
15A Housing — attachment

Definitions for the indicators and descriptors in this attachment are in section 15A.5. Unsourced public housing information has been obtained from Commonwealth, State or Territory governments. Unsourced community housing information has been obtained from Commonwealth, State or Territory governments via survey or administrative data collection. The AIHW collects and collates these data and produces annual data collection manuals. Unsourced Commonwealth Rent Assistance information has been obtained from the Commonwealth Department of Family and Community Services, via Centrelink.

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.

Data in this Report are examined by the Review's Housing Working Group, but have not been formally audited by the Secretariat. A peer review process is also undertaken in the development of data definitions. The data contained in this attachment may be subject to revision. The web page version of the Report contains the most up-to-date data where changes have occurred. This attachment can be found at www.pc.gov.au/service/gsp/2000/attach15A.pdf. Users without Internet access can contact the Secretariat (details inside front cover of the Report).

15A.1 General footnotes for tables

NSW public housing data

The following programs were included in the data collection process: General Housing; Housco General Housing; Head Lease Program; Home Purchase Assistance Authority; Housco Pensioner Housing; Public Housing Government Leasehold; Housing for the Aged (Pensioners); and The Rocks Housing Scheme.

WA public housing data

All public housing figures include Community Disability Housing Programme Dwellings (1997-98 = 395, and 1998-99 = 541).

15A.2 All jurisdictions' data

Public housing

Descriptive data

Table 15A.1 **Descriptive data, part 1**

	<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 non-rebated households) ^a										
1997-98	no.	132 355	68 124	57 210	37 725	60 436	15 793	13 569	9 231	394 443
1998-99	no.	131 196	69 406	57 071	36 565	58 148	15 560	12 823	8 933	389 702
Total households assisted with rebated public rental housing ^{a, b, c}										
1997-98	no.	122 563	53 599	54 874	32 696	50 310	15 429	11 559	4 930	345 960
1998-99	no.	121 954	52 729	53 982	31 427	48 774	14 995	10 905	5 242	340 008
Total households assisted with rebated public rental housing in the capital city area of the State/Territory ^{a, b, c, d, e, f}										
1997-98	no.	78 461	36 897	30 534	24 122	38 398	7 618	11 559	3 433	231 022
1998-99	no.	78 156	36 602	30 838	23 153	37 316	7 466	10 905	3 627	228 063
Total households assisted with rebated public rental housing outside the capital city area of the State/Territory ^{a, b, c, d, g}										
1997-98	no.	44 102	16 702	24 340	8 574	11 912	7 811	..	1 497	114 938
1998-99	no.	43 798	16 127	23 144	8 274	11 458	7 529	..	1 615	111 945
Total market rent of all tenatable dwellings										
1997-98	\$m	967	363	323	192	294	79 ^h	90	69	2 376
1998-99	\$m	1 000	380	322	191	298	77 ^h	88	67	2 423

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Table 15A.1 (Continued)

	<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 rent charged										
1997-98	\$m	407	196	157	101	180	41	46	42	1 170
1998-99	\$m	403	221	161	102	179	41	45	39	1 190
Total rent collected from tenants										
1997-98	\$m	404	196	158	101	178	43	45	41	1 165
1998-99	\$m	405	214	160	102	177	42	45	34	1 179
Total recurrent and capital expenditure										
1997-98	\$m	952	534	349 ⁱ	259	363	104 ^h	104	69	2 734
1998-99	\$m	882	612	323 ⁱ	296	361	104 ^h	99	62	2 740

^a SA data amended for 1997-98 (previously new tenants excluded short term tenancies). ^b Victorian data as at 30 June. They exclude those tenants who were receiving a rebate during the period, but who were paying market rent at 30 June. ^c For WA data, opening balances of subsidised tenancies for each financial year are accurate. All new subsidised tenancies during the financial year are based on averages. ^d Victorian data were based on a departmental split that, although similar, is not identical to the ABS definition. ^e Queensland data include tenants from the Brisbane Statistical Division. ^f For the ACT, no public housing households were located outside the capital, Canberra. ^g Queensland data include tenants from outside the Brisbane Statistical Division. ^h Includes Aboriginal Rental Housing Program. ⁱ Includes all expenditure of a capital and recurrent nature relating to the public housing program, less any recovered expenditure. .. Not applicable.

Table 15A.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 non-rebated households										
1998	no.	122 504	60 580	48 268	31 957	53 153	13 062	11 493	7 785	348 802
1999	no.	123 369	64 546	48 509	31 345	51 408	12 915	11 162	6 984	350 238
Total tenantable public housing dwellings vacant										
1998	no.	1 717	858	875	268	1 225 ^b	303	164	47	5 457
1999	no.	1 553	924	731	267	2 036	234	149	73	5 967
Total untenable public housing dwellings vacant										
1998	no.	295	2 649	610	1 110	845 ^c	567	370	191	6 637
1999	no.	161	1 953	1 033	1 314	597 ^c	441	480	263	6 242
Total public housing dwellings vacant										
1998	no.	2 012	3 507	1 485	1 378	2 070 ^{b, c}	870	534	238	12 094
1999	no.	1 714	2 877	1 764	1 581	2 633 ^c	675	629	336	12 209
Total market value of public housing stock										
1998	\$m	13 149 ^d	4 842	4 156	2 600	3 107	770	1 197	910	30 732
1999	\$m	12 976 ^e	5 374	4 005	2 452	3 063	695	1 207	785	30 558

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Table 15A.2 (Continued)

	<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 occupied and vacant public housing dwellings ^f										
1998	no.	124 516	64 087	49 753	33 335	55 223	13 932	12 027	8 023	360 896
1999	no.	125 083	67 423	50 273	32 926	54 041	13 590	11 791	7 320	362 447
Total occupied and vacant community housing dwellings										
1998	no.	5 876	5 559 ^g	3 320	2 174	2 567	279	92	56	19 923
1999	no.	6 911	5 850 ^g	4 798	2 779	2 832	352	168	66	23 756
Public housing as a percentage of all public and community housing (housing choice)										
1998	%	95.5	93.0	93.7	93.9	95.6	98.0	99.2	99.3	94.8
1999	%	94.8	92.0	91.3	92.2	95.0	97.5	98.6	99.1	93.8
Total public rental households (rebated and non-rebated)										
1998	no.	122 674	60 580	48 268	31 957	53 153	13 062	11 695	7 785	349 174
1999	no.	123 369	64 546	48 509	31 345	51 408	12 915	11 358	6 984	350 434

^a At 30 June. ^b Amended for 1998 (previously new tenants excluded short term tenancies). ^c Includes Aboriginal Housing. ^d This has been revised as the previously published figure included properties outside the definition. ^e The reduction in value since 1998 is due to a re-valuation of stock using a different method and the transfer of stock to the Aboriginal Housing Office. ^f ACT data exclude properties head-leased to community organisations under the Community Organisations Rental Housing Assistance Program (284 properties in 1998-99), and include properties under the Private Rental Leasing Program (88 properties in 1998-99). Private Rental Leasing Program properties are not funded under the CSHA. ^g There is some variance between the public housing and community housing data returns as far as community housing dwelling counts are concerned. This is due to the difference in data sources.

Table 15A.3 Households occupying public rental housing (rebated and non-rebated), by household type (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^c</i>	<i>Aust</i>
Total households occupying public rental housing (rebated and non-rebated households)									
1998	123 068	60 883	48 145	32 537	54 723	13 112	11 784	8 108	352 360
1999	122 674	60 579	48 268	31 957	53 153	13 062	11 695	7 785	349 173
Total Indigenous public rental households									
1998	na	559	na	na	na	259 ^d	170	na	988
1999	na	626	na	na ^e	na	326	175	864 ^f	1 991
Total NESB public rental households									
1998	na	10 312	na	na	na	142 ^d	2 392	na	12 846
1999	na	10 336	na	na ^e	na	154	2 210	na	12 700
Total disability public rental households									
1998	26 849	1 232	na	na	na	434 ^d	86	na	28 601
1999	28 105	1 311	na	na ^e	na	485	80	1 012 ^g	30 993

^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). ^c 1999 data are for rebated households only. ^d Re-calculated to reflect 1998-99 data definition. ^e Not available due to introduction of new Y2K compliant computer systems. ^f Identified through optional self identification on the tenancy application. ^g Based on the numbers receiving a disability pension. **na** Not available.

Table 15A.4 New households occupying public rental housing (rebated and non-rebated), by household type (number)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>Sa^b</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Total new households occupying public rental housing (rebated and non-rebated), during the year									
1997-98	9 287 ^c	7 241	9 065	5 188	5 713	2 681	1 785	1 123	42 083
1998-99	8 522	8 827	8 803	4 608	4 995	2 498	1 128	1 148 ^d	40 529
Total Indigenous public rental households									
1997-98	na	210	745	663	342	179	74	na	2 213
1998-99	na	253	697	539	285	199	44	241	2 258
Total NESB public rental households									
1997-98	na	1 073	na	na	841	95	538	na	2 547
1998-99	na	896	na	144	666	62	246	na	2 014
Total disability public rental households									
1997-98	1 911	214	1 084	211	675	175	18	na	4 288
1998-99	1 896	251	1 004	473	620	148	11	195	4 598

^a Double counting may have occurred as some households may be in multiple categories (for example, Indigenous and with a disability). ^b Amended for 1997-98 (previously new tenants excluded short term tenancies). ^c Included Housing for Aboriginals program properties, raising the figure by 50 to 9287. ^d Identified through optional self identification on the tenancy application. **na** Not available.

Table 15A.5 Households occupying public rental housing (rebated and non-rebated), by household characteristic (number)^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^c</i>	<i>Aust</i>
Total public rental households: single only male aged less than 25 years									
1998	421	164	130	na ^d	785	159	152	na	1 811
1999	364	184	142	na ^e	682	160	169	9	1 710
Total public rental households: single only female aged less than 25 years									
1998	207	221	203	na ^f	120	175	130	na	1 056
1999	165	228	219	na ^e	131	197	142	9	1 091
Total public rental households: single only male aged 25–54 years									
1998	9 201	2 763	1 902	na ^d	5 720	997	922	na	21 505
1999	9 527	3 150	2 199	na ^e	5 844	1 162	953	284	23 119
Total public rental households: single only female aged 25–54 years									
1998	8 595	3 284	1 650	na ^f	2 894	1 002	697	na	18 122
1999	8 625	3 550	1 884	na ^e	2 872	1 025	698	186	18 840
Total public rental households: single only male aged 55 years or more									
1998	11 310	5 073	2 131	5 629 ^g	4 037	841	661	na	29 682
1999	11 496	5 171	2 489	na ^e	4 132	916	681	551	25 436

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Table 15A.5 (Continued)

	NSW ^b	Vic	Qld	WA	SA	Tas	ACT	NT ^c	Aust
Total public rental households: single only female aged 55 years or more									
1998	21 922	11 256	3 697	9 846 ^h	9 698	2 237	1 646	na	60 302
1999	22 034	11 189	4 281	na ^e	9 744	2 231	1 696	512	51 687
Total public rental households: couple only aged less than 55 years									
1998	2 433 ⁱ	1 195	949	na ^j	1 849 ^k	657	122	na	7 205
1999	2 401 ⁱ	1 115	925	na ^e	1 735 ^k	500	352	138	7 166
Total public rental households: couple only aged 55 years or more									
1998	10 034	3 967	2 671	4 542 ^l	5 098 ^k	630	396	na	27 338
1999	9 906	3 922	2 777	na ^e	4 894 ^k	757	763	410	23 429
Total public rental households: single male with children									
1998	1 790	1 502	976	554	1 027 ^m	290	178	na	6 317
1999	1 994	1 621	1 039	na ^e	1 008 ^m	273	234	138	6 307
Total public rental households: single female with children									
1998	17 632	13 387	11 025	6 547	6 534 ^m	3 047	2 178	na	60 350
1999	19 045	13 461	11 509	na ^e	6 286 ^m	2 628	2 575	1 292	56 796
Total public rental households: couple with children									
1998	12 293	10 418	10 283	4 128	5 773	2 127	422	na	45 444
1999	10 387	9 571	9 469	na ^e	5 314	1 689	1 811	563	38 804
Group and other households type									
1998	12 569	7 653	12 528 ⁿ	1 291	1 960	950	4 280	8 108	49 339
1999	11 959	7 417	11 335 ⁿ	na ^e	1 942	1 312	1 621	3 693 ^o	39 279

^a At 30 June. ^b Components do not sum to 'total households occupying public rental housing' because of missing values in the dataset. Some details relating to household composition and gender are missing. ^c 1999 data are for rebated households only. ^d Included with 'single only male aged 55 years or more'. ^e Not available due to introduction of new Y2K compliant computer systems. ^f Included with 'single only female aged 55 years or more'. ^g Includes 'single only male aged less than 25 years' and 'single only male aged 25–54 years'. ^h Includes 'single only female aged less than 25 years' and 'single only female aged 25–54 years'. ⁱ Only household head's age is known. This varies from the standard definition. ^j Included with 'couple only aged 55 years or more'. ^k Calculated using tenant's age only. Unknown age for couples (5779 for couples aged less than 55 years and 5124 for couples aged 55 years or more). ^l Includes 'couple only aged less than 55 years'. ^m Calculated using tenant's gender only. Unknown gender for single parents (3438 male and 3439 female). ⁿ Households where missing data prevented them from being correctly allocated to a specific category are included here. ^o Includes all non-rebated households (3461) and unidentified group rebated households (232). **na** Not available.

Table 15A.6 New households occupying public rental housing (rebated and non-rebated), by household characteristic (number)

	<i>NSW</i>	<i>Vic</i>	<i>Qld^a</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									
1998	180	97	89	162	384 ^b	196	193	18	1 319
1999	155	113	72	121	394 ^b	151	112	17	1 135
Total public rental households: single only female aged less than 25 years									
1998	139	125	168	164	312 ^b	230	152	10	1 300
1999	112	155	154	131	321 ^b	234	142	10	1 259
Total public rental households: single only male aged 25–54 years									
1998	1 228	719	567	647	983 ^b	366	417	98	5 025
1999	1 204	889	671	446	841 ^b	400	238	90	4 779
Total public rental households: single only female aged 25–54 years									
1998	539	391	386	310	391 ^b	152	139	58	2 366
1999	496	558	434	217	339 ^b	166	72	55	2 337
Total public rental households: single only male aged 55 years or more									
1998	732	516	477	468	286 ^b	95	62	41	2 677
1999	724	631	582	282	259 ^b	101	24	56	2 659
Total public rental households: single only female aged 55 years or more									
1998	649	577	550	537	375 ^b	97	129	24	2 938
1999	668	782	644	335	299 ^b	104	31	35	2 898
Total public rental households: couple only aged less than 55 years									
1998	209	150	192	na ^c	305	174	3	81	1 114
1999	196	160	163	na	225	143	155	72	1 114
Total public rental households: couple only aged 55 years or more									
1998	441	237	269	267 ^d	161	36	1	24	1 436
1999	423	278	260	195	114	40	33	19	1 362
Total public rental households: single male with children									
1998	331	299	337	na ^e	159 ^f	99	59	53	1 337
1999	328	380	335	na	139 ^f	100	47	69	1 398
Total public rental households: single female with children									
1998	2 973	2 416	3 246	na ^e	1 237 ^f	797	526	418	11 613
1999	2 605	2 904	3 183	na	1 003 ^f	677	297	424	11 093
Total public rental households: couple with children									
1998	1 311	968	1 590	na ^e	558	298	26	105	4 856
1999	1 135	1 082	1 411	na	448	250	149	257	4 732

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Table 15A.6 (Continued)

	NSW	Vic	Qld ^a	WA	SA	Tas	ACT	NT	Aust
Group and other households type									
1998	555	746	1 194 ^g	2 633 ^h	359	141	835	193	6 656
1999	476	895	894 ^g	588	232	132	72	44	3 333

^a 1998 figures (with the exception of 'group and other households type') revised to reflect correct household status of closed accounts at time of termination. ^b There were 87 single males and 78 single females for which age was unknown. ^c Included with 'couple only aged 55 years or more'. ^d Includes 'couple only aged less than 55 years'. ^e Included with 'group and other households type'. ^f There were 30 and 34 single parents in 1998 and 1999 respectively for which gender was unknown. ^g Households where missing data prevented them from being correctly allocated to a specific category are included here. ^h Includes 'couple aged less than 55 years', 'single male with children', 'single female with children' and 'couple with children'. **na** Not available.

Table 15A.7 Households on the public housing waiting list (number)^a

	NSW	Vic ^b	Qld	WA	SA	Tas	ACT	NT	Aust
Total households on the waiting list									
1998	93 067 ^c	49 540	23 988	11 065	31 967	1 853	3 052	3 352 ^d	217 884
1999	93 650 ^c	45 934	24 243	12 891	na	1 243	3 096	2 773 ^d	183 830
Total Indigenous public rental households on the waiting list									
1998	2 229 ^e	859	1 500	na ^f	1 786	99	na	570	7 043
1999	2 080 ^e	682	1 543	na ^f	na	55	na	478	4 838
Total NESB public rental households on the waiting list									
1998	36 200	9 799	na	na	4 272	108	na	na	50 379
1999	34 940	8 427	na	837	na	118	na	na	44 322
Total disability public rental households on the waiting list									
1998	23 043	1 145	2 825	na	3 517	128	na	na	30 658
1999	23 997	935	2 917	1 145	na	77	na	240 ^g	29 311
Household type on waiting list: single only male aged less than 25 years									
1998	2 520	506	627 ^h	354	3 556	126	na	na	7 689
1999	2 618	545	635	na ⁱ	na	108	195	135	4 236
Household type on waiting list: single only female aged less than 25 years									
1998	2 590	831	766 ^h	409	3 654	191	na	na	8 441
1999	2 590	824	780	na ⁱ	na	106	223	191	4 714
Household type on waiting list: single only male aged 25–54 years									
1998	12 903	4 871	2 772 ^h	1 483	4 165	250	na	na	26 444
1999	13 070	5 021	2 845	na ⁱ	na	137	456	702	22 231
Household type on waiting list: single only female aged 25–54 years									
1998	6 176	3 129	2 071 ^h	896	2 635	127	na	na	15 034
1999	6 205	3 200	2 209	na ⁱ	na	81	249	372	12 316

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Table 15A.7 (Continued)

	<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>
Household type on waiting list: single only male aged 55 years or more									
1998	4 395	2 108	1 468 ^h	498	543	62	na	na	9 074
1999	4 367	1 799	1 332	na ⁱ	na	42	118	124	7 782
Household type on waiting list: single only female aged 55 years or more									
1998	5 549	3 702	2 196 ^h	896	870	116	na	na	13 329
1999	5 610	3 207	2 074	na ⁱ	na	88	248	91	11 318
Household type on waiting list: couple only aged less than 55 years									
1998	3 330	1 495	909 ^h	89	1 852	104	na	na	7 779
1999	2 985	1 323	834	na ⁱ	na	57	165	111	5 475
Household type on waiting list: couple only aged 55 years or more									
1998	3 942	2 376	1 213 ^h	620	779	56	na	na	8 986
1999	4 488	2 308	1 155	na ⁱ	na	46	113	8	8 118
Household type on waiting list: single male with children									
1998	2 487	1 869	813 ^h	354	1 046	60	na	na	6 629
1999	2 770	1 852	830	na ⁱ	na	56	169	63	5 740
Household type on waiting list: single female with children									
1998	26 413	14 777	7 383 ^h	3 419	5 914	490	na	na	58 396
1999	27 654	13 898	7 335	na ⁱ	na	321	783	427	50 418
Household type on waiting list: couple with children									
1998	17 833	10 639	3 742 ^h	1 671	2 571	195	na	na	36 651
1999	16 973	9 042	3 586	na ⁱ	na	107	320	400	30 428
Household type on waiting list: group and other household type									
1998	4 219	3 237	28 ^h	376	4 348	76	na	3 352	15 636
1999	4 344	2 915	628	na ⁱ	na	94	57	149	8 187

^a At 30 June. ^b The public housing waiting list includes applicants that can be assisted through the Aboriginal Housing Program. ^c Includes some individuals not able to be classified in individual categories. ^d Identified through optional self identification on the tenancy application. ^e Includes self identified Indigenous applicants applying for either general public housing or Aboriginal housing. ^f Not disclosed. Conflict with segmented waiting list (public housing versus Aboriginal housing). ^g Based on the numbers receiving a disability pension. ^h Data differ from that reported last year due to a correction of error in gender categorisation of waitlist applicants. ⁱ Not available due to introduction of new Y2K compliant computer systems. **na** Not available.

Performance indicators

Table 15A.8 Targeting part A — proportion of households in need and who are in public housing (per cent)^{a, b, c, d}

	NSW ^e	Vic ^f	Qld ^g	WA	SA ^h	Tas	ACT	NT	Aust
1998	37.3	29.6	29.0	na	51.0	42.3	66.0	35.4	35.9
1999	37.5	30.1	29.0	na	52.7	43.3	66.2	40.4	36.4

^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 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. (See footnote 'g' for an example of the approach taken in Queensland.) ^d The 'proxy occupancy standard' used in the calculation of this indicator differs from that used in the calculation of appropriateness (table 15A.14). For the calculation of appropriateness, a 'single adult only' requires a one bedroom dwelling to be appropriately housed. The standard used here specifies that a 'single adult only' requires a two bedroom dwelling to be appropriately housed. ^e The 1998 figure has been revised to use the same definition as the 1999 figure. ^f Gross household income has been used in the calculations. The median private market rents for 1997-98 have been revised from those provided last year, resulting in minor changes from the data provided last year. The data are based on the Office of Housing definition of dependent which counts a person 16-24 years of age as a resident, regardless of whether that person is a full time student. ^g Median private rental market rent is based on calculated median rents for bonds lodged with the Queensland Residential Tenancies Authority for the June Quarter 1998 and the June Quarter 1999 for the Brisbane Statistical Division and the rest of the State by number of bedrooms (1, 2, 3, >=4). Gross household income is based on the total household income recorded for the household as at 30 June 1998 and 30 June 1999. Eligibility for Private Rent Assistance from the Department of Family and Community Services is based on income sources of the primary tenant in each household and the income sources of any others in the household. Where there are no others and the household is eligible for rent assistance, the appropriate average payment is deducted from the median market rent as specified. Where there are others in the household, each of the others who are eligible for rent assistance receive two-thirds of the average rent assistance payment for singles as specified by the Department of Family and Community Services. This is also deducted from the median market rent. All households exceeded the minimum rent threshold. The figure for 1998 differs from that reported last year due to better exclusion of non-current clients and a more accurate determination of bedroom eligibility. ^h In determining need, it is assumed that all rebated tenants would be eligible for Rent Assistance at the levels provided by the Department of Family and Community Services. **na** Not available.

Table 15A.9 Targeting part B — proportion of those occupying public housing who are in need (per cent)^{a, b, c, d}

	NSW ^e	Vic ^f	Qld	WA	SA	Tas	ACT	NT	Aust
1998	99.1	95.7	91.4	na	82.4	82.6	94.7	98.4	93.8
1999	98.5	95.6	91.6	na	88.5	85.3	98.0	98.4	94.8

^a At 30 June. ^b Data refer to only 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 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 15A.14). For the calculation of appropriateness, a 'single adult only' requires a one bedroom dwelling to be appropriately housed. The standard used here specifies that a 'single adult only' requires a two bedroom dwelling to be appropriately housed. ^e The 1998 figure has been revised to use the same definition as the 1999 figure. ^f Gross household income has been used in the calculations. The median private market rents for 1997-98 have been revised from those provided last year, resulting in minor changes from the data provided last year. The data are based on the Office of Housing definition of dependent which counts a person 16-24 years of age as a resident, regardless of whether that person is a full time student. **na** Not available.

Table 15A.10 Rebated public households paying assessable income on rent, by proportion of income (per cent)^{a, b, c, d}

	<i>NSW</i>	<i>Vic^e</i>	<i>Qld^e</i>	<i>WA</i>	<i>SA^{e, f}</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Less than or equal to 20 per cent									
1998	96.2 ^g	19.1	27.0	29.7	37.4	0.0	1.8	76.0	51.6
1999	93.7 ^g	17.2	23.4	29.4	32.6	0.0	5.3	60.0	49.2
21–25 per cent									
1998	3.8 ^g	80.6	68.4	70.3	59.8	94.4	98.2	24.0	47.0
1999	6.3 ^g	80.6	68.2	60.3	61.7	94.8	94.6	40.0	47.3
26–30 per cent									
1998	0.0 ^h	0.3	3.9	0.0	2.8	5.6	0.0	0.0	1.2
1999	0.0 ^h	2.2	8.1	9.5	5.6	5.2	0.1	0.0	3.4
Greater than or equal to 30 per cent									
1998	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.1
1999	0.0	0.0	0.3	0.8	0.0	0.0	0.1	0.0	0.1

^a At 30 June. ^b Includes only rebated households with known income details. ^c The definition of assessable income may vary between jurisdictions. ^d Data falling between the segments identified above are rounded down (for example, 20.8 per cent would be included in the segment 'less than or equal to 20 per cent'). ^e Note that 20 per cent is the upper limit of the category 'less than or equal to 20 per cent', 25 per cent is the upper limit of the category '21–25 per cent', and 30 per cent is the upper limit of the category '26–30 per cent'. Weekly rent is net of any service charges paid by tenants. ^f The income figure used is total household income, including all Additional Family Payments. Previous years' figures have been amended to reflect this definition. ^g Due to a different method of rounding, some households' records are pushed into the 21–25 per cent bracket in 1999. ^h If a tenant is not eligible for a rebate due to income eligibility requirements, they pay the market rent for the dwelling.

Table 15A.11 Condition of housing stock (per cent)^{a, b}

	<i>NSW</i>	<i>Vic^c</i>	<i>Qld^d</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
1998	na	98.7	98.8	na	88.5	98.6	93.5	na	95.7
1999	na	98.4	98.2	na	89.1	98.6	94.0	na	95.6

^a At 30 June. ^b Equal to $(1 - [\text{total required maintenance cost for public rental stock} \div \text{total capital replacement cost for public rental stock}])$ expressed as a percentage. ^c Total required maintenance cost excludes that for stock earmarked for sale or upgrade. The figure provided has been derived from the total figure for all Director of Housing owned stock apportioned based on the proportion of community housing/direct tenure stock at 30 June. The total capital replacement cost is based on the average construction cost (excluding land) at 1998 and at 1999. ^d Maintenance cost is estimated because the Property Condition Report has not been finalised. Includes estimate of maintenance backlog. Replacement cost is the average construction cost multiplied by the total stock. **na** Not available.

Table 15A.12 Tenant satisfaction (per cent)^{a, b}

<i>Overall satisfaction</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^c</i>
Sample size (<i>n</i>)	823	595	2 063	1 937	1 538	859	579	528	8 922
<i>Very satisfied</i>									
1998	21	19	23	22	27	22	16	20	21
1999	23	23	26	24	27	20	16	24	24
<i>Satisfied</i>									
1998	48	45	44	43	46	44	44	45	45
1999	47	46	46	43	46	49	44	42	46
<i>Dissatisfied</i>									
1998	19	15	10	13	11	16	17	13	14
1999	18	16	11	16	11	11	17	15	15

^a Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size (section 15A.4). ^b Data do not add to 100 per cent as a result of nonresponses. ^c Calculated as simple numerical averages due to a lack of raw data.

Sources: Donovan Research (1998; 1999a).

Table 15A.13 Tenant assessments of housing stock condition, 1999 (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^b</i>
Sample size	823	595	2 063	1 937	1 538	859	579	528	8 922
<i>Internal structure</i>									
Good	48	49	51	43	46	48	45	36	46
Average	33	33	36	39	40	38	36	44	37
Poor	19	18	13	18	14	14	19	20	17
<i>External structure</i>									
Good	57	60	61	51	57	64	51	47	56
Average	28	28	29	32	32	28	37	41	32
Poor	16	12	10	18	11	8	13	12	13
<i>Appliances</i>									
Good	67	70	70	68	64	66	61	59	66
Average	22	20	21	24	27	25	27	32	25
Poor	11	10	8	8	9	9	12	9	10
<i>Security</i>									
Good	61	58	65	62	46	70	49	52	58
Average	23	24	24	26	32	19	30	35	27
Poor	16	18	12	12	21	11	21	14	16
<i>Plumbing</i>									
Good	56	64	61	56	49	63	46	51	56
Average	31	27	31	32	40	30	41	41	34
Poor	13	10	9	12	11	7	13	8	10
<i>Lighting</i>									
Good	67	74	72	67	70	74	64	58	68
Average	27	21	24	27	26	21	29	35	26
Poor	5	6	4	5	4	5	7	7	5

^a Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size (section 15A.4). ^b Calculated as simple numerical averages due to a lack of raw data.

Source: Donovan Research (1999a).

Table 15A.14 **Overcrowded or underused public housing dwellings (per cent)^{a, b, c}**

<i>Occupied dwellings with:</i>	<i>NSW^d</i>	<i>Vic</i>	<i>Qld^e</i>	<i>WA^f</i>	<i>SA^g</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Moderate overcrowding									
1998	7.3	7.5	5.7	5.2	2.1	4.6	12.7	6.5	6.2
1999	7.7	7.7	5.6	na	2.1	4.0	na	7.4	6.1
High overcrowding									
1998	2.1	1.4	0.0	0.4	0.2	0.2	2.5	0.9	1.2
1999	3.0	1.5	0.0	na	0.2	0.2	na	0.8	1.5
Underuse									
1998	7.2	7.2	7.1	13.5	17.4	9.8	13.0	5.1	9.5
1999	7.3	7.7	7.4	na	17.8	10.9	na	4.1	8.8

^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 non-rebated tenants are all appropriately housed. ^d 1998 data have been revised because there were errors in recoding for last year's figures. In many cases, details are unknown about individual households numbers. ^e Figures for 1998 differ from those reported last year, which were calculated on total households rather than rebated households. ^f All persons 16 years of age and over are assumed to require a separate bedroom. ^g 1998 figures have been recalculated because the wrong accommodation proxy had been used for that year. **na** Not available.

Table 15A.15 **Public housing provision as a proportion of the agreed level of provision (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>
1997-98	99.1	99.8 ^a	98.4	100.5	99.0	98.0	98.4	101.4	99.2
1998-99	98.5	102.1	97.9	100.0	98.8	96.9	96.8	101.7	99.2

^a The bilateral target was for total allocations (assists) only, not for new allocations (assists). The Office of Housing's internal target of 7400 was substituted in lieu.

Table 15A.16 Waiting times for public housing applicants (per cent)^a

<i>Households waiting:</i>	<i>NSW</i>	<i>Vic^b</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									
1998	11.0	10.4	35.1	26.2	8.4	44.8	46.7	29.0	15.0
1999	10.5	11.8	31.5	28.2	na	49.6	32.1	28.3	15.7
6 months to 1 year									
1998	10.8	8.0	20.4	20.6	9.3	23.9	28.9	19.0	12.0
1999	10.9	7.9	20.5	19.5	na	17.6	22.5	17.0	12.3
1–2 years									
1998	20.1	14.8	24.1	25.7	14.4	19.4	17.0	23.0	18.8
1999	19.7	13.2	26.4	26.8	na	20.9	28.7	21.9	19.7
2–3 years									
1998	17.8	15.5	12.5	14.1	12.3	7.0	5.5	10.0	15.3
1999	15.8	12.3	12.7	12.3	na	6.4	8.7	10.1	14.0
3–4 years									
1998	13.2	13.9	5.3	7.3	11.8	2.4	1.2	7.0	11.6
1999	14.2	12.7	5.8	7.4	na	2.9	3.9	7.6	11.9
4–5 years									
1998	10.2	10.7	1.9	3.3	9.3	1.2	0.5	4.0	8.6
1999	10.2	11.6	2.1	3.1	na	1.3	1.4	5.6	8.7
5 years or more									
1998	16.9	26.8	0.6	2.8	34.5	1.4	0.2	8.0	18.7
1999	18.7	30.5	1.0	2.7	na	1.3	2.7	9.5	17.7

^a At 30 June. ^b The public housing waiting list includes applicants who can be assisted through the Aboriginal Housing Program. **na** Not available.

Table 15A.17 Financial indicators of public housing

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
Costs (\$/dwelling)^a									
Total recurrent costs									
1998	3 865	3 025	3 469	3 305	3 887	4 639	4 241	6 450	3 713
1999	3 718	2 705	3 403	3 519	3 903	4 818	4 292	6 861	3 619
– Administration costs									
1998	1 061	742 ^b	946	870	840 ^c	1 234 ^d	899	625	929
1999	1 054	749	845	834	912	1 492	944	389	927
– Operating costs ^e									
1998	2 804	2 283	2 524	2 435	3 047 ^c	3 404 ^d	3 342	5 825	2 784
1999	2 664	1 956	2 558 ^f	2 685	2 991	3 326	3 347	6 472	2 692
Total capital costs									
1998	9 022	7 264	8 301	6 737	5 619	5 682	10 652	10 337	7 833
1999	9 782	7 390	8 087	6 986	5 523	5 415	10 158	10 093	8 068
– Depreciation									
1998	1 164	964	1 477	756	725	933	1 004	347	1 034
1999	1 166	942	1 473	794	724	875	1 106	327	1 037
– Indicative user cost of capital ^{g, h}									
1998	7 858	6 300	6 824	5 981	4 894	4 750	9 648	9 989	6 799
1999	8 616	6 448	6 614	6 192	4 799	4 540	9 052	9 766	7 030
– Are interest expenses included in operating costs?									
1998	x	✓	✓	✓	✓	na	✓	✓	..
1999	x	✓	✓	✓	✓	na	✓	✓	..
<i>Full gross costsⁱ</i>									
1998	12 886	10 289	11 770	10 042	9 506	10 321	14 893	16 787	11 546
1999	13 500	10 095	11 491	10 505	9 426	10 233	14 450	16 954	11 686
Total rents collected from tenants									
1998	3 241	3 058	3 171	3 042	3 215	3 066	3 764	5 094	3 228
1999	3 237	3 173	3 190	3 096	3 277	3 101	3 777	4 665	3 253
<i>Full net costs^j</i>									
1998	9 645	7 231	8 600	7 000	6 291	7 255	11 130	11 693	8 317
1999	10 262	6 922	8 300	7 409	6 150	7 132	10 672	12 289	8 433
Rates of return (per cent)^k									
Rate of return on assets before interest									
1998	3.2	3.4	2.9	3.0	3.6	0.4	2.4	2.7	3.1
1999	3.2	3.4	1.7	2.5	3.6	0.7	2.3	3.1	2.9
Rate of return on equity									
1998	3.2	3.8	2.7	2.5	2.6	-1.9 ^d	2.5	1.4	2.9
1999	3.2	3.4 ^l	1.5	2.0	2.8	-1.5	2.2	1.9	2.7

^a For year ending 30 June. ^b The 1998 figure has been revised, because the previously published figure included non-public rental housing operational costs. ^c Amended for 1997-98 (previously new tenants excluded short term tenancies). ^d Figure has been re-calculated according to 1998-99 data definitions, and to exclude Aboriginal Rental Housing Program. ^e Operating costs include the cost of maintaining the operation of the dwelling (repairs and maintenance, rates, costs of disposals, market rent paid and interest expenses). It excludes depreciation. ^f Excludes public housing disposal costs. ^g User cost of capital data are not yet based on robust, nationally agreed definitions, and therefore may be less comparable than recurrent costs. ^h The value of average total assets multiplied by the user cost of capital rate (8 per cent). Note that the value of land cannot be separated from the value of average total assets. ⁱ Sum of recurrent and capital costs. ^j The full gross cost less rent collected from tenants. ^k At 30 June. ^l Property manager net surplus is housing property management increase (decrease) in net assets before tax equivalents and extraordinary items. **na** Not available. **..** Not applicable.

Table 15A.18 Equity value relative to target equity level (per cent)

	NSW	Vic ^a	Qld ^b	WA	SA	Tas	ACT	NT	Aust
1997-98	87.1	114.0	92.2	100.0	89.7	107.5 ^c	100.2	99.9	94.3
1998-99	100.9	na	78.9	99.9	94.8	97.6	101.2	na ^d	95.3

^a Bilateral strategic plan includes an aggregated target equity value for the Office of Housing which cannot be disaggregated to indicate the target equity value for individual programs. ^b The 1998 target differs from that reported last year because it is an updated CSHA Strategic Plan target. ^c Figure has been re-calculated according to 1998-99 data definitions, and to exclude the Aboriginal Rental Housing Program. ^d Bilateral agreement was being negotiated at the time of publication. **na** Not available.

Table 15A.19 Community service obligations for public housing (per cent)

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
1997-98	57.9	46.0	49.8	47.0	38.8	43.3	49.0	38.0	50.4
1998-99	59.0	41.6	48.3	46.8	39.8	43.8	49.1	38.9	50.1

Table 15A.20 Average costs of construction and purchase of public housing stock (dollars)

	NSW	Vic	Qld ^a	WA ^b	SA	Tas	ACT	NT ^c	Aust
<i>Average purchase cost</i>									
1 bedroom dwellings ^d									
1997-98	140 490	93 300	124 328	..	..	..	89 519	..	106 049
1998-99	103 879	98 435	144 925	64 167	..	..	74 222	..	93 770
2 bedroom dwellings									
1997-98	150 759	111 847	107 666	88 170	107 684	118 700	107 793	..	114117
1998-99	143 465	117 987	119 476	91 203	117 143	..	101 618	..	121666
3 bedroom dwellings									
1997-98	168 010	132 583	130 335	119 153	137 544	118 700	135 898	..	141742
1998-99	180 668	135 619	135 666	108 843	127 317	..	103 178	..	139044
4 or more bedroom dwellings									
1997-98	288 700	172 457	115 850	122 233	151 118	150 638	135 464	..	172741
1998-99	264 329	153 874	151 155	120 553	125 000	..	218 980 ^e	..	170032
All dwellings									
1997-98	168 565	114 226	115 336	108 435	129 046	124 023	110 476	..	124418
1998-99	170 784	124 585	132 762	102 809	124 737	..	103 542	..	130794
<i>Average construction cost:</i>									
1 bedroom dwellings									
1997-98	70 420	72 797	91 352	79 806	..	80 984	167 084	..	79541
1998-99	65 011	80 268	87 498	77 031	..	..	123 038	90 735	77086
2 bedroom dwellings									
1997-98	121 776	111 548	139 912	92 247	39 358	112 984	138 055	..	117785
1998-99	120 024	103 250	109 501	95 573	72 573	..	121 639	..	108104

(Continued on next page)

Table 15A.20 (Continued)

	NSW	Vic	Qld ^a	WA ^b	SA	Tas	ACT	NT ^c	Aust
3 bedroom dwellings									
1997-98	144 049	143 118	159 604	126 255	98 683	154 695	149 809	..	140511
1998-99	130 594	128 199	127 519	125 227	77 494	..	179 815 ^f	..	120787
4 or more bedroom dwellings									
1997-98	160 875	234 371	176 805	135 908	90 750	150 551	217 549	..	180213
1998-99	141 198	193 707	145 642	156 337	99 133	..	215 515	..	170677
All dwellings									
1997-98	102 870	122 040	122 117	102 611	77 278	117 593	164 399	..	110692
1998-99	90 874	108 994	100 371	104 091	78 969	..	139 737	..	100589

^a Purchase costs include fees to service providers. Total construction costs include land, internal and external fees. ^b All land costs are included in construction costs at current market value. ^c No purchase or construction of public housing stock occurred during the 1997-98 year. Twenty-four dwellings were constructed in 1998-99. ^d Queensland data based on the purchase of one dwelling only in 1997-98 and 1998-99. ^e Relates to two properties purchased for special purpose housing, whereas 1997-98 data relates to the purchase of 'standard homes'. ^f The increased costs in 1998-99 were largely attributable to increased land costs. .. Not applicable.

Table 15A.21 Public housing with rent in arrears (per cent)^a

	NSW ^b	Vic	Qld	WA	SA	Tas ^c	ACT ^d	NT	Aust
<i>Total rent collected as a proportion of total rent charged</i>									
1998	99.2	100.1	100.5	99.9	98.8	103.2	98.7	97.8	99.6
1999	100.6	96.8	99.5	100.3	98.8	103.2	99.7	87.1	99.1
<i>Tenants in rent arrears</i>									
<i>More than 4 weeks</i>									
1998	2.8	2.4	2.0	1.1	0.2	2.0	na	3.5	2.0
1999	3.1	2.3	1.8	1.7	0.3	1.9	na	3.7	2.2
<i>More than 8 weeks</i>									
1998	0.5	0.9	0.4	0.3	0.1	0.2	na	1.2	0.5
1999	1.3	1.0	0.5	0.4	0.1	0.5	na	1.2	0.8
<i>More than 12 weeks</i>									
1998	1.7	1.4	0.2	0.1	0.0	0.1	na	0.6	0.9
1999	1.9	1.4	0.2	0.2	0.1	0.3	na	0.6	1.0

^a At 30 June. ^b NSW has recently implemented a new Integrated Housing computer system, and as a result a number of data inaccuracies still have not been resolved. ^c Weeks worth of arrears are derived by dividing current tenant arrears by the tenant contribution for each tenancy. Properties still occupied by tenants with an expired notice to quit have been excluded from this calculation. ^d The ACT is unable to provide the number of tenants in rental arrears. Instead, dollar values of total rent charged to tenants for 1997-98 are: amount of rental arrears for 4-8 weeks = \$194 730 (0.42 per cent of amount of rent charged, which was \$45 839 725); amount of rental arrears for 8-12 weeks = \$128 157 (0.28 per cent); and amount of rental arrears for more than 12 weeks = \$553 845 (1.21 per cent). For 1998-99: amount of rental arrears for 4-8 weeks = \$211 209 (0.47 per cent of amount of rent charged, which was \$44 662 144); amount of rental arrears for 8-12 weeks = \$126 443 (0.28 per cent); and amount of rental arrears for more than 12 weeks = \$465 042 (1.04 per cent). **na** Not available.

Table 15A.22 Turnaround market rent forgone (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>
1997-98	1.6	1.4	2.7	4.1	1.8	7.8	3.5	2.2	2.2
1998-99	1.8	1.5	2.7	5.7	1.9	6.2	3.2	3.9	2.4

Table 15A.23 Average turnaround times (days)

<i>Average turnaround time for:</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^a</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Normally vacated stock									
1997-98	30	32 ^b	34	15	36 ^c	52 ^d	22	31	31
1998-99	na	36	40	15	38	49	26	36	34
Newly purchased stock									
1997-98	na	na ^e	56	6	na	64	25	..	40
1998-99	na	na ^e	54	6	na	..	21	..	33
Newly constructed stock									
1997-98	na	na ^e	43	6	na	33	37	..	28
1998-99	na	na ^e	36	6	na	..	15	13	18

^a 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. The number of days for each new dwelling is based on the average number of days for each re-let property from the date that the maintenance was completed to the occupation date. ^b Calculated as the time between the cessation of a tenancy and sign-up of a subsequent tenancy for a property. Excludes any time lost in vacancy due to the property undergoing specific re-letting restrictions including: general upgrade; awaiting conversion; demolition; redevelopment or sale; or under review. The time lost for any other re-letting restriction occurring during vacancy has not been excluded. ^c Figure re-calculated. Includes those dwellings which had five offers and refusals and those that underwent minor maintenance. Excludes those handed back to Property Management. ^d Figure re-calculated due to error in formulae. ^e This information is consolidated at the local level and therefore it is difficult to map to newly constructed and purchased dwellings. **na** Not available. **..** Not applicable.

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 15A.52 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 15A.24 Descriptive data, part 1

	<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 ^a										
1997-98	no.	na	5 559 ^b	5 189 ^c	na	3 015	286	207	56	14 312
1998-99	no.	8 221	12 330 ^b	5 229 ^c	na	3 420	380	292	66	29 938
Total rent charged ^d										
1997-98	\$'000	16 010	3 590	10 188	na	9 054	1 139	426	na	40 407
1998-99	\$'000	24 444	6 459	11 274	na	10 301	1 043	530 ^e	na	54 051
Total rent collected from tenants ^f										
1997-98	\$'000	16 268 ^g	2 536	9 461	na	8 755	1 135	428	na	38 583
1998-99	\$'000	21 673 ^g	5 391	10 120	na	9 988	1 022	521 ^e	na	48 716
Total recurrent and capital expenditure ^h										
1997-98	\$'000	96 261	72 769	51 683	na	30 807	2 982	227	na	254 728
1998-99	\$'000	101 787	76 741	66 428	29 598	33 766	3 002	na	620	311 942

^a Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^b Does not include Common Equity Rental Co-ops. In 1998-99, this figure now includes a better system of estimating community housing households (previously a community housing dwelling was equated with one household). ^c Includes Disabled Housing where one dwelling houses multiple households. ^d Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^e Data refer to 199 households only. Also, data for transferred Community Housing Canberra properties are for part year only. ^f Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^g Rent collected in 1997-98 includes rent in arrears from the previous financial year collected in this period. Rent in arrears is excluded in 1998-99. ^h Sourced from community housing administration collection for all jurisdictions. **na** Not available.

Table 15A.25 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										
1998	no.	5 662	5 076	3 126	na	2 485	255	92	56	16 752
1999	no.	6 714	5 530	3 134	na ^c	2 747	348	132	66	18 671
Total community housing dwellings vacant ^c										
1998	no.	214	483	194	na	82	9	0	na	982
1999	no.	197	320	142	na ^d	85	4	36	na	784

(Continued on next page)

Table 15A.25 (Continued)

	Unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
Total market value of community rental stock ^{e, f, g, h, i}										
1998	\$m	479 527	363 000	108 190	195 000	194 579	21 906	10 225	7 144	1379 571
1999	\$m	604 154	477 900	108 189	265 376	216 235	21 221	4 708	7 714	1705 497
Total occupied and vacant community housing dwellings ^j										
1998	no.	5 876	5 559	3 320	2 174	2 567	264	92	56	19 908
1999	no.	6 911	5 850	4 798	2 779 ^k	2 832	352	168	66	23 756
Total occupied and vacant public housing dwellings ^l										
1998	no.	124 516	64 087	49 753	33 335	55 223	13 932	12 027	8 023	360 896
1999	no.	125 083	67 423	50 273	32 926	54 041	13 590	11 791	7 320	362 447
Community housing as a percentage of public and community housing (housing choice) ^m										
1998	%	4.5	8.0	6.3	6.1	4.4	1.9	0.8	0.7	5.2
1999	%	5.2	8.0	8.7	7.8	5.0	2.5	1.4	0.9	6.2
Total community rental households ⁿ										
1998	no.	5 906 ^o	5 559	3 126 ^p	na	2 369	259	na	56	17 275
1999	no.	7 043 ^o	7 569	3 173 ^p	na	2 707	348	198	66	21 104

^a At 30 June. ^b Sourced from community housing administration collection for all jurisdictions except NSW, Queensland and Tasmania, where data are sourced from survey collection. ^c Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^d Insufficient survey response rate (21 per cent) to provide appropriate details. ^e Sourced from community housing administration collection for all jurisdictions. ^f For NSW, this represents the market value of all community housing stock, including Crisis Accommodation Program properties. ^g In Queensland, a market valuation process was not completed for the 1998-99 financial year. The 1997-98 figure was used. ^h For WA, actual market values were accessible for the Community Housing Program (\$57 217 860) and the Crisis Accommodation Program (\$35 718 165). The Ministry of Housing does not record the current market value of properties under the Joint Venture Housing Program. Similarly, properties under the Community Disability Housing Program are considered part of the mainstream public housing stock in terms of asset management. As such, there is no way to isolate this group of properties. In the case of both the Joint Venture Housing Program and the Community Disability Housing Program, an estimated average figure of \$90 000 per dwelling was used to calculate the market value. ⁱ For the ACT, this information relates to 36 Community Organisations Rental Housing Assistance Program properties and is based on the 'book value' of the asset rather than a recent property valuation. These figures are not available for Community Housing Canberra. ^j Sourced from community housing administration collection for all jurisdictions except NSW and Tasmania, where data are sourced from survey collection. 1998 Queensland data sourced from survey collection. ^k Includes 315 Crisis Accommodation Program properties. ^l Sourced from community housing administration collection for all jurisdictions. ^m Sourced from community housing administration collection for all jurisdictions except NSW and Tasmania, where data are sourced from survey collection. 1998 Queensland data sourced from survey collection. ⁿ Sourced from community housing administration collection for all jurisdictions except Queensland, SA and Tasmania, where data are sourced from survey collection. 1998 NSW data sourced from survey collection. ^o Includes properties containing more than one household. ^p Includes Disabled Housing where one dwelling houses multiple households. **na** Not available.

**Table 15A.26 Indigenous households in community housing, 1999
(number)**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA^a</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Community rental households ^{b, c}	7 043 ^d	7 569	3 173 ^e	na	2 707	348	198	66	21 104
Indigenous community rental households ^{b, f}	420	na	626	na	na	2	na	44	1 092
New community rental households ^{f, g}	2 726	4 915	1 727	na	628	107	247	12	10 362
New Indigenous community rental households ^{f, g}	214	na	315	na	na	2	0	9	540

^a Indigenous status is not currently collected from tenants. However, it will be collected from new tenants from 1 March 2000. ^b At 30 June. ^c Sourced from community housing administration collection for all jurisdictions except Queensland, SA and Tasmania, where data are sourced from survey collection. ^d Includes properties containing more than one household. ^e Includes Disabled Housing where one dwelling houses multiple households. ^f Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^g For year ending 30 June. **na** Not available.

Performance indicators

Table 15A.27 Overall community housing tenant satisfaction with service provided by housing organisation, 1998 (per cent)

	<i>Vic</i>	<i>SA</i>
Very satisfied	47	42
Satisfied	40	46
Neither satisfied nor dissatisfied	7	6
Somewhat dissatisfied	1	3
Very dissatisfied	3	3
No opinion/don't know	1	1
No response	1	0
Total^a	100	100

^a May not sum to its components due to rounding.

Source: Donovan Research (1999b).

Table 15A.28 Overall community housing tenant satisfaction with the condition of the home, 1998 (per cent)

	<i>Vic</i>	<i>SA</i>
Very satisfied	56	50
Satisfied	31	37
Neither satisfied nor dissatisfied	4	7
Somewhat dissatisfied	6	5
Very dissatisfied	3	2
No opinion/don't know	0	0
No response	1	0
Total^a	100	100

^a May not sum to its components due to rounding.

Source: Donovan Research (1999b).

Table 15A.29 Tenant opinions on impact of community housing on quality of life, 1998 (per cent)

	<i>Vic</i>	<i>SA</i>
Community housing has improved it a lot	64	50
Community housing has improved it a little	17	29
Community housing hasn't really made any difference	11	17
Community housing has made it worse	4	1
Don't know	3	1
No response	1	2
Total^a	100	100

^a May not sum to its components due to rounding.

Source: Donovan Research (1999b).

Table 15A.30 Community housing tenants paying assessable income on rent, by proportion of income (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>
Less than or equal to 20 per cent									
1997-98	17.3	5.4	14.0	na	0.0	48.8	0.0	na	10.7
1998-99	11.0	5.0	17.3	na	0.0	36.5	5.1	na	8.7
20–25 per cent									
1997-98	78.1	94.6	54.7	na	100.0	23.7	100.0	na	81.7
1998-99	86.5	95.0	52.5	na	100.0	31.4	94.9	na	85.5
26–30 per cent									
1997-98	4.1	0.0	24.3	na	0.0	16.9	0.0	na	6.0
1998-99	1.8	0.0	22.7	na	0.0	22.5	0.0	na	4.4
Greater than or equal to 30 per cent									
1997-98	0.4	0.0	7.0	na	0.0	10.6	0.0	na	1.6
1998-99	0.7	0.0	7.5	na	0.0	9.5	0.0	na	1.5

^a At 30 June. ^b Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, Tasmania and the ACT, where data are sourced from survey collection. **na** Not available.

Table 15A.31 Overcrowded or underused community housing dwellings (per cent)^{a, b}

<i>Occupied dwellings with:</i>	<i>NSW</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>
Moderate overcrowding									
1998	5.4	3.0	7.5	na	3.3	1.5	na	na	4.7
1999	3.9	3.6	6.2	na	3.8	2.6	1.5	na	4.1
High overcrowding									
1998	2.3	0.0	2.7	na	0.0	0.4	na	na	1.3
1999	0.6	0.0	1.4	na	0.1	0.6	0.0	na	0.4
Underuse									
1998	4.5	5.0	6.2	na	18.3	1.9	na	na	6.9
1999	4.2	6.0	5.7	na	18.7	3.4	5.4	na	6.9

^a At 30 June. ^b Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^c The 'total number of community rental households where household composition details are known' (denominator for this indicator) relates to only Transitional Housing Management households for which household composition details are known. **na** Not available.

Table 15A.32 Average costs to government of construction and purchase of community housing stock (dollars)^a

	<i>NSW^b</i>	<i>Vic</i>	<i>Qld</i>	<i>WA^c</i>	<i>SA^d</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
<i>Average purchase cost</i>									
1 bedroom dwellings									
1997-98	152 773	84 535	81 769	..	52 252	..	..	..	96 820
1998-99	67 701	112 256	135 000 ^e	39 957 ^f	67 986	..	na	0	76 950
2 bedroom dwellings									
1997-98	152 795	108 762	83 172	92 677	79 987	..	99 778	..	112 630
1998-99	179 812	128 048	119 558	89 987	88 452	86 688	na	116 667	131 438
3 bedroom dwellings									
1997-98	166 219	111 822	134 061	107 314	80 849	91 146	..	..	123 895
1998-99	175 003	144 185	136 107	109 791	82 772	97 667	na	..	133 218
4 or more bedroom dwellings									
1997-98	198 914	153 226	147 010	130 850	..	172 500	..	..	166 536
1998-99	262 174	144 573	145 208	122 622	109 526	62 000	na	..	164 217
All dwellings									
1997-98	164 437	109 010	101 071	107 512	77 877	96 957	99 778	..	120 001
1998-99	154 426	132 246	131 348	87 358	83 311	87 277	na	116 667	126 312
<i>Average construction cost</i>									
1 bedroom dwellings									
1997-98	94 927	95 331	86 016	53 500	..	..	..	..	85 622
1998-99	75 779	88 534	74 808	71 059	99 865	..	na	..	78 623
2 bedroom dwellings									
1997-98	116 480	82 095	100 109	72 745	83 038	65 000	..	..	89 846
1998-99	118 518	101 129	102 125	86 494	92 620	..	na	36 840	95 386
3 bedroom dwellings									
1997-98	174 427	106 195	127 772	136 500	91 047	..	..	..	117 499
1998-99	175 666	128 295	165 313	89 569	93 763	..	na	55 280	106 730
4 or more bedroom dwellings									
1997-98	566 678 ^g	117 420	176 442	112 714	170 356	641 170 ^h	200 000	..	224 404
1998-99	..	284 969	..	97 355	145 811	..	na	..	147 577
All dwellings									
1997-98	117 866	94 592	95 868	82 321	89 516	449 113 ^h	200 000	..	99 196
1998-99	106 487	134 765	92 444	87 752	94 448	..	na	38 889 ⁱ	97 919

^a Sourced from community housing administration collection for all jurisdictions except Tasmania, where data are sourced from survey collection. ^b Costs of acquisition included a Resitech on-cost fee of 4.0 per cent per project. Costs of construction included a Resitech on-cost fee of 8.9 per cent per project. ^c Most construction projects consist of multiple dwelling configurations. Construction costs could not be broken down by dwellings of differing bedroom numbers. In many cases, the cost of construction at a dwelling unit level were calculated using existing data of the average construction costs for public housing constructions. These data are broken down to a unit level (categorised by number of bedrooms) and allow for differing costs throughout different regions of WA. Costs exclude land costs because these data were too difficult to access for this exercise. ^d Land costs were included at current market value. ^e Includes the purchase cost of multiple dwelling one bedroom boarding house units. ^f Includes the purchase of a lodging house (18 rooms). ^g One property was an 11 bedroom dwelling which significantly increased the average cost. ^h Two multi-bedroom dwellings (Abbeyfield developments) were constructed and thus significantly increased the average cost. ⁱ The construction figures appear to be low. The stock was constructed by the Christian Outreach Centre at low cost. NT Housing supplied \$270 000 through the Community Housing Program and the Christian Outreach Centre provided the balance to \$350 000 in cash and kind. **na** Not available. **..** Not applicable.

Table 15A.33 Community housing with rent in arrears (per cent)^{a, b}

	NSW	Vic	Qld	WA	SA	Tas	ACT ^c	NT	Aust
<i>Total rent collected as a proportion of total rent charged</i>									
1997-98	101.6	70.6	92.9	na	96.7	99.6	100.4	na	95.5
1998-99	88.7	83.5	89.8	na	97.0	98.1	98.3	na	90.1
<i>Tenants in rent arrears</i>									
<i>More than 4 weeks</i>									
1997-98	7.9	6.0	5.2	na	3.1	1.5	na	na	6.0
1998-99	10.6	6.5	5.1	na	3.4	6.6	0.0 ^d	na	7.2
<i>More than 8 weeks</i>									
1997-98	3.8	3.0	1.8	na	1.0	0.4	na	na	2.7
1998-99	3.5	3.2	1.4	na	0.2	2.0	0.0 ^d	na	2.6
<i>More than 12 weeks</i>									
1997-98	1.3	2.0	2.8	na	1.0	0.4	na	na	1.7
1998-99	1.3	2.2	1.5	na	0.7	0.0	0.0 ^d	na	1.5

^a At 30 June. ^b Sourced from community housing administration collection for all jurisdictions except NSW, Queensland, SA and Tasmania, where data are sourced from survey collection. ^c Rent data refers to 199 households only. Also, data for Community Housing Canberra properties transferred is for part year only. ^d This information relates to 36 CORHAP properties and is based on the 'book value' of the asset rather than a recent property valuation. These figures are not available for Community Housing Canberra. **na** Not available.

Commonwealth Rent Assistance

Commonwealth Rent Assistance data are collected centrally via Centrelink and the Commonwealth Department of Family and Community Services. Data are for Commonwealth Rent Assistance recipients who were clients of the Department of Family and Community Services only. Data exclude those paid Rent Assistance by, or on behalf of, the Department of Veteran's Affairs or the Department of Education, Training and Youth Affairs.

Descriptive data

Table 15A.34 Commonwealth Rent Assistance, by income unit, 1999 (per cent)^a

<i>Income unit</i>	<i>Proportion of recipients</i>
Single people	57.5
Sole parents	20.8
Couples with dependents	13.9
Couples without dependents	7.8
Total^b	100.0

^a At June. ^b May not sum to its components due to rounding.

Table 15A.35 **Income units receiving Commonwealth Rent Assistance, by benefit type, 1999^{a, b}**

<i>Benefit type</i>	<i>Income units</i>	<i>Proportion of Rent Assistance recipients</i>	<i>Proportion of benefit type recipients</i>
	no.	%	%
Newstart	276 576	29	42
Age Pension	147 069	15	12
Disability Support Pension	149 706	16	28
Parenting Payment Single	174 260	18	46
Youth Allowance, Widows Pension and Allowance, Sickness Allowance and Special Benefit	121 226	13	23
Parenting Payment Partnered	27 140	3	28
Family Allowance	67 781	7	27
Total	963 758	100^c	..

^a At June. ^b Data are for Commonwealth Rent Assistance recipients who were clients of the Department of Family and Community Services only. Data exclude those paid Rent Assistance by, or on behalf of, the Department of Veteran's Affairs or the Department of Education, Training and Youth Affairs. ^c May not sum to its components due to rounding. .. Not applicable

Performance indicators

Table 15A.36 **Individuals receiving Commonwealth Rent Assistance, by Indigenous status and geographic location, 1999^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>OT^b</i>	<i>Aust</i>
<i>Non-Indigenous</i>											
Individual recipients	no.	343 970	226 309	240 737	85 064	66 887	24 846	9 253	5 459	229	1 002 754
– In capital city	no.	na	na	na	na	na	na	na	na	na	na
– In rest of State	no.	na	na	na	na	na	na	na	na	na	na
– As a proportion of all recipients	%	98.2	99.6	97.1	98.0	99.2	98.5	99.0	87.3	99.1	98.2
Non-Indigenous population, as a proportion of total population ^c	%	98.7	99.6	97.7	97.7	98.9	97.6	99.2	77.1	na	98.5
<i>Indigenous</i>											
Individual recipients	no.	6 147	913	7 317	1 692	562	384	90	794	2	17 901
– In capital city	no.	1 433	388	1 963	823	361	138	..	413	..	5 519
– In rest of State	no.	4 714	525	5 354	869	201	246	90	381	2	12 382
– As a proportion of all recipients	%	1.8	0.4	2.9	2.0	0.8	1.5	1.0	12.7	0.9	1.8
Indigenous population, as a proportion of total population ^d	%	1.3	0.4	2.3	2.3	1.1	2.4	0.8	22.9	na	1.5
Total individual recipients	no.	350 117	227 222	248 054	86 756	67 449	25 230	9 343	6 253	231	1 020 655

^a At 18 June. ^b OT: Other Territories, comprising Jervis Bay, Christmas Island and Cocos (Keeling) Island. ^c Total population aged 20 years and over. Based on actual population, ABS, *Population by Age by Sex, 1998* (Cat. no. 3201.0, 1999). ^d Total population aged 20 years and over. Based on low series population projections, ABS, *Experimental Projections of the Aboriginal and Torres Strait Islander Population, 1998* (Cat. no. 3231.0, 1999). **na** Not available. **..** Not applicable.

Table 15A.37 **Proportion of income spent on rent with and without Commonwealth Rent Assistance, 1999 (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>OT^b</i>	<i>Aust</i>
Less than 30 per cent of income on rent:										
– With Rent Assistance	53	60	59	65	64	68	51	47	67	58
– Without Rent Assistance	22	25	24	28	29	30	22	17	36	24
Less than 50 per cent of income on rent:										
– With Rent Assistance	85	89	90	91	92	94	86	84	93	88
– Without Rent Assistance	63	68	68	72	71	74	63	57	72	67

^a At 18 June. ^b OT: Other Territories, comprising Jervis Bay, Christmas Island and Cocos (Keeling) Island.

Table 15A.38 **Geographic spread of income units receiving Commonwealth Rent Assistance, 1996**

	<i>no.</i>	<i>%</i>
Postal areas not containing Commonwealth Rent Assistance income units ^{a, b}	16	1
Postal areas containing Commonwealth Rent Assistance income units ^c		
Less than 70 ^d	502	21
70–150 ^d	1 126	47
150–200 ^d	390	16
200–250 ^d	164	7
250–300 ^d	93	4
More than 300 ^d	82	3
Total number of postal areas in 1996 Census	2 373	100^e

^a Total number of postal areas in the 1996 Census where no income units were receiving Commonwealth Rent Assistance. ^b One-third of the private dwellings in this group were in the Macquarie University, the Williams RAAF Base and the World Trade Centre. ^c Total number of postal areas in the 1996 Census where income units were receiving Commonwealth Rent Assistance. ^d Number of income units per 1000 private dwellings. ^e May not sum to its components due to rounding.

Table 15A.39 **Outcome of all Commonwealth Rent Assistance appeals finalised in 1998-99**

<i>Outcome</i>	<i>Appeals to ARO^a</i>		<i>Appeals to SSAT^a</i>		<i>Appeals to AAT^a</i>	
	<i>no.</i>	<i>%</i>	<i>no.</i>	<i>%</i>	<i>no.</i>	<i>%</i>
Original decision affirmed	144	68	27	68	2	67
Original decision set aside	52	25	5	12	0	0
Original decision varied	13	6	4	10	1	33
Appeal withdrawn/dismissed	3	1	4	10	0	0
Total finalised	212	100	40	100	3	100

^a ARO = Authorised review officer; SSAT = Social Security Appeals Tribunal; AAT = Administrative Appeals Tribunal.

Table 15A.40 Adjustments to Commonwealth Rent Assistance payments resulting from a risk-based review, 1998-99

<i>Outcome of review</i>	<i>Number</i>	<i>Per cent</i>
No change	14 743	59.1
Reduced	5 379	21.6
Cancelled	4 470	17.9
Increased	334	1.3
Total	24 926	100.0^a

^a May not sum to its components due to rounding.

Table 15A.41 Accuracy of decision making, 1998-99

	<i>Accuracy for new claims</i>		<i>Accuracy for reviews</i>	
	no. checked	% correct	no. checked	% correct
Newstart Allowance	35 762	97	449 245	99
Family Allowance	7 463	96	178 284	97
Youth Allowance	2 956	97	164 344	99
Parenting Payment, Single	6 547	97	126 959	98
Age pensions	5 299	95	95 087	97
Disability Support Pension	6 495	96	57 846	98
Parenting Payment, Partnered	15 513	97	32 812	97

Table 15A.42 Timeliness — proportion of applications finalised within agreed standards, 1999 (per cent)

	<i>Agreed timeliness standard</i>	<i>Actual proportion finalised within the agreed period</i>
	Newstart Allowance	80 per cent finalised within 16 days	84
Parenting payment Single	90 per cent finalised within 28 days	94
Age pensions	80 per cent finalised within 28 days	84
Disability Support Pension	70 per cent finalised within 49 days	68
Youth Allowance	70 per cent finalised within 21 days	79
Parenting Payment Partnered	80 per cent finalised within 28 days	87
Family Allowance	85 per cent finalised within 28 days	92

Table 15A.43 Timeliness — cumulative percentage of new claims finalised within a specific number of days, 1999 (per cent)

<i>No. of days</i>	<i>Newstart Allowance</i>	<i>Parenting Payment Single</i>	<i>Age pension</i>	<i>Disability Support Pension</i>	<i>Youth Allowance</i>	<i>Parenting Payment Partnered</i>	<i>Family Allowance</i>
0-7	54	76	56	25	41	61	74
8-14	80	88	68	35	61	76	84
15-21	90	93	76	42	74	85	90
22-28	94	96	80	48	82	89	93
29-35	96	97	84	55	87	92	95
36-42	98	98	87	61	91	94	96
43-49	98	98	89	67	93	96	97
50-56	99	99	91	72	94	97	98
57-63	99	99	92	77	96	97	98
Over 63	100	100	100	100	100	100	100

15A.3 Additional data

General

Table 15A.44 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 15A.45 Moving annual trend vacancy rates — private housing market, by capital city, 1999 (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>
2.4	2.9	4.5	2.4	2.2	6.9	1.8	9.2

^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 (1999).

Public housing

Table 15A.46 Public housing, by household, 1998-99 (per cent)^a

<i>Household type</i>	<i>Proportion of public housing tenants</i>
Single people	47.9
Sole parents	24.8
Couples with dependents	15.3
Couples without dependents	12.0
Total	100.0^b

^a Excludes 'group and other household' type, which made up 15 per cent of total public rental households.

^b May not sum to its components due to rounding.

Table 15A.47 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 15A.48 Government expenditure on public housing (\$ per person)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld^b</i>	<i>WA</i>	<i>SA</i>	<i>Tas^c</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
1997-98	152	116	103	144	245	220	337	369	148
1998-99	139	131	94	162	243	na	320	325	146

^a Includes all recurrent and capital expenditure on public housing only. Excludes the user cost of capital.

^b Includes all expenditure of a capital and recurrent nature relating to the public housing program, less any recovered expenditure. ^c Includes Aboriginal Rental Housing Program. **na** Not available.

Table 15A.49 Treatment of assets by housing agencies, 1998-99

	Asset type	NSW	Vic	Qld	WA	SA	Tas	ACT	NT ^a
Revaluation method ^b	Land	market	na	deprival	market	deprival	deprival	deprival	..
	Buildings	market	na	na	na	deprival	deprival	deprival	..
	Other assets	market	na	na	na	na	na	na	..
Frequency of revaluations	Land, buildings	3 yrs	every 5 yrs	1 yr ^c	1 yr	every 3 yrs	every 5 yrs	3 yr rolling cycle	..
	Other assets	na	every 5 yrs	1 yr ^c	na	every 3 yrs	every 5 yrs	na	..
Useful asset lives ^{d, e}	Buildings	50 yrs	na	na ^f	20-50 yrs	15-60 yrs	50 yrs	35-50 yrs ^g	..
	Plant & equip. ^h	3 yrs	5-10 yrs	5 yrs	3-10 yrs	5-10 yrs	5-16 yrs	5 yrs	..
	Vehicles	2 yrs	na	na	na	na	5 yrs	na	..
	Office equip.	3 yrs	10 yrs	5 yrs	na	5-10 yrs	5-10 yrs	na	..
	IT equip. ^d	3 yrs	4 yrs	2.5 yrs	4-5 yrs	3 yrs	na	na	..
	Rental properties	na ⁱ	na	50 yrs	na	na	na	na	..
Threshold capitalisation levels	Land	5 000	na	5 000	na	na	5 000	2 000	..
	Buildings	5 000	na	5 000	na	5 000	5 000	2 000	..
	Other assets	5 000	na	5 000	na	5 000	5 000	2 000	..

^a Currently report under a cash-based accounting. ^b DRC is the depreciated replacement cost; *Market* value is the current (net) value market selling price or exchange value; and *Deprival* value may be either the DRC of an asset of a similar service potential or the stream of its future economic benefits. ^c One year (interim); five years (comprehensive). ^d Estimated as (1/depreciation rate). ^e Asset lives for some assets have been grouped with other classifications. ^f In accordance with remaining useful life. ^g Thirty-five year useful asset life relates to weatherboard and fibro buildings only. ^h For some jurisdictions office equipment includes furniture and fittings, *plant and equip.* includes IT equipment, and *IT equip.* includes software only. ⁱ No depreciation is calculated for investment properties (life indefinite). **na** Not available. **..** Not applicable.

Sources: Department annual reports.

Community housing

Table 15A.50 **State and Territory programs included in the community housing data collection, 1998-99**

<i>Jurisdiction</i>	<i>Program</i>
NSW	Community Housing Program (CHP) Local Government Community Housing Program (LGCHP) Community Tenancy Acquisitions — capital and leasehold Housing Associations and Co-operatives Program Housing Partnership Program Housing Stock transfers Older persons Housing Strategy State Government Leasehold Properties
Vic	Community Housing Program (CHP) 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: the 1997-98 collection reported on Department of Housing (DoH) stock, and stock leased by the DoH, but excluded stock owned and managed by Community Housing Groups.
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) Community Disability Housing Program (CDHP) Joint Venture Program (JVP) Crisis Accommodation Program (CAP) Lodging Houses Note: also included: properties owned exclusively by Homewest and headleased to non-profit community agencies who provide property management and/or support services to the tenants; and properties where Homewest has an equity interest or exclusive ownership but the title is held by non-profit community agencies or local government and they provide property management and/or support services to the tenants.

(Continued on next page)

Table 15A.50 (Continued)

<i>Jurisdiction</i>	<i>Program</i>
SA	Community Housing Program (CHP) Joint Ventures All properties issued with a debenture by South Australia Community Housing Association (SACHA) allocated to community housing organisations All leased properties or properties vested in SACHA for the SA Housing Trust that are held by community housing organisations under SACHA's program All properties held in SACHA's name that have yet to be transferred to a community housing organisation or are in the process of upgrade
Tas	Community Housing Program (CHP) Local Government Community Housing Program (LGCHP) Grants for Elderly Persons Program (GEPP) Community Tenancies
ACT	Community Housing Program (CHP) Community Organisations Rental Housing Assistance Program (CORHAP) Community Housing Expansion Program (CHEP)
NT	Community Housing Projects Housing headleased by the Department to the Alice Springs Aboriginal Urban Housing Association (ASAUHA)

Source: AIHW (1999c).

Table 15A.51 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 15A.52 Response rates for community housing data collection survey, 1999 (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>
81.0	..	62.0	21.3	100.0	na	na	46.8

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

Source: AIHW (unpublished).

Commonwealth Rent Assistance

Table 15A.53 Government expenditure on CSHA assistance and Commonwealth Rent Assistance^{a, b}

Year	CSHA assistance		Commonwealth Rent Assistance	
	Nominal \$ million	Real \$ million ^c	Nominal \$ million	Real \$ million ^c
1989-90	1272.6	1464.4	505.0	581.1
1990-91	1322.9	1473.3	740.0	824.1
1991-92	1409.0	1534.3	907.0	987.7
1992-93	1485.4	1595.0	1199.0	1287.5
1993-94	1419.6	1508.2	1401.0	1488.5
1994-95	1509.6	1590.4	1453.0	1530.8
1995-96	1489.8	1532.5	1552.0	1596.5
1996-97	1353.4	1375.3	1647.0	1673.7
1997-98	1207.4	1212.2	1484.0	1489.9
1998-99	1276.6	1276.6	1505.0	1505.0

^a 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 \$30 billion of public housing assets that are continually used for housing assistance.

^b CSHA figures are not comparable to those published in earlier years. The figures for 1989-90 to 1995-96 have been adjusted to enable comparability (see source document for further explanation). The figure for 1996-97 is different to that published last year. Commonwealth CSHA expenditure differed from Commonwealth budgetary allocations for the three years from 1996-97 to 1998-99. Commonwealth allocations were \$1068 million in 1996-97, \$975 million in 1997-98 and \$967 million in 1998-99. Commonwealth expenditure was \$926 million in 1996-97, \$825 million in 1997-98 and \$898 million in 1998-99. This difference has arisen because some States and Territories chose CSHA funds as the source to offset their State Fiscal Contributions to the Commonwealth Government's debt reduction program that was agreed at the 1996 Premiers' Conference. State Fiscal Contributions deducted from the CSHA allocations totalled approximately \$142 million in 1996-97, \$150 million in 1997-98 and \$70 million in 1998-99. Queensland, for administrative simplicity, chose to meet its whole State Fiscal Contribution liability from CSHA funds, but subsequently directed other State funds to housing. ^c \$ million in 1998-99.

Sources: Department of Family and Community Services (1999; unpublished 1999).

15A.4 Information on sample data

Some of the results reported are estimates obtained by conducting surveys of samples of the group/population in question. Results are therefore subject to *sampling error*. Data obtained from a sample may differ from the 'true' data which would have been obtained from the entire group/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 tradeoff 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 15A.54 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 15A.54, 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 15A.54 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*.

15A.5 Definitions

Public and community housing

Table 15A.55 Terms

<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; stationery; 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 15.1)
Assessable income	The income used in the assessment of eligibility for public housing rebate assistance. For the purposes of this Report, assessable income included Commonwealth Rent Assistance (if applicable) and rent contributions from non-tenant, adult household members. 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.

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Table 15A.55 (Continued)

<i>Term</i>	<i>Definition</i>
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 is considered one dwelling with multiple households.
Dwellings — community housing rental	Included 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).
Dwellings — public rental	Included only public rental properties covered by the Commonwealth–State Housing Agreement. Excluded are properties administered under Community Rental Housing, the Aboriginal Rental Housing Program or transitional/emergency accommodation for people who are homeless and in crisis (Crisis Accommodation Program—CAP).
Household	<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> <ul style="list-style-type: none"> • 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 • 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 their 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.

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Table 15A.55 (Continued)

<i>Term</i>	<i>Definition</i>
Income unit	<p>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:</p> <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	<p>Costs incurred to maintain the value of the asset, or to restore 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, such as repairs due to vandalism.</p>
Market rent	<p>Aggregate market rent that would have been collected if the public rental housing properties had been available in the private market</p>
Market value of stock	<p>Aggregate market valuation of public housing stock. Assets are valued using the deprival value (may be either the depreciated replacement cost of an asset of a similar service potential or the stream of its future economic benefits) approach as a framework. Where a current market value can be established for dwellings, this should be used.</p>
Modified Canadian Occupancy Standard	<p>The standard used to determine overcrowding/underuse. (For further discussion on measuring household bedroom requirements, see Foard, <i>et al.</i> 1994.)</p>
Overcrowding	<p>Where there were insufficient bedrooms to meet the proxy occupancy standard:</p> <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	<p>Market rent (potential rental income) less operating expenses. Proceeds from the sale of non-current assets were not included in the calculation of the net surplus for the property manager.</p>
Property manager net surplus plus interest	<p>Calculated as for property manager net surplus, excluding interest as an expense</p>
Target population	<p>Those households defined as 'in need'</p>

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Table 15A.55 (Continued)

<i>Term</i>	<i>Definition</i>
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 was 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	<p>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:</p> <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. <p>Potential applicants still awaiting eligibility assessment at 30 June were excluded.</p>
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 (1999b; 1999c).

Table 15A.56 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 which were tenants in community housing at 30 June
Households assisted with rebated community housing	Not to be collected for 1998-99. Under review.
Households assisted with rebated community rental housing in the capital city area of the State or Territory	Not to be collected for 1998-99. Under review.
Households assisted with rebated community housing outside the capital city area of the State and Territory	Not to be collected for 1998-99. 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 1999, this item was calculated as the total number of households provided with public rental housing rebate assistance at 30 June 1998, plus all new households provided with public rental housing rebate assistance during 1998-99 until 30 June 1999.
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 <i>Census of Population and Housing</i> (see ABS Cat. no. 1216.0 vol. 1, Australian Standard Geographical Classification).

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Table 15A.56 (Continued)

<i>Descriptor</i>	<i>Definition</i>
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
Households occupying community housing	The total number of households which were tenants in community housing during the financial year. In 1999, this measure was calculated as the total number of households occupying community housing at 30 June 1998 plus all new households occupying community housing during 1998-99 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 non-rebated public housing tenants. In 1999, this item was calculated as the total number of households occupying public rental housing, either rebated or non-rebated, at 30 June 1998, plus all new households occupying public rental housing during 1998-99 until 30 June 1999.
Indigenous community rental households	This item identifies the total number of Indigenous households which were tenants in community housing at 30 June. An Indigenous household has one or more household members (including children) that identify as Aboriginal and/or Torres Strait Islander.
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 (may be either the depreciated replacement cost of an asset of a similar service potential or the stream of its future economic benefits) 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.
New community rental households	This item identifies the total number of new households which became tenants in community housing during the year ending 30 June
New Indigenous community rental households	This item identifies the total number of new Indigenous households which became tenants in community housing during the year ending 30 June. An Indigenous household has one or more household members (including children) that identify as Aboriginal and/or Torres Strait Islander.

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Table 15A.56 (Continued)

<i>Descriptor</i>	<i>Definition</i>
Occupied and vacant community housing dwellings	<p>This item identifies the total number of community housing dwellings either occupied or vacant at 30 June. It refers to Commonwealth State Housing Agreement related community housing dwellings only. It comprises a count of:</p> <ul style="list-style-type: none"> • all occupied community housing dwellings (rebated and non-rebated) at 30 June; and • all dwellings that were vacant at 30 June.
Occupied and vacant public housing dwellings	<p>The total number of public housing dwellings either occupied or vacant at 30 June. It comprised a count of:</p> <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 & community housing (housing choice)	<p>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</p>
Public rental households (rebated and non-rebated)	<p>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 non-rebated public housing tenants at 30 June</p>
Public rental housing dwellings occupied	<p>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.</p>
Public rental housing dwellings vacant	<p>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 untenable public rental housing dwellings vacant at 30 June</p>
Recurrent and capital expenditure	<p>For the year ending 30 June, according to the Coopers and Lybrand report <i>Accounting Policies and Reporting Framework for State Housing Authorities</i>, 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.</p> <p>Recurrent expenditure included:</p> <ul style="list-style-type: none"> • operating expenses; and • tenancy manager revenue and expense components. <p>Capital expenditure included:</p> <ul style="list-style-type: none"> • acquisitions; • construction costs; • redevelopment and improvement (of properties); • land acquisitions and development; and • joint ventures.

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Table 15A.56 (Continued)

<i>Descriptor</i>	<i>Definition</i>
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 1998-99. Under review.
Tenantable public rental housing dwellings vacant	Dwellings where maintenance had been completed but which were unoccupied at 30 June
Untenantable community housing dwellings vacant	Not to be collected for 1998-99. Under review.
Untenantable public rental housing dwellings vacant	Unoccupied dwellings where maintenance had been either deferred or not completed at 30 June

Sources: AIHW (1999b; 1999c).

Table 15A.57 Indicators

<i>Indicator</i>	<i>Definition</i>
Administrative and operational efficiency	<p>The cost of property and tenancy administration, including:</p> <ul style="list-style-type: none"> • average administration cost per dwelling, calculated as total administration costs for year ending 30 June, divided by total number of occupied and vacant public rental housing dwellings at 30 June; and • average operating 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	<p>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:</p> <ul style="list-style-type: none"> • 0–20 per cent; • 21–25 per cent; • 26–30 per cent; or • greater than or equal to 31 per cent.
Community service obligations (direct subsidies)	<p>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</p>
Cost of stock production	<p>The acquisition of stock, including:</p> <ul style="list-style-type: none"> • average purchase cost per new dwelling, calculated as the total purchase cost for X dwellings, divided by the total number of X dwellings; and • average construction cost per new dwelling, calculated as the total construction cost for X dwellings, divided by the total number of X dwellings, where X is equal to: <ul style="list-style-type: none"> – one bedroom dwellings; – two bedroom dwellings; – three bedroom dwellings; or – four or more bedroom dwellings.
Customer satisfaction	<p>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</p>
Equity level of assets	<p>The equity value (assets less liabilities) for the year expressed as a percentage of the target levels. Calculated to determine the extent to which equity target levels were achieved.</p>

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Table 15A.57 (Continued)

<i>Indicator</i>	<i>Definition</i>
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
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 Commonwealth State Housing Agreement 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 15.2).</p>
Rate of return	<p>The rate of return on equity and assets:</p> <ul style="list-style-type: none">• 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; and• rate of return on assets, calculated as the property manager net surplus plus interest, divided by average total assets, multiplied by 100, at 30 June.
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 four weeks;• more than eight weeks; or• more than 12 weeks.
Targeting	<p>The need status of all households receiving assistance, including:</p> <ul style="list-style-type: none">• targeting part 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; and• targeting part 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.

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Table 15A.57 (Continued)

<i>Indicator</i>	<i>Definition</i>
Timeliness	<p>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:</p> <ul style="list-style-type: none">• less than six months;• six months to one year;• one to two years;• two to three years;• three to four years;• four to five years; or• more than five years.
Turnaround market rent forgone	<p>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.</p>
Turnaround time	<p>The time taken to use vacant stock, including:</p> <ul style="list-style-type: none">• 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;• 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; and• 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 (1999b; 1999c).

Commonwealth Rent Assistance

Table 15A.58 Terms

<i>Term</i>	<i>Definition</i>
ARO	Administrative review officer
Eligible income support clients	Clients in receipt of an income support payment, or more than the minimum rate of family allowance. Rent Assistance is automatically paid once it is established that eligibility exists. The only eligible clients who are not paid would be those affected by Centrelink errors in recording information, or by program errors.
Income units	The basic units used to determine eligibility for social security payments. Income units are analogous to family units with the distinction that non-dependent children and other adults living in the same household are treated as separate income units. Children are regarded as dependent until 16 years of age. Children aged 16 to 18 may also be regarded as dependent if they are full time students, wholly or substantially dependent on another person and not in receipt of an income support payment.
Rent	<p>Amounts payable as a condition of occupancy of the person's home. Includes site fees for a caravan, mooring fees and payment for services provided in a retirement village. Rent encompasses not only a formal tenancy agreement but also informal agreements between family members, including the payment of board or board and lodgings. Where a person pays board and lodgings, and is unable to separately identify the amount paid for lodgings, two-thirds of the payment is deemed to be for rent.</p> <p>There is no requirement that rent be paid — a person whose rent is in arrears may remain eligible for assistance provided that Centrelink is satisfied that the liability is genuine.</p>
Total income from all sources	<p>Income received by the customer or partner, excluding income received by a dependent. Income includes:</p> <ul style="list-style-type: none">• all regular social security payments; and• any maintenance and other private income taken into account for income testing purposes. <p>Income excludes:</p> <ul style="list-style-type: none">• one time payments;• arrears payments;• advances;• Employment or Education Entry Payments;• Mobility Allowance;• Maternity Allowance; and• Child Care Assistance rebate. <p>In most cases, private income reflects the person's current circumstances. Taxable income for a past financial year, or an estimate of taxable income for the current financial year, is used where the income unit gets more than the minimum rate of family allowance but receives no other income support payment.</p>

Source: Department of Family and Community Services (unpublished 1999).

Table 15A.59 Indicators

<i>Indicator</i>	<i>Definition</i>
Number of eligible income support customers receiving Rent Assistance	<p>This is a point in time indicator, and will be supplied for both individuals and income units.</p> <ul style="list-style-type: none">• Individuals will be counted as receiving Rent Assistance if the person was recorded as a current customer at the extract date and as having been paid Rent Assistance in the preceding fortnight.• Income units will be counted if either member of a couple met that condition. In a small number of cases, a person may have ceased to be eligible for Rent Assistance at the extract date, for example, because they stopped paying rent, but are still counted if Rent Assistance was paid in the last fortnight.
Proportion of income spent on rent with and without Rent Assistance	<p>This is a point in time indicator. It measures the proportion of income units spending less than (a) 30 per cent and (b) 50 per cent of their income on rent both with and without Rent Assistance.</p> <p>The proportion of income spent on rent will be calculated as follows:</p> <ul style="list-style-type: none">• with Rent Assistance: $(\text{rent} - \text{Rent Assistance} / \text{total income from all sources, excluding Rent Assistance})$; or• without Rent Assistance: $(\text{rent} / \text{total income from all sources, excluding Rent Assistance})$.
Geographic spread of Rent Assistance customers	<p>This is a point in time indicator. It compares the number of income units receiving Rent Assistance within a particular postcode with the number of private dwellings in that postcode. The number of private dwellings has been obtained from the 1996 Census.</p>
Decisions reviewed/appealed	<p>Number of Rent Assistance appeals to authorised review officers (AROs), the Social Security Appeals Tribunal (SSAT) and the Administrative Appeals Tribunal (AAT). Numbers relate to all cases finalised in the last financial year, and show whether the decisions were favourable to the individual customer.</p>
Accuracy of decision making	<p>Provides Centrelink data on their Procedure and Accuracy Check results for each of the main relevant payment types (Family Allowance and other income support payments) over a full year. Although it does not relate directly to Rent Assistance, Rent Assistance is included in the accuracy check. The results should therefore be indicative of the accuracy of decisions about Rent Assistance. Separate figures are provided for new claims and reviews. Data exclude procedural errors which do not affect payments, as indicated by the checking officer.</p>
Control of overpayment	<p>The number of reviews that were conducted in the financial year that were targeted at Rent Assistance, and their outcomes. That is, the number and value of any increases in assistance, decreases in assistance, and overpayments detected. Although the reviews are targeted at Rent Assistance, they may also result in variations to the primary payment.</p>

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Table 15A.59 (Continued)

<i>Indicator</i>	<i>Definition</i>
Proportion of claims for which review was sought	<p>The number of customers seeking a review by an ARO as a proportion of the number of customers receiving Rent Assistance. The number of customers receiving Rent Assistance is used as a proxy for the number of claimants.</p> <p>There is no formal claim for Rent Assistance, and all details needed to determine eligibility are recorded for all customers. Consequently, it is not possible to identify persons who have sought Rent Assistance, but were unsuccessful. Therefore, the number of customers receiving Rent Assistance may be the most appropriate proxy for claimants.</p>
Customer and community satisfaction surveys	<p>These surveys are not specific to Rent Assistance but may be broadly indicative of the views of Rent Assistance recipients. This measure provide information about overall customer satisfaction with service delivery, Customer Service Centre staff and Call Centre staff (the Centrelink telephone service).</p>
Timeliness	<p>This measure provides information about the timeliness of new claim processing for primary payments (Family Allowance and other income support payments). Since a substantial proportion of new claimants will be eligible for Rent Assistance, these measures will provide some indication of the timeliness for Rent Assistance.</p> <p>For each payment type, a standard has been agreed with Centrelink that a specified proportion of claims will be finalised within an agreed period. For example, 80 per cent of age pension claims are to be finalised within 28 days of receipt. For each of the main payment types, details will be provided of both the agreed timeliness standard and the actual performance achieved over the full financial year.</p> <p>This information will be supplemented by a table showing the cumulative proportion of claims finalised by the number of weeks since lodgement.</p>
Ratio of running costs to total outlays for the Rent Assistance program	<p>Total running costs for the Rent Assistance program as a proportion of total outlays</p>
Running costs per 1000 Rent Assistance customers	<p>Total running costs for the Rent Assistance program per 1000 Rent Assistance customers</p>

Source: Department of Family and Community Services (unpublished 1999).