table 13A.72: NT effectiveness indicators part 4, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Timeliness			
Households waiting ^a :			
-less than 6 months	Per cent	21	27
-less than 1 year	Per cent	36	45
-less than 2 years	Per cent	59	72
-less than 3 years	Per cent	74	86
-less than 4 years	Per cent	82	93
-less than or equal to 5 years	Per cent	93	96
-longer than 5 years	Per cent	7	4

a During the year, a restricted audit of the wait list was conducted, concentrating on one bedroom applicants in Darwin and Palmerston who have been waiting more than five years. This was largely responsible for the reduction in the total number on the wait list and the number waiting long term. There was also a decline in new applicants.

Table 13A.73: NT efficiency indicators part 1, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Rate of return on equity	Per cent	4	3
Rate of return on total assets before interest and tax ^a	Per cent	5	4
Average administration cost per dwelling ^b	\$	973	550
Average operational cost (maintenance and depreciation) per dwelling ^c	\$	na	na
Community service obligations	Per cent	50	49

na not available

a Net interest was included.

b Administration costs were less because personnel and IT costs were now paid by the GBD not the Department (as they were in the previous year).

c The GBD did not depreciate rental properties as they were revalued every three years.

Table 13A.74: NT efficiency indicators part 2, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Average purchase cost:			
-1 bedroom dwellings	\$	0	0
-2 bedroom dwellings	\$	0	142 500
-3 bedroom dwellings	\$	140 424	198 000
-4 or more bedroom dwellings	\$	0	0
-All dwellings	\$	140 424	161 000
Average cost of construction per new dwelling ^a :			
-1 bedroom dwellings	\$	0	0
-2 bedroom dwellings	\$	109 454	114 344
-3 bedroom dwellings	\$	111 584	171 533
-4 or more bedroom dwellings	\$	0	0
-All dwellings	\$	110 546	119 110

a Excluded land values.

Table 13A.75: NT efficiency indicators part 3, 1995–96 to 1996–97

	<i>Units</i>	<i>1995–96</i>	<i>1996–97</i>
Total rent collected as a proportion of total rent charged	Per cent	99	100
Tenants in rent arrears:			
-more than 4 weeks	Per cent	3	3
-more than 8 weeks	Per cent	1	1
-more than 12 weeks	Per cent	0	0
Turn around rent foregone	Per cent	2	2
Average turn around time for:			
-normally vacated stock ^a	Days	34	28
-newly purchased stock	Days	0	0
-newly constructed stock ^b	Days	27	1

a The figures in 1995–96 were distorted by several dwellings in Katherine which were not tenanted for some time due to lack of demand.

b Nine units were tenanted prior to official handover.

13.4 All jurisdictions's data — community housing

Table 13A.76: Community housing — Descriptors, 1996–97^a

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Households in community housing	No	6 688	5 256	1 664	na	2 290	298	41	59	16 296
Rebated households	No	6 530	5 256	1 568	na	1 946	96	38	na	15 434
- in the capital city area	No	2 993	4 472	677	na	1 703	53	38	na	9 936
- outside the capital city area	No	3 537	784	891	na	243	43	na	na	5 498
Market rent	\$m	na	9.0	6.6	na	14.5	0.6	0.4	na	32.2
Rent charged	\$m	14.2	1.3	3.4	na	8.3	0.8	0.2	na	28.2
Total rent collected	\$m	13.6	1.2	3.3	na	8.0	0.8	0.2	na	27.2
Total expenditure	\$m	91.9	na	35.6	na	24.5	1.0	0.04	na	153.1
Dwellings occupied	No	4 792	4 190	1 001	na	2 258	282	83	59	12 655
Dwellings vacant										
- tenantable	No	58	388	17	na	46	16	0	na	525
- untenantable	No	88	127	13	na	0	2	0	na	230
- total	No	146	515	30	na	46	18	0	na	755
Market value of stock	\$m	418	522	na	na	178	17	5	8	1 148
Community housing dwellings	No	4 660	4 705	3 456	1 987	2 304	300	83	59	17 554

(cont.)

Table 13A.76: Community housing — Descriptors, 1996–97 (cont.)

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Social dwellings	No	128 678	66 097	52 762	na	59 935	13 737	11 987	7 973	159 729
Housing choice	%	6.0	7.1	6.6	na	3.8	2.2	0.7	0.7	9.5

na not available

a Some jurisdictional data was based on a sample of the community housing sector.

Table 13A.77: Community housing — Effectiveness, 1996–97^a

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Households paying proportion of assessable income on rent at										
- less than or equal to 20 per cent	No	595	521	158	na	0	161	0	na	1 435
- 20 to 25 per cent	No	3 553	4 735	462	na	2 290	38	38	na	11 116
- 25 to 30 per cent	No	385	0	317	na	0	34	38	na	774
- greater than 30 per cent	No	35	0	64	na	0	25	0	na	124
Community housing dwellings occupied	No	4 792	5 256	1 001	na	2 258	258	83	59	13 707
Degree of overcrowding										
- moderate	No	165	141	12	na	0	2	0	na	320
- high	No	58	0	5	na	0	0	0	na	63
Dwellings with underutilisation	No	224	235	72	na	0	1	0	na	532
Community housing dwellings occupied	No	4 792	4 705	1 001	na	2 258	282	83	59	13 180

na not available

a Some jurisdictional data was based on a sample of the community housing sector.

Table 13A.78: Community housing — Efficiency, 1996–97^a

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Purchase price of dwellings										
- one bedroom	\$m	1.0	0.2	1.5	0	0.1	0	0.1	0	2.9
- two bedroom	\$m	18.8	13.5	4.0	3.4	1.0	0	0.3	0.1	41.1
- three bedroom	\$m	19.7	4.7	6.4	2.2	4.6	0.3	0	0.6	38.6
- four or more bedroom	\$m	8.1	0.5	3.7	2.4	0.2	0	0.2	0	15.2
- for all dwellings	\$m	47.7	18.9	15.6	8.0	5.9	0.3	0.6	0.8	97.7
Number of dwellings purchased										
- one bedroom	No	6	3	24	0	2	0	1	0	36
- two bedroom	No	108	126	36	38	11	0	3	1	309
- three bedroom	No	108	38	49	20	55	4	0	4	256
- four or more bedroom	No	32	3	23	20	3	0	1	0	82
- total dwellings purchased	No	254	170	132	78	71	4	5	5	719
Construction cost of dwellings										
- one bedroom	\$m	2.0	0	1.9	1.6	0.1	0	0	0.1	5.7
- two bedroom	\$m	4.3	0.4	14.6	7.4	2.6	0	0	0	29.3
- three bedroom	\$m	2.4	0.2	4.1	1.0	7.2	0	0	0.2	15.1
- four or more bedroom	\$m	1.1	0	2.4	0.5	0.3	0	0	0	4.3

(cont.)

Table 13A.78: Community housing — Efficiency, 1996–97 (cont.)^a

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
- total cost of dwellings constructed	\$m	9.8	0.6	29.0	10.5	10.2	0	0	0.3	60.5
Number of dwellings constructed										
- one bedroom	No	18	0	103	25	1	0	0	1	148
- two bedroom	No	31	4	133	92	28	0	0	0	288
- three bedroom	No	12	1	32	10	80	0	0	1	136
- four or more bedroom	No	2	0	19	5	3	0	0	0	29
- total number of dwellings constructed	No	63	5	287	132	112	0	0	2	601
Number of tenants in arrears										
- more than 4 weeks	No	426	na	57	na	388	8	0	na	879
- more than 8 weeks	No	150	na	14	na	0	0	0	na	164
- more than 12 weeks	No	68	na	9	na	0	0	0	na	77
Community housing dwellings occupied	No	4 792	5 256	1 001	na	2 258	282	83	59	13 731

na not available

a Some jurisdictional data was based on a sample of the community housing sector.

Table 13A.79: Community housing — Performance indicators, 1996–97^a

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Percentage of households paying proportion of assessable income on rent at										
- less than or equal to 20 per cent	%	12.4	9.9	15.8	na	0.0	62.0	0.0	na	10.5
- 20 to 25 per cent	%	74.1	90.1	46.1	na	100	14.7	45.8	na	81.1
- 25 to 30 per cent	%	8.0	0	31.7	na	0.0	13.2	45.8	na	5.6
- greater than 30 per cent	%	0.7	0	6.4	na	0.0	9.7	0.0	na	0.9
Proportion of households with										
- moderate overcrowding	%	3.4	3	1.2	na	0.0	0.7	0.0	na	2.4
- high overcrowding	%	1.2	0	0.5	na	0.0	0.0	0.0	na	0.5
- underutilisation	%	4.7	5	7.2	na	0.0	0.3	0.0	na	4.0
Average purchase price for										
- one bedroom	\$'000	173	80	64	0	51	0	100	0	81
- two bedroom	\$'000	174	107	112	88	91	0	100	145	133
- three bedroom	\$'000	183	123	131	111	83	93	0	158	151
- four or more bedroom	\$'000	255	157	160	122	82	0	160	0	185
- all dwellings purchased	\$'000	188	111	117	103	83	93	112	156	136

(cont.)

Table 13A.79: Community housing — Performance indicators, 1996–97 (cont.)^a

<i>Indicators</i>	<i>Units</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Average construction cost of										
- one bedroom	\$'000	111	0	77	63	65	0	0	121	39
- two bedroom	\$'000	139	111	110	80	94	0	0	0	102
- three bedroom	\$'000	197	185	128	107	90	0	0	160	111
- four or more bedroom	\$'000	557	0	131	102	108	0	0	0	148
- all dwellings constructed	\$'000	156	126	111	80	91	0	0	140	101
Proportion of tenants in arrears										
- more than 4 weeks	%	8.9	na	5.7	na	17.2	2.8	0.0	na	6.4
- more than 8 weeks	%	3.1	na	1.4	na	0.0	0.0	0.0	na	1.2
- more than 12 weeks	%	1.4	na	0.9	na	0.0	0.0	0.0	na	0.6

na not available

a Some jurisdictional data was based on a sample of the community housing sector.

13A.5 Additional data

Table 13A.80: Households residing in public rental housing, 1996
(per cent)

<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
6.0	3.8	4.5	5.6	10.5	7.9	10.5	18.9	5.8

Source: DSS 1997

Table 13A.81: Total government expenditure on public housing^a,
1995–96 (\$ per person)

<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
89.2	88.5	102.2	125.2	135.2	115.6	154.0	298.5	102.4

a Including government expenditure on special purpose housing programs — Pensioner Rental Housing Program, Aboriginal Rental Housing Program, Aboriginal Rental Housing Program, Mortgage and Rent Assistance Program, Crisis Accommodation Program and Community Housing Program.

Sources: DSS 1997; ABS unpublished

Table 13A.82: Government expenditure on public rental housing and rent assistance, 1985–86 to 1995–96
 (\$ million in 1995–96 dollars)

	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96
CSHA	1884.8	1854.6	1910.3	1868.4	1714.7	1602.2	1750.6	1614.9	1804.1	1663.9	1551.3
Rent assistance	419.0	456.3	577.0	533.6	534.5	757.5	970.9	1344.8	1573.9	1538.7	1603.9

Sources: DSS 1996; DSS 1997; DSS unpublished

13A.6 Definitions and explanatory notes

Table 13A.83: Public housing descriptors

Descriptor

Total number of households occupying public rental housing during the year ending 30 June 1996
Total number of households assisted with rebated public rental housing for year ending 30 June 1996
Total number of households with rebated public rental housing in capital city area of the state and territory for year ending 30 June 1996
Total number of households with rebated public rental housing in outside capital city area of the state and territory for year ending 30 June 1996
Market rent for year ending 30 June 1996
Rent charged for year ending 30 June 1996
Total rent collected from tenants for year ending 30 June 1996
Total recurrent and capital expenditure for year ending 30 June 1996
Total number of public rental housing dwellings occupied at 30 June 1996
Total number of tenantable public rental housing dwellings vacant at 30 June 1996
Total number of untenable public rental housing dwellings vacant at 30 June 1996
Total number of public rental housing dwellings vacant at 30 June 1996
Total market value of stock at 30 June 1996

Table 13A.84: Public housing performance indicators

<i>Indicator</i>	<i>Definition</i>
Level of provision	The extent to which provision meets agreed levels. Not collected in 1996.
Targeting	The need status of all households receiving assistance. (a) The proportion of households in need and who are in public housing, relative to the total population in need at 30 June 1996. As calculated by the number of households in need and occupying public housing divided by the total number of public rental housing dwellings occupied times 100, at June 30. (b) The percentage of those occupying public housing who are in need at 30 June. As calculated by the total number of household as in need in the total population divided by the total number of public rental housing dwellings occupied times 100, at 30 June.
Affordability	The level of housing affordability within the public sector. The percentage of assessable household income spent on housing costs. As calculated by the number of rebated households paying X of assessable income on rent divided by the total number of rebated households times 100, at 30 June. Where X is defined to be: - less than or equal to 20 per cent; - less than or equal to 25 per cent; - less than or equal to 30 per cent; - greater than or equal to 30 per cent.
The condition of public rental housing stock	To be developed (see 6A.3).
Match of dwelling and household size	The degree of “under” and “over” occupation of dwellings. The percentage of dwellings where dwelling size is not appropriate. As calculated by, the percentage of occupied dwellings with: - moderate overcrowding; - high overcrowding; and - underutilisation, at June 30.
Timeliness	The time waiting for rental housing. The percentage of the total number of households on the waiting list in X waiting time categories, at June 30. Where X is defined as the number of households waiting for: - less than 6 months; - less than one year; - less than two years; - less than three years; - less than four years; - less than or equal to five years; - longer than 5 years.

(cont.)

Table 13A.84: Public housing performance indicators (cont.)

<i>Indicator</i>	<i>Definition</i>
Customer satisfaction	The satisfaction of customers. The percentage of customers expressing different degrees of satisfaction in relation to various aspects of product and quality of each program element. Calculation undertaken by consultant.
Rate of return	The rate of return on assets (a) Rate of return on equity. As calculated by property manager net surplus divided by average total equity, times 100, at 30 June. (b) Rate of return on assets. As calculated by the property manager net surplus plus interest divided by average total assets, times 100, at June 30.
Equity level of assets	The equity level of assets. Not collected for 1996 data collection
Administrative and operational efficiency	The cost of property administration. (a) Average administration cost per dwelling. As calculated by, total administration cost for year ending 30 June, divided by the total number of public rental housing dwellings at 30 June. (b) The average operational cost per dwelling (maintenance and depreciation). As calculated by, total maintenance and depreciation cost for year ending 30 June, divided by the total number of public rental housing dwellings at 30 June.
Community service obligations (Direct subsidies)	The provision of direct subsidies to tenants. The percentage that direct subsidies are of the total market rent. As calculated by total market rent divided by total rent charged, times 100, for year ending 30 June.
Cost of stock production	The purchase of stock. (a) Average purchase cost per new dwelling. As calculated by the total purchase cost for X dwellings divided by the total number of X dwellings. (b) Average construction cost per new dwelling. As calculated by the total construction cost for X dwellings divided by the total number of X dwellings. Where X are: - 1 bedroom; - 2 bedroom; - 3 bedroom; or - 4 or more bedroom.

(cont.)

Table 13A.84: Public housing performance indicators (cont.)

<i>Indicator</i>	<i>Definition</i>
Rent arrears	The management of arrears. The percentage of total rent actually collected to the rent charged to tenants for year ending 30 June 1996. As calculated by total rent collected from tenants divided by total rent charged to tenants, times 100.
Turnaround rent foregone	The financial cost of turnaround. The percentage of rent lost through vacancy (both tenantable and untenable properties) divided by the potential rent receivable. As calculated by rent lost through vacancy divided by rent charged, times 100, for year ending 30 June.
Turnaround time	The time taken to utilise vacant stock. a) The average time taken for occupancy of normally vacant stock. As calculated by the total number of days normally vacant dwellings are vacant divided by the total number of normally vacant dwellings. (b) The average time taken for occupancy of newly purchased stock. As calculated by the total number of days newly purchased dwellings are vacant divided by the total number of newly purchased dwellings. (c) The average time taken for occupancy of newly constructed stock. As calculated by the total number of days newly constructed dwellings are vacant divided by the total number of newly constructed dwellings.

Table 13A.85: Public housing definitions of variables

<i>Variable</i>	<i>Definition</i>
administrative costs	These costs include: direct salaries; payroll and other taxes; superannuation; compensation; accrued leave; training; accommodation; vehicles; marketing; information systems; printing; postage; telephone; expenses; uniforms; travel expenses; office expenses; offices equipment; collection fees; managements fees; and overheads (corporate services/unallocated expenses). Wherever possible accrual data has been used.
appropriate	The size of the dwelling or the number of bedrooms the household is deemed to require taking into account the number of adults and children based on the Canadian Occupancy Standard.
assessable income	The income used in the assessment of eligibility for public housing rebate assistance.
average total assets	The average of the total written down value of assets over the reporting period as calculated by adding the opening and closing balance and dividing by two.
average total equity	The difference between average total assets and average total liabilities.
average total liabilities	Calculated as for assets.
modified Canadian Occupancy Standard	The standard used to determine overcrowding/under-utilisation see for further discussion on measuring household bedroom requirements (Foard et al 1994).
Community Service Obligations	A Community Service Obligation arises when a government specifically requires a public enterprise to carry out activities relating to outputs and inputs which it would not elect to do on a commercial basis, and which the government does not require other businesses in the public or private sectors to undertake, or which it could only do at commercially higher prices (SCNPMGTE 1994).
depreciation costs	As defined by Australian Accounting Standards 13 to 17.
dwellings	Refer to 'private dwellings' as defined by the ABS and exclude 'non private dwellings' such as hotels, motels, guest houses, gaols, hospitals and other institutions.

(cont.)

Table 13A.85: Public housing definitions of variables (cont.)

<i>Variable</i>	<i>Definition</i>
households	<p>For this Report are any one dwelling comprising only one household. Co-tenancy arrangements are treated as one household irrespective of whether all persons eat together as a domestic unit or not.</p> <p>ABS definition: a household is broadly defined as a group of people who usually reside and eat together. Operationally it is defined as either:</p> <p>(a) a one-person household, that is, a person who makes provision for his or her own food or essentials for living without combining with any other person to form part of a multi-person household; or</p> <p>(b) a multi-person household, that is a group of two or more persons, living within the same dwelling, who make common provision for food and other essentials for living. The persons in the group may pool their incomes and have a common budget to a greater or lesser extent; they may be related or unrelated or a combination of both.</p>
households in need	Those who would have to spend more than a specified proportion, 25 per cent of their income to pay the median private rental cost (less DSS rent assistance, where applicable) for appropriate sized accommodation in their current location.
income units	<p>One person, or a group of related persons, within a household, whose command over income is shared. The relationships allowed for in the definition of income unit are restricted to those of marriage (registered or de facto) and of parent/dependent child who usually reside in the same household. Operationally, this means that an income unit can be defined as:</p> <p>(a) a married couple (registered or de facto) or sole parent, and dependent children only; or</p> <p>(b) married couple only (registered or de facto) with no dependent children present; or</p> <p>(c) a person in a private dwelling who is not related to any other household member either by marriage (registered or de facto) or by the parent/dependent child relationship.</p>
maintenance costs	These are the costs incurred to maintain the value of the asset, that restore an asset to its original condition. These include, day-to-day maintenance, reflecting general wear and tear; cyclical maintenance, which is maintenance performed as part of a planned maintenance program; and other maintenance including repairs due to vandalism.
market rent	Aggregate market rent that would be collected if the public rental housing properties were available in the private market.
market value of stock	Aggregate market valuation of public housing stock.

(cont.)

Table 13A.85: Public housing definitions of variables (cont.)

<i>Variable</i>	<i>Definition</i>
over crowding	<p>Under the Canadian Occupancy Standard used to determine overcrowding, lone-person households and couples living in a bed-sitter are considered to be overcrowded. However in the 1991 Census it was not possible to distinguish between bedsitters and one-bedroom dwellings. Therefore all lone-person and couple only households were classified as not overcrowded. As a result the above figures may slightly underestimate the extent of overcrowding.</p> <p>Figures show percentage of private dwellings (households in usual residence) estimated by the AIHW to be overcrowded or under-utilised. For method of estimation see Foard et al (1994).</p>
property manager net surplus	This is calculated by total operating revenue minus total operating expenses.
property manager net surplus plus interest	This is calculated as above and in addition interest is included as an expense.
rent collected	Rent actually received for the financial year as at June 30.
rent raised	The rent charged in total for the year.
target population	This comprises of those households that are defined as "in need".
under-utilisation	Figures show percentage of private dwellings (households in usual residence) estimated by the AIHW to be overcrowded or under-utilised. For method of estimation see Foard et al (1994).