

# 16A Housing — attachment

Definitions for the indicators and descriptors in this attachment are in section 16.7. Data in this Report are examined by the Housing Working Group, but have not been formally audited by the Secretariat. A peer review process is also undertaken by the National Housing Data Development Committee in the development of the data definitions. Unsourced public and community housing information has been obtained from Commonwealth, State and Territory governments. The Australian Institute of Health and Welfare 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.

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/2001/Attach16A.pdf](http://www.pc.gov.au/service/gsp/2001/Attach16A.pdf). Users without Internet access can contact the Secretariat to obtain up-to-date data (details on the inside front cover of the Report).

## **16A.1 Information on sample data**

The results reported in tables 16A.12 to 16A.14, and table 16A.42 are obtained by conducting surveys of samples of the group or population in question. These results are subject to sampling error. The data obtained from a sample may differ from the 'true' data that would have been obtained from the entire group or population. Consequently, it is necessary to be cautious when using survey results (see section A.12, appendix A, for further details).

## Public housing

Table 16A.1 Descriptive data

	Unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<i>1999-2000</i>										
Total households paying less than market rent										
no.	121 348 <sup>a</sup>	61 307	53 976 <sup>b</sup>	31 788	46 015	13 956	11 695	5 989	346 074	
Total new households assisted										
no.	10 600	8 809	8 813	3 938	4 888	2 261	1 090	1 041	41 440	
Total new Indigenous households assisted										
no.	494 <sup>c</sup>	254 <sup>d</sup>	962 <sup>d</sup>	321	293	163	29	354 <sup>d</sup>	2 870	
Households relocating from one public housing dwelling to another										
no.	5 628	2 242	1 713	1 776	1 043	363	357	305	13 427	
Households allocated housing										
no.	6 680	8 809	8 813	3 938	4 888	2 261	1 090	1 041	37 520	
Total rent charged										
\$m	410	224	169	101	181	41 <sup>e</sup>	47	28	1 200	
<i>At 30 June 2000</i>										
Total number of Indigenous households										
no.	na <sup>f</sup>	733 <sup>d</sup>	1 811 <sup>g</sup>	1 288	739	358	137	1 273 <sup>d</sup>	6 339	
Total number 'greatest need' applicants on waiting list										
no.	1 724 <sup>h</sup>	1 770 <sup>e</sup>	88	214	1 280	138 <sup>i</sup>	260	14	5 488	
Total number of applicants on waiting list										
no.	98 337	40 969 <sup>e</sup>	23 924	11 869	30 991	1 536 <sup>j</sup>	3 360	2 055	213 041	
Total number of tenable dwellings										
no.	124 749	63 480	49 355	31 138	51 697	12 942	11 384	7 265	352 010	
Total number of untenable dwellings										
no.	2 764	2 516	1 307	1 559	1 788	463	374	186	10 957	
Total number of dwellings										
no.	127 513	65 996	50 662	32 697	53 485	13 405	11 758	7 451 <sup>k</sup>	362 967	
Total number of occupied dwellings										
no.	124 357	62 778	49 026	30 840	50 314	12 728	11 304	7 237 <sup>k</sup>	348 584	
Total rents charged for week ending 30 June										
\$	8 347 408	4 504 631	3 245 419	1 924 801	3 298 379	797 988	894 824	695 277	23 013 450	
Total market rent value of all dwellings for which rent was charged in week ending 30 June										
\$	19 101 422	8 505 488	6 081 786 <sup>l</sup>	3 321 050	5 532 677	1 391 229	1 632 054	1 112 241	45 565 706	

a Market rents are the valuations applied to each public housing property.

b Based on tenant's rent position at the end of each financial year or when they vacated public housing. Market rents have not been adjusted for a number of years, so the number of rebated households will be somewhat underestimated.

c Data are not available for full year due to introduction of new computer system. Indigenous status can be reported only for households housed after November 1999 (494 households). The 12 month estimate is 741.

d Self report measure.

e Includes Aboriginal Rental Housing Program.

f Data are not available. Processes for capturing these data are in development.

g Question on Indigenous identification only asked since 18 October 1997. Self report measure.

h Applicants with priority approval. Excludes applicants for temporary emergency accommodation.

i Defined as priority one on waiting list. Excludes police housing and suspended, incomplete and unprocessed applications.

j Excludes police housing and suspended, incomplete and unprocessed applications.

k Includes dwellings leased under industry housing program which revert to general public housing stock when unoccupied.

l Market rents have not been globally adjusted to reflect the current market for a number of years. This has led to a gradual reduction in the proportion of households paying less than market rent and a corresponding increase in the proportion paying market rent as consumer price index increases result in higher rent being charged.

## Public housing

Table 16A.2 **Proportion of households with overcrowding, 30 June 2000 (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>
1999 <sup>a</sup>	3.0	1.5	–	na	0.2	0.2	na	0.8	1.5
2000 <sup>b, c</sup>	1.6 <sup>d</sup>	1.3 <sup>e</sup>	1.0 <sup>f</sup>	1.0	0.9 <sup>g</sup>	0.5 <sup>h</sup>	0.1 <sup>e</sup>	1.4	1.2

a For rebated households only where household composition details are known. It should not be assumed all non-rebated households are appropriately housed.

b Includes rebated and non-rebated households where household composition details are known.

c Children were counted differently this year except for Tasmania who used last year's definition.

d Includes data on extended family members which were not previously available. Counts for previous years are overestimates.

e Bedsitters are deemed to have one bedroom.

f A more precise identification of multiple income group households was performed this year.

g This figure differs significantly from last year due to a change in methodology.

h Children aged 16 years or over who are not full time students are defined as adults.

na Not available.

- Nil or rounded to zero.

## Public housing

Table 16A.3 Low income and special needs households as a proportion of all new households, 30 June 2000 (per cent)

	<i>NSW</i>	<i>Vic</i> <sup>b</sup>	<i>Qld</i> <sup>c</sup>	<i>WA</i> <sup>d</sup>	<i>SA</i> <sup>e</sup>	<i>Tas</i> <sup>f</sup>	<i>ACT</i> <sup>g</sup>	<i>NT</i>	<i>Aust</i>
New 'low income A' households as a proportion of all new households	95.7	84.3	91.1	86.5	87.0	87.5	85.4	na	89.4
New 'low income B' households as a proportion of all new households	4.0	6.7	7.5	10.9	9.2	11.7	11.0	na	7.2
New 'low income A' households plus new special needs (not low income households) as a proportion of all new households	96.0 <sup>a</sup>	86.4	93.7	90.0	94.1	91.4	85.6	na	92.0
New 'low income B' households plus new special needs (not low income households) as a proportion of all new households	4.0 <sup>a</sup>	7.0	7.8	11.2	10.8	12.0	12.2	na	7.7

<sup>a</sup> Data shown are 12 month estimates based on data available for November 1999 to June 2000. A change in computer systems means various applicant details are not available for households housed before November 1999, including special or greatest need status. Special needs categories cover Indigenous Australians, asylum seekers, refugees, sponsored migrants, applicants with a disability in the household, youth aged 16-24 years, elderly (80 and over) and applicants at risk due to domestic violence. New tenants in greatest need cover those who are on the priority approved waiting list.

<sup>b</sup> Special needs categories are recurring homelessness, need for supported housing and need for special housing .

<sup>c</sup> Special needs categories include those where the main source of household income is a Disability Support or Carers Pension; one or more occupants have a disability; one or more occupants are Indigenous; all occupants are aged under 25 years; more than three dependants are aged under 25 years; and 2 or more families live in the household and there are more than 4 occupants in total.

<sup>d</sup> Special needs category includes households containing people who are either have a disability or are Indigenous, newly arrived in Australia or classified as youth or frail aged.

<sup>e</sup> Special needs includes youth aged less than 25 years; persons aged 65 years or over; Indigenous Australians; homeless people; people with a disability; victims of domestic violence and people from a culturally or linguistically diverse background.

<sup>f</sup> Income and household composition calculated at tenancy start date. Income source not taken into account and based on gross income only. Special needs categories include homelessness; disability; non-English speaking background; Indigenous status; victims of family violence; and tenants aged over 65 years or under 18 years.

<sup>g</sup> Special needs defined as involving a disability impacting on public housing requirements. Based on voluntary self-identification.

## Public housing

Table 16A.4 **Households paying less than market rent, or special needs households paying market rent, as a proportion of all households, 30 June 2000 (per cent)**

	<i>NSW</i> <sup>a</sup>	<i>Vic</i> <sup>b</sup>	<i>Qld</i> <sup>c</sup>	<i>WA</i> <sup>d</sup>	<i>SA</i> <sup>e</sup>	<i>Tas</i> <sup>f</sup>	<i>ACT</i> <sup>g</sup>	<i>NT</i>	<i>Aust</i>
	99.9	90.7	94.6	92.4	95.2	88.5	86.7	na	95.1

<sup>a</sup> Special needs categories cover Indigenous Australians, asylum seekers, refugees, sponsored migrants, applicants with a disability in the household, youth aged 16–24 years, elderly (80 and over) and applicants at risk due to domestic violence. New tenants in greatest need cover those who are on the priority approved waiting list. Special needs status is not known for those paying market rent, meaning such tenants are excluded from the calculation of this indicator and the overall proportion may be inflated.

<sup>b</sup> Special needs categories are recurring homelessness, need for supported housing and need for special housing.

<sup>c</sup> Special needs categories includes those where the main source of household income is a Disability Support or Carers Pension; one or more occupants have a disability; one or more occupants are Indigenous; all occupants are aged under 25 years; more than three dependants are aged under 25 years; and 2 or more families live in the household and there are more than 4 occupants in total.

<sup>d</sup> Special needs category includes households containing people who are either have a disability or are Indigenous, newly arrived in Australia or classified as youth or frail aged.

<sup>e</sup> Special needs includes youth aged less than 25 years; persons aged 65 years or over; Indigenous Australians; homeless people; people with a disability; victims of domestic violence and people from a culturally or linguistically diverse background.

<sup>f</sup> Special needs categories include homelessness; disability; non-English speaking background; Indigenous status; victims of family violence; and tenants aged over 65 years or under 18 years.

<sup>g</sup> Special needs defined as involving a disability impacting on public housing requirements. Based on voluntary self-identification.

## Public housing

Table 16A.5 **Proportion of new tenancies allocated to households with special needs 1999-2000**  
(per cent)

	<i>NSW</i> <sup>a</sup>	<i>Vic</i> <sup>b</sup>	<i>Qld</i> <sup>c</sup>	<i>WA</i> <sup>d</sup>	<i>SA</i> <sup>e</sup>	<i>Tas</i> <sup>f</sup>	<i>ACT</i> <sup>g</sup>	<i>NT</i> <sup>h</sup>	<i>Aust</i>
2000	54.7	38.9	49.6	23.9	54.9	31.8	12.3	47.9	44.6

- a** Data shown are 12 month estimates based on data available for November 1999 to June 2000. A change in computer systems means various applicant details are not available for households housed before November 1999, including special or greatest need status. Special needs categories cover Indigenous Australians, asylum seekers, refugees, sponsored migrants, applicants with a disability in the household, youth aged 16–24 years, elderly (80 and over) and applicants at risk due to domestic violence. New tenants in greatest need cover those who are on the priority approved waiting list.
- b** Special needs categories are recurring homelessness, need for supported housing and need for special housing.
- c** Special needs categories includes those where the main source of household income is a Disability Support or Carers Pension; one or more occupants have a disability; one or more occupants are Indigenous; all occupants are aged under 25 years; more than three dependants are aged under 25 years; and two or more families live in the household and there are more than four occupants in total.
- d** Special needs category includes households containing people who are either have a disability or are Indigenous, newly arrived in Australia or classified as youth or frail aged.
- e** Special needs includes youth aged less than 25 years; persons aged 65 years or over; Indigenous Australians; homeless people; people with a disability; victims of domestic violence and people from a culturally or linguistically diverse background.
- f** Special needs categories include homelessness; disability; non-English speaking background; Indigenous status; victims of family violence; and tenants aged over 65 years or under 18 years.
- g** Special needs defined as involving a disability impacting on public housing requirements. Based on voluntary self-identification.
- h** Special needs categories are Indigenous and youth (identified through optional self identification on the tenancy application). Special needs details only recorded where known to exist.

## Public housing

Table 16A.6 **Greatest need allocations as a proportion of all new allocations, 1999-2000 (per cent)<sup>a</sup>**

	<i>NSW<sup>b</sup></i>	<i>Vic<sup>c</sup></i>	<i>Qld<sup>d</sup></i>	<i>WA<sup>e</sup></i>	<i>SA<sup>f</sup></i>	<i>Tas<sup>g</sup></i>	<i>ACT<sup>h</sup></i>	<i>NT<sup>i</sup></i>	<i>Aust</i>
Proportion of greatest need allocations in:									
< 3 months	75.2	31.3	6.2	15.3	37.9	23.3	35.1	21.7	31.7
3 months to < 6 months	54.5	96.7	4.4	27.5	66.7	22.2	37.2	11.2	38.7
6 months to <1 year	34.1	95.5	2.6	23.4	65.7	22.2	38.0	4.1	29.5
1 year to < 2 years	22.6	86.1	1.8	20.1	45.3	13.0	13.0	2.3	16.9
2+ years	5.0	61.5	1.0	7.7	37.2	14.3	6.2	1.0	9.6
<b>Overall total</b>	<b>39.1</b>	<b>38.9</b>	<b>3.7</b>	<b>16.8</b>	<b>44.9</b>	<b>22.8</b>	<b>26.2</b>	<b>10.1</b>	<b>27.0</b>

<sup>a</sup> Priority access is defined by each jurisdiction for the purpose of this collection. Differences exist between jurisdictional definitions and the management of segmented waiting lists which will influence the results of this indicator.

<sup>b</sup> Data shown are 12 month estimates based on data available for November 1999 to June 2000. A change in computer systems means various applicant details are not available for new households housed before November 1999, including special or greatest need status. Greatest needs applicants are those with priority approval but do not include applicants for temporary emergency accommodation. Wait time counted from date listed on priority category only. New tenants in greatest need cover those who are on the priority approved waiting list.

<sup>c</sup> Greatest need categories are recurring homelessness, need for supported housing and need for special housing for medical reasons. Aboriginal Rental Housing Program data is included as it cannot be separated on the waiting list.

<sup>d</sup> Greatest need includes priority A allocations only. This will underrepresent the level of priority assistance because, in low wait times areas, the Department is generally able to assist people in urgent housing need, without registering them with a priority classification. Wait time counted from date listed on priority category only. Wait time counted from date listed on waiting list (at any category).

<sup>e</sup> Greatest needs categories are victims of domestic violence, harassment and people with a medical condition. Wait time counted from date listed on waiting list (at any category).

<sup>f</sup> Screening procedure for greatest need applicants involves an income test and checks for homelessness, domestic violence, overcrowding and geographic location. Wait time counted from date listed on priority category only.

<sup>g</sup> Defined as priority 1 on the waiting list. Excludes transfers, police housing, suspended, incomplete and unprocessed applications.

<sup>h</sup> Factors taken into account in determining if a client is entitled to have their allocation classified as a priority include age, health, domestic violence, financial status, homelessness, adequacy of current accommodation, social needs, neighbourhood disputes and physiological stress. Wait time counted from date listed on waiting list (at any category).

<sup>i</sup> Greatest need refers to applicants that are housed through priority housing. Applicants for priority housing may be made on the grounds of homelessness, serious medical or social problems including domestic and/or sexual violence.

## Public housing

Table 16A.7 **Rent charged as a proportion of market rent, adjusted for CRA, 30 June 2000 (per cent)**

<i>NSW</i> <sup>a</sup>	<i>Vic</i> <sup>b</sup>	<i>Qld</i> <sup>c</sup>	<i>WA</i> <sup>d</sup>	<i>SA</i> <sup>e</sup>	<i>Tas</i> <sup>f</sup>	<i>ACT</i> <sup>g</sup>	<i>NT</i>	<i>Aust</i>
56.2	71.9	74.8	79.3	78.6	80.6	72.7	na	67.1

**a** Market rents are the valuations applied to each public housing property. CRA information for rebated tenants only. Available data exclude information on relationships other than those to the household head. It is assumed that all children under 16 years are sons or daughters of the household head.

**b** Market rent figures revised annually, with rent amendments affected by around April each year. For households with single people only, all children were assumed to belong to one of the single people. For households with single people sharing with a couple, children were assumed to belong to the couple. Households assessed only on main income source.

**c** Market rents have not been globally adjusted to reflect the current market for a number of years, leading to a reduction in the proportion of households paying less than market rent and a corresponding increase in those paying market rent as a result of the consumer price index rent rises. The overall market rent value for this item would also be less than the true value.

**d** Rents updated annually on the basis of age, construction material, dwelling type, number of bedrooms and location. For households with single people only, all children were assumed to belong to one of the single people. For households with single people sharing with a couple, children were assumed to belong to the couple. Households assessed only on main income source.

**e** Market rents obtained from Valuer General Department report. Households assessed through gross income test. For households with single people only, all children were assumed to belong to one of the single people. For households with single people sharing with a couple, children were assumed to belong to the couple.

**f** Includes Aboriginal Rental Housing Program. Market rent determined by the Office of the Valuer General.

**g** Every three years advice is given on the market rents to be charged. In between external valuations calculation of market rents is based on movements in the consumer price index. CRA calculations based on sample where the household composition was known and reasonable.



**Public housing**Table 16A.8 **Public housing stock occupancy rates, 30 June 2000 (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<sup>a</sup></i>	<i>Aust</i>
<i>Proportion of public housing dwellings occupied</i>								
97.5	95.0	96.8	94.3	94.0	95.0	96.1	97.1	96.0

**a** Includes dwellings leased under industry housing program which revert to general public housing stock when unoccupied.

**Public housing****Table 16A.9 Total rent collected as a proportion of total rent charged 1999-2000 (per cent)<sup>a</sup>**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i> <sup>b</sup>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
1999	100.6	96.8	99.5	100.3	98.8	103.2	99.7	87.1	99.1
2000	99.7	100.4	97.1	102.6	100.1	103.8	96.8	98.2	99.8

<sup>a</sup> Payment arrangements for rent in some jurisdictions mean that rent collected over a 12 month period may be higher than rent charged over that period.

<sup>b</sup> Includes Aboriginal Rental Housing Program. Market rent determined by the Office of the Valuer General.

**Public housing****Table 16A.10 Average turnaround times for vacant stock 1999-2000 (days)**

<i>NSW</i> <sup>a</sup>	<i>Vic</i> <sup>b</sup>	<i>Qld</i>	<i>WA</i> <sup>c</sup>	<i>SA</i> <sup>d</sup>	<i>Tas</i>	<i>ACT</i> <sup>e</sup>	<i>NT</i> <sup>f</sup>	<i>Aust</i>
34.0	39.4	31.3	48.3	47.6	34.4	61.2	29.0	37.5

<sup>a</sup> Excludes time vacant during redevelopment and a small number of new acquisitions.

<sup>b</sup> Currently undergoing a dwelling consolidation project.

<sup>c</sup> Excludes 1100 dwellings where insufficient or inconsistent data exists. Includes time properties vacant due to major refurbishments. The internal measure for turnaround time, excluding these refurbishments and extraordinary events such as fire damage, was 9 days.

<sup>d</sup> Currently undertaking a major redevelopment.

<sup>e</sup> This figure includes the time properties are vacant due to major refurbishments. The actual average days vacant from handover to the tenancy manager is only 24 days.

<sup>f</sup> Includes dwellings leased under industry housing programs which revert to general public housing stock when unoccupied.

## Public housing

Table 16A.11 Financial indicators of public housing 1999-2000 (dollars per dwelling)<sup>a</sup>

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i> <sup>b</sup>	<i>ACT</i>	<i>NT</i> <sup>c</sup>	<i>Aust</i>
Total recurrent costs	3 617	3 188	3 503	3 867	3 719	4 378	5 434	6 271	3 704
Depreciation	1 175	1 251	1 583	822	675	na	749	1 629	1 252
Indicative user cost of capital-land	4 881	3 487	2 995	na <sup>d</sup>	1 897	na	5 365	3 264	3 765
Indicative user cost of capital-other assets	5 406	4 825	4 033	na <sup>d</sup>	2 615	na	3 891	5 246	4 534
Indicative user cost of capital-total assets	10 287	8 312	7 028	6 461	4 512	na	9 256	8 510	8 128
Total capital costs	11 463	9 653	8 611	7 283	5 188	na	10 005	10 140	9 380
<i>Full gross costs</i>	15 080	12 751	12 114	11 150	8 907	na	15 439	16 411	13 083
Rent collected from tenants	3 204	3 412	3 240	3 160	3 380	3 177	3 865	3 654	3 298
<i>Full net costs</i>	11 876	9 339	8 874	7 990	5 527	na	11 574	12 757	9 785

<sup>a</sup> Asset data used to calculate indicative user cost of capital has been collected differently this year, so data is not directly comparable to that in previous Reports.

<sup>b</sup> Expenditure data includes Aboriginal Rental Housing Program.

<sup>c</sup> It is not possible to extract some costs directly relevant to the provision of public housing so the cost per dwelling is overstated.

<sup>d</sup> It has not been possible to separate the indicative user cost of capital for land.

na Not available.

**Public housing****Table 16A.12 Tenant satisfaction (per cent)<sup>a, b</sup>**

<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<sup>c</sup></i>
Sample size ( <i>n</i> )									
1999	823	595	2 063	1 937	1 538	859	579	528	8 922
2000	815	506	2 601	1 563	1 552	1 159	565	499	9 260
Very satisfied									
1999	23	23	26	24	27	20	16	24	24
2000	25	21	28	28	28	26	18	23	25
Satisfied									
1999	47	46	46	43	46	49	44	42	46
2000	47	41	44	46	47	45	41	46	45
Dissatisfied									
1999	18	16	11	16	11	11	17	15	15
2000	16	17	12	14	9	12	21	13	14

<sup>a</sup> Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size.

<sup>b</sup> Data do not add to 100 per cent as a result of nonresponses.

<sup>c</sup> Calculated as simple numerical averages due to a lack of raw data.

Source: Donovan Research 1999, *Report of the National Survey of Customer Satisfaction with Public Rental Housing Assistance 1999*, Perth; Donovan Research 2000, *The National Social Housing Survey with Public Housing, November 2000*, Perth.

**Public housing**Table 16A.13 **Proportion of tenants rating location aspects as important and meeting their needs (per cent)<sup>a</sup>**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Sample size ( <i>n</i> )	815	506	2 601	1 563	1 552	1 159	565	499	9 260
Child care	87	88	89	82	85	83	81	92	87
Public transport	91	90	88	89	92	92	95	94	91
Safety / security of neighbourhood	72	75	76	74	74	75	78	65	73
Employment/training services	75	75	78	80	79	72	83	82	77
Schools	94	90	92	89	92	93	93	95	92
Parks/recreational areas	81	88	89	93	91	81	92	86	86
Welfare services <sup>b</sup>	80	81	85	82	86	81	87	86	82
Support services and community <sup>c</sup>	86	82	88	86	88	86	90	89	86
Emergency services	91	88	92	89	92	88	94	89	91
Health services	89	87	90	89	91	85	91	78	89
Shops	87	90	92	92	91	93	96	93	90
<b>Total - Location</b>	<b>84</b>	<b>83</b>	<b>86</b>	<b>85</b>	<b>87</b>	<b>83</b>	<b>89</b>	<b>86</b>	<b>84</b>

<sup>a</sup> Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size.

<sup>b</sup> Welfare services includes services for seniors, community and support services, Centrelink offices and the local housing authority office.

<sup>c</sup> Support services and community includes banking services, entertainment, restaurants, public telephones, places of worship, libraries and family and friends.

Source: Donovan Research 2000, *The National Social Housing Survey with Public Housing, November 2000, Perth*.

**Public housing**Table 16A.14 **Proportion of tenants rating amenity aspects as important and meeting their needs (per cent)<sup>a</sup>**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Sample size ( <i>n</i> )	815	506	2 601	1 563	1 552	1 159	565	499	9 260
Safety / security of home	75	65	60	64	60	68	65	48	68
Privacy of home	80	76	74	79	75	77	79	71	78
Cupboards & Storage Space	55	60	57	66	63	58	59	62	58
Size of Dwelling	78	76	79	80	84	83	80	81	79
Ease of Access & Entry	86	90	91	95	91	91	90	88	89
Fencing	67	66	74	81	75	74	75	63	70
Yard space	86	87	91	89	88	90	89	89	87
Car parking	75	83	77	82	85	86	81	80	79
Modifications for special needs	67	75	78	85	77	78	79	75	74
<b>Total - Amenity</b>	<b>74</b>	<b>75</b>	<b>75</b>	<b>79</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>72</b>	<b>76</b>

<sup>a</sup> Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size.

Source: Donovan Research 2000, *The National Social Housing Survey with Public Housing, November 2000*, Perth.

## Community housing

Table 16A.15 Descriptive data

	Unit	NSW <sup>a</sup>	Vic <sup>b</sup>	Qld <sup>c</sup>	WA <sup>d</sup>	SA <sup>e</sup>	Tas <sup>f</sup>	ACT <sup>g</sup>	NT <sup>h</sup>
<i>1999-2000</i>									
Total households paying less than market rent									
no.	7 681	na <sup>i</sup>	4 657	1 004	2 854 <sup>j</sup>	179	296	na	
Total new households assisted									
no.	2 498	8 781 <sup>k</sup>	2 092	517	786	54	273	na	
Total new Indigenous households assisted									
no.	190	na	349	92	na	7	14	na	
Households allocated housing									
no.	2 498	8 781	na	405	na	63	na	na	
Total rent charged									
\$'000	26 334	na	11 046	2 240	na	559	723	362	
<i>At 30 June 2000</i>									
Total number Indigenous households									
no.	552	na <sup>l</sup>	869	91	na	5	20	na	
Total number of greatest need applicants on waiting list									
no.	na	na	na	393	582	152 <sup>m</sup>	204	na	
Total number of applicants on waiting list									
no.	21 129	na	3 631 <sup>n</sup>	916	1 653	317 <sup>m</sup>	403	na	
Total number of tenable dwellings									
no.	na	5 709	3 586	3 158	2 971	179	312	na	
Total number of untenable dwellings									
no.	na	300 <sup>o</sup>	39	na	19	4	–	na	
Total number of dwellings									
no.	7 899	6 009	3 625	3 158	2 990	183	312	140	
Total number of occupied dwellings									
no.	7 784	5 709	3 419	3 154	2 831	176	278	na	
Total rents charged for week ending 30 June									
\$	na	220 453	256 482	54 138	220 847	13 702	18 188	na	
Total market rent value of all dwellings for which rent was charged in week ending 30 June									
\$	na	719 376	na <sup>p</sup>	na	308 749	13 634	38 152	na	

a Survey data from full survey of all 209 providers with a response rate of 86 per cent.

b Excludes information on the Common Equity Rental Co-ops this year.

c Survey data. From mailout to 328 providers, with a response rate of 59 per cent.

d Data mostly from survey with a 25 per cent response rate but includes some administrative data.

e Survey data, based on 2906 properties for which data are available. The response rate to the survey was 97 per cent.

f Data from survey of 73 providers with a response rate of 25 per cent. Few survey forms were returned fully completed.

g Data from survey of 320 properties (out of total of 360) with 98 per cent response rate. Excludes crisis accommodation and privately leased properties. Not all community housing properties included. Survey includes 98 boarding house units.

h Based on administrative data.

i Cannot collect full data set from agencies. There are variations between programs, but most households pay less than market rent.

j Refers to households paying less than the maximum rent set for a property, which is based on property value. Maximum rent may not be equivalent to a market rent.

k Reflects high turnover in transitional housing (3-18 month tenancies and multiple tenancies per dwelling for some long term housing programs).

l No data collected on Indigenous households.

m Figure lower than expected because question elicited response from only six of the 17 organisations responding to the survey.

n Data may include some anomalies.

o Figure based on estimates.

p Not provided as response unreliable.

na Not available.

- Nil or rounded to zero.



## Community housing

**Table 16A.16 Proportion of households with overcrowding, 30 June 2000(per cent)**

	<i>NSW</i> <sup>a</sup>	<i>Vic</i>	<i>Qld</i> <sup>b</sup>	<i>WA</i> <sup>c</sup>	<i>SA</i> <sup>d</sup>	<i>Tas</i> <sup>e</sup>	<i>ACT</i> <sup>f</sup>	<i>NT</i>	<i>Aust</i>
1999	0.6	0.0	1.4	na	0.1	0.6	0.0	na	0.4
2000	0.6	na	2.1	1.2	0.4	2.6	1.1	na	0.9

**a** Survey data from full survey of all 209 providers with a response rate of 86 per cent.

**b** Survey data. From mailout to 328 providers with a response rate of 59 per cent.

**c** Data mostly from survey with a 25 per cent response rate but includes some administrative data.

**d** Survey data, based on 2906 properties for which data are available. The response rate to the survey was 97 per cent.

**e** Data from survey of 73 providers with a response rate of 25 per cent. Few survey forms were returned fully completed.

**f** Data from survey of 320 properties (out of total of 360) with 98 per cent response rate. Excludes crisis accommodation and privately leased properties. Not all community housing properties included. Survey includes 98 boarding house units.

**na** Not available.

## Community housing

Table 16A.17 **Proportion of household income left after paying rent 1999-2000 (per cent)**

<i>NSW</i>	<i>Vic</i> <sup>a</sup>	<i>Qld</i> <sup>b</sup>	<i>WA</i>	<i>SA</i> <sup>c</sup>	<i>Tas</i> <sup>d</sup>	<i>ACT</i> <sup>e</sup>	<i>NT</i>	<i>Aust</i>
na	na	70.0	na	70.5	65.0	70.0	na	69.0

a Information not available.

b Survey data. From mailout to 328 providers with a response rate of 59 per cent.

c Survey data, based on 2906 properties for which data are available. The response rate to the survey was 97 per cent.

d Data from a survey of 72 providers with a response rate of 25 per cent. Few survey forms were returned fully completed. Data for this indicator represents 6 responses from a total of 18 forms returned.

e Data from survey of 320 properties (out of total of 360) with 98 per cent response rate. Excludes crisis accommodation and privately leased properties. Not all community housing properties included. Survey includes 98 boarding house units.

## Community housing

Table 16A.18 **Total rent collected as a proportion of total rent charged 1999-2000 (per cent)<sup>a</sup>**

	<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>
1999	88.7	83.5	89.8	na	97.0	98.1	98.3 <sup>b</sup>	na	90.1
2000	100.3 <sup>c</sup>	na	97.1 <sup>d</sup>	100.4	na	98.8 <sup>e</sup>	100.7 <sup>f</sup>	na	99.4

**a** Payment arrangements for rent in some jurisdictions mean that rent collected over a 12 month period may be higher than rent charged over that period.

**b** Data refer to 199 households only, and data for Community Housing Canberra properties transferred are for part year only.

**c** Survey data from full survey of all 209 providers, with a response rate of 86 per cent.

**d** Survey data. From mailout to 328 providers, with a response rate of 59 per cent.

**e** Data from survey of 73 providers with a response rate of 25 per cent. Few survey forms were returned fully completed.

**f** Data from survey of 320 properties (out of total of 360) with 98 per cent response rate. Excludes crisis accommodation and privately leased properties. Not all community housing properties included. Survey includes 98 boarding house units.

**na** Not available.

## Community housing

Table 16A.19 **Community housing occupancy rates, 30 June 2000 (per cent)**

<i>NSW</i> <sup>a</sup>	<i>Vic</i> <sup>b</sup>	<i>Qld</i> <sup>c</sup>	<i>WA</i> <sup>d</sup>	<i>SA</i> <sup>e</sup>	<i>Tas</i> <sup>f</sup>	<i>ACT</i> <sup>g</sup>	<i>NT</i>	<i>Aust</i>
98.5	95.0	94.3	99.9	94.7	96.2	89.1	na	96.6

a Survey data from full survey of all 209 providers with a response rate of 86 per cent.

b Excludes information on the Common Equity Rental Co-ops. Based on administrative data.

c Survey data. From mailout to 328 providers, with a response rate of 59 per cent.

d Data mostly from a survey with a 25 per cent response rate but includes some administrative data.

e Survey data, based on 2906 properties for which data are available. The response rate to the survey was 97 per cent.

f Data from survey of 73 providers with a response rate of 25 per cent. Few survey forms were returned fully completed.

g Data from survey of 320 properties (out of total of 360) with 98 per cent response rate. Excludes crisis accommodation and privately leased properties. Not all community housing properties included. Survey includes 98 boarding house units.

Table 16A.20 **Eligibility and payment scales for CRA (dollars per fortnight)<sup>a</sup>**

Household structure	<i>Minimum rent to be eligible for CRA</i>	<i>Minimum rent to be eligible for maximum CRA</i>	<i>Maximum CRA</i>	<i>Average CRA paid<sup>b</sup></i>
Single, no children	73.80	176.73	77.20	59.08
Single, no children, sharer	73.80	142.47	51.50	43.48
Single, 1 or 2 children	97.00	217.27	90.20	69.02
Single, 3 or more children	97.00	233.00	102.00	81.94
Partnered, no children	120.20	217.00	72.60	58.62
Partnered, 1 or 2 children	143.60	263.87	90.20	71.30
Partnered, 3 or more children	143.60	279.60	102.00	78.88
Partnered, illness separated, no children	73.80	176.73	77.20	72.12
Partnered, temporarily separated, no children	73.80	170.60	72.60	73.56

<sup>a</sup> Maximum CRA rates and thresholds payable at 20 March 2000.

<sup>b</sup> At March 2000.

Table 16A.21 **Commonwealth Rent Assistance, by income unit, March 2000 (per cent)<sup>a</sup>**

<i>Income unit</i>	<i>Proportion of recipients</i>
Single sharers	16.1
Other singles	40.4
Sole parents	21.9
Couples with dependents	13.6
Couples without dependents	8.1
<b>Total<sup>a</sup></b>	<b>100.0</b>

<sup>a</sup> May not sum to its components as a result of rounding.

Table 16A.22 **Income units receiving CRA, by benefit type, March 2000<sup>a</sup>**

Benefit type	<i>Income units</i>	<i>Proportion of CRA recipients<sup>b</sup></i>	<i>Proportion of benefit type recipients</i>
	no.	%	%
Newstart	245 971	26	40
Age Pension	149 959	16	12
Disability Support Pension	154 245	17	28
Parenting Payment, single	180 653	19	46
Youth Allowance	81 236	9	22
Family Allowance	63 088	7	28
Parenting Payment, partnered	28 263	3	28
Other qualifying payments	33 663	4	24
<b>Total</b>	<b>937 078</b>	<b>100</b>	<b>25</b>

<sup>a</sup> Data are for CRA 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 Veterans' Affairs or the Department of Education, Training and Youth Affairs.

<sup>b</sup> Components may not sum to 100 per cent due to rounding.

Table 16A.23 **Individuals receiving CRA, by Indigenous status and geographic location, March 2000**

	<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<sup>a</sup></i>	<i>Aust</i>
<i>Non-Indigenous</i>											
Individual recipients	no.	330 902	215 781	235 415	83 818	66 315	24 067	8 467	5 206	209	970 180
In capital city	no.	178 566	151 998	99 225	64 045	51 572	10 157	8 467	3 567	209	567 506
In rest of state	no.	152 336	64 083	136 190	19 773	14 743	13 910	..	1 639	..	402 674
As proportion of all recipients	%	98.2	99.5	96.9	98.0	99.0	98.2	99.0	86.8	97.2	98.2
Non-Indigenous population, as proportion of total population <sup>b</sup>	%	98.2	99.5	96.8	96.8	98.4	96.5	98.9	71.7	na	97.8
<i>Indigenous</i>											
Individual recipients	no.	6 146	982	7 416	1 728	638	445	78	794	6	18 233
In capital city	no.	1 416	412	2 009	861	391	165	78	408	6	5 746
In rest of state	no.	4 730	570	5 407	867	247	280	..	386	..	12 487
As proportion of all recipients	%	1.8	0.5	3.1	2.0	1.0	1.8	1.0	13.2	2.8	1.8
Indigenous population, as proportion of total population <sup>b</sup>	%	1.8	0.5	3.2	3.2	1.6	3.5	1.1	28.3	na	2.2
<b>Total individual recipients</b>	<b>no.</b>	<b>337 048</b>	<b>216 763</b>	<b>242 831</b>	<b>85 546</b>	<b>66 953</b>	<b>24 512</b>	<b>8 545</b>	<b>6 000</b>	<b>215</b>	<b>988 413</b>

<sup>a</sup> OT: other Territories, comprising Jervis Bay, Christmas Island and Cocos (Keeling) Island.

<sup>b</sup> Based on low series population projections, ABS, (1999), cat. no. 3231.0.

na Not available

.. Not applicable.



Table 16A.24 **Proportion of recipients, by proportion of income spent on rent with and without CRA, March 2000 (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>OT<sup>a</sup></i>	<i>Aust</i>
Less than 30 per cent of income spent on rent										
With CRA	54	60	59	64	64	69	52	46	66	58
Without CRA	22	25	25	27	29	31	23	17	35	25
Less than 50 per cent of income spent on rent										
With CRA	85	89	90	91	92	94	87	85	93	89
Without CRA	64	68	69	72	71	75	63	56	72	67

<sup>a</sup> OT = Other territories, comprising Jervis Bay, Christmas Island and Cocos (Keeling) Islands.

Table 16A.25 **Geographic spread of income units receiving CRA, March 2000**

	no.	%
Postal areas not containing CRA income units <sup>a, b</sup>	13	1
Postal areas containing CRA income units <sup>a</sup>		
Less than 70 <sup>c</sup>	548	23
70-150 <sup>c</sup>	1 118	47
150-200 <sup>c</sup>	395	17
200-250 <sup>c</sup>	142	6
250-300 <sup>c</sup>	78	3
300+ <sup>c</sup>	79	3
<b>Total number of postal areas in 1996 Census</b>	<b>2 373</b>	<b>100</b>

a Postal areas in the 1996 ABS Census of Population and Housing.

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 Number of income units per 1000 private dwellings.

Table 16A.26 Outcome of all CRA appeals finalised in 1999-2000<sup>a</sup>

Outcome	Appeals to ARO <sup>b</sup>		Appeals to SSAT <sup>b</sup>		Appeals to AAT <sup>b</sup>	
	no.	%	no.	%	no.	%
Original decision affirmed	79	57	15	52	–	–
Original decision set aside	28	20	9	31	4	40
Original decision varied	27	19	–	–	1	10
Appeal withdrawn/dismitted	5	4	5	17	5	50
<b>Total finalised</b>	<b>139</b>	<b>100</b>	<b>29</b>	<b>100</b>	<b>10</b>	<b>100</b>

<sup>a</sup> For year to 31 March.

<sup>b</sup> ARO = authorised review officer; SSAT = Social Security Appeals Tribunal; AAT = Administrative Appeals Tribunal.

- Nil or rounded to zero.

Table 16A.27 **Adjustments to CRA payments resulting from a risk based review, 1999-2000<sup>a, b</sup>**

<i>Outcome of review</i>	<i>no.</i>	<i>%</i>
No change	17 079	68
Reduced	3 559	14
Cancelled	4 155	17
Increased	299	1
<b>Total</b>	<b>25 092</b>	<b>100</b>

<sup>a</sup> For year to 31 March.

<sup>b</sup> Does not include the results of 19 533 debt prevention and monitoring reviews for which the impact on CRA cannot be separated from the impact on the main benefit type.

**Commonwealth Rent Assistance****Table 16A.28 Accuracy of decision making, 1999-2000<sup>a</sup>**

	<i>Accuracy for new claims</i>		<i>Accuracy for reviews</i>	
	no. checked	% correct	no. checked	% correct
Newstart	23 938	98	352 244	99
Parenting Payment, single	4 541	98	70 761	98
Age Pension	2 853	96	54 964	98
Disability Support Pension	4 078	97	40 189	98
Youth Allowance	4 389	98	214 460	99
Parenting Payment, partnered	9 812	97	13 947	98
Family Allowance	5 018	96	39 879	97

<sup>a</sup> For year to 31 March.

**Commonwealth Rent Assistance****Table 16A.29 Timeliness - proportion of applications finalised within agreed standards, 1999-2000 (per cent)<sup>a</sup>**

	<i>Agreed timeliness standard</i>	<i>Actual proportion finalised within agreed period</i>
Newstart	80 per cent finalised within 16 days	86
Parenting Payment, single	90 per cent finalised within 21 days	95
Age Pension	80 per cent finalised within 28 days	86
Disability Support Pension	70 per cent finalised within 49 days	73
Youth Allowance	70 per cent finalised within 21 days	80
Parenting Payment, partnered	80 per cent finalised within 28 days	91
Family Allowance	85 per cent finalised within 28 days	94

<sup>a</sup> For year to 31 March.

Table 16A.30 **Timeliness - cumulative proportion of new claims finalised within a specific number of days, 2000 (per cent)<sup>a</sup>**

<i>No. of days</i>	<i>Newstart</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	41	61	51	20	33	44	59
8-14	71	81	64	29	54	65	75
15-21	85	90	73	37	69	77	83
22-28	90	94	80	44	78	85	88
29-35	93	96	84	52	85	90	91
36-42	95	97	87	60	89	93	93
43-49	96	98	90	67	92	94	94
50-56	97	99	92	74	94	96	95
57-63	98	99	94	79	95	97	96
63+	100	100	100	100	100	100	100

<sup>a</sup> For year to 31 March.

Table 16A.31 **Average CRA entitlement, by location, March 2000<sup>a</sup>**

<i>Location</i>	<i>Income units</i>	<i>Average fortnightly entitlement (\$)</i>
Sydney	170 358	63.20
Rest of NSW	148 003	60.52
Melbourne	144 563	60.62
Rest of Victoria	61 652	58.00
Brisbane	96 349	61.90
Rest of Queensland	133 234	62.22
Perth	49 787	60.22
Rest of WA	14 061	58.36
Adelaide	61 856	60.90
Rest of SA	19 479	59.32
Hobart	9 916	60.54
Rest of Tasmania	13 455	59.74
ACT	8 313	58.36
Darwin	3 887	61.18
Rest of NT	1 967	58.50
Other Territories <sup>b</sup>	198	58.62
<b>Total</b>	<b>937 078</b>	<b>61.16</b>

<sup>a</sup> Data are for Commonwealth Rent Assistance recipients who were clients of the Department of Family and Community Services only. Data excludes those paid Commonwealth Rent Assistance by, or on behalf of, the Department of Veterans' Affairs or the Department of Education, Training and Youth Affairs.

<sup>b</sup> OT: other Territories, comprising Jervis Bay, Christmas Island and Cocos (Keeling) Island.



Table 16A.32 **Housing composition, by tenure type, 1996 (per cent)<sup>a</sup>**

<i>Tenure type</i>	<i>Proportion of population</i>
	<i>%</i>
Home owners/purchasers	69.0
Private rental	20.3
Public housing <sup>b</sup>	5.3
Community housing	0.5
Other <sup>c</sup>	4.9
<b>Total</b>	<b>100</b>

<sup>a</sup> Excludes 'not stated' responses.

<sup>b</sup> Includes all households renting from a State or Territory housing authority.

<sup>c</sup> Includes rent free, life tenant, shared equity and other tenures.

Source: DSS (Department of Social Security) 1997, *Housing Assistance Act 1989 Annual Report 1995-96*, AGPS, Canberra.

Table 16A.33 **Moving annual trend vacancy rates, private housing market by capital city  
June 2000, (per cent)<sup>a</sup>**

<i>Sydney</i>	<i>Melbourne</i>	<i>Brisbane</i> <sup>b</sup>	<i>Perth</i>	<i>Adelaide</i>	<i>Hobart</i>	<i>Canberra</i>	<i>Darwin</i>
2.3	3.6	na	2.8	3.7	3.6	1.6	10.8

<sup>a</sup> The moving annual or trend median is the average of monthly medians over the past year. It is a more reliable indicator because it smooths out monthly and seasonal fluctuations.

<sup>b</sup> The REIA was unable to supply this information.

**na** Not available.

Source: Real Estate Institute of Australia.

Table16A.34 **Median market rents, private housing market, by capital city, June quarter 2000  
(dollars per week)**

	<i>Sydney</i>	<i>Melbourne</i>	<i>Brisbane</i>	<i>Perth</i>	<i>Adelaide</i>	<i>Hobart</i>	<i>Canberra</i>	<i>Darwin</i>
3 bedroom houses	230	190	170	164	160	155	200	245
2 bedroom flats/units	250	170	155	137	125	125	185	190

Source: Real Estate Institute of Australia.

Table 16A.35 **Households residing in public housing, 1996 (per cent)<sup>a</sup>**

<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

<sup>a</sup> Includes all State and Territory Housing Authority dwellings.

Source: DSS (Department of Social Security) 1997, *Housing Assistance Act 1989 Annual Report 1995-96*, AGPS, Canberra.

**Table 16A.36 State and Territory programs included in the community housing data collection 1999-2000**

<i>Jurisdiction</i>	<i>Program</i>
NSW	Community Housing Program
	Community Housing Leasing Program
	Local Government Community Housing Program
	Crisis Accommodation Program Innovation (where support period has ended and tenant becomes mainstream tenant)
	Community Housing Acquisition Program
	Housing Stock Transfers
	Housing Partnerships Program
	Older Persons Housing Strategy
	Special Projects Fund
	Surplus Government Leasehold Program
Victoria	Community Housing Program
	Local Government Community Housing Program
	Long term/general
	Long term/disabled
	Emergency housing outside THM network
	Group housing/housing to people with a disability
	Rental housing cooperatives
Queensland	Community Housing Program
	Boarding House Program
	Community Rent Scheme
	Long Term Community Housing Program
WA	Lodging houses
	Properties owned exclusively by Homeswest and headleased to non-profit community agencies that provide property management and/or support services to the tenants
	Properties in which Homeswest 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
	Crisis Accommodation Program
	Community Housing Program
	Joint Venture Program
SA	Community Disability Housing Program
	All properties allocated to a registered community housing organisation and issued with a debenture under the <i>SA Cooperative and Community Housing Act 1991</i> All leased properties or properties vested in the South Australia Community Housing Authority from the SA Housing Trust that are managed by registered community housing organisations under the <i>SA Co-operative and Community Housing Act 1991</i>

**Table 16A.36 State and Territory programs included in the community housing data collection 1999-2000**

<i>Jurisdiction</i>	<i>Program</i>
Tasmania	<p>All Community Housing Authority properties that have yet to be transferred to a community housing organisation</p> <p>Organisations that received CSHA funding under the Community Housing Program</p> <p>Local Government Community Housing Program</p> <p>Grants for Elderly Persons Program</p> <p>Community tenancies</p>
ACT	<p>Community Housing Program</p> <p>Community Organisations Rental Housing Assistance Program</p> <p>Community Housing Expansion Program</p>
NT	<p>Community Housing Program</p> <p>Housing headleased by the Department through the Industry Housing Program (welfare category).</p>

Table16A.37 **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<sup>a</sup></i>	<i>Aust</i>
0.4	0.4	0.6	0.5	0.7	0.6	0.2	4.6	0.5

<sup>a</sup> 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 (Department of Social Security) 1997, *Housing Assistance Act 1989 Annual Report 1995-96*, AGPS, Canberra.

Table 16A.38 Treatment of assets by housing agencies, 1999-2000

	Asset type	NSW	Vic	Qld	WA	SA	Tas	ACT	NT <sup>a</sup>
Revaluation method <sup>b</sup>	Land	Market	na	Market	Market	Deprival	Deprival	Deprival	..
	Buildings	Market	na	Market	Market	Deprival	Deprival	Deprival	..
	Other assets	Not revalued	na	Historic cost	Historic cost	Deprival	Deprival	na	..
Frequency of revaluations	Land, buildings	3 yrs	5 yrs	3-5 yrs <sup>c</sup>	1 yr	3 yrs	3- 5 yrs	3 yr rolling cycle	..
	Other assets	na	5 yrs	3-5 yrs <sup>c</sup>	na	3 yrs	3- 5 yrs	na	..
Useful asset lives <sup>d, e</sup>	Buildings	50 yrs	na	50 yrs <sup>f</sup>	20-50 yrs	15-75 yrs	50 yrs	35-50 yrs <sup>g</sup>	..
	Plant and Equip. <sup>h</sup>	3 yrs	10 yrs	5 yrs	3-10 yrs <sup>i</sup>	3-10 yrs	5-16 yrs	6 yrs	..
	Vehicles	2 yrs	na	2 yrs	2 yrs	na	5 yrs	na	..
	Office Equip.	3 yrs	10 yrs	5-6 yrs	10 yrs	3-10 yrs	5-10 yrs	na	..
	IT Equipment	3 yrs	4 yrs	2.5 yrs	4-5 yrs	3 yrs	na	na	..
	Rental properties	na <sup>j</sup>	50 yrs	50 yrs <sup>f</sup>	50 yrs	50 yrs	na	na	..
Threshold capitalisation levels	Land	5 000	na	5 000	na	5 000	5 000	2 000	..
	Buildings	5 000	na	5 000	na	5 000	5 000	2 000	..
	Other assets	5 000	na	5 000	1 000	5 000	5 000	2 000	..

a Report under cash based accounting.

b Market value is the current (net) value market selling price or exchange value. 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.

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 50 years or remaining useful life.

g 35 year useful asset life relates to weatherboard and fibro buildings only.



## Attach16A

- h** For some jurisdictions, office equipment includes furniture and fittings; plant and equipment includes IT equipment; and IT equipment includes software only.
- l** WA uses the reducing balance method of depreciation for plant and equipment.
- j** No depreciation is calculated for investment properties (life indefinite).
- na** Not available.
- ..** Not applicable.

Table 16A.39 Government expenditure on CSHA assistance and CRA<sup>a, b</sup>

	CSHA assistance		CRA	
	\$m	1999-2000\$m	\$m	1999-2000\$m
1990-91	1322.9	1494.8	740.0	836.2
1991-92	1409.0	1560.4	907.0	1004.4
1992-93	1485.4	1621.6	1199.0	1309.0
1993-94	1419.6	1533.0	1401.0	1513.0
1994-95	1509.6	1618.0	1453.0	1557.3
1995-96	1489.8	1553.5	1552.0	1618.4
1996-97	1353.4	1393.8	1647.0	1696.2
1997-98	1207.4	1229.5	1484.0	1511.2
1998-99	1276.6	1297.4	1505.0	1529.5
1999-2000	1331.0	1331.0	1538.0	1538.0

<sup>a</sup> Care needs to be taken in interpreting data because Commonwealth Rent Assistance is a demand driven recurrent expenditure program, whereas CSHA expenditure includes a component for capital investment that has resulted in around \$34 billion of public housing assets that are continually used for housing assistance.

<sup>b</sup> CSHA data are not comparable with those published before last year's Report. 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 from 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. Figures include all CSHA expenditure.

Source: CSHA (1999), FaCS Annual Reports, Housing Assistance Act 1996 Annual Reports.

Table 16A.40 **Rebated public households paying assessable income on rent, by proportion of income (per cent)**<sup>a, b, c, d</sup>

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i> <sup>e</sup>	<i>WA</i>	<i>SA</i> <sup>f, g</sup>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Less than or equal to 20 per cent									
1999	93.7 <sup>h</sup>	17.2	23.4	29.4	32.6	–	5.3	60.0	49.2
2000	28.9 <sup>i</sup>	15.2	19.6	27.1	29.1	–	1.4 <sup>j</sup>	53.0	23.4
21-25 per cent									
1999	6.3 <sup>h</sup>	80.6	68.2	60.3	61.7	94.8	94.6	40.0	47.3
2000	71.1 <sup>i</sup>	77.0	70.4	64.0	69.8	94.5	98.6 <sup>j</sup>	47.0	72.6
26-30 per cent									
1999	– <sup>k</sup>	2.2	8.1	9.5	5.6	5.2	0.1	–	3.4
2000	–	7.5 <sup>l</sup>	9.4	8.2	0.4	5.5	–	–	3.7
Greater than or equal to 30 per cent									
1999	–	–	0.3	0.8	–	–	0.1	–	0.1
2000	–	0.4	0.6	0.6	0.7	–	–	–	0.3

a At 30 June.

b Includes only rebated households with known income details.

c The definition of assessable income may vary among jurisdictions.

d Data falling between the segments identified above are rounded down (for example, 20.8 per cent would be included as 'less than or equal to 20 per cent').

e Market rents have not been adjusted for a number of years the number of rebated households in this item is underestimated.

f Weekly rent is net of any service charges paid by tenants.

g The income figure used is total household income, including all additional family payments.

h Given different methods of rounding, some households' records are pushed into the 21-25 per cent bracket in 1999.

i These counts are significantly different to previous years due to changes in rent policy. The 21-25 per cent category includes 807 tenancies that fall into the over-25 per cent category due mainly to rounding issues.

j Reflects flow through from the implementation of the change in rent eligibility reforms. Except for a small number of aged persons paying 18 per cent of their income as rent, all other tenants have moved to having 25 per cent of assessable income as rent payable.

k If a tenant is not eligible for a rebate as a result of income eligibility requirements, then they pay the market rent for the dwelling.

l This figure increased from last year due to an increase in rent arrears collected.

na Not available

- Nil or rounded to zero.

Table 16A.41 **Moderately overcrowded or underused public housing dwellings (per cent)<sup>a, b</sup>**

<i>Occupied dwellings with</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld<sup>c</sup></i>	<i>WA<sup>d</sup></i>	<i>SA</i>	<i>Tas<sup>e</sup></i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Moderate overcrowding									
1999 <sup>f</sup>	7.7	7.7	5.6	na	2.1	4.0	na	7.4	6.1
2000 <sup>g</sup>	10.1 <sup>h</sup>	8.2 <sup>i</sup>	8.8	6.7	3.9	5.0 <sup>j</sup>	5.6 <sup>i</sup>	9.3	8.0
Underuse									
1999 <sup>f</sup>	7.3	7.7	7.4	na	17.8	10.9	na	4.1	8.8
2000 <sup>g</sup>	7.4 <sup>h</sup>	7.3 <sup>i</sup>	7.3	9.2	19.0	10.5 <sup>j</sup>	9.4 <sup>i</sup>	6.4	9.4

a At 30 June.

b Moderate overcrowding is where one additional bedroom is required to satisfy the proxy occupancy standard. Underuse is where there are two or more bedrooms additional to the number required to satisfy the proxy occupancy standard.

c The bedroom entitlements of multiple income group households were identified more precisely this year. Includes rebated and nonrebated households.

d All persons aged 16 years and over are assumed to require a separate bedroom.

e Children aged 16 or more who are not full time students. Includes rebated and nonrebated households.

f Calculated for rebated tenants only where household composition details are known. It should not be assumed that nonrebated tenants are all appropriately housed.

g Includes rebated and non rebated tenants where household composition details are known.

h This figure counts 17 and 18 year olds as adults. In past years these were counted as children giving an underestimate compared to 1999-00.

i Bedsitters are deemed to have one bedroom.

j Adults defined as children aged 16 years or over who are not full-time students.

na Not available.

Table 16A.42 Tenant assessments of housing stock condition, 2000 (per cent)<sup>a, b</sup>

<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>
Sample size ( <i>n</i> )	815	506	2 601	1 563	1 552	1 159	499	565
<i>Internal structure</i>								
Good	53	49	51	44	46	52	37	50
Average	28	33	35	39	39	35	46	33
Poor	19	18	14	17	14	13	17	16
<i>External Structure</i>								
Good	61	61	60	52	57	67	47	55
Average	24	27	29	33	32	25	39	32
Poor	15	12	10	16	12	8	14	14
<i>Appliances</i>								
Good	74	67	69	67	62	71	56	63
Average	15	23	22	24	27	22	35	26
Poor	11	10	9	8	10	8	9	11
<i>Security</i>								
Good	68	60	69	64	49	75	53	51
Average	16	22	20	23	30	15	31	28
Poor	15	18	12	13	21	10	16	21
<i>Plumbing</i>								
Good	67	59	59	54	49	65	48	52
Average	22	30	32	35	40	28	44	37
Poor	10	11	9	11	11	7	8	12
<i>Lighting</i>								
Good	75	72	70	68	70	76	58	69
Average	19	19	24	27	27	20	35	26
Poor	7	9	6	5	3	4	7	6

a Caution should be used when interpreting small differences in the results, which are affected by sample and estimate size.

b Data may not add to 100 per cent due to nonresponses.

Source: Donovan Research 2000, *The National Social Housing Survey with Public Housing, November 2000*, Perth

Table 16A.43 **Government expenditure on public housing 1999-2000 (\$ per person)<sup>a, b</sup>**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i> <sup>c</sup>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
Recurrent	72	45	51	68	133	125	206	242	71
Including capital costs (user cost of capital and depreciation)	300	179	175	200	319	na	585	634	248

a These data are not comparable to those published in previous Reports.

b Some jurisdictions have problems separating public housing expenditure from other housing expenditure which may affect these results.

c Expenditure data includes the Aboriginal Rental Housing Program.

na Not available