
14A Housing attachment

Un sourced public housing information has been obtained from Commonwealth and State and Territory Governments. Un sourced community housing information has been obtained from Commonwealth and State and Territory Governments via survey or administrative data collection.

Australian national average data were calculated as the weighted averages of State and Territory data, with the exception of public housing tenant survey data, where simple numerical averages were applied due to a lack of raw data.

The descriptors and indicators in this attachment are defined in section 14A.4.

14A.1 General footnotes for tables

WA public housing data

All public housing figures include Community Disability Housing Programme Dwellings (1996-97 = 341, and 1997-98 = 395).

Disaggregated public housing population data

This is the first year that data on household characteristics and household type have been collected (tables 14A.3, 14A.4, 14A.5, 14A.6 and 14A.7). In many instances the data are not available or a proxy measure has been used, such as gender derived from the title of the person (Ms/Mr etc), and the number of disability households based on income source such as the Disability Support pension. In some jurisdictions the data may only be available for a proportion of clients (some application forms have been recently updated to include characteristics and therefore the information is not available for all clients) or are available for rebated tenants only with nonrebated tenants being classified as 'other'. Therefore the data should not be used on a comparative basis for 1997-98.

ACT community housing data

ACT community housing data reported here are drawn from a number of different sources with different levels of coverage.

ACT community housing data based on the total *known* community housing dwellings (data for 103 dwellings) included:

- the total number of community housing dwellings occupied (table 14A.27);
- the total number of community housing dwellings vacant (table 14A.27);
- the total number of occupied and vacant community housing dwellings (table 14A.27); and
- community housing as a percentage of public and community housing (table 14A.27).

The average costs to government of construction and purchase of community housing stock (table 14A.30) are based on the ACT community housing administrative data collection only (data for 41 dwellings).

Community housing with rent in arrears (table 14A.31) are based on the ACT community housing survey data collection only (data for 43 dwellings).

All remaining ACT community housing data are based on a combination of the ACT community housing survey data collection (data for 43 dwellings) and the ACT community housing administrative data collection (data for 41 dwellings); that is, data are based on a total of 84 dwellings.

14A.2 All jurisdictions' data

Public housing

Descriptive data

Table 14A.1 Descriptive data, part 1^a

	<i>Unit</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 households occupying public rental housing (rebated and nonrebated households)										
1996-97	No.	131 938	68 743	58 801	38 142	61 050	16 194	14 546	9 291	398 705
1997-98	No.	132 305	68 124	57 333	37 725	60 136	15 793	14 091	9 000	394 507
Total households assisted with rebated public rental housing ^b										
1996-97	No.	120 350	54 548	55 143	33 484	51 765	na	12 594	5 378	333 262
1997-98	No.	122 563	53 599	54 874	32 696	50 148	15 429	11 764	4 930	346 003
Total households assisted with rebated public rental housing in the capital city area of the State/Territory ^b										
1996-97	No.	73 052	36 581	30 745	24 678	39 451	na	12 594	3 500	220 601
1997-98	No.	78 461	36 897	30 534	24 122	38 278	7 618	11 764	3 433	231 107
Total households assisted with rebated public rental housing outside the capital city area of the State/Territory ^b										
1996-97	No.	47 298	17 967	24 398	8 806	12 314	na	na	1 878	112 661
1997-98	No.	44 102	16 702	24 340	8 574	11 870	7 811	na	1 497	114 896
Total market rent of all tenantable dwellings										
1996-97	\$m	963	349	314	194	298	80	92	81	2 372
1997-98	\$m	967	363	323	192	294	79	90	69	2 375
Total rent charged										
1996-97	\$m	420	190	152	100	181	41	47	41	1 173
1997-98	\$m	407	196	157	101	180	41	46	42	1 170
Total rent collected from tenants										
1996-97	\$m	414	190	151	102	184	41	46	41	1 170
1997-98	\$m	404	196	158	101	178	43	45	41	1 165
Total recurrent and capital expenditure ^c										
1996-97	\$m	329	473	436	137	278	101	97	71	1 922
1997-98	\$m	278	534	349	160	363	104	104	69	1 961

^a For year ending 30 June. ^b Queensland data based on tenants rent position at the end of each financial year or when they vacated public housing — that is, it does not consider whether tenants paying market rent at the end of each financial year received a rebate during the period. ^c Queensland definition used consistent with that used in the 1996-97 provided data — that is, it includes all expenditure of a capital and recurrent nature relating to the public housing program less any recovered expenditure. **na** Not available.

Table 14A.2 Descriptive data, part 2^a

	<i>Unit</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 public housing dwellings occupied by rebated and nonrebated households										
1996-97	No.	122 004	60 883	48 145	32 605	55 444	13 112	11 780	7 877	351 850
1997-98	No.	122 504	60 580	48 268	31 957	53 153	13 062	11 493	7 785	348 802
Total tenantable public housing dwellings vacant										
1996-97	No.	1 882	1 131	620	232	1 251	359	165	37	5 677
1997-98	No.	1 717	1 051	1 125	268	1 321	303	164	47	5 996
Total untenable public housing dwellings vacant										
1996-97	No.	156	2 043	792	906	1 262	585	349	194	6 287
1997-98	No.	295	2 229	785	1 110	845	567	370	191	6 392
Total public housing dwellings vacant										
1996-97	No.	2 038	3 174	1 412	1 138	2 513	944	514	231	11 964
1997-98	No.	2 012	3 280	1 910	1 378	2 166	870	534	238	12 388
Total market value of public housing stock										
1996-97	\$m	12 962	4 667	3 822	2 477	3 296	772	1 236	947	30 181
1997-98	\$m	13 826	4 842	4 156	2 600	3 107	770	1 123	910	31 335
Total occupied and vacant public housing dwellings ^b										
1996-97	No.	124 042	64 057	49 306	33 743	56 942	14 056	11 945	8 108	362 199
1997-98	No.	124 516	63 860	49 753	33 335	55 319	13 932	12 027	8 023	360 765
Total occupied and vacant community housing dwellings										
1996-97	No.	4 660	4 705	1 031	1 987	2 304	493	103	59	15 342
1997-98	No.	5 876	5 559	5 000	2 174	2 567	510	103	56	21 845
Public housing as a percentage of all public and community housing (housing choice)										
1996-97	%	96.4	93.2	98.0	94.4	96.1	96.6	99.2	99.3	95.9
1997-98	%	95.5	92.0	90.9	93.9	95.6	96.5	99.2	99.3	94.3
Total public rental households (rebated and nonrebated)										
1996-97	No.	123 068	60 883	48 145	32 605	54 723	13 112	11 780	7 877	352 193
1997-98	No.	122 674	60 580	48 268	31 957	55 153	13 062	11 675	7 785	351 154

^a At 30 June. ^b Reduction in WA dwelling numbers is due to sales of dwellings to tenants in occupation, and to the New Living Program which aims at modernising housing stock and the dismantling of public housing estates.

Table 14A.3 Households occupying public rental housing, (rebated and nonrebated), by household type, 1997 (number)^{a, b}

	<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 households occupying public rental housing (rebated and nonrebated households)	123 068	60 883	48 268	32 537	54 723	13 112	11 549	7 877	352 017
Total indigenous public rental households	na	559	na	na	na	187	170	na	916
Total NESB public rental households	na	10 312	na	na	na	126	2 392	na	12 830
Total disability public rental households	26 849	1 232	na	na	na	340	86	na	28 507

^a At 30 June. ^b Double counting may have occurred as some households may be in multiple categories (for example, indigenous and with a disability). **na** Not available.

Table 14A.4 New households occupying public rental housing, (rebated and nonrebated), by household type, 1998 (number)^{a, b}

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^c</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Total new households occupying public rental housing (rebated and nonrebated), during the year	9 237	7 241	9 065	5 188	5 413	2 681	2 542	1 123	42 490
Total indigenous public rental households	na	210	745	663	324	179	74	864	3 059
Total NESB public rental households	na	1 073	na	na	726	95	538	na	2 432
Total disability public rental households	28 106	214	1 084	211	659	175	18	1 012	31 479

^a For year ending 30 June. ^b Double counting may have occurred as some households may be in multiple categories (for example, indigenous and with a disability). ^c New household target includes the Community Disability Housing program. **na** Not available.

Table 14A.5 Households occupying public rental housing, (rebated and nonrebated), by household characteristic, 1997 (number)^a

	<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 public rental households: single only male aged less than 25 years	421	164	142	na ^b	785	159	152	na	1 823
Total public rental households: single only female aged less than 25 years	207	221	221	na ^c	120	175	130	na	1 074
Total public rental households: single only male aged 25-54 years	9 201	2 763	2 199	na ^b	5 720	997	922	na	21 802
Total public rental households: single only female aged 25-54 years	8 595	3 284	1 884	na ^c	2 894	1 002	697	na	18 356
Total public rental households: single only male aged 55 years or more	11 310	5 073	2 489	5 629 ^c	4 037	841	661	na	30 040
Total public rental households: single only female aged 55 years or more	21 922	11 256	4 281	9 846 ^c	9 698	2 237	1 646	na	60 886
Total public rental households: couple only aged less than 55 years	2 433	1 195	931	na ^d	1 849	657	122	na	7 187
Total public rental households: couple only aged 55 years or more	10 034	3 967	2 776	4 542 ^d	5 098	630	396	na	27 443
Total public rental households: single male with children	1 790	1 502	1 042	554	1 027	290	178	na	6 383
Total public rental households: single female with children	17 632	13 387	11 498	6 547	6 534	3 047	2 178	na	60 823
Total public rental households: couple with children	12 293	10 418	9 477	4 128	5 773	2 127	422	na	44 638
Group and other households type	12 569	7 653	11 326	1 291	1 960	950	4 045	7 877	47 671

^a At 30 June. ^b Data could not be disaggregated for: single only male aged less than 25 years; single only male aged 25-54 years; and single only male aged 55 years or more occupying public rental housing. Data for these items included within 'single only male aged 55 years or more'. ^c Data could not be disaggregated for: single only female aged less than 25 years; single only female aged 25-54 years; and single only female aged 55 years or more occupying public rental housing. Data for these items included within 'single only female aged 55 years or more'. ^d Data could not be disaggregated for: couple only aged less than 55 years; and couple only aged 55 years or more occupying public rental housing. Data for these items included within 'couple only aged 55 years or more'. **na** Not available.

Table 14A.6 New households occupying public rental housing, (rebated and nonrebated), by household characteristic, 1998 (number)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^b</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Total public rental households: single only male aged less than 25 years	364	97	83	162	362	196	193	9	1 466
Total public rental households: single only female aged less than 25 years	165	125	159	164	303	230	152	9	1 307
Total public rental households: single only male aged 25-54 years	9 527	719	557	647	914	366	417	284	13 431
Total public rental households: single only female aged 25-54 years	8 625	391	373	310	372	152	139	186	10 548
Total public rental households: single only male aged 55 years or more	11 496	516	476	468	283	95	62	551	13 947
Total public rental households: single only female aged 55 years or more	22 034	577	545	537	372	97	129	512	24 803
Total public rental households: couple only aged less than 55 years	2 401	150	194	na ^c	300	174	3	138	3 360
Total public rental households: couple only aged 55 years or more	9 906	237	267	267	160	36	1	410	11 284
Total public rental households: single male with children	1 693	299	338	na ^c	156	99	59	138	2 782
Total public rental households: single female with children	15 832	2 416	3 219	na ^c	1 193	797	526	1 292	25 275
Total public rental households: couple with children	10 387	968	1 626	na ^c	541	298	26	563	14 409
Group and other households type	15 454	746	1 226	2 633 ^c	345	141	835	3 693	25 073

^a For year ending 30 June. ^b New household target includes the Community Disability Housing program.

^c Data could not be disaggregated for: couples only aged less than 55 years; single males with children; single females with children; couples with children; and group and other households type occupying public rental housing. Data for these items included within 'group and other households type'. **na** Not available.

Table 14A.7 Households on the public housing waiting list, 1998 (number)^a

	<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 households on the waiting list	92 357	49 540	23 988	11 065	31 967	1 853	3 062	3 352	217 184
Total indigenous public rental households on the waiting list	2 229	859	1 500	na	1 786	99	na	570	7 043
Total NESB public rental households on the waiting list	36 200	9 799	na	na	4 272	108	na	na	50 379
Total disability public rental households on the waiting list	23 043	1 145	2 825	na	3 517	128	na	na	30 658
Household type on waiting list: single only male aged less than 25 years	2 520	506	1 250	354	3 556	126	na	na	8 312
Household type on waiting list: single only female aged less than 25 years	2 590	831	143	409	3 654	191	na	na	7 818
Household type on waiting list: single only male aged 25-54 years	12 903	4 871	3 484	1 483	4 165	250	na	na	27 156
Household type on waiting list: single only female aged 25-54 years	6 176	3 129	1 363	896	2 635	127	na	na	14 326
Household type on waiting list: single only male aged 55 years or more	4 395	2 108	1 589	498	543	62	na	na	9 195
Household type on waiting list: single only female aged 55 years or more	5 549	3 702	2 079	896	870	116	na	na	13 212
Household type on waiting list: couple only aged less than 55 years	3 330	1 495	909	89	1 852	104	na	na	7 779
Household type on waiting list: couple only aged 55 years or more	3 942	2 376	1 213	620	779	56	na	na	8 986
Household type on waiting list: single male with children	2 487	1 869	3 381	354	1 046	60	na	na	9 197
Household type on waiting list: single female with children	26 413	14 777	4 835	3 419	5 914	490	na	na	55 848
Household type on waiting list: couple with children	17 833	10 639	3 742	1 671	2 571	195	na	na	36 651

^a At 30 June. **na** Not available.

Performance indicators

Table 14A.8 Targeting part A — proportion of households in need and who are in public housing (per cent)^{a, b, c, d}

	<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>
1997	82.7	29.2	20.4	na	na	43.4	na	na	39.1
1998	89.4	29.6	20.5	na	51.0	46.0	66.0	na	42.7

^a At 30 June. ^b Data refer only to rebated tenants where income and household composition details were available. ^c The method used to calculate aspects of need such as household size and income may vary significantly between jurisdictions. Similarly the use of different sources of private rent data (newspapers, survey, rental bond board or industry data) between jurisdictions may also affect data comparability. ^d The 'proxy occupancy standard' used in the calculation of this indicator differs from that used in the calculation of *appropriateness* (table 14A.14). For the calculation of *appropriateness*, a 'single adult only' requires a 1 bedroom dwelling to be appropriately housed. The standard used here specifies that a 'single adult only' requires a 2 bedroom dwelling to be appropriately housed. This means that all single people living in 1 bedroom dwellings are considered to be in need. **na** Not available.

Table 14A.9 Targeting part B — proportion of those occupying public housing who are in need (per cent)^{a, b, c, d}

	<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>
1997	91.4	92.6	93.2	na	na	82.1	na	98.4	91.7
1998	99.5	95.7	94.6	na	81.7	89.8	94.7	98.4	94.6

^a At 30 June. ^b Data refer only to rebated tenants where income and household composition details were available. ^c The method used to calculate aspects of need such as household size and income may vary significantly between jurisdictions. Similarly the use of different sources of private rent data (newspapers, survey, rental bond board or industry data) between jurisdictions may also affect data comparability. ^d The 'proxy occupancy standard' used in the calculation of this indicator differs from that used in the calculation of *appropriateness* (table 14A.14). For the calculation of *appropriateness*, a 'single adult only' requires a 1 bedroom dwelling to be appropriately housed. The standard used here specifies that a 'single adult only' requires a 2 bedroom dwelling to be appropriately housed. This means that all single people living in 1 bedroom dwellings are considered to be in need. **na** Not available.

Table 14A.10 Housing affordability — proportion of income spent on rent (per cent)^{a, b, c}

	NSW	Vic	Qld	WA	SA	Tas ^d	ACT	NT	Aust
<i>Households paying proportion of assessable income on rent</i>									
Less than or equal to 20 per cent									
1996-97	82.7	39.0	32.4	30.9	37.7	56.9	2.3	75.0	53.1
1997-98	86.8	18.5	27.0	29.7	37.3	0.0	1.8	76.0	48.0
Less than or equal to 25 per cent									
1996-97	100.0	99.9	98.3	100.0	96.0	99.1	100.0	100.0	99.1
1997-98	100.0	96.9	95.4	100.0	96.2	94.4	100.0	100.0	98.0
Less than or equal to 30 per cent									
1996-97	100.0	100.0	99.8	100.0	100.0	100.0	100.0	100.0	100.0
1997-98	100.0	100.0	99.4	100.0	100.0	100.0	100.0	100.0	99.9
Greater than or equal to 30 per cent									
1996-97	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.1
1997-98	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.1

^a At 30 June. ^b Includes only rebated households with known income details; excludes rebated households with unknown income details. ^c The definition of assessable income may vary between jurisdictions. ^d All public housing tenants in Tasmania now pay a minimum of 21.5 per cent of assessable income on rent.

Table 14A.11 Condition of housing stock, 1998 (per cent)^{a, b}

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
	na	98.7	98.8	na	88.5	98.6	89.0	na	95.6

^a At 30 June. ^b Results are reported for the first time. Further development will be undertaken to refine data definitions and improve the consistency of data. **na** Not available.

Table 14A.12 Tenant satisfaction (per cent)^{a, b}

<i>Overall satisfaction</i>	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
Sample size (<i>n</i>)	800	500	1 900	1 600	1 400	800	500	500	8 000
Very satisfied									
1997	18	20	25	26	26	20	14	19	21
1998	21	19	23	22	27	22	16	20	21
Satisfied									
1997	39	44	47	45	44	44	46	50	43
1998	48	45	44	43	46	44	44	45	45
Dissatisfied									
1997	24	15	12	16	13	19	21	14	18
1998	19	15	10	13	11	16	17	13	14

^a Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size (section 14A.4). ^b Data do not add to 100 per cent as a result of nonresponses.

Sources: Donovan Research (1997; 1998).

**Table 14A.13 Tenant assessments of housing stock condition, 1998
(per cent)^{a, b}**

<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>
Sample size	800	500	1 900	1 600	1 400	800	500	500	8 000
<i>Internal structure</i>									
Good	51	49	53	42	47	49	43	34	46
Average	30	34	35	42	39	37	40	46	38
Poor	19	17	12	17	14	14	18	19	16
<i>External structure</i>									
Good	63	60	63	50	55	65	49	50	57
Average	22	29	29	33	32	33	36	40	32
Poor	16	12	9	17	14	10	14	11	13
<i>Appliances</i>									
Good	70	67	74	69	62	67	43	58	64
Average	20	23	19	23	26	23	40	31	26
Poor	10	10	7	8	11	9	18	10	10
<i>Security</i>									
Good	67	58	66	61	44	67	46	48	57
Average	18	25	23	26	32	20	31	38	27
Poor	14	17	11	13	24	13	23	14	16
<i>Plumbing</i>									
Good	63	63	62	51	49	61	50	50	56
Average	24	28	30	38	38	30	36	42	33
Poor	13	9	9	11	13	9	14	8	11
<i>Lighting</i>									
Good	68	73	74	67	71	74	62	59	69
Average	25	22	22	27	25	20	31	34	26
Poor	7	5	5	6	4	6	8	7	6

^a Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size (section 14A.4). ^b Data for 'surrounds' were not collected in 1998. Instead, tenant assessments of dwelling 'plumbing' and 'lighting' were collected.

Source: Donovan Research (1998).

**Table 14A.14 Overcrowded or underused public housing dwellings
(per cent)^{a, b, c}**

<i>Occupied dwellings with:</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^d</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Moderate overcrowding									
1996-97	7.2	7.8	6.9	5.7	0.5	4.6	2.8	6.5	5.9
1997-98	7.3	7.5	6.8	5.2	1.4	4.6	12.7	6.5	6.3
High overcrowding									
1996-97	1.4	1.3	0.0	0.4	0.2	0.3	0.0	0.8	0.8
1997-98	2.1	1.4	0.0	0.4	0.2	0.2	2.5	0.9	1.2
Underuse									
1996-97	7.0	6.6	6.5	13.1	16.6	9.1	9.4	4.5	8.9
1997-98	7.2	7.2	7.2	13.5	16.7	9.8	13.0	5.1	9.4

^a At 30 June. ^b The indicator is calculated for rebated tenants only where household composition details are known. ^c It should not be assumed that nonrebated tenants are all appropriately housed. ^d All single persons aged 16 years and over are assumed to need a separate bedroom.

Table 14A.15 Public housing provision as a proportion of the agreed level of provision (per cent)^a

	<i>NSW^b</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>
1996-97	100.5	98.1	101.1	99.0	97.1	99.1	98.8	98.9	99.4
1997-98	99.1	99.8	98.4	100.5	98.5	98.0	104.0	101.4	99.3

^a For year ending 30 June. ^b The target included housing for Aboriginals, whereas the actual provision did not.

Table 14A.16 Waiting times for public housing applicants (per cent)^{a, b}

<i>Households waiting:</i>	<i>NSW^c</i>	<i>Vic^c</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Less than 6 months									
1997	10.3	9.2	34.3	27.4	11.1	43.3	42.0	27.4	15.0
1998	10.7	10.4	35.1	26.2	8.4	44.8	46.5	29.0	14.9
6 months to 1 year									
1997	10.8	9.2	20.3	19.1	11.2	26.1	26.5	17.5	12.6
1998	10.3	8.0	20.4	20.6	9.3	23.9	28.8	19.0	11.8
1–2 years									
1997	22.3	18.5	25.8	26.6	14.6	18.8	22.9	26.7	20.9
1998	19.4	14.8	24.1	25.7	14.4	19.4	17.0	23.0	18.5
2–3 years									
1997	17.3	16.0	13.0	13.5	11.7	6.8	6.5	14.6	15.1
1998	17.8	15.5	12.5	14.1	12.3	7.0	5.5	10.0	15.3
3–4 years									
1997	13.9	13.0	5.1	5.8	13.9	2.2	1.5	6.5	11.8
1998	13.3	13.9	5.3	7.3	11.8	2.4	1.2	7.0	11.7
4–5 years									
1997	11.5	12.6	1.1	4.4	12.5	1.2	0.4	2.9	9.9
1998	10.3	10.7	1.9	3.3	9.3	1.2	0.5	4.0	8.7
5 years or more									
1997	13.8	21.5	0.4	3.2	25.0	1.7	0.3	4.4	14.7
1998	18.1	26.8	0.6	2.8	34.5	1.4	0.2	8.0	19.3

^a At 30 June. ^b Waiting lists are actively reassessed in the ACT and Tasmania, whereas reassessments only occur at time of allocation in Victoria and WA. ^c Includes applicants for Aboriginal rental housing.

Table 14A.17 Average rate of return on equity (per cent)^a

	<i>NSW^b</i>	<i>Vic^c</i>	<i>Qld^d</i>	<i>WA</i>	<i>SA</i>	<i>Tas^e</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
1997	3.9	4.2	na	2.4	6.2	-0.3	0.9	3.3	3.8
1998	3.2	3.8	2.7	2.5	5.3	-1.8	2.5	1.4	3.2

^a At 30 June. ^b Includes Aboriginal housing data. ^c Includes operating expenditure for both asset and tenant manager. ^d 1997 data are not available because the department's asset valuation method changed.

^e Data refer to all rental dwellings including community and Aboriginal rental housing and community and master tenancies. **na** Not available.

Table 14A.18 Average rate of return on total assets before interest (per cent)^a

	<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>
1997	2.6	2.1	na	3.1	2.1	1.4	0.2	4.3	2.4
1998	3.2	3.4	2.9	3.0	1.8	0.4	2.4	2.7	2.9

^a At 30 June. **na** Not available.

Table 14A.19 Equity value relative to target equity level (per cent)^a

	<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>
1996-97	na	na	na	na	na	100.3	94.3	na	96.2
1997-98	na ^b	114.0	100.0	100.0	89.7	112.4	100.2	na ^b	102.5

^a For year ending 30 June. ^b Target equity values are not available. **na** Not available.

Table 14A.20 Administrative and operational efficiency (dollars)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i> ^b	<i>ACT</i>	<i>NT</i> ^c	<i>Aust</i>
Average administration cost per dwelling									
1996-97	1 082	809	803	864	844	1 117	1 296 ^d	537	935
1997-98	1 061	773	946	870	862	1 256	906	625	939
Average operational cost (maintenance and depreciation) per dwelling									
1996-97	3 669	3 810	2 872	3 215	1 539	4 352	4 832	na	3 323
1997-98	3 968	3 258	3 925	3 191	1 744	4 878	4 282	6 172	3 522

^a For year ending 30 June. ^b Administration cost data refer to all rental dwellings, including community and Aboriginal rental housing, and community and master tenancies. ^c Administration cost data excludes personnel and information technology costs which were paid by the Government Business Division and not the department. ^d Includes some overhead costs not associated with tenancy and property management. **na** Not available.

Table 14A.21 Community service obligations for public housing (per cent)^a

	<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>
1996-97	56.6	45.6	50.4	48.3	42.2	45.6	49.1	48.8	50.7
1997-98	57.9	45.5	49.8	47.0	38.8	43.3	49.0	38.0	50.3

^a For year ending 30 June.

Table 14A.22 Average costs of construction and purchase of public housing stock (dollars)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^b</i>	<i>SA</i>	<i>Tas^b</i>	<i>ACT^b</i>	<i>NT</i>	<i>Aust</i>
<i>Average purchase cost</i>									
1 bedroom dwellings									
1996-97	149 511	80 896	97 958	na	na	na	117 239	na	105 057
1997-98	140 490	93 300	124 328	na	na	..	89 519	na	106 049
2 bedroom dwellings									
1996-97	154 053	98 654	117 372	91 175	114 475	82 124	139 502	142 500	114 598
1997-98	150 759	111 847	107 666	88 170	107 684	118 700	107 793	na	114 117
3 bedroom dwellings									
1996-97	181 194	121 107	133 080	108 563	130 087	101 600	115 979	198 000	140 309
1997-98	168 010	132 583	130 335	119 153	137 544	118 700	135 898	na	141 742
4 or more bedroom dwellings									
1996-97	232 164	160 880	145 166	119 475	na	123 698	156 638	na	158 486
1997-98	288 700	172 457	115 850	122 233	151 118	150 638	135 464	na	172 741
All dwellings									
1996-97	173 158	98 966	128 668	105 366	121 165	91 523	123 819	161 000	127 997
1997-98	168 565	114 226	115 336	108 435	129 046	124 023	110 476	na	124 418
<i>Average construction cost:</i>									
1 bedroom dwellings									
1996-97	70 754	87 462	88 757	78 519	na	137 692	108 132	na	81 045
1997-98	70 420	72 797	91 352	79 806	na	80 984	167 084	na	79 541
2 bedroom dwellings									
1996-97	126 221	117 932	128 553	99 590	65 161	109 791	101 087	114 344	118 654
1997-98	121 776	111 548	139 912	92 247	39 358	112 984	138 055	na	117 785
3 bedroom dwellings									
1996-97	143 185	155 925	161 073	116 569	71 795	141 406	86 434	171 533	136 768
1997-98	144	143	159 604	126	98 683	154	149	na	140

	049	118		255		695	808		511
4 or more bedroom dwellings									
1996-97	165	152	166 214	129	na	na	129	na	149
	838	771		646			473		492
1997-98	160	234	176 805	135	90 750	150	217	na	180
	875	371		908		551	549		213
All dwellings									
1996-97	100	107	116 109	103	68 857	123	104	119	105
	267	095		895		331	934	110	613
1997-98	102	122	122 117	102	77 278	117	164	na	110
	870	040		611		593	399		692

a For year ending 30 June. **b** Land costs were included at current market value. **na** Not available. **..** Not applicable.

Table 14A.23 Public housing with rent in arrears (per cent)^{a, b}

	<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>Total rent collected as a proportion of total rent charged</i>									
1996-97	98.5	99.8	99.4	101.4	102.0	101.9	98.4	100.5	99.8
1997-98	99.2	100.1	100.5	99.9	98.8	103.2	98.6	97.8	99.6
<i>Tenants in rent arrears</i>									
<i>More than 4 weeks</i>									
1996-97	4.5	5.6	3.1	na	0.4	4.4	10.0	3.3	4.0
1997-98	4.9	4.7	2.0	1.6	0.3	3.1	1.9	3.5	1.9
<i>More than 8 weeks</i>									
1996-97	2.3	3.0	0.7	na	0.1	1.0	5.3	0.8	1.8
1997-98	2.2	2.3	0.4	0.4	0.1	0.4	1.5	1.2	1.5
<i>More than 12 weeks</i>									
1996-97	1.6	1.9	0.2	na	0.1	0.0	3.4	0.3	1.1
1997-98	1.7	1.4	0.2	0.1	0.0	0.0	1.2	0.6	1.2

a At 30 June. **b** NSW and Victorian data were calculated as the household's *length* of time in arrears. Queensland, WA, SA, Tasmania, the ACT (in 1997-98 only) and the NT calculated the *amount* of the arrears debt in terms of 4, 8 or 12 weeks of due rent. **na** Not available.

Table 14A.24 Turnaround market rent forgone (per cent)^a

	NSW	Vic	Qld	WA	SA	Tas ^b	ACT	NT	Aust
1996-97	2.1	1.5	2.4	3.9	1.7	5.4	1.1	1.1	2.2
1997-98	1.6	1.4	2.7	4.1	1.8	7.8	1.3	2.2	2.1

^a For year ending 30 June. ^b Includes Aboriginal Rental Housing Program.

Table 14A.25 Average turnaround times (days)^a

Average turnaround time for:	NSW ^b	Vic ^c	Qld	WA ^d	SA	Tas	ACT	NT	Aust
Normally vacated stock									
1996-97	20	34	26	14	27	49	20	28	26
1997-98	30	32	34	15	30	52	22	31	31
Newly purchased stock									
1996-97	na ^e	na ^e	34	5	na ^e	50	47	0	30
1997-98	na ^e	na ^e	56	6	na ^e	64	25	na	40
Newly constructed stock									
1996-97	na ^e	na ^e	19	5	na ^e	28	15	1	14
1997-98	na ^e	na ^e	43	6	na ^e	33	37	na	28

^a For year ending 30 June. ^b NSW did not record vacancies resulting from vandalism, so data are higher than if vacancies resulting from vandalism were excluded. ^c Includes total number of vacant dwellings regardless of reason. ^d WA data have been adjusted to include weekends and public holidays to make the data more comparable with data from other jurisdictions. However, unlike all other States and Territories, WA excludes days where there were asset management restrictions (for example, days where repairs to a vandalised dwelling were withheld awaiting police assessment). Thus, data are not entirely comparable to those of other jurisdictions, so are not referred to in the discussion of reported results. ^e Data for newly purchased and newly constructed dwellings are not separately available. **na** Not available.

Community housing

Unlike public housing data, community housing data are collected from two sources:

- *administration* data, collected from the State or Territory government body with the responsibility of administering the community housing program in their jurisdiction; and
- *survey* data, collected from the community organisations (providers) who manage the service delivery.

Table 14A.40 provides information on response rates within each jurisdiction to the community housing data collection survey. These rates reflect the coverage of the survey in each jurisdiction and should be referred to when comparing survey data between States and Territories.

Descriptive data

Table 14A.26 Descriptive data, part 1^a

	<i>Unit</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 households occupying community housing^b										
1996-97	No.	6 688	5 256	1 664	na	2 620	298	na	59	16 626
1997-98	No.	na	5 559	3 320	na	3 015	286	84	56	12 320
Total rent charged^b										
1996-97	\$'000	14 194	1 259	3 424	na	8 336	777	na	na	28 212
1997-98	\$'000	16 010	3 590	10 188	na	9 054	1 139	426	na	40 407
Total rent collected from tenants^b										
1996-97	\$'000	13 619	1 248	3 310	na	8 040	769	na	na	27 208
1997-98	\$'000	16 268	2 536	9 461	na	8 755	1 135	428	na	38 583
Total recurrent and capital expenditure^c										
1996-97	\$'000	91 904	na	35 624	na	24 464	1 034	na	na	153 063
1997-98	\$'000	96 261	72	51 683	na	30 807	2 981	227 ^d	na	254 728
			769							

^a For year ending 30 June. ^b Sourced from community housing survey collection, with the exception of Victorian and NT data, which were sourced from community housing administration collection. See general footnotes at beginning of attachment for ACT data source (section 14A.1). ^c Sourced from community housing administration collection with the exception of NSW and Queensland data, which were sourced from community housing survey collection. See general footnotes at beginning of attachment for ACT data source (section 14A.1). ^d Approximately \$95 000 of this total figure was spent on major capital works and construction for nine units. **na** Not available.

Table 14A.27 Descriptive data, part 2^a

	<i>Unit</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 community housing dwellings occupied^b										
1996-97	No.	4 514	4 190	1 001	na	2 075	282	103	59	12 224
1997-98	No.	5 662	5 076	3 126	na	2 369	255	99	56	16 643
Total community housing dwellings vacant^b										
1996-97	No.	146	na	30	na	50	18	0	0	244
1997-98	No.	214	483	194	na	82	9	4	0	986
Total market value of community rental stock^c										
1996-97	\$m	418	522	na	na	178	17	na	8	1 148
1997-98	\$m	480	363	108	195 ^d	195	22	10	7	1 380
Total occupied and vacant community housing dwellings^e										
1996-97	No.	4 660	4 705	1 031	1 987	2 304	493	103	59	15 342
1997-98	No.	5 876	5 559	3 320	2 174	2 567	510	103	56	20 165
Total occupied and vacant public housing dwellings^f										
1996-97	No.	124 042	64 057	49 306	33 743	56 942	14 056	11 945	8 108	362 199
1997-98	No.	124 516	63 860	49 753	33 335	55 319	13 932	12 027	8 023	360 765
Community housing as a percentage of public and community housing (housing choice)^f										
1996-97	%	3.6	6.8	2.0	5.6	3.9	3.4	0.9	0.7	4.1
1997-98	%	4.5	8.0	6.3	6.1	4.4	3.5	0.8	0.7	5.3
Total community rental households^b										
1996-97	No.	4 792	4 705	2 126	na	2 075	282	na	59	14 080
1997-98	No.	5 906	5 559	3 320	na	2 369	259	na	56	17 469

^a At 30 June. ^b Sourced from community housing survey collection, with the exception of Victorian and NT data, which were sourced from community housing administration collection. See general footnotes at beginning of attachment for ACT data source (section 14A.1). ^c Data for NSW, Queensland and Tasmania sourced from community housing survey collection. All other data for market value sourced from community housing administration collection. See general footnotes at beginning of attachment for ACT data source (section 14A.1). ^d Approximation based on \$90 000 per unit. ^e Sourced from community housing administration collection, with the exception of NSW and Queensland data, which were sourced from community housing survey collection. See general footnotes at beginning of attachment for ACT data source (section 14A.1). ^f Sourced from community housing administration collection. See general footnotes at beginning of attachment for ACT data source (section 14A.1). **na** Not available.

Performance indicators

Table 14A.28 Housing affordability — proportion of income spent on rent (per cent)^a

	<i>NSW^b</i>	<i>Vic^c</i>	<i>Qld^b</i>	<i>WA</i>	<i>SAB^b</i>	<i>Tas^{b, d}</i>	<i>ACT^e</i>	<i>NT</i>	<i>Aust</i>
<i>Households paying proportion of assessable income on rent</i>									
<i>Less than or equal to 20 per cent</i>									
1996-97	12.4	9.9	15.8	na	0.0	62.4	na	na	10.9
1997-98	17.3	5.4	13.2	na	0.0	48.8 ^f	0.0	na	10.7
<i>Less than or equal to 25 per cent</i>									
1996-97	86.6	100.0	61.9	na	100.0	77.1	na	na	93.5
1997-98	95.5	100.0	63.5	na	100.0	72.5	100.0	na	91.5
<i>Less than or equal to 30 per cent</i>									
1996-97	94.6	100.0	93.6	na	100.0	90.3	na	na	99.1
1997-98	99.6	100.0	93.4	na	100.0	89.4	100.0	na	98.4
<i>Greater than or equal to 30 per cent</i>									
1996-97	0.7	0.0	6.4	na	0.0	9.7	na	na	0.9
1997-98	0.4	0.0	6.6	na	0.0	10.6 ^g	0.0	na	1.6

^a At 30 June. ^b Data are based on community housing survey collection. See table 14A.40 for survey response rates by jurisdiction. ^c Data are based on community housing administration collection. ^d One organisation, administering 12 dwellings in total, considered rebated rent not applicable. Tenants paid a weekly service fee after an initial lump sum payment for life tenancy. ^e See general footnotes at beginning of attachment for ACT data source (section 14A.1). ^f Includes owner/donor or entry fee arrangements whereby the tenant paid a service fee which was less than 20 per cent of income. ^g All the tenants living in Abbeyfield accommodation paid for meals, electricity, heating and housekeeper support, which amounted to around 75 per cent of income. **na** Not available.

Table 14A.29 Overcrowded or underused community housing dwellings (per cent)^a

<i>Occupied dwellings with:</i>	<i>NSW^b</i>	<i>Vic</i>	<i>Qld^b</i>	<i>WA</i>	<i>SAB^b</i>	<i>Tas^b</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
<i>Moderate overcrowding</i>									
1996-97	3.6	na	1.2	na	3.5	0.7	na	na	3.0
1997-98	5.4	na	7.1	na	3.3	1.5	na	na	4.6
<i>High overcrowding</i>									
1996-97	1.3	na	0.5	na	0.0	0.0	na	na	0.5
1997-98	2.3	na	2.5	na	0.0	0.4	na	na	1.3
<i>Underuse</i>									
1996-97	4.9	na	7.2	na	17.1	0.4	na	na	6.8
1997-98	4.5	na	5.8	na	18.3	1.9	na	na	6.8

^a At 30 June. ^b Data are based on community housing survey collection. See table 14A.40 for survey response rates by jurisdiction. **na** Not available.

Table 14A.30 Average costs to government of construction and purchase of community housing stock (dollars)^{a, b}

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^c</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
<i>Average purchase cost</i>									
1 bedroom dwellings									
1996-97	172 971	80 411	64 583	na	51 359	na	na	na	86 152
1997-98	152 773	84 535	81 769	na	52 252	na	na	na	108 510
2 bedroom dwellings									
1996-97	173 924	107 093	112 696	88 421	90 964	na	na	145 000	134 232
1997-98	152 795	108 762	83 172	92 677	79 987	na	99 778	na	118 560
3 bedroom dwellings									
1996-97	182 853	122 824	131 555	111 100	82 802	na	na	158 375	158 267
1997-98	166 219	111 822	134 061	107 314	80 849	91 146	na	na	146 908
4 or more bedroom dwellings									
1996-97	254 651	156 702	160 771	121 500	82 326	na	na	na	211 469
1997-98	198 934	153 226	147 010	130 850	na	172 500	na	na	180 159
All dwellings									
1996-97	187 869	111 014	119 326	102 718	83 161	na	na	155 700	147 845
1997-98	164 439	109 010	101 071	107 512	77 877	96 957	99 778	na	131 927
<i>Average construction cost</i>									
1 bedroom dwellings									
1996-97	111 462	na	77 594	63 200	65 000	na	na	121 018	82 947
1997-98	94 927	95 331	86 016	53 500	na	na	na	na	90 258
2 bedroom dwellings									
1996-97	139 236	111 446	110 162	79 891	94 271	na	na	na	115 557
1997-98	116 480	82 095	100 109	72 745	83 038	65 000	na	na	103 838
3 bedroom dwellings									
1996-97	196 773	184 569	128 273	107 000	90 070	na	na	159 679	148 049
1997-98	174 427	106 195	127 772	136 500	91 047	na	na	na	128 606
4 or more bedroom dwellings									

1996-97	556 524	na	131 054	102 000	107 769	na	na	na	171 575
1997-98	566 678	117 420	176 442	112 714	170 356	641 170 ^d	200 000	na	233 607

(Continued on next page)

Table 14A.30 (Continued)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
All dwellings									
1996-97	155 503	126 071	101 876	69 145	91 370	na	na	140 349	111 894
1997-98	117 867 ^e	94 592	95 868	82 231	89 516	449 113 ^f	200 000	na	103 727

^a For year ending 30 June. ^b Data based on community housing administration collection with the exception of NSW and Queensland data, which were sourced from community housing survey collection. See table 14A.40 for survey response rates by jurisdiction. ^c Construction in country and north west locations increased construction costs. ^d Cost based on the average construction cost of two 13 bed units which involved the construction of joint living facilities and a housekeeper flat. Thus, costs are not strictly comparable with the costs of constructing an average four bedroom house. ^e One property was an 11 bedroom dwelling which significantly increased the average cost. ^f Two properties were 13 bed units which significantly increased the average cost. **na** Not available.

Table 14A.31 Community housing with rent in arrears (per cent)^a

	NSW ^b	Vic ^c	Qld ^b	WA	SA ^c	Tas ^b	ACT ^b	NT	Aust
<i>Total rent collected as a proportion of total rent charged</i>									
1996-97	95.9	99.2	96.7	na	96.5	99.0	na	na	96.4
1997-98	101.6	70.6	92.9	na	96.7	99.6	100.4	na	95.5
<i>Tenants in rent arrears</i>									
<i>More than 4 weeks</i>									
1996-97	8.9	na	9.5	na	18.7	0.0	na	na	8.6
1997-98	7.9	6.0	4.9	na	2.8	1.5	2.6	na	6.4
<i>More than 8 weeks</i>									
1996-97	3.1	na	4.4	na	0.0	0.0	na	na	3.3
1997-98	3.8	3.0	1.7	na	1.0	0.4	2.6	na	3.0
<i>More than 12 weeks</i>									
1996-97	1.4	na	3.8	na	0.0	0.0	na	na	2.0
1997-98	1.3	2.0	2.7	na	1.0	0.4	2.6	na	1.8

^a At 30 June. ^b Data are based on community housing survey collection (see table 14A.40 for survey response rates by jurisdiction). ^c Data are based on community housing administration collection. **na** Not available.

14A.3 Additional data

General

Table 14A.32 Housing composition, by tenure type, 1996 (per cent)^a

<i>Tenure type</i>	<i>Proportion of population</i>
Home owners/purchasers	69.0
Private rental	20.3
Public housing ^b	5.3
Community housing	0.5
Other ^c	4.9
Total	100.0

^a These tenures percentages exclude 'not stated' responses. ^b Includes all households renting from a State or Territory housing authority. ^c Includes rent free, life tenant, shared equity and other tenures.

Source: DSS (1997).

Table 14A.33 Moving annual trend vacancy rates — private housing market, by capital city, 1998 (per cent)^{a, b}

<i>Sydney</i>	<i>Melbourne</i>	<i>Brisbane</i>	<i>Perth</i>	<i>Adelaide</i>	<i>Hobart</i>	<i>Canberra</i>	<i>Darwin</i>
2.2	2.4	4.5	2.4	2.3	6.5	4.3	5.9

^a At June. ^b The moving annual or trend median is the average of monthly medians over the past year. It is a more reliable indicator as it smooths out monthly and seasonal fluctuations.

Source: REIA (1998).

Public housing

Table 14A.34 Public housing, by household, 1997-98^a

<i>Household type</i>	<i>Proportion of public housing tenants</i>
Single people	49.4
Sole parents	23.7
Couples with dependents	14.7
Couples without dependents	12.3
Total^b	100.0

^a For year ending 30 June. ^b Totals may not add as a result of rounding.

Table 14A.35 Households residing in public housing, 1996 (per cent)^a

<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>
5.6	3.4	3.9	5.1	9.8	7.3	10.3	14.3	5.3

^a Includes all State and Territory Housing Authority dwellings.

Source: DSS (1997).

Table 14A.36 Government expenditure on public housing (\$ per person)^{a, b, c}

	<i>NSW^d</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>
1996-97	53	104	131	78	189	213	314	393	105
1997-98	44	116	103	89	245	220	338	369	106

^a For year ending 30 June. ^b Included all recurrent and capital expenditure on public housing only. ^c Data differ from that presented in the *Report on Government Services 1998* and thus should not be compared. ^d Includes only CSHA funding; and excludes tenancy manager and operating expenditure funded from rent revenue.

Table 14A.37 Government cost of capital per public housing dwelling, 1998^a

<i>Unit</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 total assets									
\$m	12 230	5 047	4 242	2 492	3 378	860 ^b	1 450	1 002	30 701
User cost of capital rate									
%	8	8	8	8	8	8	8	8	8
User cost of capital ^c									
\$m	978	404	339	199	270	69	116	80	2 455
Number of occupied and vacant public housing dwellings									
No.	124 516	63 860	49 753	33 335	55 319	13 932	12 027	8 023	360 765
Average cost of capital per public housing dwelling									
\$	7 858	6 323	6 820	5 981	4 885	4 939	9 648	9 989	6 808

^a At 30 June. ^b Based on all forms of housing assistance, not just public housing. ^c Calculated as the value of total assets multiplied by the user cost of capital (8 per cent).

Community housing

Table 14A.38 State and Territory programs included in the community housing data collection, 1997-98

<i>Jurisdiction</i>	<i>Program</i>
NSW	Community Housing Program (CHP) Local Government Community Housing Program (LGCHP) Community Tenancy Scheme Housing Partnership Program Housing Stock transfers Older persons Housing Strategy State Government Leasehold Properties Community Tenancy Acquisitions
Vic	Community Housing Program (CHP) Common Equity Rental Co-ops (CERCS) Local Government Community Housing Program (LGCHP) Long term/general (ILTFM) Long term/disabled (ILTPRHC) Emergency housing outside THM network (REMG) Group Housing/disabled (RGC) Rental housing co-ops (RHC) Rooming houses (RHCM) Transitional housing (THM) Note: (Housing partnerships are included in the Public Housing data collection and common equity housing cooperatives are not included here)
Qld	Community Housing Program (CHP) Boarding House Program Community Housing Partnership Scheme Co-operative Housing Program Community Rent Scheme Housing Accommodation Assistance Scheme Local Government and Community Housing Program Rural and Regional Community housing Program
WA	Community Housing Program (CHP) Local Government Community Housing Program (LGCHP) Community Disability Housing Program Joint Ventures Lodging Houses
SA	Community Housing Program (CHP) Joint Ventures
Tas	Community Housing Program (CHP) Local Government Community Housing Program (LGCHP) Grants for Elderly Persons Program Community Tenancies
ACT	Community Housing Program (CHP) Community Organisations Rental Housing Assistance Program (CORHAP) Community Housing Expansion Program (CHEP) (pre LGCHP)
NT	Community Housing Program (CHP)

Sources: AIHW (1998b); AIHW unpublished.

Table 14A.39 Households residing in community 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^a</i>	<i>Aust</i>
0.4	0.4	0.6	0.5	0.7	0.6	0.2	4.6	0.5

^a The higher proportion reflects the delivery of housing services through indigenous community housing organisations, for which data are not included in this Report.

Source: DSS (1997).

Table 14A.40 Response rates for community housing data collection survey, 1998 (per cent)^a

<i>NSW^a</i>	<i>Vic</i>	<i>Qld^a</i>	<i>WA</i>	<i>SA^b</i>	<i>Tas^b</i>	<i>ACT</i>	<i>NT</i>
98.0	na	63.0	na	96.6	52.0	na	na

^a Proportion of community housing organisations that responded to survey. ^b Proportion of community housing dwellings that responded to survey. **na** Not available.

Source: AIHW unpublished.

Commonwealth Rent Assistance

Table 14A.41 Commonwealth Rent Assistance, by income unit, 1998^a

<i>Income unit</i>	<i>Proportion of recipients</i>
Single people	55.7
Sole parents	20.9
Couples with dependents	15.3
Couples without dependents	8.0
Total^b	100.0

^a As at March. ^b Totals may not add as a result of rounding.

Source: DSS (1998).

Table 14A.42 Government expenditure on CSHA assistance and Commonwealth Rent Assistance — time series^{a, b}

<i>Year</i>	<i>CSHA assistance</i>	<i>Commonwealth Rent Assistance</i>
1986-87	1897.2	466.8
1987-88	1951.5	589.4
1988-89	1906.4	544.4
1989-90	1748.6	545.1
1990-91	1632.7	771.9
1991-92	1785.2	990.1
1992-93	1644.5	1369.4
1993-94	1838.0	1603.5
1994-95	1693.3	1565.9
1995-96	1578.8	1632.3
1996-97	1495.0	1619.0

^a 1986-87 to 1996-97 (\$ million in 1996-97). ^b Care should be taken in interpreting data because Commonwealth Rent Assistance is a demand driven recurrent expenditure program, whereas CSHA expenditure includes a component for capital investment that has resulted in around \$34 billion of public housing assets that are continually used for housing assistance.

Sources: DSS (1997); DSS unpublished data.

14A.4 Information on sample data

Some of the results reported are estimates obtained by conducting surveys of samples of the group or population in question. Results are therefore subject to *sampling error*. The data obtained from a sample may differ from the ‘true’ data which would have been obtained from the entire group or population — not just a sample — using the same methods. Consequently, caution is needed when using survey results.

The *standard error* is a measure of sampling error. It indicates the extent to which the estimate may differ by chance from the ‘true value’ because only a sample was taken. If the survey is performed repeatedly, the difference between the sample estimate and the population value will be less than one standard error about 68 per cent of the time. The difference will be less than two standard errors 95 per cent of the time. It will be less than three standard errors 99 per cent of the time. Another way of expressing this is to say that in 68 (95, 99) of every 100 samples, the estimate obtained from a single survey will be within one (two, three) standard errors of the ‘true’ value.

The chance that an estimate falls within a certain range of the true value is known as the *confidence* of the estimate. For any particular survey, there is a trade-off between confidence and the range of error surrounding an estimate. The appropriate level of confidence will depend on the intended use of the estimate.

Table **14A.43** presents a workable guide to the standard errors associated with different sample sizes and survey estimates. However, this assumes a simple random sample, and the way the sample was selected may have led to the true standard errors being greater than those in the table. For some estimates, the true standard errors may be less than those in the table, particularly where a high proportion of the estimated in-scope population was surveyed.

Suppose that a survey of 600 people estimated that 32 per cent of the population used, or were satisfied with, a particular service. From table **14A.44**, the standard error is 1.9 per cent. There is a 68 per cent probability that the proportion of the population using the service is within one standard error of the estimated proportion. That is, we can be 68 per cent confident that the true value lies between 32 per cent plus or minus 1.9 per cent — 30.1 to 33.9 per cent. We can be 95 per cent confident that the true value lies within two relative standard errors — that is, between 28.2 and 35.8 per cent. The higher the level of confidence required, the less precise the estimate will be.

Table 14A.45 Estimated standard errors for survey percentages by sample size

<i>Estimated proportion (%)</i>	<i>5% or 95%</i>	<i>10% or 90%</i>	<i>20% or 80%</i>	<i>30% or 70%</i>	<i>40% or 60%</i>	<i>50%</i>
<i>Sample size</i>						
50	±3.1	±4.2	±5.7	±6.5	±6.9	±7.1
100	±2.2	±3.0	±4.0	±4.6	±4.9	±5.0
150	±1.8	±2.4	±3.3	±3.7	±4.0	±4.1
200	±1.5	±2.1	±2.8	±3.2	±3.5	±3.5
300	±1.4	±1.8	±2.3	±2.7	±2.8	±2.8
400	±1.1	±1.5	±2.0	±2.3	±2.4	±2.5
600	±0.9	±1.2	±1.6	±1.9	±2.0	±2.0
800	±0.8	±1.1	±1.4	±1.6	±1.7	±1.8
1000	±0.7	±0.9	±1.3	±1.4	±1.5	±1.4
1500	±0.5	±0.8	±1.1	±1.2	±1.3	±1.3
2000	±0.5	±0.7	±0.9	±1.0	±1.1	±1.1
2500	±0.5	±0.7	±0.9	±1.0	±1.1	±1.1

Source: Estimates based on Table A1.5 of NCVER (National Centre for Vocational Education Research) 1998, *Australian Vocational Education and Training — Employer Satisfaction with Vocational Education and Training 1997*: national report.

14A.5 Definitions

Public and community housing

Table 14A.46 Terminology

<i>Term</i>	<i>Definition</i>
Administration costs	Direct salaries; payroll and other taxes; superannuation; compensation; accrued leave; training; accommodation; vehicles; marketing; information systems; printing; stationary; postage; telephone; expenses; uniforms; travel expenses; office expenses; office equipment; collection fees; management fees; rent; grants and subsidies; expenditure incurred by other government agencies on behalf of the public housing agency; contracted public housing management services; and overheads (corporate services/unallocated expenses). Accrual data were used wherever possible.
Appropriate	The size of a dwelling, or the number of bedrooms that a household was deemed to require based on the number of adults and children, as set out by the proxy occupancy standard (see table 14.1)
Assessable income	The income used in the assessment of eligibility for public housing rebate assistance. Actual definition may vary across jurisdictions.
Average total assets	The average of the total written down value of assets over the reporting period. 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 average total assets
Community service obligations	A specific government requirement that a public enterprise carry out activities relating to outputs and inputs which it would not have elected to do on a commercial basis, and which the government did not require other businesses in the public or private sectors to undertake, or which such businesses could only do at commercially higher prices (SCNPMGTE 1994)
Depreciation costs	As defined by Australian Accounting Standards 13–17: <ul style="list-style-type: none">• depreciation should be calculated on a straight line basis at a rate which realistically represents the useful life of the asset
Dwelling	The physical structure in which a household might have resided. These included houses, flats, boarding houses and/or parts of a house, and could have been vacant or occupied by tenants. The dwelling was considered to be tenanted when a household with a current tenancy agreement occupied it. Accommodation in Boarding houses run by community housing organisations are considered one dwelling with multiple households.

(Continued on next page)



Table 14A.44 (Continued)

<i>Term</i>	<i>Definition</i>
Dwellings — community housing rental	Community Housing rental dwellings include properties covered by the Commonwealth–State Housing Agreement. Excluded are properties where the tenancy management functions are undertaken and administered under Public Rental Housing, the Aboriginal Rental Housing Program or transitional/emergency accommodation for people who are homeless and in crisis (Crisis Accommodation Program—CAP).
Household	The persons who live and eat together as a domestic unit. ABS definition: a household is broadly defined as a group of people who usually reside and eat together. Operationally it is defined as either: (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 (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
Household in need	A household that would have had to spend more than 25 per cent of income to pay the median private market rental cost (less rent assistance, where applicable) for appropriate sized accommodation in the household's location
Households — tenant	The usual members of a household occupying a public rental housing dwelling where there is a 'tenancy agreement' with the housing authority. A tenant household either receives rebated assistance or pays the market rent as determined by the agency.
Income unit	One person, or a group of related persons, within a household, who shared command over income. The relationships allowed for in the definition of income unit were restricted to those of marriage (registered or de facto) and of parent/dependent child who usually resided in the same household. Operationally, an income unit could have been defined as: <ul style="list-style-type: none"> • a married couple (registered or de facto) or sole parent, and dependent children only; or • married couple only (registered or de facto) with no dependent children present; or • a person in a private dwelling who was not related to any other household member either by marriage (registered or de facto) or by the parent/dependent child relationship.
Maintenance costs	Costs incurred to maintain the value of the asset, that restored an asset to its original condition. Included: day-to-day maintenance; reflecting general wear and tear; cyclical maintenance, performed as part of a planned maintenance program; and other maintenance, including repairs due to vandalism
Market rent	Aggregate market rent that would have been collected if the public rental housing properties had been available in the private market
Market value of stock	Aggregate market valuation of public housing stock

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Table 14A.44 (Continued)

<i>Term</i>	<i>Definition</i>
Modified Canadian Occupancy Standard	The standard used to determine overcrowding/underuse. (For further discussion on measuring household bedroom requirements, see Foard, et al. (1994)).
Overcrowding	Where there were insufficient bedrooms to meet the proxy occupancy standard: <ul style="list-style-type: none">• moderate overcrowding — where one additional bedroom was required to satisfy the proxy occupancy standard; or• high overcrowding — where two or more additional bedrooms were required to satisfy the proxy occupancy standard
Property manager net surplus	Market rent (potential rental income) less operating expenses. Proceeds from the sale of noncurrent assets were not included in the calculation of the net surplus for the property manager.
Property manager net surplus plus interest	Calculated as for property manager net surplus, excluding interest as an expense.
Target population	Those households defined as 'in need'.
Tenant or tenant household	The members of a household occupying public housing related to a single tenancy agreement with the housing authority/tenancy manager. There were more than one household in a dwelling, and multiple tenancies might have been counted.
Underuse	Where there were two or more bedrooms additional to the number required in the dwelling to satisfy the proxy occupancy standard
Waiting list — total number of households on waiting list	The total number of applicants on the tenant manager/agency's waiting list at 30 June. The waiting list population referred to applicants who, at 30 June, were: <ul style="list-style-type: none">• still residing in the State of application;• still eligible for public housing; and• still wished to pursue their application. Potential applicants still awaiting eligibility assessment at 30 June were excluded.
Waiting list applicant	A household that applied for public rental housing assistance and was deemed eligible but had not yet received the assistance. Included current public housing tenants who were applicants for assistance other than that currently received.

Sources: AIHW (1998a; 1998b).

Table 14A.47 Descriptors

<i>Descriptor</i>	<i>Definition</i>
Community housing as a percentage of public and community housing (housing choice)	This is defined as the total number of occupied and vacant community housing dwellings at 30 June divided by the total number of occupied and vacant community and public housing dwellings at 30 June.
Community housing dwellings occupied	This item comprises a count of all occupied community housing dwellings at 30 June for the jurisdiction.
Community housing dwellings vacant	The total number of dwellings that do not have tenants at 30 June.
Community rental households	This item identifies the total number of households who were tenants in community housing at 30 June
Households assisted with rebated community housing	Not to be collected for 1997-98. Under review.
Households assisted with rebated community rental housing in the capital city area of the State or Territory	Not to be collected for 1997-98. Under review.
Households assisted with rebated community housing outside the capital city area of the State and Territory	Not to be collected for 1997-98. Under review.
Households assisted with rebated public rental housing	The total number of households provided with a public rental housing rebate that allowed them to pay a rent lower than the market rent, for the financial year for the jurisdiction. In 1998, this item was calculated as the total number of households provided with public rental housing rebate assistance at 30 June 1997, plus all new households provided with public rental housing rebate assistance during 1997-98 until 30 June 1998.
Households assisted with rebated public rental housing in capital city area of the State or Territory	The total number of households in the jurisdiction's capital city assisted with rebated public rental housing (for the financial year). Capital cities were defined as the six State capital city statistical divisions, the Darwin statistical division and the Canberra statistical division as delimited for purposes of the 1996 ABS Census of Population and Housing (see ABS cat. no. 1216.0 vol. 1, Australian Standard Geographical Classification).
Households assisted with rebated public rental housing outside capital city area of the State or Territory	The total number of households assisted with rebated public rental housing (for the financial year), but only households outside the jurisdiction's capital city.

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Table 14A.45 (Continued)

<i>Descriptor</i>	<i>Definition</i>
Households occupying community housing	The total number of households that were tenants in community housing during the financial year. In 1998, calculated as the total number of households occupying community housing at 30 June 1997 plus all new households occupying community housing during 1997-98 until 30 June.
Households occupying public rental housing	The total number of households that were tenants in public housing during the financial year — that is, a count of all households who at some stage during the year were rebated or nonrebated public housing tenants. In 1998, this item was calculated as the total number of households occupying public rental housing, either rebated or nonrebated, at 30 June 1997, plus all new households occupying public rental housing during 1997-98 until 30 June 1998.
Market rent	The rent the dwelling would have received if it had been in the private rental market. The total market value of rent was the aggregation of the market rents associated with all tenantable public housing dwellings for the year ending 30 June.
Market value of community rental stock	Assets should be valued according to market sale price.
Market value of public housing stock	Total market value of stock for use as public housing at 30 June. Assets were valued using the deprival value approach as a framework. Where a current market value could be established for dwellings, this should have been used. Where there was no market (for example, remote areas) the current cost of reproduction should have been used.
Occupied and vacant community housing dwellings	This item identifies the total number of community housing dwellings either occupied or vacant at 30 June. It referred to CSHA related community housing dwellings only. It comprises a count of: <ul style="list-style-type: none"> • all occupied community housing dwellings at 30 June for this jurisdiction covering both dwellings in which households receive assistance and those paying market rent; and • all dwellings that were vacant at 30 June.
Occupied and vacant public housing dwellings	The total number of public housing dwellings either occupied or vacant at 30 June. It comprised a count of: <ul style="list-style-type: none"> • all occupied public housing dwellings at 30 June for this jurisdiction, covering both dwellings in which households received assistance and those paying market rent; and • all dwellings that were vacant at 30 June.
Public housing as a percentage of public and community housing (housing choice)	The total number of occupied and vacant public housing dwellings at 30 June, divided by the total number of occupied and vacant public and community housing dwellings
Public rental households (rebated and nonrebated)	The total number of households that were tenants in public housing at 30 June — that is, a count of all households that were rebated or nonrebated public housing tenants at 30 June

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Table 14A.45 (Continued)

<i>Descriptor</i>	<i>Definition</i>
Public rental housing dwellings occupied	The total number of public rental dwellings occupied. It comprised a count of all occupied public rental dwellings at 30 June for the jurisdiction, covering both dwellings with tenants who were receiving rebated assistance and those paying market rent.
Public rental housing dwellings vacant	The total number of dwellings that did not have tenants at 30 June — that is, the sum of the total number of tenantable public rental housing dwellings vacant and total number of untenantable public rental housing dwellings vacant' at 30 June
Recurrent and capital expenditure	For the year ending 30 June, according to the Coopers and Lybrand report 'Accounting Policies and Reporting Framework for State Housing Authorities' expenditure that should have been capitalised included expenditure which extended the useful life of the assets or added attributes which were not previously part of the asset. Recurrent expenditure included: <ul style="list-style-type: none"> • operating expenses; and • tenancy manager revenue and expense components. Capital expenditure included: <ul style="list-style-type: none"> • acquisitions; • construction costs; • redevelopment and improvement (of properties); • land acquisitions and development; and • joint ventures.
Rent charged	The sum of what tenants were charged based on the actual rent they were expected to pay after any eligibility for community service type concessions had been included. The rent charged to the tenant might not have been received; this item also reflected the expected and not the actual rent paid because defaults and arrears might have reduced the amount received from the amount charged. The total rent charged was the aggregation of all rents charged to tenants for the year ending 30 June.
Rent collected from tenants	The actual rent received from public housing tenants (or community housing associations) in the year ending 30 June
Tenantable community housing dwellings vacant	Not to be collected for 1997-98. Under review.
Tenantable public rental housing dwellings vacant	Dwellings where maintenance had been completed but that were unoccupied at 30 June
Untenantable community housing dwellings vacant	Not to be collected for 1997-98. Under review.
Untenantable public rental housing dwellings vacant	Unoccupied dwellings where maintenance had been either deferred or not completed at 30 June

Sources: AIHW (1998a; 1998b).

Table 14A.48 Indicators

<i>Indicator</i>	<i>Definition</i>
Administrative and operational efficiency	The cost of property and tenancy administration (a) Average administration cost per dwelling, calculated as total administration costs for year ending 30 June, divided by the total number of occupied and vacant public rental housing dwellings at 30 June (b) The average operational cost per dwelling (maintenance and depreciation), calculated as total maintenance and depreciation costs for year ending 30 June, divided by the total number of occupied and vacant public rental housing dwellings at 30 June
Affordability	The level of housing affordability within the public housing (or community housing) sectors, calculated as the percentage of assessable household income spent on housing costs — that is, the number of rebated public rental households (or community housing households) paying X per cent of assessable income on rent at 30 June, divided by the total number of rebated public rental households (or community housing households) occupying public (or community) housing, multiplied by 100, at 30 June. X was defined as: – less than or equal to 20 per cent – less than or equal to 25 per cent – less than or equal to 30 per cent or – greater than or equal to 30 per cent.
Community service obligations (direct subsidies)	The provision of direct subsidies to tenants, calculated as the percentage that direct subsidies are of total market rent — that is, total market rent of occupied dwellings less total rent charged, divided by total market rent of occupied dwellings, multiplied by 100, for year ending 30 June
Cost of stock production	The acquisition of stock (a) Average purchase cost per new dwelling, calculated as the total purchase cost for X dwellings, divided by the total number of X dwellings (b) Average construction cost per new dwelling, calculated as the total construction cost for X dwellings, divided by the total number of X dwellings. X were: – 1 bedroom dwellings – 2 bedroom dwellings – 3 bedroom dwellings or – 4 or more bedroom dwellings.
Customer satisfaction	The satisfaction of public housing customers, calculated as the percentage of customers expressing different degrees of satisfaction with various aspects of product and quality of each program element. Calculation was undertaken by consultant.
Equity level of assets	The equity value for the year relative to target levels expressed as a percentage, calculated to determine the extent to which equity target levels were achieved
Housing Stock Condition Index	The cost of repairs/maintenance required to bring all public rental stock up to adequate condition, relative to the replacement value of that stock

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Table 14A.46 (Continued)

<i>Indicator</i>	<i>Definition</i>
Level of provision	The extent to which provision met agreed levels; the proportion of households provided with housing assistance in the year relative to a bilaterally agreed level of provision. The agreed number of households to be assisted was determined externally and provided for each jurisdiction from CSHA bilateral agreement.
Match of dwelling and household size	<p>The percentage of dwellings where dwelling size was inappropriate, calculated as the percentage of occupied public (or community) dwellings at 30 June with:</p> <ul style="list-style-type: none"> – moderate overcrowding – high overcrowding or – underuse. <p>To derive the number of households in each of the above categories every household was assigned a proxy occupancy status based on the size of the dwelling — that is, the number of bedrooms; the number of adults; the number of children; and the family relationships of household members (see table 14.1).</p>
Rate of return	<p>The rate of return on equity and assets.</p> <p>(a) Rate of return on equity, calculated as property manager net surplus (potential market rental income less operating expenses), divided by average total equity (where average total equity was equal to average total assets less average total liabilities), multiplied by 100, at 30 June</p> <p>(b) Rate of return on assets, calculated as the property manager net surplus plus interest, divided by average total assets, multiplied by 100, at June 30</p>
Rent arrears	<p>The management of rent arrears, calculated as the percentage of tenants in arrears for specific time categories at 30 June — that is, total rent collected from tenants divided by total rent charged to tenants, multiplied by 100. Specific time categories were:</p> <ul style="list-style-type: none"> • more than 4 weeks • more than 8 weeks or • more than 12 weeks
Targeting	<p>The need status of all households receiving assistance.</p> <p>(a) The percentage of those occupying public housing who were in need at 30 June, calculated as the total number of households in need in the total population, divided by the total number of public rental housing dwellings occupied, multiplied by 100, at 30 June.</p> <p>(b) The proportion of households in need who were in public housing relative to the total population in need at 30 June 1991, calculated as the number of households in need and occupying public housing, divided by the total number of public rental housing dwellings occupied, multiplied by 100, at June 30.</p>

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Table 14A.46 (Continued)

<i>Indicator</i>	<i>Definition</i>
Timeliness	The proportion of time waiting for public housing, calculated as the percentage of the total number of households on the waiting list in X waiting time categories, at 30 June. X was defined as the number of households waiting for: <ul style="list-style-type: none">– less than 6 months– 6 months to one year– 1–2 years– 2–3 years– 3–4 years– 4–5 years or– more than 5 years.
Turnaround market rent forgone	The financial cost of turnaround, calculated as the percentage of rent lost through vacancy (both tenable and untenable properties), divided by the market rent of occupied dwellings — that is, rent lost through vacancy divided by rent charged, multiplied by 100, for year ending 30 June. Rent lost through vacancy was the sum of the market rent for each vacant property. It could be calculated by summing the market rent for each vacant property for each week that it was vacant during the year.
Turnaround time	The time taken to use vacant stock <ul style="list-style-type: none">a) The average time taken for occupancy of normally vacant stock, calculated as the total number of days that vacant dwellings were normally vacant, divided by the total number of dwellings that were vacated normally and subsequently tenanted(b) The average time taken for occupancy of newly purchased stock, calculated as the total number of days that newly purchased dwellings were vacant, divided by the total number of newly purchased dwellings(c) The average time taken for occupancy of newly constructed stock, calculated as the total number of days that newly constructed dwellings were vacant, divided by the total number of newly constructed dwellings

Sources: AIHW (1998a; 1998b).