

16A Housing — attachment

Definitions for the indicators and descriptors in this attachment are in section 16.7 of the chapter. 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 for public, community and State and Territory owned and managed Indigenous housing. Unsourced public, community and State and Territory owned and managed Indigenous 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 (CRA) information has been obtained from the Commonwealth Department of Family and Community Services. Indicators for CRA have been derived from a nationally consistent source based on Centrelink administrative data.

This file is available in Adobe PDF format on the Review web page (www.pc.gov.au/gsp). Users without Internet access can contact the Secretariat to obtain these tables (see details on the inside front cover of the Report).

16A.1 Information on sample data

The results reported in tables 16A.3, 16A.4, 16A.10, 16A.17, 16A.18, 16A.21, 16A.57 and table 16A.81 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 appendix A for further details).

Table 16A.1

Public housing

Table 16A.1 Descriptive data

	Unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust (a)
Total households paying less than market rent										
2000-01 (b)	no.	121 222	62 659	52 605	31 576	44 829	13 555	10 502	5 945	342 893
2001-02 (c)	no.	121 287	65 664	51 762	32 163	46 237	13 006	10 224	6 057	346 400
Total new households assisted										
2000-01	no.	11 554	7 195	7 487	4 617	4 714	2 037	1 198	907	39 709
2001-02	no.	10 836	6 993	6 563	4 639	3 755	1 940	1 182	986	36 894
Total new Indigenous households assisted										
2000-01 (d)	no.	867	227	846	527	242	198	26	331	3 264
2001-02	no.	888	218	830	750	233	163	28	382	3 492
Households relocating from one public housing dwelling to another										
2000-01	no.	4 867	2 211	1 655	1 825	1 942	687	424	451	14 062
2001-02	no.	4 372	1 981	1 670	1 614	1 634	547	349	311	12 478
Total rent charged										
2000-01	\$'000	438 279.0	232 265.9	172 967.0	103 907.8	176 815.4	40 167.2	48 924.3	26 408.0	1 239 734.7
2001-02	\$'000	470 666.0	239 217.0	178 708.5	108 814.2	177 690.0	39 965.9	52 350.9	25 718.0	1 293 130.5
At 30 June										
Total Indigenous households										
2000-01 (e)	no.	na	748	2 053	1 874	783	419	210	1 307	na
2001-02 (f)	no.	8 700	771	2 311	2 098	812	463	142	1 377	16 674
Total 'greatest need' applicants on waiting list										
2000-01 (g)	no.	2 008	2 801	121	180	1 467	1 147	231	33	7 988
2001-02 (h)	no.	1 840	4 224	125	280	886	1 486	1 374	27	10 242
Total applicants on waiting list										
2000-01 (i)	no.	101 561	41 958	24 353	14 276	32 570	2 089	2 996	1 829	221 632
2001-02 (j)	no.	96 045	45 517	26 797	14 340	32 694	2 772	3 271	1 854	223 290
Total tenable dwellings										
2000-01 (k)	no.	127 661	63 443	49 408	31 480	49 855	12 666	11 169	5 939	351 621
2001-02 (l)	no.	127 215	62 766	49 168	31 365	47 537	12 326	11 060	5 987	347 424
Total untenable dwellings										
2000-01 (m)	no.	554	1 867	1 258	1 165	1 905	512	341	99	7 701
2001-02 (l)	no.	539	1 890	989	1 186	1 597	330	94	75	6 700
Total dwellings										
2000-01 (n)	no.	128 215	65 310	50 666	32 645	51 760	13 178	11 510	6 038	359 322
2001-02 (l)	no.	127 754	64 656	50 157	32 551	49 134	12 656	11 154	6 062	354 124
Total occupied dwellings										
2000-01 (n)	no.	125 966	62 848	48 941	31 210	48 840	12 428	11 016	5 750	346 999
2001-02	no.	125 315	62 355	48 908	31 062	46 298	12 116	11 008	5 757	342 819
Total rents charged for week ending 30 June										
2000-01	\$'000	9 000.2	4 525.9	3 362.7	1 851.6	3 074.3	667.4	931.9	441.1	23 865.0
2001-02 (o)	\$'000	7 959.0	4 630.1	3 496.8	1 894.4	2 954.1	705.5	906.6	449.4	22 995.9
Total market rent value of all dwellings for which rent was charged in week ending 30 June										
2000-01 (p)	\$'000	21 253.3	8 815.2	6 065.3	3 392.6	5 218.7	1 123.2	1 605.0	826.1	48 299.5
2001-02 (q)	\$'000	18 493.0	9 143.6	6 026.1	3 407.4	5 145.3	1 146.9	1 639.5	820.8	45 822.5
Total dwellings in capital cities (r)										
2000-01	no.	83 801	43 879	29 244	23 419	39 531	6 230	11 495	4 098	241 697
2001-02	no.	83 810	43 525	28 795	23 231	37 602	6 144	11 140	4 090	238 337
Total dwellings in other metropolitan centres (r)										
2000-01	no.	20 892	3 252	6 356	—	—	—	—	—	30 500
2001-02	no.	20 789	3 205	6 384	—	—	—	—	—	30 378
Total of dwellings in large rural centres (r)										
2000-01	no.	6 646	5 498	7 271	—	3 263	2 467	—	—	25 145
2001-02	no.	6 553	5 440	7 244	—	3 121	2 433	—	—	24 791
Total dwellings in small rural centres (r)										
2000-01	no.	8 080	5 665	2 593	2 643	4 932	2 387	—	—	26 300
2001-02	no.	8 018	5 596	2 577	2 705	4 618	2 314	—	—	25 827
Total of dwellings in other rural centres (r)										
2000-01	no.	8 228	6 802	3 292	2 622	3 834	2 060	15	79	26 932
2001-02	no.	8 037	6 681	3 289	2 624	3 599	1 732	14	81	26 056

Table 16A.1

Table 16A.1 **Descriptive data**

	<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 (a)</i>
Total dwellings in remote centres (r)										
2000-01	no.	–	–	1 299	2 855	–	–	–	1 512	5 666
2001-02	no.	–	–	1 248	2 894	–	–	–	1 516	5 658
Total dwellings in other remote areas (r)										
2000-01	no.	526	214	611	1 106	200	34	–	349	3 040
2001-02	no.	499	210	620	1 098	194	33	–	375	3 029

(a) The national total may not equal the sum of jurisdictional totals as a result of rounding.

(b) For NSW, the same household may be counted twice if transferred during the financial year. For Queensland, data based on tenant's rent position at the end of the financial year or when they vacated public housing. Market rent reported is less than the true value due to market rents not being globally adjusted 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. For SA, data do not include new allocations for 2000-01 who left public housing prior to 30 June 2001. For the ACT, data exclude 385 transfer households as they were likely to have received a rebate in their prior tenancy. The data manual requires that each household is only counted once.

(c) For NSW, the same household may be counted twice if they were newly housed and transferred during the financial year. For Victoria, the increase in this figure is due mainly to the inclusion of rebate history for the year ending 30 June 2002. This has not previously been provided. For WA, the rebate history flag is based on point in time measures and may represent an overcount. For households that exited public housing in the financial year, their ongoing rent may be may have been calculated using an earlier (and lower) market rent. Applying the most recent market rent could result in a larger, or implied subsidy.

(d) For Queensland, the Indigenous occupants flag has only been mandatory since 18 October 1997, so the count may exclude some Indigenous households who commenced tenancy prior to this date. This is a self report measure. For WA, these figures have increased relative to 1999-2000 because Indigenous identification became compulsory in January 1999, improving the accuracy of data reported. Data also updated where possible. For Tasmania and the ACT, this is a self report measure.

(e) For NSW, data are not available. Processes for capturing these data are in development. For Victoria, Queensland, SA, Tasmania, the ACT and the NT, this is a self report measure. For Queensland, the Indigenous occupants flag has only been mandatory since 18 October 1997, so the count may exclude some Indigenous households who commenced tenancy prior to this date. For WA, these figures have increased relative to 1999-2000 because Indigenous identification became compulsory in January 1999, improving the accuracy of data reported. Data also updated where possible.

(f) In NSW, estimate based on Census 2001, adjusted for Census undercounting of public housing households. For Queensland, the Indigenous occupants flag has only been mandatory since 18 October 1997, so the count may exclude some Indigenous households who commenced tenancy prior to this date. For Queensland, SA and the ACT this is a self report measure.

(g) For NSW, excludes those households paying very high rental housing costs due to data availability. The Queensland definition of 'greatest need' is those who are priority A on the waiting list. This is an underestimate of the true 'greatest need' figure as the priority A flag is rarely used in low waiting time areas due to its administrative encumbrance.

(h) For NSW, the reduction this year is due to the exclusion of HPRF (priority refugees) and HPTR (priority tenancy reinstatement) from the calculation. In Victoria, there was a policy change in 2001-02 to eligibility criteria for applicants with special housing circumstances which has resulted in a significant increase in the numbers of these applicants on the waiting list. In Queensland, this figure is an underestimate as the explicit needs of some priority applicants may not be recorded in information management systems.

(i) For NSW, includes 5564 transfer applicants excluded last year. For Tasmania, excludes police housing and suspended and incomplete applications. For the ACT, excludes approved applicants who have been granted a deferral of their application.

(j) For SA, figure prior to annual audit for 2000-01 and 2001-02.

(k) For Queensland, dwellings are defined as 'the unit of accommodation for which a rental agreement can be made' and dwelling numbers here will therefore exceed figures based on discreet dwelling structures. For WA, this figure has increased relative to 1999-2000 due to the completion of several 'New Living' projects.

(l) For Victoria, property data taken from a reconciled stock database.

(m) For NSW, this year's count is more accurate because it is based mainly on the void status of the property. Last year's figure was overcounted due to an unreliable data variable. For Victoria, the decrease in this figure is due to the dwelling consolidation project managed over the past few years being wound back. For Queensland, dwellings are defined as 'the unit of accommodation for which a rental agreement can be made' and dwelling numbers here will therefore exceed figures based on discreet dwelling structures.

(n) For Queensland, dwellings are defined as 'the unit of accommodation for which a rental agreement can be made' and dwelling numbers here will therefore exceed figures based on discreet dwelling structures.

(o) For Queensland complex derivation of household entitlement results in an estimate below the simple sum of rents for all households. However, as affordability is calculating using a ratio this has no impact. For NSW for 2001-02 11.3 per cent of households were excluded from the derivation of rent charged, making a comparison with 2000-01 impossible.

(p) For NSW, market rents are the valuations applied to each dwelling. The large increase during the year was due to the Department of Housing undertaking a three-yearly rent review. The previous year's figure was based on the 1998 value. For Queensland, 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.

(q) For Queensland, 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. The overall market rent value as listed in this item would therefore be somewhat less than the true value. For NSW for 2001-02 11.3 per cent of households were excluded from the derivation of market rent, making a comparison with 2000-01 impossible.

(r) The RRMA classification system has been used to identify in which centre dwellings are located. For NSW, these figures exclude 42 properties with an unknown postcode in 2000-01, and 48 properties with an unknown postcode in 2001-02.

- Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Table 16A.2

Public housing**Table 16A.2 Proportion of households with overcrowding at 30 June (per cent) (a)**

	<i>NSW</i> (b)	<i>Vic</i> (c)	<i>Qld</i>	<i>WA</i> (d)	<i>SA</i> (e)	<i>Tas</i>	<i>ACT</i> (f)	<i>NT</i> (g)	<i>Aust</i>
2001	1.6	1.9	1.1	0.6	1.0	0.4	-	1.7	1.4
2002	1.4	1.1	1.3	0.1	0.5	0.2	0.2	1.9	1.0

- (a) Includes rebated and non-rebated tenants where household composition are known. Changes in data collection methods between years may affect results for some jurisdictions.
- (b) For 2001, there are eight households with no household composition information. For 2002, excludes seven rebated households with no household composition information and 13 140 non-rebated households (representing 10.4 per cent of households).
- (c) For 2002, excludes 6446 households paying market rent (representing 10.4 per cent of households) that were included in 2000-01, influencing the change in results.
- (d) For 2002, excludes 2051 multiple family households (representing 6.7 per cent of households) that were included in 2001, influencing the change in results.
- (e) For 2002, excludes 2340 multiple family households (representing 5.2 per cent of households) that were included in 2000-01, influencing the change in results.
- (f) For 2001, data exclude households where the relationship of household members was unknown (for example, a three tenant household where it is not known if the household consists of a couple and a single person, or three single people). In 2002, excludes 2285 non-rebated or multiple family households (representing 20.8 per cent of households).
- (g) Data for 2001 exclude 189 multiple family households (3.3 per cent of households). Data for 2002 data exclude 160 multiple family households (2.8 per cent of households).

- Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Table 16A.3

Public housing**Table 16A.3 Proportion of tenants rating location aspects as important and meeting their needs, July-August 2001 (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>
Sample size	<i>no.</i>	713	543	2 622	1 791	1 506	1 225	636	552	9 588
Child care	%	85.4	87.8	88.0	79.3	88.1	82.7	90.2	85.8	86.2
Public transport	%	92.0	92.7	90.3	89.1	94.5	93.5	95.4	94.2	92.2
Safety / security of neighbourhood	%	69.4	78.2	77.0	77.6	73.9	75.3	76.4	73.7	73.8
Employment/training services	%	83.2	85.1	77.3	78.2	83.4	72.9	83.4	81.5	81.8
Schools	%	93.7	88.0	90.9	89.5	92.0	87.8	94.1	95.3	91.4
Parks/recreational areas	%	84.0	89.7	89.6	90.7	90.2	81.5	94.3	91.8	87.9
Welfare services (b)	%	91.1	87.1	86.7	83.5	87.6	86.2	88.1	87.0	88.2
Support services and community (c)	%	82.5	84.0	83.4	82.8	84.1	80.8	85.8	84.1	83.2
Emergency services	%	87.2	88.5	90.0	83.7	88.2	84.9	90.5	87.1	87.6
Health services	%	87.5	90.1	89.5	86.6	89.7	85.5	88.8	81.8	88.3
Shops	%	87.6	92.3	92.9	90.9	91.4	90.5	94.9	93.9	90.4
Total - Location	%	85.1	86.6	85.7	84.1	86.4	83.3	88.0	85.8	85.6

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

(b) Welfare services includes services for seniors, community and support services, Centrelink offices and the local housing authority office.

(c) Support services and community includes banking services, entertainment, restaurants, public telephones, places of worship, libraries and family and friends.

Source: NFO Donovan Research 2001, *Report of the National Social Housing Survey with Public Housing*, Perth.

Table 16A.4

Public housing**Table 16A.4 Proportion of tenants rating amenity aspects as important and meeting their needs July-August 2001 (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>
Sample size	<i>no.</i>	713	543	2 622	1 791	1 506	1 225	636	552	9 588
Safety / security of home	%	73.6	75.0	66.3	68.7	67.6	70.5	66.8	53.8	71.0
Privacy of home	%	78.3	79.2	73.6	81.2	79.3	75.7	80.0	76.2	78.2
Cupboards and Storage Space	%	56.4	65.6	61.2	64.9	68.2	63.4	63.5	68.5	61.8
Size of Dwelling	%	82.5	81.5	80.0	81.5	85.1	82.5	83.4	81.9	82.3
Ease of Access and Entry	%	89.2	92.0	90.7	91.2	92.4	92.9	90.4	93.1	90.8
Fencing	%	65.3	69.7	73.0	81.9	76.0	74.3	74.9	65.0	71.0
Yard space	%	84.3	83.2	87.5	86.9	89.7	89.5	87.6	88.8	85.9
Car parking	%	74.9	83.8	73.7	81.5	84.3	85.5	76.3	77.7	79.1
Modifications for special needs	%	75.0	81.8	78.9	78.1	79.3	78.2	77.9	79.1	78.5
Total - Amenity	%	75.4	78.8	75.6	79.4	79.9	78.8	77.6	75.4	77.3

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

Source: NFO Donovan Research 2001, *Report of the National Social Housing Survey with Public Housing*, Perth.

Table 16A.5

Public housing**Table 16A.5 Rent charged as a proportion of market rent, adjusted for CRA, 30 June (per cent) (a)**

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i> (c)	<i>WA</i> (d)	<i>SA</i> (e)	<i>Tas</i> (f)	<i>ACT</i> (g)	<i>NT</i> (h)	<i>Aust</i>
2001	57.3	68.2	80.3	77.5	84.2	87.7	84.8	71.9	68.0
2002	56.5	70.3	84.1	76.9	83.2	87.0	70.2	76.2	68.6

- (a) Methodology used for calculations has changed and uses more complex modelling developed in CRA modelling for CSHA re-negotiations. Caution should therefore be used comparing results between 2001 and 2002.
- (b) In NSW market rents are the valuations applied to each property. The market rents for 2001 and 2002 are the same and refer to the 2001 valuation. The method of adjusting for CRA entitlements differs between years, making comparisons between the years difficult.
- (c) Market rents have not been globally adjusted to reflect the current market for a number of years, leading to a reduced proportion of households paying less than market rent and a corresponding increase in the proportion of those paying market rent due to consumer price index rent rises. The overall market rent value as listed here would therefore be somewhat less than the true value. For 2002, complex derivation of household entitlement results in an estimate below the simple sum of rents for all households. As calculations are used in a ratio to calculate public/private affordability so this discrepancy has no impact.
- (d) For 2001, excludes 1834 multiple family households (representing 6 per cent of households). For 2002, excludes 2051 multiple family households (representing 6.7 per cent of households) that were included in 2001, influencing the change in results.
- (e) Data for 2001 exclude 3113 multiple family households (representing 6.5 per cent of households). Data for 2002 exclude 2340 multiple family households (representing 5.2 per cent of households).
- (f) Data for 2000-01 exclude 1261 multiple family households (representing 10 per cent of households).
- (g) Market rents in the ACT were increased after 30 June 2001, resulting in rebated rents charged decreasing as a proportion of market rent. In 2000-01, excludes households where the relationship of household members was unknown (for example, a three tenant household where it is not known if the household consists of a couple and a single person, or three single people). For 2001-02, for multiple family households it was assumed that each adult would pay an equal share of the market rent for the dwelling. Excludes 2285 non-rebated or multiple family households (representing 20.8 per cent of households).
- (h) For 2001, includes only single family households (representing 96.7 per cent of households). Excludes 189 multiple family households. For 2002, excludes 160 multiple family households (representing 2.8 per cent of households).

Source: State and Territory governments (unpublished).

Table 16A.6

Public housing

Table 16A.6 Low income and special needs households as a proportion of all new households, (per cent) (a)

	NSW (b)	Vic (c)	Qld (d)	WA (e)	SA (f)	Tas (g)	ACT (h)	NT (i)	Aust (j)
At 30 June 2001									
New 'low income A' households as a proportion of all new households	94.1	90.8	90.0	85.8	89.3	84.6	nr	83.6	89.5
New 'low income B' households as a proportion of all new households	5.2	8.5	9.5	13.5	9.7	14.3	nr	15.5	9.6
New 'low income A' households plus new special needs (not low income households) as a proportion of all new households (k)	97.3	93.8	93.4	89.7	94.6	85.9	nr	nr	93.3
New 'low income B' households plus new special needs (not low income households) as a proportion of all new households	5.6	8.6	9.6	13.6	10.0	14.3	nr	32.4	10.0
At 30 June 2002									
New 'low income A' households as a proportion of all new households	94.6	93.0	90.4	83.8	89.7	93.1	92.0	87.0	91.4
New 'low income B' households as a proportion of all new households	4.6	6.9	9.1	10.9	9.4	6.9	8.0	10.1	7.5
New 'low income A' households plus new special needs (not low income households) as a proportion of all new households (l)	97.4	95.6	93.7	89.5	94.2	96.2	94.3	93.4	94.9
New 'low income A or B' households plus new special needs (not low income households) as a proportion of all new households (m)	89.6	89.1	99.7	78.1	80.6	72.9	84.0	99.1	88.1

- (a) For 2001, the introduction of a national 'special needs' definition influenced changes in jurisdiction results. The counting rules for distinguishing between 'low income A' and 'low income B' households were clarified for the 2001-02 data collection to ensure a household was not counted in both low income categories. It appears that these counting rules were followed in the 1999-2000 and 2000-01 data collections, however, and this clarification should therefore not affect the data reported. Households are excluded due to missing or zero household income, missing person information, and multiple family households resulting in an unknown household composition.
- (b) Special need information is only available for households housed after November 1999.
- (c) For 2001, includes only single family households. Excludes households with zero or missing income.
- (d) For 2002, disability is calculated from a flag used for assessment of new tenancies and may underestimate the count for ongoing households.
- (e) The change in results in 2001 is influenced by the use of gross household income and not assessable income. Includes only single family households, representing 94 per cent of households. There were 1834 multiple family households excluded. For 2001-02, 2051 multiple households were excluded (representing 6.7 per cent of households) that were included in 2000-01, influencing the change in results. Changes in the way data were compiled between years has influenced the change in reported results.
- (f) Excludes new allocations for 2000-01 who left public housing prior to 30 June 2001. Data for 2000-01 include only single family households which represent 93.5 per cent of households. There were 3113 multiple family households excluded. For 2002, data exclude 926 households housing within the special needs program (for example, student housing, migrant housing). Excludes 2340 multiple family households (representing 5.2 per cent of households).
- (g) For 2001, income and household composition calculated as at tenancy start date. Income source not taken into account and based on gross income only. Reported via spreadsheet return for about 100 per cent of new households. Results for 2001-02 differ as data repository records did not contain income and household composition details for new households who were no longer tenants at 30 June 2002.
- (h) For 2001, data were available for only 4.3 per cent of households allocated housing and were therefore not reported (94.1 per cent, 9.8 per cent, 100.0 per cent and 9.8 per cent respectively were calculated for the indicators). In 2002, data for the ACT excludes 77 new non-rebated or multiple family households (representing 6.5 per cent of households).
- (i) For 2000-01, excludes multiple family households. For 2001-02, excludes 160 multiple family households (representing 2.8 per cent of households).
- (j) While the ACT provided a complete data set in 2001, they were excluded from the national average due to data problems.
- (k) Data for the NT were not reported due to data problems (180 per cent was calculated for the indicator). This result is excluded from the national average.
- (l) Figure for the ACT may be understated due to a relatively high proportion of missing special need data.
- (m) The specifications for this indicator have been changed to report on both low income A and B households. For 2000-01, this indicator reported only about low income B households. The results for this year are significantly higher due to the inclusion of both low income A and B households in this indicator.

nr Not reported.

Public housing

Table 16A.7 Proportion of new tenancies allocated to households with special needs (per cent)
(a)

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i> (c)	<i>WA</i> (d)	<i>SA</i> (e)	<i>Tas</i> (f)	<i>ACT</i> (g)	<i>NT</i> (f)	<i>Aust</i>
2000-01	51.1	32.4	49.4	38.7	58.0	41.4	91.5	50.4	46.5
2001-02	50.9	35.3	36.2	36.2	73.5	48.1	31.4	52.0	43.9

(a) The introduction of a national 'special needs' definition in 2000-01 influenced changes in jurisdiction results.

(b) For 2000-01, there were 80 new households without 'special needs' information. For 2001-02, there were 56 new households without 'special needs' information.

(c) For 2000-01 the disability pension was the proxy for identifying households with a disability; in 2001-02 the disability identifier flag was the proxy, influencing changes in results reported. For 2001-02, household special need status was derived via the person file in the data repository. Where Indigenous or disability status was missing it was assumed to be unknown and excluded from the calculation.

(d) For 2000-01, special needs details are recorded only where they are known to exist. No record is kept if a household does not have special needs. All new households therefore are included so figure may represent an undercount. For 2000-01, data were reported about the special need status of 80 per cent of new households, influencing change in results between years. For 2001-02, household special need status was derived via the person file in the data repository. Where Indigenous or disability status was missing it was assumed to be unknown and excluded from the calculation.

(e) Special needs details are recorded for the head tenant only. For 2001-02, excludes 2340 multiple family households (representing 5.2 per cent of households). For 2001-02, household special need status was derived via the person file in the data repository. Where Indigenous or disability status was missing it was assumed to be unknown and excluded from the calculation. Data reports about 63 per cent of new allocations. For 2000-01, data reported about the special need status of 83 per cent of new allocations, influencing the change in results.

(f) For 2001-02, data reports about the special need status of 90 per cent of new allocations. For 2000-01 data reported about the special need status of 100 per cent of new allocations, influencing the change in result. For 2001-02, household special need status was derived via the person file in the data repository. Where Indigenous or disability status was missing it was assumed to be unknown and excluded from the calculation.

(g) For 2000-01, data represent only 36 per cent of households allocated housing. Special needs information is unknown for the remainder of households. For 2001-02, some special needs are self identified. This can result in special needs being known for one household member, but not for other household members in the dwelling. In these cases, unknown values are assumed to be a negative answer. Figure may be an undercount due to a relatively high proportion of missing special need data. For 2001-02, household special need status was derived from the person file in the data repository. Where Indigenous or disability status was missing, it was assumed to be unknown and was excluded from the calculation.

(h) Special needs details are recorded only where they are known to exist. No record is kept if a household does not have special needs. All new households therefore are included so figure may represent an undercount. Excludes households with a disability because the NT does not include a disability identifier in their information management system. For 2000-01 20 per cent of new households were excluded from the calculation, influencing the change in results.

Source: State and Territory governments (unpublished).

Public housing

Table 16A.8 **Households paying less than market rent, or special needs households paying market rent, at 30 June, as a proportion of all households (per cent) (a)**

	NSW (b)	Vic (c)	Qld (d)	WA (e)	SA (f)	Tas (g)	ACT (h)	NT (i)	Aust
2001	99.5	90.0	93.6	94.8	92.9	90.1	89.4	99.3	94.8
2002	99.3	91.2	91.6	100.0	99.0	97.0	na	100.0	96.5

(a) The introduction of a national 'special needs' definition in 2001 influenced changes in jurisdiction results.

(b) Special need information is only available for households that were housed after November 1999. For 2001, there were 80 new households without 'special needs' information and for 2002 there were 56 households without 'special needs' information.

(c) For 2001 low income information includes only single family households. Households with zero or missing income are also excluded.

(d) In 2002, disability is calculated from a flag used for assessment of new tenancies and may underestimate the count for ongoing households.

(e) The change in results in 2001 is influenced by the use of gross household income and not assessable income. Includes only single family households, representing 94 per cent of households. There were 1834 multiple family households excluded. For 2002 excludes 2051 multiple family households (representing 6.7 per cent of households), influencing the change in results. Changes in the way data were compiled between years have influenced the change in reported results.

(f) Excludes new allocations for 2000-01 who left public housing prior to 30 June 2001. Data for 2000-01 include only single family households which represent 93.5 per cent of households. There were 3113 multiple family households excluded. For 2002, data exclude 926 households housed within the special needs program (for example, student housing, migrant housing). Excludes 2340 multiple family households (representing 5.2 per cent of households).

(g) For 2001, income and household composition calculated as at tenancy start date. Income source not taken into account and based on gross income only.

(h) For 2001, data for low income details were available for only 4.3 per cent of households. Data on 'special needs' represent only 36 per cent of all households allocated housing. Special needs information is unknown for the remainder of households. Data for 2002 unavailable due to market rent data being outdated and unreliable.

(i) Special needs details are only recorded where they are known to exist. No record is kept if a household does not have special needs. Inclusion of all new households in calculation (regardless of whether special needs status is known) means proportion could be understated. For both years, excludes households with a disability as the NT data does not include a disability identifier in their information management system. For 2002, excludes 160 multiple family households (representing 2.8 per cent of households).

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.9

Public housing

Table 16A.9 Greatest need allocations as a proportion of all new allocations, (per cent) (a)

	NSW (b)	Vic (c) (d)	Qld (e)	WA (c), (f)	SA (c)	Tas (g)	ACT	NT	Aust
2000-01									
Proportion of greatest need allocations in:									
< 3 months	79.6	68.0	8.6	25.1	59.8	82.8	83.4	34.9	58.9
3 months to < 6 months	64.9	48.8	5.4	31.9	66.3	83.2	65.5	30.8	46.3
6 months to < 1 year	41.6	44.3	4.8	14.3	57.8	71.6	37.3	5.1	27.8
1 year to < 2 years	19.0	16.8	2.3	3.1	19.5	76.5	4.3	6.0	10.1
2+ years	2.9	1.3	1.2	1.9	0.9	100.0	–	2.0	2.1
Overall total	41.5	49.3	4.7	16.0	48.6	82.2	65.7	16.0	35.9
2001-02									
Proportion of greatest need allocations in:									
< 3 months	61.6	74.0	10.9	22.0	58.5	87.3	94.6	29.5	58.7
3 months to < 6 months	52.8	63.8	6.0	33.4	55.4	85.5	90.2	11.2	46.1
6 months to < 1 year	35.5	61.6	3.9	26.8	43.3	80.3	74.3	8.8	32.7
1 year to < 2 years	18.1	42.6	2.5	17.8	13.7	81.8	50.6	8.6	16.0
2+ years	1.5	7.6	2.0	6.8	0.0	55.6	15.8	3.0	2.8
Overall total	31.4	62.3	4.9	19.1	41.9	80.5	84.5	14.3	35.9

(a) The waiting list time was clarified for the 2000-01 collection to refer to the time the applicant was eligible for 'greatest need' assistance to the date on which assistance commenced. If an applicant transfers between waiting list categories, then only the time spent on the waiting list from when the applicant met the 'greatest need' definition was counted. The introduction of a national 'greatest need' definition in 2000-01 influenced changes in jurisdiction results. For 2001-02, the number of days in each of the time to allocation groups were adjusted such that a calendar month is equal to approximately 30 days. The determination of households in greatest need for 2001-02 was based on waiting list priority reason data codes for all jurisdictions except the NT rather than priority category on the waiting list. For 2000-01, most jurisdictions determined greatest need status from priority category on the waiting list, influencing changes in results reported. A number of priority wait list data codes have been excluded in the calculation this year.

(b) For both years, excludes those households paying very high rental housing costs due to data availability. Records with missing waiting time information are included in the total but could not be assigned into a breakdown group. For 2001-02, waiting time is calculated as the time between the date of application registration and the date housed. In previous years, the date of accepting the offer was used rather than the date housed, which is the standard in NSW.

(c) For 2000-01, excludes households with a missing application date or date housed, or with an application date after tenancy start.

(d) There was a policy change in 2001-02 to Special Housing Circumstances eligibility criteria, resulting in a significant increase in the number of these applicants assisted.

(e) The Queensland definition for 2000-01 of those in 'greatest need' is those who are 'priority A' on the waiting list. This is an underestimation of the true 'greatest need' figure because the priority A flag is rarely used in low waiting time areas due to its administrative encumbrance.

(f) Five new priority levels were introduced on 8 January 2001 (domestic violence, emergency housing, homelessness, and medical and support needs), improving data capacity. For 2000-01 data for five priority levels were collected and reported from 8 January 2001 to 30 June 2001 only. For 2001-02, data for these priority levels has been reported for the entire financial year, influencing increases in numbers reported.

(g) Data for 1999-2000 reflected allocations to Category 1 applicants only. Data for 2000-01 report circumstances of applicants assisted against the greatest need national standard (not categories on waiting lists). The Tasmanian Housing Assessment System collects data about circumstances of applicants allowing reporting against the national standard (while most jurisdictions reported against category on waiting list, not housing circumstances).

- Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Table 16A.10

Public housing**Table 16A.10 Tenant satisfaction (a), (b), (c)**

<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 (d)</i>
Sample size										
2000	no.	815	506	2 601	1 563	1 552	1 159	565	499	9 260
2001	no.	713	543	2 622	1 791	1 506	1 225	636	552	9 588
Very satisfied										
2000	%	25	21	28	28	28	26	18	23	25
2001	%	28	22	31	29	33	26	19	25	28
Satisfied										
2000	%	47	41	44	46	47	45	41	46	45
2001	%	38	43	45	41	43	44	43	44	41
Dissatisfied										
2000	%	16	17	12	14	9	12	21	13	14
2001	%	23	17	10	16	10	14	22	12	17

(a) At July-August.

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

Source: Donovan Research 2000, *The National Social Housing Survey with Public Housing, November 2000*, Perth; NFO Donovan Research 2001, *Report of the National Social Housing Survey with Public Housing*, Perth.

Table 16A.11

Public housing**Table 16A.11 Financial indicators of public housing, 2001-02, (dollars per dwelling) (a)**

	<i>NSW</i>	<i>Vic</i>	<i>Qld (b)</i>	<i>WA</i>	<i>SA (c)</i>	<i>Tas</i>	<i>ACT (d)</i>	<i>NT (e)</i>	<i>Aust</i>
Total recurrent costs	4 034	3 027	4 150	4 260	4 248	6 788	6 231	7 252	4 140
Depreciation	1 510	1 450	2 052	1 231	814	846	1 004	1 931	1 421
Indicative user cost of capital-land	4 776	3 941	3 043	3 764	2 239	100	8 131	3 495	3 850
Indicative user cost of capital-other assets	5 380	5 601	3 990	4 374	2 933	4 102	5 224	4 587	4 727
Indicative user cost of capital-total assets	10 156	9 542	7 033	8 138	5 172	4 202	13 354	8 082	8 577
Interest payments (f)	401	–	370	639	926	954	547	2 226	474
Total capital costs	11 265	10 992	8 714	8 730	5 060	4 094	13 811	7 787	9 524
Full gross costs	15 298	14 019	12 864	12 990	9 307	10 882	20 042	15 039	13 664
Rent collected from tenants	3 654	3 693	3 521	3 378	3 535	3 181	4 694	4 154	3 625
Full net costs	11 644	10 325	9 344	9 613	5 772	7 700	15 348	10 885	10 039

(a) Issues surrounding the comparability of capital cost data are discussed in the Steering Committee research paper, *Asset Measurement in the Costing of Government Services* (SCRCSSP 2001b).

(b) From the 2001-2002 financial year, capital works in progress have been excluded.

(c) Excludes 990 dwellings under the special needs housing program (for example, student housing, migrant housing).

(d) A high proportion of ACT Housing properties are in inner city areas. Land values have increased 80 per cent over the last three years.

(e) Territory Housing only commenced depreciating public housing dwellings on 1 July 2000. The depreciation figure reported in the 2002 Report understated the actual depreciation amount included in the audited financial statements.

(f) Interest payments are included in total recurrent costs, but they must be excluded from total capital costs and full gross and full net costs to avoid double counting of capital costs once the indicative user cost of capital is included. Prior to the 2002 Report, it had not been possible to avoid this double counting, and as a result, data are not comparable to those in earlier reports.

– Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Public housingTable 16A.12 **Public housing stock occupancy rates at 30 June (per cent)**

	<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>
<i>Proportion of public housing dwellings occupied</i>									
2001	98.2	96.2	96.6	95.6	94.4	94.3	95.7	95.2	96.6
2002	98.1	96.4	97.5	95.4	94.2	95.7	98.7	95.0	96.8

(a) For 2001, dwellings are defined as the 'unit of accommodation to which a rental agreement can be made' and dwelling numbers here will exceed figures based on discreet dwelling structures.

Source: State and Territory governments (unpublished).

Public housing**Table 16A.13 Average turnaround times for vacant stock (days) (a)**

	<i>NSW</i> (b)	<i>Vic</i> (c)	<i>Qld</i> (d)	<i>WA</i> (e)	<i>SA</i> (f)	<i>Tas</i>	<i>ACT</i>	<i>NT</i> (g)	<i>Aust</i>
2000-01	32	36	30	42	51	38	53	44	37
2001-02	30	32	29	44	43	36	41	48	35

(a) Excludes dwellings undergoing major redevelopment. For 2000-01, the indicator measures the number of times a dwelling was vacated and subsequently retenanted. Previously, the indicator measured the number of dwellings vacated and subsequently retenanted. Prior to the 2001-02 collection, the denominator used to calculate turnaround times was described as 'Total number of dwellings that are vacated and subsequently tenanted for year ending 30 June'. The intention of this data item, however, was to count the number of vacancy episodes for all public housing dwellings. This clarification was made to the 2001-02 data manual, however, as this counting rule was implemented for the 2000-01 data collection, this clarification should not affect the data reported for 2001-02 relative to 2000-01.

(b) For 2000-01, excludes 938 properties with obvious date errors and 66 properties with a void status commencing prior to 30 June 1999 because the data are considered erroneous. For 2001-02, excludes 753 properties with obvious date errors and 23 properties with a void status commencing prior to 30 June 2000 because the data are considered erroneous.

(c) For 2001-02, reletting restriction days were excluded because properties were off line during this period (for example, due to major upgrade or redevelopment). Excludes all properties where the vacancy start date was void and where there were erroneous dates.

(d) The data source for this item changed in 2000-01 from 1999-2000. It is derived from tenancy information and does not distinguish between the different types of vacancy, nor does it contain information about the lead time for new dwellings to be occupied. Calculations using alternative data sources indicate that data limitations have only a minimal impact on the performance indicator.

(e) Includes time vacant due to redevelopment.

(f) Redevelopments excluded from calculations in 2001-02 but included in 2000-01, resulting in reduction in figure reported.

(g) Change in figure reported in 2000-01 is due to incorrect reporting of this data item in 1999-2000.

Source: State and Territory governments (unpublished).

Table 16A.14

Public housing**Table 16A.14 Total rent collected as a proportion of total rent charged (per cent) (a)**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas (b)</i>	<i>ACT</i>	<i>NT</i>	<i>Aust</i>
2000-01	100.0	99.6	99.4	101.4	98.6	101.4	98.2	97.4	99.7
2001-02	99.2	99.8	98.8	101.0	97.8	100.7	100.0	97.9	99.3

(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 for 2000-01 exclude the Aboriginal Rental Housing Program. These data were included in 1999-2000.

Source: State and Territory governments (unpublished).

Table 16A.15

Community housing

Table 16A.15 Descriptive data (a)

	Unit	NSW	Vic	Qld	WA	SA	Tas	ACT	NT
Total new households assisted									
2000-01 (b)	no.	2 499	8 907	2 480	na	793	35	229	na
2001-02 (c)	no.	2 447	9 216	2 154	5 622	869	94	264	na
Total new Indigenous households assisted									
2000-01 (d)	no.	229	na	360	na	17	–	6	na
2001-02 (e)	no.	175	na	327	2 536	13	na	15	na
Total rent charged									
2000-01 (f)	\$'000	33 034.9	na	13 133.0	6 961.6	12 239.2	na	1 379.7	na
Total Indigenous households									
2000-01 (g)	no.	539	na	395	na	51	–	11	na
2001-02 (h)	no.	537	na	445	1 165	33	na	18	na
Total greatest need applicants on waiting list									
2000-01 (i)	no.	11 540	na	3 081	na	978	5	192	na
2001-02 (j)	no.	11 465	na	3 104	1 755	1 049	45	215	na
Total applicants on waiting list									
2000-01 (k)	no.	21 022	na	5 312	na	2 138	19	261	na
2001-02 (l)	no.	19 770	na	4 813	2 772	2 137	123	272	na
Total tenantable dwellings									
2000-01 (m)	no.	8 855	8 585	3 986	3 468	3 419	104	401	130
2001-02 (n)	no.	9 134	7 463	3 916	3 640	3 827	227	420	122
Total untenantable dwellings									
2000-01 (o)	no.	27	357	38	na	33	–	2	–
2001-02 (p)	no.	46	247	51	–	7	–	14	–
Total dwellings									
2000-01 (q)	no.	8 882	8 942	4 024	na	3 452	104	403	130
2001-02 (n) (p)	no.	9 180	7 710	3 967	3 640	3 834	227	434	122
Total occupied dwellings									
2000-01 (r)	no.	8 693	8 458	3 855	na	3 270	94	380	130
2001-02 (s)	no.	9 012	7 370	3 760	2 041	3 294	227	411	122
Total rents charged for week ending 30 June									
2000-01 (t)	\$'000	704.2	na	307.1	na	205.4	1.8	19.8	na
2001-02 (u)	\$'000	753.7	na	391.9	na	272.7	17.2	30.7	na
Total market rent value of all dwellings for which rent was charged in week ending 30 June									
2000-01 (v)	\$'000	na	997.4	na	na	377.9	3.2	54.7	na
2001-02 (w)	\$'000	na	987.4	651.7	na	405.2	25.2	71.5	na
Total dwellings in capital cities (x)									
2000-01	no.	2 773	5 607	1 642	793	3 042	5	403	75
2001-02	no.	3 399	5 607	1 684	2 239	3 367	129	468	75
Total dwellings in other metropolitan centres (x)									
2000-01	no.	593	357	377	–	–	–	–	–
2001-02	no.	716	357	389	–	–	–	–	–
Total dwellings in large rural centres (x)									
2000-01	no.	320	608	886	–	1	10	–	33
2001-02	no.	344	608	933	–	1	11	–	–
Total dwellings in small rural centres (x)									
2000-01	no.	549	628	385	143	88	34	–	7
2001-02	no.	579	628	381	192	112	8	–	–
Total dwellings in other rural centres (x)									
2000-01	no.	595	516	860	124	314	55	–	2
2001-02	no.	611	516	883	627	348	79	–	5
Total dwellings in remote centres (x)									
2000-01	no.	–	–	203	32	–	–	–	11
2001-02	no.	–	–	200	233	–	–	–	31
Total dwellings in other remote areas (x)									
2000-01	no.	27	34	454	102	7	–	–	2
2001-02	no.	27	34	437	349	6	–	–	11
Total community housing providers (y)									
2000-01	no.	196	333	332	239	135	73	10	32
2001-02	no.	192	234	336	239	134	46	20	22

Table 16A.15

- (a) For NSW in 2000-01, data from full survey of 196 providers with 89 per cent response rate. Data on dwelling locations from administrative data. Data for 2001-02 are based on full survey of 192 providers with response rate of 86 per cent. For Victoria, 2000-01 data include information on Common Equity Rental Co-ops for the first time (1554 properties). Any exclusions footnoted. Administrative data. For 2001-02, reporting based on combined survey and administrative data. Survey data is from 64 providers out of a total of 215 providers. The survey was not distributed to 19 agencies that manage 3151 properties under the Transitional Housing Management Program targeting homeless households. The survey instrument was tailored for each community program according to funding and service agreements. Some organisations completed two surveys as they manage stock under different agreements. Properties under joint venture arrangements where the state housing authority contributes a portion of capital funding to a property are excluded. No recurrent funding is provided. These agencies are not required to report on client or financial information and the only

information retained internally relates to stock. The company reporting on Common Equity Housing Cooperative properties did not provide postcodes for 2002. There has been no growth in the program however, although a few properties may have been sold and replaced. Postcode information would be similar to 2001. For Queensland for 2000-01, survey sent to 332 providers with 60 per cent response rate. Data on dwelling locations and number of providers from administrative data. Data for 2001-02 are from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As non responsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Relates to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned. For WA, for 2000-01, administrative data only. Data for 2001-02 are based on a survey of 239 provide

56 per cent response rate. Data collection includes 373 CAP dwellings and households occupying these dwellings that are outside the scope of this collection. For SA in 2000-01, 94 per cent of household surveys returned and 87 per cent of waiting list surveys. Data on dwelling locations and number of dwellings and providers from administrative data. Data for 2000-01 based on survey data with 94 per cent of household level surveys returned and 87 per cent of waiting list surveys returned. Data for 2001-02 are obtained from survey of 134 providers with an 88 per cent response rate. Waiting list data were received from 78 providers. For Tasmania in 2000-01, survey data from mail out to 73 providers with 16 per cent response rate. This figure represents responses from 104 households. The Housing Tasmania administrative data figure for number of dwellings is 260. Data on number of providers from administrative data. Data for 2001-02 are obtained from survey of 46 providers with response rate of 46 per cent. This change in response rates has affected results reported. For the ACT in 2000-01, surveys were sent to the two largest organisations and data were not collected from

smaller organisations. Excludes 49 dwellings managed by 12 organisations including three targeted providers. Data for 2001-02 are from survey of 11 providers with 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties. For the NT data based on administrative data.

- (b) For Victoria, data reflect high turnover in transitional housing (3-18 month tenancies) and multiple tenancies per dwelling for some long term housing programs.
- (c) For NSW, includes all applicant types including equivalent waitlist type 'new applicant'. For Victoria, includes households assisted in transitional housing that accommodates people for up to an average of five months. For WA, includes households assisted in crisis accommodation program that provides short term housing and is outside the scope of this collection. This inclusion has influenced the large variation in results reported in 1999-2000. For SA, may include households that transferred between community housing properties.
- (d) Indigenous housing is not applicable to the community housing program in Victoria. Indigenous households access accommodation through the general rental program and housing managed by the Aboriginal Housing Board of Victoria.
- (e) For NSW, includes all applicant types including equivalent waitlist type 'new applicant'. Indigenous housing is not applicable to the community housing program in Victoria. Indigenous households access accommodation through the general rental program and housing managed by the Aboriginal Housing Program. For WA includes households assisted in crisis accommodation program that provides short term housing and is outside the scope of this collection. This inclusion has influenced the large variation in results reported in 1999-2000.
- (f) Financial data for 2000-01 is reported to allow additional time to collate financial data. For WA, only 122 providers responded to this question.
- (g) For NSW, excludes 'don't know' responses. For Victoria, Indigenous housing not applicable to the community housing program. Indigenous households access accommodation through the general rental program and housing managed by the Aboriginal Housing Board of Victoria. For Queensland, the total number of Indigenous households has reduced due to a change in collection methodology. This figure may be underestimated.
- (h) Indigenous housing is not applicable to the community housing program in Victoria. Indigenous households access accommodation through the general rental program and housing managed by the Aboriginal Housing Program.
- (i) For NSW, not all community housing organisations maintain waiting lists, particularly if they manage a small number of properties and have a low turnover. Excludes 'don't know' responses. In Victoria, waiting list information is not available because there is no centralised waiting list. Applicants access accommodation through government and local government agencies, and community organisations. For SA, data exclude applicants not meeting the needs criteria for priority housing (category 1). This figure has increased since 1999-2000 due to improved data returns providing more information on waiting list applicants. For Tasmania, only two organisations provided responses for this component.
- (j) For NSW, includes all applicant types including equivalent waitlist type 'new applicant'. For SA proxy for greater needs is the number of Category 1 households currently on the waiting list. Applicants may apply to more than one provider at a time, so an applicant may be counted more than once. Applicants in other categories of the waiting list who meet the greatest need definition are excluded from the count. For the ACT, ACT Housing allocates tenants to 86 properties managed by a community housing provider. No waiting list details are available for these properties.
- (k) For NSW, not all community housing organisations maintain waiting lists, particularly if they manage a small number of properties and have a low turnover. For Victoria, waiting list information is not available as there is no centralised waiting list. Applicants access accommodation through government and local government agencies, and community organisations. For Queensland, the large increase since 1999-2000 is due to the absence of regular reviews of waiting lists (applicants may no longer require housing). For Tasmania, only seven organisations provided responses for this component. For the ACT, the halting of a stock transfer program contributed to the reduction of this figure since 1999-2000.

Table 16A.15

- (l) For Victoria, there is no centralised waiting list for community housing agencies. For SA, figure is an underestimate as waiting list information was received from only 78 providers. ACT Housing allocates tenants to 86 properties managed by a community housing provider. No waiting list details are available for these properties.
 - (m) For NSW, excludes survey non responses. For Victoria, these are estimates only. For WA, this count includes 374 Crisis Accommodation Program funded dwellings. For the ACT, this count includes 83 dwellings under the Private Rental Leasing Scheme.
 - (n) For WA, this count includes Crisis Accommodation Program funded dwellings.
 - (o) For NSW, excludes survey nonresponses. For Victoria, these are estimates only.
 - (p) For NT estimate only. In the ACT, 13 properties are currently being refurbished.
 - (q) For NSW, excludes survey nonresponses. The total number of dwellings is 8943.
 - (r) For the NT, it is estimated that dwellings are fully occupied because a majority of organisations turn away people seeking accommodation.
 - (s) For Victoria and the NT, data are estimates only.
 - (t) For Victoria, rent policy varies according to programs. Rent information is available for Office of Housing owned or leased properties only. Information incomplete as some agencies did not submit reports for this week. For Tasmania, seven of 12 respondents did not provide data for this item. For the ACT, market rent value for 94 dwellings (\$6100) has been excluded as household assessable income for these dwellings is not known.
 - (u) For Victoria, survey data are incomplete. Administrative data are incomplete due to non-receipt of rental reports. For Queensland, includes figures for only 103 organisations that responded to all four data items and may not be representative of the community housing sector. For WA, survey data are not reported as they are unreliable. From survey responses, it appeared providers had great difficulty calculating CRA and market rent due to changes in methodology.
 - (v) For Victoria, includes Office of Housing owned and leased properties only. Market rents are based on Valuer General's indices. For Queensland survey data indicated \$474 200 but this excluded 44 nonresponses. For Tasmania, only 7 of the 12 respondents provided data. In the ACT, values were based on an independent valuation.
 - (w) For Queensland, includes figures for only 103 organisations that responded to all four data items and may not be representative of the community housing sector. For WA, survey data are not reported as they are unreliable. From survey responses, it appeared providers had great difficulty calculating CRA and market rent due to changes in methodology.
 - (x) The RRMA classification system has been used to identify in which centre dwellings are located. For NSW, excludes some properties because postcodes are unknown. Hence the number of properties classified by RRMA is less than the number of properties reported elsewhere. For Victoria in 2000-01 excludes five community housing dwellings and one Common Equity Rental Cooperative scheme dwelling where the postcode is unknown. For 2001-02 the sum of dwellings by geographic location is greater than the total number of dwellings at 30 June 2002 as postcode details for CERCS properties are reported at 30 June 2001. For Queensland for 2000-01, based on total of 4807 dwellings based on Boarding House Program and Long Term Community Housing dwellings at 9 August 2001 and other dwellings at 30 June 2001. Other data items based on sample of 4024 dwellings. For WA for 2001-02, includes 373 Crisis Accommodation Program dwellings. For Tasmania, data for 2000-01 exclude survey nonrespondents. Approximately 48 per cent of community housing is in capital cities, 11 per cent in large rural centres, 16.4 per cent in small rural centres and 25 per cent in other rural centres.
- For 2001-02, administrative data indicate there are 46 community housing providers in Tasmania. For the NT, data for 2000-01 are incorrect. This has influenced the significant change in results between years.
- (y) For NSW in 2000-01, includes survey nonresponses. For 2001-02, includes two providers who have reported short term (for example, six months or less), as the intended length of stay of their tenants and may not match the definition of provider in the Community Housing Data Manual. For Victoria, the large decrease since 2000-01 is due to exclusion of 100 joint venture properties which are outside the scope of this collection. For Tasmania, variation since 2000-01 is due to some non-CSHA providers being included in the 2000-01 collection that were not included in 2001-02. For the NT, the figure for 2000-01 is incorrect and the correct figure is not available. This has influenced the significant change between this data item from last year.

na Not available. - Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Community housing

Table 16A.16 Proportion of households with overcrowding at 30 June (per cent)

	NSW (a)	Vic	Qld (b)	WA (c)	SA (d)	Tas (e)	ACT (f)	NT	Aust
2001	1.7	na	2.1	na	0.3	1.6	2.1	na	1.5
2002	1.7	na	2.3	0.1	0.2	2.3	3.0	na	1.3

- (a) Data for 2000-01 are based on survey of 196 providers with 89 per cent response rate. Data for 2001-02 are based on full survey of 192 providers with response rate of 86 per cent.
- (b) Data for 2000-01 are from a mailout to 332 providers with a response rate of 60 per cent. Data for 2001-02 are from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Relates to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned.
- (c) Data not available for 2000-01. Data for 2001-02 are based on a survey of 239 providers with a 56 per cent response rate. Data collection includes 394 CAP dwellings and households occupying these dwellings that are outside the scope of this collection.
- (d) For 2000-01, 94 per cent of household level surveys were returned. Data for 2001-02 are obtained from survey of 134 providers with an 88 per cent response rate.
- (e) Data for 2000-01 are based on survey of 73 providers with 16 per cent response rate. This figure represents responses from 104 households. The Housing Tasmania administrative data figure for number of dwellings is 260. Data for 2001-02 are obtained from survey of 46 providers with response rate of 46 per cent.
- (f) Data for 2000-01 represent 87 per cent of community housing in the ACT. This excludes 49 dwellings managed by 12 community housing organisations including three targeted providers. Data for 2001-02 are from survey of 11 providers with 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties. The ACT notes that the small numbers of community housing dwellings in the Territory means four households can make a one per cent difference to the figures.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.17

Community housing**Table 16A.17 Proportion of tenants rating location aspects as important and meeting their needs 2002 (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> (b)	<i>Aust</i> (c)
Sample size	<i>no.</i>	403	270	346	311	352	116	118	..	1 916
Child care	%	84	79	94	90	89	82	91	..	86
Public transport	%	90	92	82	90	86	94	96	..	89
Safety / security of neighbourhood	%	78	83	86	84	90	87	77	..	83
Employment/training services	%	81	75	82	83	82	79	85	..	80
Schools	%	93	87	90	87	90	85	77	..	90
Parks/recreational areas	%	89	90	90	93	92	87	90	..	90
Welfare services (d)	%	87	79	83	87	85	81	86	..	84
Support services and community (e)	%	85	83	85	85	82	84	85	..	84
Emergency services	%	85	84	87	88	91	94	86	..	87
Medical services/hospitals	%	86	86	89	90	90	91	84	..	88
Shops		89	89	89	91	90	92	96	..	89
Total - Location	%	85.5	83.1	85.4	87.1	86.3	86.0	86.2	..	85.4

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

(b) Not applicable due to jurisdiction choosing not to participate in the survey due to their small community housing tenant population.

(c) National total is an unweighted average.

(d) Welfare services includes services for seniors, community and support services, Centrelink offices and the local community housing organisation office.

(e) Support services and community includes banking services, entertainment, community centres, public telephones, places of worship, libraries and family and friends.

.. Not applicable.

Source: NFO Donovan Research 2002 (unpublished).

Table 16A.18

Community housing

Table 16A.18 Proportion of tenants rating amenity aspects as important and meeting their needs 2002 (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 (b)</i>	<i>Aust (c)</i>
Sample size	<i>no.</i>	403	270	346	311	352	116	118	..	1 916
Size	%	82	79	89	89	89	83	81	..	85
Cupboards and storage	%	69	70	75	81	76	71	52	..	73
Modifications for special needs	%	79	79	88	86	82	88	74	..	83
Ease of access and entry	%	91	91	96	96	95	93	92	..	93
Car parking	%	81	83	87	79	91	84	75	..	84
Yard space	%	84	79	87	89	91	88	76	..	86
Fencing	%	72	81	77	90	88	80	72	..	79
Privacy of home	%	80	78	84	88	90	84	74	..	83
Safety/security of home	%	71	77	79	86	82	82	74	..	77
Total - Amenity	%	78.5	79.5	84.6	87.3	87.3	83.5	74.2	..	82.4

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

(b) Not applicable due to jurisdiction choosing not to participate in the survey due to their small community housing tenant population.

(c) National total is an unweighted average.

.. Not applicable.

Source: NFO Donovan Research 2002 (unpublished).

Community housing

Table 16A.19 **Proportion of new tenancies allocated to households with special needs, (per cent)**

	<i>NSW</i> (a)	<i>Vic</i>	<i>Qld</i> (b)	<i>WA</i> (c)	<i>SA</i> (d)	<i>Tas</i> (e)	<i>ACT</i> (f)	<i>NT</i>	<i>Aust</i>
2000-01	62.6	na	72.5	na	43.8	nr	66.7	na	63.2
2001-02	66.8	na	64.1	72.8	70.3	39.4	27.5	na	68.4

- (a) Data for 2000-01 are based on a survey of 196 providers with 89 per cent response rate. Special needs includes Indigenous households, households with a disability, households with older or young principal tenants, non-English speaking background households, households with support needs and other categories nominated by providers. Data for 2001-02 are based on full survey of 192 providers with response rate of 86 per cent.
- (b) Data for 2000-01 are from a mailout to 332 providers with response rate of 60 per cent. The reduction from 1999-2000 in the figure reported is due to the adoption of the national standard. Data for 2001-02 are from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Data relate to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned. In 2000-01 data based on 74 per cent of allocations compared to 95 per cent in 2001-02, influencing variation in results.
- (c) Data are not available for 2000-01. Data for 2001-02 are based on a survey of 239 providers with a 56 per cent response rate. Data collection includes 394 CAP dwellings and households occupying these dwellings that are outside the scope of this collection.
- (d) Data for 2000-01 are based on survey data with 94 per cent of household level surveys returned and 87 per cent of waiting list surveys returned. The increase in the figure reported from 1999-2000 is due to improved data returns containing information about waiting list applicants. Data for 2001-02 are obtained from a survey of 134 providers with an 88 per cent response rate. In 2000-01 data based on 100 per cent of allocations compared to 85 per cent in 2001-02, influencing variation in results.
- (e) Data are not available for 2000-01. Data for 2001-02 are obtained from a survey of 46 providers with a response rate of 46 per cent.
- (f) Data for 2000-01 represent 87 per cent of community housing in the ACT. This excludes 49 dwellings managed by 12 community housing organisations including three targeted providers. Data for 2001-02 are from a survey of 11 providers with a 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties. Variation since 2000-01 is due to reporting on only 32 per cent of allocations last year compared to 95.5 per cent this year. Data may be unreliable because some organisations provided incorrect data about special need allocations.

na Not available. nr Not reported.

Source: State and Territory governments (unpublished).

Community housing

Table 16A.20 Greatest need allocations as a proportion of all new allocations (per cent)

	NSW (a)	Vic (b)	Qld (c)	WA (d)	SA (e)	Tas (f)	ACT (g)	NT	Aust
2000-01	81.5	82.4	77.7	na	65.8	54.3	96.1	na	80.8
2001-02	78.5	83.7	85.0	93.5	69.6	28.7	74.2	na	85.1

- (a) Data for 2000-01 are based on a survey of 196 providers with 89 per cent response rate. Data for 2001-02 are based on full survey of 192 providers with response rate of 86 per cent.
- (b) Common Equity Housing Cooperatives (1554 properties) have been included in this collection for the first time in 2000-01. For 2001-02, reporting is based on combined survey and administrative data. Survey data are from 64 providers out of a total of 215 providers. The survey was not distributed to 19 agencies that manage 3151 properties under the Transitional Housing Management Program targeting homeless households. The survey instrument was tailored for each community program according to funding and service agreements. Some organisations completed two surveys as they manage stock under different agreements. Properties under joint venture arrangements where the state housing authority contributes a portion of capital funding to a property are excluded. No recurrent funding is provided. These agencies are not required to report on client or financial information and the only information retained internally relates to stock. The company reporting on Common Equity Housing Cooperative properties did not provide postcodes for 2002. There has been no growth in the program although a few properties may have been sold and replaced. Postcode information would be similar to 2001.
- (c) For 2000-01, data are from mailout to 332 providers with response rate of 60 per cent. Data for 2001-02 are from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Relates to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned.
- (d) Data are not available for 2000-01. Data for 2001-02 are based on a survey of 239 providers with a 56 per cent response rate. Data include CAP dwellings and households occupying these dwellings that are outside the scope of this collection.
- (e) Data for 2000-01 are based on survey data with 94 per cent of household level surveys returned and 87 per cent of waiting list surveys returned. Data for 2001-02 are obtained from survey of 134 providers with an 88 per cent response rate. Waiting list data were received from 78 providers.
- (f) Data for 2000-01 based on a survey of 73 providers with a 16 per cent response rate. This figure represents responses from 104 households. The Housing Tasmania administrative data figure for number of dwellings is 260. Data for 2001-02 are obtained from survey of 46 providers with response rate of 46 per cent.
- (g) Data for 2000-01 represent 87 per cent of community housing in the ACT. This excludes 49 dwellings managed by 12 community housing organisations including three targeted providers. Data for 2001-02 are from a survey of 11 providers with a 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.21

Community housing

Table 16A.21 Tenant satisfaction (a), (b), (c)

Overall satisfaction		NSW	Vic	Qld	WA	SA	Tas	ACT (d)	NT (e)	Aust
Sample size										
2001	no.	395	250	255	315	357	172	na	..	1 792
2002	no.	403	270	346	311	352	116	118	..	1 916
Very satisfied										
2001	%	47	35	44	42	33	56	na	..	42
2002	%	41	38	46	38	35	46	41	..	40
Satisfied										
2001	%	35	43	35	41	41	32	na	..	38
2002	%	37	37	36	38	40	29	44	..	37
Dissatisfied										
2001	%	6	10	9	7	13	4	na	..	8
2002	%	11	12	6	8	12	9	7	..	10

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

(b) Categories do not add to 100 per cent because nonresponses and neutral responses are not included.

(c) Comparisons may be influenced by a range of factors beyond quality of service, such as the age profile of tenants.

(d) Data suppressed in 2001 due to high relative standard errors, but included in national total.

(e) Not applicable due to jurisdiction choosing not to participate in the survey because of their small community housing tenant population.

na Not available.

.. Not applicable.

Source: NFO Donovan Research 2001, *National Social Housing Survey with Community Housing*, June 2001, Perth; NFO Donovan Research 2002, *Report of the National Social Housing Survey with Community Housing*, May 2002, Perth.

Community housing

Table 16A.22 **Total rent collected as a proportion of total rent charged (per cent) (a)**

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i> (c)	<i>WA</i> (d)	<i>SA</i> (e)	<i>Tas</i>	<i>ACT</i> (f)	<i>NT</i>	<i>Aust</i>
2000-01	92.5	na	98.6	99.2	97.8	na	97.6	na	95.5

(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. Data for the 2000-01 financial year are reported to provide additional time to collate financial data.

(b) Data are based on a full survey of 192 providers with a response rate of 86 per cent.

(c) Data are from a mailout to 336 providers with a response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Data relate to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned.

(d) Data are based on a survey of 239 providers with a 56 per cent response rate. Only 120 providers responded to these questions. Data collection includes CAP dwellings and households occupying these dwellings that are outside the scope of this collection.

(e) Data are obtained from a survey of 134 providers with an 88 per cent response rate.

(f) Data are from a survey of 11 providers with a 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.23

Community housing

Table 16A.23 Community housing occupancy rates at 30 June (per cent)

	NSW (a)	Vic (b)	Qld (c)	WA (d)	SA (e)	Tas (f)	ACT (g)	NT (h)	Aust
2001	97.9	94.6	95.8	na	94.7	90.4	94.3	100.0	95.9
2002	98.2	95.6	94.8	97.2	95.8	100.0	94.7	100.0	96.5

(a) Data for 2000-01 are based on a survey of 196 providers with 89 per cent response rate. Data for 2001-02 are based on full survey of 192 providers with response rate of 86 per cent.

(b) Common Equity Housing Cooperatives (1554 properties) have been included in this collection for the first time in 2000-01. For 2001-02, reporting is based on combined survey and administrative data. Survey data are from 64 providers out of a total of 215 providers. The survey was not distributed to 19 agencies that manage 3151 properties under the Transitional Housing Management Program targeting homeless households. The survey instrument was tailored for each community program according to funding and service agreements. Some organisations completed two surveys as they manage stock under different agreements. Properties under joint venture arrangements where the state housing authority contributes a portion of capital funding to a property are excluded. No recurrent funding is provided. These agencies are not required to report on client or financial information and the only information retained internally relates to stock. The company reporting on Common Equity Housing Cooperative properties did not provide postcodes for 2002. There has been no growth in the program however although a few properties may have been sold and replaced. Postcode information would be

similar to 2001. Rate is estimate only.

(c) For 2000-01, data are from a mailout to 332 providers with response rate of 60 per cent. Data for 2001-02 are from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Data relate to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned. Total number of dwellings extracted from the unit record file of 4907 dwellings provided to the AIHW. Based on administrative data on Boarding House Program and Long Term Community Housing Program dwellings at 8 July 2002 and Community Rent Scheme dwellings (including private leases) at 30 June 2002.

(d) Data for 2001-02 are based on a survey of 239 providers with a 56 per cent response rate.

(e) Data for 2000-01 are based on survey data with 94 per cent of household level surveys returned and 87 per cent of waiting list surveys returned. Data for 2001-02 are obtained from survey of 134 providers with an 88 per cent response rate.

(f) Data for 2000-01 are based on a survey of 73 providers with a 16 per cent response rate. This figure represents responses from 104 households. The Housing Tasmania administrative data figure for number of dwellings is 260. Data for 2001-02 are obtained from survey of 46 providers with response rate of 46 per cent.

(g) Data for 2000-01 represent 87 per cent of community housing in the ACT. This excludes 49 dwellings managed by 12 community housing organisations including three targeted providers. Data for 2001-02 are from a survey of 11 providers with a 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties. As at 30 June 2002, includes properties funded under the Community Housing Program (43), Community Organisations Rental Housing Assistance Program properties used for community housing (36), Havelock House (98), Abbeyfield Society (2), properties transferred to Community Housing Canberra (209) and 80 properties head-leased on the private market.

(h) It is estimated that dwellings are fully occupied because a majority of organisations turn away people seeking accommodation.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.24

Community housing

Table 16A.24 Households paying less than market rent, or special needs households paying market rent at 30 June 2002, as a proportion of all households, (per cent) (a)

<i>NSW</i> (b)	<i>Vic</i> (c)	<i>Qld</i> (d)	<i>WA</i> (e)	<i>SA</i> (f)	<i>Tas</i> (g)	<i>ACT</i> (h)	<i>NT</i>	<i>Aust</i>
97.6	100.0	97.4	94.6	95.6	91.2	97.4	na	97.6

(a) Data items are consistent with those in the equivalent indicator in the public housing collection. The proxy for identifying low income households is households paying a rent which is less than the market value of the dwelling.

(b) Data are based on full survey of 192 providers with response rate of 86 per cent.

(c) Reporting based on combined survey and administrative data. Survey data are from 64 providers out of a total of 215 providers. The survey was not distributed to 19 agencies that manage 3151 properties under the Transitional Housing Management Program targeting homeless households. The survey instrument was tailored for each community program according to funding and service agreements. Some organisations completed two surveys as they manage stock under different agreements. Properties under joint venture arrangements where the State housing authority contributes a portion of capital funding to a property are excluded. No recurrent funding is provided. These agencies are not required to report on client or financial information and the only information retained internally relates to stock. The company reporting on Common Equity Housing Cooperative properties did not provide postcodes for 2002. There has been no growth in the program however although a few properties may have been sold and replaced. Postcode information would be similar to 2001.

(d) Data from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Data relate to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned.

(e) Data are based on a survey of 239 providers with a 56 per cent response rate.

(f) Data obtained from survey of 134 providers with an 88 per cent response rate. The South Australian Community Housing Authority uses its own scales of 'ceiling rent', as opposed to market rent. Generally the ceiling rent amount is below the market rent amount. Ceiling rent is worked out as follows: For properties worth up to \$94 000, annual ceiling rent is the capital value of the property multiplied by 7.53 per cent (the weekly amount is of course this figure divided by 52). For properties valued between \$94 001 and \$101 500, the rate is fixed at \$136.20 per week. For properties worth more than \$101 500, the annual rent payable is 7 per cent of capital value (weekly is this amount divided by 52). Special needs figure includes five Indigenous tenants, 115 non-English speaking background tenants (including 13 with disabilities), 104 others with disabilities, 52 aged people and 26 youths. There are 27 properties for which it is not known if the tenant is paying ceiling rent or not.

(g) Data obtained from survey of 46 providers with response rate of 46 per cent.

(h) Data are from survey of 11 providers with 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.25

Community housing**Table 16A.25 Proportion of household income left after paying rent 2001-02 (per cent)**

<i>NSW (a)</i>	<i>Vic</i>	<i>Qld (b)</i>	<i>WA</i>	<i>SA (c)</i>	<i>Tas (d)</i>	<i>ACT (e)</i>	<i>NT</i>	<i>Aust</i>
74.2	na	60.6	na	75.3	77.7	75.8	na	71.9

(a) Data based on full survey of 192 providers with response rate of 86 per cent.

(b) Data from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Relates to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned. Only includes figures for the 103 organisations that responded to all four data items and may not be representative of the community housing sector.

(c) Data obtained from survey of 134 providers with an 88 per cent response rate.

(d) Data obtained from survey of 46 providers with response rate of 46 per cent.

(e) Data are from survey of 11 providers with 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties.

na Not available.

Source: State and Territory governments (unpublished).

Community housing

Table 16A.26 **Average turnaround times (days) (a)**

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i> (c)	<i>WA</i> (d)	<i>SA</i>	<i>Tas</i> (e)	<i>ACT</i> (f)	<i>NT</i>	<i>Aust</i>
2000-01	18	na	19	na	na	55	27	na	19
2001-02	17	na	19	5	na	11	15	na	13

(a) Excludes dwellings undergoing major redevelopment.

(b) Data for 2000-01 are based on a survey of 196 providers with 89 per cent response rate. Data for 2001-02 are based on full survey of 192 providers with response rate of 86 per cent. Providers reported on the number of dwellings occupied at 30 June 2002 which were vacant during the year.

(c) In 2000-01, data are from a mailout to 332 providers with a response rate of 60 per cent. Data for 2001-02 are from a mailout to 336 providers with response rate of 56 per cent based on surveys received from 187 out of 336 dwellings. As nonresponsive organisations tend to manage a smaller number of dwellings, 75 per cent of dwellings are included in the surveys received. Data relate to organisations providing services funded under the Community Rent Scheme, Boarding House Program and the Long Term Community Housing Program. As organisations were given separate surveys for each type of funding, some organisations completed up to three surveys. A total of 199 surveys were returned.

(d) Data not available for 2000-01. Data for 2001-02 are based on a survey of 239 providers with a 56 per cent response rate.

(e) Data for 2000-01 are based on survey of 73 providers with a 16 per cent response rate. This figure represents responses from 104 households. The Housing Tasmania administrative data figure for number of dwellings is 260. Data for 2001-02 are obtained from survey of 46 providers with response rate of 46 per cent.

(f) Data for 2000-01 represent 87 per cent of community housing in the ACT. This excludes 49 dwellings managed by 12 community housing organisations including three targeted providers. Data for 2001-02 are from survey of 11 providers with 100 per cent response rate. There is a total of 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.27

State and Territory owned and managed Indigenous housing

Table 16A.27 Descriptive data

	Unit	NSW	Vic	Qld	WA	SA	Tas	Aust (a)
Total households paying less than market rent (b)								
2000-01	no.	3 465	1 006	2 039	2 468	1 405	360	10 743
2001-02	no.	3 402	1 200	2 620	2 530	1 621	393	11 766
Total new households assisted								
2000-01	no.	540	164	354	466	279	82	1 885
2001-02	no.	471	183	332	464	212	97	1 759
Households relocating from one State owned and managed Indigenous housing dwelling to another								
2000-01	no.	173	96	151	129	96	32	677
2001-02	no.	174	76	139	160	88	23	660
Households allocated State owned and managed Indigenous housing (c)								
2000-01	no.	540	159	354	457	231	82	1 823
2001-02	no.	463	183	330	464	212	97	1 749
Total rent charged								
2000-01	\$'000	14 400.0	4 202.3	11 080.1	9 046.7	8 125.7	1 060.4	47 915.2
2001-02	\$'000	14 404.0	4 629.0	11 319.6	9 279.8	8 126.0	1 080.7	48 839.0
At 30 June								
Total 'greatest need' applicants on waiting list (d)								
2001	no.	100	86	5	40	122	na	353
2002	no.	90	119	na	73	99	na	381
Total applicants on waiting list (e)								
2001	no.	3 020	841	2 194	1 307	1 472	92	8 926
2002	no.	2 933	1 032	2 436	1 634	1 603	98	9 736
Total tenable dwellings								
2001	no.	3 844	1 048	2 649	2 441	1 795	308	12 085
2002 (f)	no.	3 934	1 119	2 669	2 440	1 798	323	12 283
Total untenable dwellings								
2001 (g)	no.	27	41	106	59	13	12	258
2002 (f)	no.	23	37	91	70	68	7	296
Total dwellings								
2001	no.	3 871	1 089	2 755	2 500	1 808	320	12 343
2002	no.	3 957	1 156	2 760	2 510	1 866	330	12 579
Total occupied dwellings								
2001	no.	3 794	1 039	2 591	2 399	1 705	298	11 826
2002	no.	3 873	1 117	2 610	2 389	1 701	306	11 996
Total rents charged for week ending 30 June								
2001 (h)	\$'000	295.3	85.6	225.1	151.9	113.8	18.6	890.3
2002 (i)	\$'000	222.2	95.8	211.0	147.2	100.7	18.7	795.6
Total market rent value of all dwellings for which rent was charged in week ending 30 June (j)								
2001	\$'000	597.5	162.5	375.0	295.2	174.1	32.1	1 636.3
2002	\$'000	442.8	185.0	366.9	278.7	176.3	31.3	1 481.0
Total dwellings in capital cities (k)								
2001	no.	1 146	350	374	755	1 111	126	3 862
2002	no.	1 170	377	378	745	1 132	130	3 931
Total dwellings in other metropolitan centres (k)								
2001	no.	465	62	349	—	—	—	876
2002	no.	478	65	353	—	—	—	896
Total dwellings in large rural centres (k)								
2001	no.	550	229	690	—	22	137	1 628
2002	no.	562	241	696	—	22	135	1 656
Total dwellings in small rural centres (k)								
2001	no.	743	240	37	241	366	40	1 667
2002	no.	765	257	39	243	389	45	1 739
Total dwellings in other rural centres (k)								
2001	no.	710	175	431	292	163	17	1 788
2002	no.	725	181	427	298	176	20	1 827
Total dwellings in remote centres (k)								
2001	no.	—	—	327	655	—	—	982
2002	no.	—	—	331	668	—	—	999
Total dwellings in other remote areas (k)								
2001	no.	255	33	547	557	146	—	1 538
2002	no.	256	34	536	556	148	—	1 530

Table 16A.27

- (a) The national total may not equal the sum of jurisdictional totals as a result of rounding.
- (b) WA data for 2001 and the national total have been revised since the 2002 Report. For NSW, households newly housed and transferring in the same financial year may be counted twice. For Victoria, the increase in 2001-02 is mainly due to the inclusion of rebate history. This has not been previously provided. For Queensland in 2000-01, data are based on tenant's rent position at the end of the financial year or when they vacated public housing. For WA for 2001-02, the rebate history flag is based on point in time measures and may represent an overcount. The rebate history flag is calculated from the most recent market rent available. For households that exited public housing in the financial year, their outgoing rent may have been calculated using an earlier (and lower) market rent. Applying the most recent market rent could result in a larger or implied subsidy. For SA, does not include new 2000-01 allocations that left ARHP housing prior to 30 June 2001.
- (c) been NSW, 61 records for 2000-01 and eight records for 2001-02 with missing waiting time information are included in the totals but could not be assigned into a breakdown group. For Victoria, WA and SA in 2001, households with a missing application date or date housed, or with application date greater than tenancy start date, were excluded.
- (d) For NSW for 2002, the reduction in the greatest need figure is due to the exclusion of HPTR (priority tenancy reinstatement). For Victoria in 2001-02, there was a policy change to eligibility criteria for applicants with special housing circumstances, which has resulted in a significant increase in the numbers of these applicants on the waiting list. For 2001, the Queensland definition of 'greatest need' is those who are priority A on the waiting list. This is an underestimate of the true 'greatest need' figure because the priority A flag is rarely used in low waiting time areas due to its administrative encumbrance. For 2002, the Queensland figure is an underestimate as the explicit housing needs of some priority applicants may not be recorded in information management systems. For WA, five new priority levels were introduced on 1 August 2001 (domestic violence, emergency housing, homelessness, medical and support needs) improving data capacity.
- (e) For NSW for 2001, includes 407 transfer applicants excluded the previous year. The NSW figures represent applicants eligible for Aboriginal Housing Office (AHO) properties who may be allocated AHO properties or Department of Housing properties because there is no separate queue for AHO properties. The SA 2002 figure is before annual audit.
- (f) For Victoria in 2002, property data have been taken from a reconciled stock database. For SA in 2002, the increase in untenable dwellings relative to 2001 is due to a large number of dwellings undergoing redevelopment.
- (g) For Victoria, the decrease in this figure in 2000-01 relative to 1999-2000 is due to improved asset management and the dwelling consolidation project managed over the past few years being wound back. For Queensland, market rent is less than the true value due to market rents not being globally adjusted 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 (for example, higher incomes due to CPI increases have resulted in higher rents being charged).
- (h) WA data for 2001 and the national total have been revised since the 2002 Report. For SA, the decrease in total rents charged and market rent values relative to the previous year is partly due to 1999-2000 data being based on rents for the week of 7 July 2000 rather than 30 June 2000. Market rents increased on 1 July 2000 and therefore 1999-2000 rents were overstated.
- (i) For Queensland, complex derivation of household entitlement results in an estimate below the simple sum of rents for all households. However, the figures are used in ratio to calculate relative public/private affordability so this discrepancy has no impact. For NSW in 2002, 26.7 per cent of dwellings were excluded from the derivation of rent charged, making a comparison with 2001 impossible.
- (j) WA data for 2001 and the national total have been revised since the 2002 Report. For NSW, market rents are the valuation applied to each dwelling. The large increase for 2001 was due to the Department of Housing undertaking a three-yearly rent review. The previous year's figure was based on the 1998 value. For Queensland, 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. For SA in 2001, the decrease in total rents charged and market rent values is partly due to 1999-2000 data being based on rents for the week of 7 July 2000 rather than 20 June 2000. Market rents increased on 1 July 2000 and therefore 1999-2000 rents were overstated. For NSW in 2002, 26.7 per cent of households were excluded from the derivation of market rent, making a comparison with 2001 impossible.
- (k) The RRMA classification system has been used to identify in which centre dwellings are located. For NSW, data exclude two properties in 2001 and one property in 2002 with an unknown postcode.

na Not available. - Nil or rounded to zero.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing**Table 16A.28 Proportion of households with overcrowding, at 30 June (per cent)**

	<i>NSW (a)</i>	<i>Vic (b)</i>	<i>Qld</i>	<i>WA</i>	<i>SA (c)</i>	<i>Tas</i>	<i>Aust</i>
2001	2.4	4.9	8.7	2.0	5.8	1.0	4.5
2002	2.3	2.8	8.0	0.6	2.3	0.0	3.4

(a) Data for 2002 exclude 475 non-rebated households (representing 12.3 per cent of households).

(b) For 2002, excludes 119 households paying market rent (10.7 per cent of households). Internal data showed an increase of 0.1 per cent from 1999-2000 to 2000-01 using consistent methodology. Victoria had serious concerns about the credibility and validity of this data item and performance indicator for 2001. For 2002, Victorian data exclude 119 households paying market rent (10.7 per cent of households) that were included in 2000-01, influencing changes in results.

(c) WA data for 2002 exclude 311 multiple family households (representing 23.8 per cent of households) that were included in 2000-01, influencing changes in results.

(d) SA data for 2002 exclude 332 multiple family households (representing 20.3 per cent of households) that were included in 2000-01, influencing changes in results.

Source: State and Territory governments (unpublished).

Table 16A.29

State and Territory owned and managed Indigenous housing

Table 16A.29 **Rent charged as a proportion of market rent, adjusted for CRA, at 30 June (per cent) (a)**

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i> (c)	<i>WA</i> (d)	<i>SA</i> (e)	<i>Tas</i>	<i>Aust</i> (f)
2001	70.8	65.4	81.0	70.2	92.5	85.3	75.0
2002	67.0	71.0	80.4	72.2	81.2	86.6	73.8

- (a) Calculation of CRA entitlements for 2001 was based on an estimate of the actual entitlements that a low income household would receive if they were in the private rental sector. The 2000 calculation was based on an estimate of the average CRA payment for each State and Territory. Methodology for calculations has changed for 2002 and uses more complex modelling developed in CRA modelling for CSHA renegotiations. Caution should therefore be exercised in comparing results across the years.
- (b) In NSW market rents are the valuations applied to each property. The market rents for 2001 and 2002 are the same, and refer to the 2001 valuation. The method of adjusting for CRA entitlements differs between the years, making comparisons between the years difficult.
- (c) Market rents for dwellings 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 due to income increases. The overall market rent value would therefore also be somewhat less than the true value. Complex derivation of household entitlement resulted in an estimate below the simple sum of rents for all households in 2002. The figures are used in a ratio to calculate relative public/private affordability so this discrepancy has no impact.
- (d) For WA, data only include single family households, representing 89.7 per cent (2001) and 86.2 per cent (2002) of households. Data for 2001 exclude 237 multiple family households. Data for 2002 exclude 311 multiple family households (representing 13.8 per cent of households) that were included in 2000-01, influencing changes in results. WA data for 2001 have been revised since 2002 Report.
- (e) SA data for 2002 exclude 332 multiple family households (20.3 per cent of households) that were included on 2000-01, influencing changes in results.
- (f) National total for 2001 revised from that in 2002 Report because of revision to WA data for 2001.

Source: State and Territory governments (unpublished).

Table 16A.30

State and Territory owned and managed Indigenous housing

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

	NSW (c)	Vic	Qld (d)	WA (e)	SA (f)	Tas	Aust (g)
2000-01							
New 'low income A' households as a proportion of all new households	91.3	80.0	81.4	89.3	88.9	76.8	86.5
New 'low income B' households as a proportion of all new households	6.2	20.0	14.8	9.8	7.5	18.3	11.1
New 'low income A' households plus new special needs (not low income households) as a proportion of all new households	96.9	83.3	87.0	92.0	97.9	81.7	91.4
New 'low income B' households plus new special needs (not low income households) as a proportion of all new households	6.9	20.0	15.0	10.1	8.5	18.3	11.6
2001-02							
New 'low income A' households as a proportion of all new households	89.6	88.1	83.1	81.3	87.3	95.5	85.8
New 'low income B' households as a proportion of all new households	7.8	11.9	13.3	7.8	12.0	4.5	9.8
New 'low income A' households plus new special needs (not low income households) as a proportion of all new households	92.6	91.7	89.5	84.4	90.1	97.0	89.6
New 'low income B' households plus new special needs (not low income households) as a proportion of all new households	79.4	91.8	96.7	74.6	67.0	68.0	80.6

- (a) The counting rules for distinguishing between 'low income A' and 'low income B' households have been clarified for the 2001-02 data collection to ensure a household is not counted in both low income categories. As it appears that these counting rules were implemented in the 1999-2000 and 2000-01 data collections, this clarification should not affect the data reported for this indicator. Households are excluded due to missing or zero household income, missing person information or multiple households resulting in an unknown household composition.
- (b) For 2001-02, the specifications for new 'low income B' households plus special needs (not low income) households now reports about low income A and B households. For 2000-01, this indicator only reported on low income B households. The results for this indicator this year are significantly higher due to the inclusion of low income A households in this performance indicator. The formula used to calculate this indicator was adjusted after the manual was finalised. The indicator = (new households with low income A + new households with low income B + new households with special needs but not on low income A or B * 100)/ number of new households assisted for year ending 30 June 2002.
- (c) For 2001-02, there are seven new households without special needs information. Special needs information is only available for households that were housed after November 1999.
- (d) Disability is calculated from a flag used for assessment of new tenancies rather than ongoing disability, and will underestimate count for all households.
- (e) WA data for 2000-01 have been revised since the 2002 Report. Only includes single family households. For 2000-01 excludes 237 multiple family households (or 51.9 per cent of households allocated housing). For 2001-02, excludes 311 multiple family households (13.8 per cent of households) that were included in 2000-01, influencing changes in results. The change in results is also influenced by a change in the way market renter households were identified this year.
- (f) Excludes new 2000-01 allocations that left State owned and managed Indigenous housing prior to 30 June 2001. For 2001-02, excludes 332 multiple family households (representing 20.3 per cent of households) that were included in 2000-01, influencing changes in results.
- (g) National averages for 2000-01 have been revised since the 2002 Report because WA data have been revised.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing**Table 16A.31 Proportion of new tenancies allocated to households with special needs (per cent)**

	<i>NSW (a)</i>	<i>Vic</i>	<i>Qld (b)</i>	<i>WA (c)</i>	<i>SA (d)</i>	<i>Tas (e)</i>	<i>Aust</i>
2000-01	37.5	39.0	38.0	39.5	43.5	61.0	40.1
2001-02	35.8	31.7	38.3	25.2	70.5	44.9	35.2

- (a) There were 25 new households without special needs information in 2000-01 and seven new households without special needs information in 2001-02.
- (b) In Queensland in 2001-02, the introduction of the special need national standard resulted in a reduction in the number of special needs households. Disability is calculated from a flag used for assessment of new tenancies rather than ongoing disability, and will underestimate current need.
- (c) In WA, special needs details are only recorded where they are known to exist – no record is kept if a household does not have special needs. All new households are included in the count and the figure may therefore represent an undercount. In 2000-01 data were reported about the special need status of 85 per cent of new households, influencing the change in results.
- (d) In SA, special needs details are recorded for the head tenant only. In 2001-02, the SA data exclude 124 new households (representing 58 per cent of new households). Results based on the special need status of 42 per cent of new allocations. In 2000-01, reported about the special need status of 100 per cent of new allocations, influencing the change in results.
- (e) In Tasmania, results for 2001-02 are based on the special need status of 92 per cent of new allocations. In 2000-01, reported about the special need status of 100 per cent of new allocations, influencing the change in results.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing**Table 16A.32 Households paying less than market rent, or special needs households paying market rent, as a proportion of all households, at 30 June (per cent)**

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i> (c)	<i>WA</i> (d)	<i>SA</i> (e)	<i>Tas</i>	<i>Aust</i> (f)
2001	99.0	89.6	83.0	92.6	88.4	92.3	91.4
2002	98.2	91.7	90.5	99.9	98.2	97.3	96.0

- (a) Households are excluded due to having missing or zero household income, missing person information, and multiple family households resulting in an unknown household composition.
- (b) For 2002, there are seven new households without special needs information. Special needs information is only available for households that were housed after November 1999.
- (c) Market rents have not been globally adjusted to reflect the current market for a number of years, leading to a reduced proportion of households paying less than market rent and a corresponding increase in the proportion of those paying market rent due to consumer price index rent rises. The overall market rent value as listed here would therefore be somewhat less than the true value. Disability is calculated from a flag used for assessment of new tenancies rather than ongoing disability, and will underestimate the count for all households.
- (d) WA data for 2001 have been revised since the 2002 Report. Only includes single family households. For 2001 excludes 237 multiple family households (or 51.9 per cent of households allocated housing). Data for 2002 exclude 311 multiple family households (representing 13.8 per cent of households) that were included in 2000-01, influencing changes in results.
- (e) Excludes 332 multiple family households in 2002 (representing 20.3 per cent of households).
- (f) National average for 2001 has been revised since 2002 Report because WA data have been revised.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing

Table 16A.33 **Greatest need allocations as a proportion of all new allocations (per cent)**

	NSW (a)	Vic (b,c)	Qld (d)	WA (c,e)	SA (c,f)	Tas (g)	Aust
Total for year ending 30 June 2001							
Proportion of greatest need allocations in:							
< 3 months	58.5	11.5	2.8	27.5	63.0	na	36.3
3 months to < 6 months	14.8	13.3	–	28.2	64.7	na	22.9
6 months to <1 year	8.2	20.0	–	24.3	42.3	na	15.2
1 year to < 2 years	–	–	1.2	10.1	36.0	na	6.6
2+ years	0.8	–	1.5	1.8	14.8	na	2.3
Overall total	23.5	9.4	1.4	21.2	52.4	na	21.0
Total for year ending 30 June 2002							
Proportion of greatest need allocations in (h):							
Under 3 months	36.0	18.9	na	21.6	69.6	na	35.0
3 < 6 months	21.0	27.6	na	30.4	68.8	na	33.7
6 months to < 1 year	9.3	13.8	na	29.9	36.8	na	21.8
1 < 2 years	4.7	5.3	na	11.8	14.3	na	8.5
2+ years	–	–	na	12.7	7.7	na	4.5
Overall total	17.3	14.8	na	20.7	54.7	na	24.1

(a) For 2000-01, 15 records with missing waiting time information were excluded from the total number of households in greatest need and 61 records from the total number of all households. These households could not be assigned into a breakdown group. For 2001-02, one record with missing waiting time information has been included in the total number of households in greatest need but could not be assigned into a breakdown group. Similarly, eight records with missing waiting time information have been included in the total number of all households but could not be assigned into a breakdown group. The HPTR (priority tenancy reinstatement) code is excluded from this indicator for 2001-02.

(b) For Victoria for 2001-02, the following codes were excluded: SUP (supported housing and 10 related codes to this category including MOD (major/full modifications) and HASP (housing and support). State owned and managed Indigenous housing shares a waiting list with public housing, and therefore the relatively low level of priority allocations in Victoria is partly because Indigenous tenants in greatest need are likely to be housed under the general public housing program.

(c) In 2001, excludes households with a missing application date, date housed, or an application date greater than the tenancy start.

(d) The Queensland definition of those in 'greatest need' is those who are priority A on the waiting list. For 2000-01, this is an underestimation of the true 'greatest need' figure because the priority A flag is rarely used in low waiting time areas due to its administrative encumbrance. For 2002, the public housing priority waiting list is not administered in State owned and managed Indigenous housing.

(e) Five new priority levels were introduced on 8 January 2001 (domestic violence, emergency housing, homelessness, and medical and support needs), which improved data capacity. For 2002, LS (large to small), NL (new living priority) and RD (redevelopment) are excluded. For WA for 2000-01 data for five priority levels were collected and reported from 8 January 2001 to 30 June 2001 only. For 2001-02 data for these priority levels have been reported for the entire financial year, influencing increases in numbers reported this year.

(f) For 2002, DT (difficult and disruptive tenancies), H (homeless/at risk), HTT (homeless/at risk and trust tenancy issues), ID (incorrect date entered), IS (industrial special), NE (no longer eligible for A category), R (redevelopment) and REP (relocation – property issues) are excluded.

(g) There is no determination of greatest need in the allocation of State owned and managed Indigenous housing properties and therefore no data are available.

(h) For 2001-02, the number of days in each of the time allocation groups was adjusted such that a calendar month was equal to approximately 30 days. The determination of households in greatest need for all jurisdictions was based on waiting list priority reason data codes rather than priority category on the waiting list. This may influence the results for those jurisdictions who may have used priority category on the waiting list or other data sources to determine households in greatest need for the 2000-01 collection.

na Not available. - Nil or rounded to zero.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing**Table 16A.34 Gross cost per State owned and managed Indigenous housing dwelling (excluding capital costs)**

	<i>NSW (a)</i>	<i>Vic</i>	<i>Qld (b)</i>	<i>WA (c)</i>	<i>SA</i>	<i>Tas</i>	<i>Aust</i>
<i>Nominal dollars</i>							
2000-01	8 990	4 765	6 020	4 740	4 846	3 044	6 332
2001-02	9 192	4 963	5 654	4 800	4 540	2 958	6 297
<i>2001-02 dollars</i>							
2000-01	9 220	4 887	6 174	4 861	4 971	3 122	6 495
2001-02	9 192	4 963	5 654	4 800	4 540	2 958	6 297

- (a) The calculation for NSW in 2001-02 includes \$22.285m 'capital upgrade' expenditure. This is one off expenditure resulting from maintenance liabilities incurred before the Aboriginal Housing Office took possession of the stock. A total of 61 per cent of the direct cost per dwelling is attributable to capital upgrading. Excluding expenditure on upgrading, the direct cost per dwelling is \$3567.
- (b) Expenditure on maintenance influenced the reduction in direct costs reported this year. Over expenditure in the maintenance budget in 2000-01 resulted in a cutback to the maintenance budget in 2001-02.
- (c) The increase in costs in 2000-01 was due to a rise in general rental costs, implementation of a tenant support initiative and more accurate apportionment of administrative costs between public housing and State owned and managed Indigenous housing.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housingTable 16A.35 **State owned and managed Indigenous housing stock occupancy rates, 30 June (per cent)**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Aust</i>
<i>Proportion of State and Territory owned and managed Indigenous housing dwellings occupied</i>							
2001	98.0	95.4	94.0	96.0	94.3	93.1	95.8
2002	97.9	96.6	94.6	95.2	91.2	92.7	95.4

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing**Table 16A.36 Average turnaround times for vacant stock (days) (a)**

	<i>NSW</i> (b)	<i>Vic</i> (c)	<i>Qld</i> (d)	<i>WA</i> (e)	<i>SA</i> (f)	<i>Tas</i>	<i>Aust</i>
2000-01	38	33	59	67	75	52	54
2001-02	38	43	62	52	86	50	54

- (a) Excludes dwellings undergoing major redevelopment. Before 2001-02, the denominator in the calculation of turnaround time was described as 'total number of dwellings that are vacated and subsequently tenanted for the year ending 30 June'. The intention of this data item was to count the number of vacancy episodes for all public housing dwellings. This clarification has been made to the 2001-02 data manual, however, as this counting rule was implemented in the 2000-01 data collection, this clarification should not affect data reported for turnaround time in the 2001-02 collection. For 2000-01, the indicator measured the number of times a dwelling was vacated and subsequently retenanted. For 1999-2000, the indicator measured the number of dwellings vacated and subsequently retenanted.
- (b) For 2000-01, excludes 50 void properties with obvious date errors and for 2001-02 excludes 62 void properties with obvious date errors.
- (c) Improved asset management has influenced the result in 2000-01 because the amount of time a dwelling remained offline was minimised.
- (d) For 2000-01, this was calculated according to the definition. The data item for 2000-01 was derived from tenancy information and does not distinguish between different vacancy types or contain information about the lead time of new dwellings to be occupied. Calculations using alternative data sources indicated that data limitations had only a minimal impact on the performance indicator.
- (e) Includes time vacant due to redevelopment in WA in 2001-02 that was excluded in 2000-01, influencing changes in results.
- (f) Some properties in SA undergoing redevelopment are included due to data coding errors.

Source: State and Territory governments (unpublished).

State and Territory owned and managed Indigenous housing**Table 16A.37 Total rent collected as a proportion of total rent charged (per cent) (a)**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA (b)</i>	<i>SA</i>	<i>Tas</i>	<i>Aust</i>
2000-01	99.3	99.5	99.1	101.1	95.0	94.8	98.8
2001-02	99.9	98.8	97.3	103.0	92.6	99.1	98.5

(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) These figures increased in 2000-01 because water consumption costs were retrospectively deducted from rent paid during 1999-2000. This deduction covered more than one year. While this deduction occurred for 2000-01, it related only to the one year.

Source: State and Territory governments (unpublished).

Indigenous community housing**Table 16A.38 Permanent Indigenous community housing dwellings 2001 (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>
4 079	416	5 673	3 273	1 004	118	9	6 715	21 287

(a) May include some government owned ARHP properties.

Source: ABS 2002, *Housing and Infrastructure in Aboriginal and Torres Strait Islander Communities* (CHINS), Cat. no. 4710.0, Canberra.

Table 16A.39

Indigenous community housing**Table 16A.39 Unoccupied permanent Indigenous community housing dwellings, 2001 (a)**

	<i>Unoccupied permanent dwellings</i>	<i>Total permanent dwellings</i>	<i>Proportion of dwellings unoccupied</i>
	<i>no.</i>	<i>no.</i>	<i>%</i>
<i>Location</i>			
Urban	293	4 885	6.0
Discrete community	1 376	16 402	8.4
Total	1 669	21 287	7.8

(a) Unoccupied for two weeks or more.

Source: ABS 2002, *Housing and Infrastructure in Aboriginal and Torres Strait Islander Communities* (CHINS), Cat. no. 4710.0, Canberra.

Indigenous community housing

Table 16A.40

Condition of permanent Indigenous community housing dwellings, 2001 (per cent) (a)

	<i>NSW (a)</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT (a)</i>	<i>NT</i>	<i>Aust</i>
<i>In need of:</i>									
Minor or no repair	79.6	80.8	64.4	67.5	70.5	71.2	na	70.6	70.4
Major repair	18.1	14.2	23.4	19.4	18.6	28.0	na	15.5	18.9
Replacement	2.3	5.0	8.6	13.0	10.9	0.8	na	9.7	8.4

(a) The ACT included in NSW for confidentiality reasons.

Source: ABS 2002, *Housing and Infrastructure in Aboriginal and Torres Strait Islander Communities* (CHINS), Cat. no. 4710.0, Canberra.

na Not available.

Indigenous community housingTable 16A.41 **Average annual maintenance expenditure and weekly rent per permanent dwelling, Indigenous community housing, 2001 (dollars) (a)**

	<i>NSW</i> (b)	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i> (b)	<i>NT</i>	<i>Aust</i>
Average annual maintenance expenditure (c)	1879	2529	1870	2387	1272	2856	na	1641	1870
Average weekly rent (d)	46	58	50	38	23	61	na	25	38

(a) Based on financial year prior to survey.

(b) The ACT included in NSW for confidentiality reasons.

(c) Includes permanent dwellings with no maintenance expenditure.

(d) Includes permanent dwellings with no rental income.

na Not available.

Source: ABS 2002, *Housing and Infrastructure in Aboriginal and Torres Strait Islander Communities* (CHINS), Cat. no. 4710.0, Canberra.

Table 16A.42 **Eligibility and payment scales for CRA (\$/fortnight) (a)**

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 (b)</i>
Single, no children	80.40	201.20	90.60	70.58
Single, no children, sharer	80.40	160.93	60.40	51.12
Couple, no children	131.00	244.87	85.40	69.01
Single, 1 or 2 children	105.84	247.52	106.26	80.83
Single, 3 or more children	105.84	266.00	120.12	94.36
Partnered, 1 or 2 children	156.66	298.34	106.26	79.82
Partnered, 3 or more children	156.66	316.82	120.12	89.57
Partnered, illness separated, no children	80.40	201.20	90.60	87.00
Partnered, temporarily separated, no children	80.40	194.27	85.40	84.94

(a) At June 2002.

(b) Maximum CRA rates and thresholds payable at 30 June 2002.

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

Table 16A.43

Table 16A.43 **Commonwealth Rent Assistance, by income unit, 30 June 2002 (per cent) (a), (b)**

Type of income unit	Income units		Indigenous income units	
	no.	Proportion of recipients %	no.	Proportion of Indigenous recipients %
Single, no children	365 800	38.8	6 612	30.7
Single, no children, sharer	146 626	15.5	2 286	10.6
Single, 1 or 2 children	181 102	19.2	5 869	27.3
Single, 3 or more children	34 715	3.7	1 914	8.9
Partnered, no children	74 547	7.9	844	3.9
Partnered, 1 or 2 children	95 687	10.1	2 254	10.5
Partnered, 3 or more children	40 655	4.3	1 582	7.3
Partnered, illness separated, no children	2 078	0.2	36	0.2
Partnered, temporarily separated, no children	149	—	7	—
Unknown income unit	2 518	0.3	131	0.6
Total	943 877	100.0	21 535	100.0

(a) Data are for CRA recipients who were clients of FaCS only. Data exclude those paid Rent Assistance by, or on behalf of, the Department of Veterans' Affairs or the Department of Education, Science and Training.

(b) An income unit is the basic unit 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 16–18 years 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.

- Nil or rounded to zero.

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

Table 16A.44

Table 16A.44 **Income units receiving CRA by quintiles of income at 30 November 2001**

Type of income unit	Income quintile (weekly family income received \$)			
	20 per cent of recipients	40 per cent of recipients	60 per cent of recipients	80 per cent of recipients
<i>All income units receiving CRA by quintiles of income (excluding CRA)</i>				
Single, no children	145.05	182.30	185.20	214.67
Single, no children, sharer	182.30	208.15	209.53	235.05
Single, 1 or 2 children	332.83	346.88	385.65	456.34
Single, 3 or more children	451.94	506.16	560.22	656.78
Partnered, no children	326.39	375.46	433.13	577.67
Partnered, 1 or 2 children	428.58	530.48	670.28	814.95
Partnered, 3 or more children	565.36	683.98	821.86	984.07
Partnered, illness separated, no children	403.24	422.55	453.30	530.10
Partnered, temporarily separated, no children	316.69	340.15	346.88	368.88
Total	185.20	213.53	335.28	498.31
<i>Income units paying enough rent to receive maximum CRA by quintiles of income (excluding CRA)</i>				
Single, no children	148.05	182.30	185.20	214.15
Single, no children, sharer	182.30	208.15	209.53	238.53
Single, 1 or 2 children	331.73	346.88	387.88	468.30
Single, 3 or more children	460.69	515.40	574.80	679.19
Partnered, no children	335.26	389.23	460.67	614.91
Partnered, 1 or 2 children	443.14	556.67	690.89	838.30
Partnered, 3 or more children	576.98	708.96	849.13	1 012.99
Partnered, illness separated, no children	416.30	425.06	459.56	531.92
Partnered, temporarily separated, no children	330.35	340.72	346.88	368.88
Total	185.20	228.53	367.90	552.20
<i>Income units not paying enough rent to receive maximum CRA by quintiles of income (excluding CRA)</i>				
Single, no children	145.05	182.30	185.20	215.53
Single, no children, sharer	182.92	208.15	209.53	231.53
Single, 1 or 2 children	338.58	346.88	379.16	440.26
Single, 3 or more children	449.31	484.35	530.01	605.87
Partnered, no children	322.81	347.61	389.23	483.58
Partnered, 1 or 2 children	414.18	489.66	620.16	763.59
Partnered, 3 or more children	551.79	653.64	783.82	937.87
Partnered, illness separated, no children	350.88	419.06	443.68	519.68
Partnered, temporarily separated, no children	172.75	337.20	346.88	419.93
Total	185.20	209.53	292.05	422.85

(a) Data are for CRA recipients who were clients of DFACS only. Data exclude those paid rental assistance by, or on behalf of, the DVA or DEST.

(b) An income unit is the basic unit 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 16–18 years 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.

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

Table 16A.45

Table 16A.45 **Income units receiving CRA, by benefit type, 30 June 2002 (a), (b)**

<i>Benefit type</i>	<i>Income units</i>	<i>Proportion of CRA recipients</i>	<i>Indigenous income units</i>	<i>Proportion of Indigenous recipients</i>
	no.	%	no.	%
Newstart	206 317	21.9	7 085	32.9
Parenting Payment, single	189 782	20.1	6 908	32.1
Disability Support Pension	162 048	17.2	3 315	15.4
Age Pension	151 120	16.0	596	2.8
Youth Allowance	90 741	9.6	1 268	5.9
Family Tax Benefit	81 179	8.6	1 335	6.2
Parenting Payment, partnered	26 160	2.8	558	2.6
Other qualifying payments	36 530	3.9	470	2.2
Total	943 877	100.0	21 535	100.0

(a) 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, Science and Training.

(b) Components may not sum to 100 per cent as a result of rounding.

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

Table 16A.46 **Income units receiving CRA, by benefit type and location, 30 June 2002 (a), (b), (c), (d)**

<i>Benefit type</i>	<i>Capital city</i>	<i>Other metropolitan</i>	<i>Large rural centres</i>	<i>Small rural centres</i>	<i>Other rural centres</i>	<i>Remote centres</i>	<i>Other remote centres</i>	<i>Total</i>
Newstart	124 843	22 802	16 313	15 733	22 891	1 853	1 637	206 317
Parenting Payment, single	106 298	20 868	16 315	17 068	25 859	1 524	1 675	189 782
Disability Support Pension	91 747	17 783	13 566	14 171	21 855	1 260	1 343	162 048
Age Pension	87 842	16 102	11 388	12 549	20 309	1 108	1 586	151 120
Youth Allowance	56 130	10 597	10 614	6 470	5 573	496	318	90 741
Family Tax Benefit	51 957	8 087	6 295	5 410	8 049	700	607	81 179
Parenting Payment, partnered	15 753	2 582	2 095	2 089	3 214	183	224	26 160
Other qualifying payments	24 233	3 359	2 406	2 523	3 538	238	203	36 530
Total	558 804	102 179	78 992	76 014	111 288	7 361	7 594	943 877

(a) 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, Science and Training.

(b) Derived from postcodes using the RRMA classification system.

(c) Total includes 'unknown'.

(d) An income unit is classified as Parenting Payment, partnered only if the partner does not receive any social security payments.

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

Table 16A.47 **Indigenous income units receiving CRA, by benefit type and location, 30 June 2002 (a), (b), (c), (d), (e)**

<i>Benefit type</i>	<i>Capital city</i>	<i>Other metropolitan</i>	<i>Large rural centres</i>	<i>Small rural centres</i>	<i>Other rural centres</i>	<i>Remote centres</i>	<i>Other remote centres</i>	<i>Total</i>
Newstart	2 613	632	977	792	1 343	324	381	7 062
Parenting Payment, single	2 236	619	1 103	785	1 429	298	415	6 886
Disability Support Pension	1 108	280	466	405	667	171	199	3 296
Age Pension	144	36	64	60	129	47	109	674
Youth Allowance	530	113	189	153	193	45	35	1 257
Family Tax Benefit	461	119	232	123	229	81	88	1 333
Parenting Payment, partnered	161	48	92	68	128	28	34	558
Other qualifying payments	138	46	74	45	115	18	34	469
Total	7 391	1 892	3 197	2 431	4 232	1 012	1 296	21 535

(a) 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, Science and Training.

(b) Derived from postcodes using the RRMA classification system.

(c) Total includes 'unknown'.

(d) An income unit is classified as Parenting Payment, partnered only if the partner does not receive any social security payments.

(e) Income units are classified as Indigenous if either partner self identifies as being an Aboriginal or Torres Strait Islander.

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

Table 16A.48

Table 16A.48 **Income units receiving CRA, by Indigenous status and geographic location, 30 June 2002**

	<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 (a)</i>
<i>Non-Indigenous</i>										
Individual recipients	no.	309 122	200 219	229 073	84 708	63 725	22 094	8 282	4 885	922 342
In capital city	no.	170 209	143 441	100 717	65 444	50 241	9 690	8 270	3 402	551 413
In rest of State/Territory	no.	138 913	56 778	128 356	19 264	13 484	12 404	12	1 483	370 929
As proportion of all recipients	%	97.7	99.4	96.6	97.4	98.7	97.3	98.9	83.3	97.7
Non-Indigenous population, as proportion of total population (b)	%	98.1	99.5	96.7	96.7	98.4	96.4	98.9	71.4	97.8
<i>Indigenous</i>										
Individual recipients	no.	7 423	1 258	8 052	2 248	861	610	93	976	21 535
In capital city	no.	1 957	620	2 274	1 191	555	220	93	481	7 391
In rest of State/ Territory	no.	5 466	638	5 778	1 057	306	390	–	495	14 144
As proportion of all recipients	%	2.3	0.6	3.4	2.6	1.3	2.7	1.1	16.7	2.3
Indigenous population, as proportion of total population (b)	%	1.9	0.5	3.3	3.3	1.6	3.6	1.1	28.6	2.2
Total individual recipients	no.	316 545	201 477	237 125	86 956	64 586	22 704	8 375	5 861	943 877

(a) National total includes postcodes that could not be classified.

(b) Based on low series population projections, ABS 1999b, *Experimental Projections of the Aboriginal and Torres Strait Islander Population*, cat. no. 3231.0, Canberra.

- Nil or rounded to zero.

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

Table 16A.49

Table 16A.49 **Proportion of recipients, by proportion of income spent on rent with and without CRA, 30 November 2001 (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>
<i>Less than 30 per cent of income spent on rent</i>									
Capital city									
With CRA	53.6	64.2	68.5	69.5	70.2	75.6	58.9	58.1	62.9
Without CRA	24.7	29.6	33.0	32.3	34.6	36.6	31.4	25.6	29.6
Other metropolitan									
With CRA	67.8	74.3	57.9	..	..	..	..	..	64.2
Without CRA	31.1	35.6	25.1	..	..	..	..	..	28.9
Remote centres									
With CRA	..	..	79.4	69.6	..	..	..	64.9	73.6
Without CRA	..	..	42.5	37.5	..	..	..	34.2	39.5
Other remote									
With CRA	79.6	77.2	82.3	78.3	77.3	85.4	..	75.7	79.8
Without CRA	45.7	43.5	50.4	50.2	45.6	66.7	..	39.1	47.9
Large rural centres									
With CRA	71.7	73.7	71.3	..	79.0	76.6	..	..	72.2
Without CRA	34.7	37.4	34.2	..	44.9	36.5	..	..	35.1
Small rural centres									
With CRA	73.9	78.4	72.5	77.2	80.0	83.3	..	..	75.3
Without CRA	36.4	41.1	34.4	39.2	41.9	43.3	..	..	37.5
Other rural									
With CRA	75.9	80.1	78.8	77.2	79.3	84.4	61.1	69.1	78.1
Without CRA	39.0	44.4	42.8	42.5	45.9	47.3	22.2	29.6	42.1
Total									
With CRA	62.0	68.0	69.0	71.1	72.1	78.7	58.9	61.2	66.9
Without CRA	29.5	32.8	33.4	34.4	36.8	39.8	31.4	28.3	32.4
<i>Less than 50 per cent of income spent on rent</i>									
Capital city									
With CRA	83.7	90.1	93.0	93.5	93.8	95.5	88.1	90.5	89.4
Without CRA	64.2	71.4	75.6	75.4	75.8	79.9	67.9	65.7	70.8
Other metropolitan									
With CRA	93.4	94.2	89.0	..	..	..	..	..	91.6
Without CRA	74.7	79.1	67.8	..	..	..	..	..	72.2
Remote centres									
With CRA	..	..	95.5	92.4	..	..	..	92.5	93.9
Without CRA	..	..	82.4	76.2	..	..	..	70.8	78.4
Other remote									
With CRA	95.9	93.8	96.2	95.0	94.2	100.0	..	94.7	95.5
Without CRA	82.5	79.7	84.7	81.6	80.4	89.6	..	78.0	82.5
Large rural centres									
With CRA	94.4	94.6	93.9	..	94.0	96.3	..	..	94.3
Without CRA	77.9	79.2	77.1	..	80.3	81.4	..	..	78.0
Small rural centres									
With CRA	95.0	96.0	94.7	96.1	96.6	98.0	..	..	95.4
Without CRA	79.2	81.6	79.1	81.2	82.5	84.7	..	..	80.1
Other rural									
With CRA	95.5	96.3	95.9	95.5	96.2	98.3	94.4	93.8	96.0
Without CRA	80.2	82.8	82.3	81.3	82.3	85.9	61.1	69.5	81.7
Total									
With CRA	88.6	91.6	93.0	93.9	94.3	96.6	88.1	91.4	91.4
Without CRA	70.4	74.2	75.7	76.7	77.1	82.1	67.8	67.6	73.8

.. Not applicable.

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

Table 16A.50

Table 16A.50 **Proportion of income spent on rent with and without CRA, Indigenous CRA recipients, 30 November 2001 (per cent)**

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
Indigenous income units									
<i>Less than 30 per cent of income spent on rent</i>									
Capital city									
With CRA	52.6	57.7	75.5	75.1	69.4	76.0	59.4	60.2	66.5
Without CRA	24.2	22.7	37.2	35.1	30.4	39.1	35.4	23.9	31.0
Other metropolitan									
With CRA	69.2	70.0	65.1	..	..	..	..	..	67.4
Without CRA	33.9	32.5	31.1	..	..	..	..	..	32.6
Remote centres									
With CRA	..	..	83.2	75.9	..	..	..	64.7	76.2
Without CRA	..	..	49.9	49.0	..	..	..	38.1	46.4
Other remote									
With CRA	83.7	78.6	89.6	85.6	68.2	83.3	..	86.1	86.2
Without CRA	50.7	42.9	65.9	54.4	40.9	66.7	..	47.5	56.9
Large rural centres									
With CRA	77.1	79.4	77.8	..	94.1	75.0	..	..	77.7
Without CRA	41.9	43.5	42.3	..	64.7	38.5	..	..	42.2
Small rural centres									
With CRA	81.1	75.3	78.1	78.5	82.6	83.3	..	..	80.1
Without CRA	48.9	42.0	40.1	46.4	53.0	53.3	..	..	47.0
Other rural									
With CRA	82.6	80.9	84.4	76.1	77.7	84.0	..	75.0	82.7
Without CRA	50.0	48.9	53.9	49.2	45.6	51.4	..	28.8	51.0
Total									
With CRA	72.5	68.5	78.1	76.7	73.0	79.5	59.4	65.5	74.7
Without CRA	40.3	34.1	43.7	41.4	37.1	45.3	35.4	31.3	41.0
<i>Less than 50 per cent of income spent on rent</i>									
Capital city									
With CRA	84.6	88.9	95.4	95.4	94.4	95.8	93.8	92.9	91.9
Without CRA	60.8	65.9	80.9	80.7	75.0	82.3	68.8	67.8	73.1
Other metropolitan									
With CRA	93.8	92.5	91.5	..	..	..	..	..	92.7
Without CRA	76.0	67.5	71.4	..	..	..	..	..	73.7
Remote centres									
With CRA	..	..	96.3	93.9	..	..	..	90.5	94.1
Without CRA	..	..	85.1	79.2	..	..	..	71.8	79.9
Other remote									
With CRA	97.6	100.0	98.3	96.9	77.3	100.0	..	97.0	97.4
Without CRA	87.1	85.7	91.5	89.4	68.2	83.3	..	89.1	89.0
Large rural centres									
With CRA	95.8	95.9	95.5	..	100.0	95.2	..	..	95.7
Without CRA	83.4	84.7	83.3	..	94.1	78.8	..	..	83.3
Small rural centres									
With CRA	96.2	94.7	96.1	96.9	96.5	95.6	..	..	96.2
Without CRA	84.3	79.3	83.8	82.7	83.5	81.1	..	..	83.5
Other rural									
With CRA	97.2	95.6	97.4	94.9	97.1	98.9	..	98.1	97.1
Without CRA	86.5	84.4	86.8	83.2	80.6	85.1	..	80.8	86.0
Total									
With CRA	93.3	92.3	95.7	95.5	94.7	96.6	93.8	93.0	94.5
Without CRA	78.0	74.4	82.6	81.7	77.3	82.4	68.8	72.5	79.7

(a) Income units classified as Indigenous if either partner self identifies as an Aboriginal or Torres Strait Islander.

.. Not applicable.

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

Table 16A.51

Table 16A.51 **Proportion of income spent on rent with and without CRA, recipients of both Disability Support Pension and CRA, 30 November 2001 (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>
Income units receiving both Disability Support Pension and CRA									
<i>Less than 30 per cent of income spent on rent</i>									
Capital city									
With CRA	60.4	69.9	72.2	70.4	71.0	82.3	74.1	61.1	68.0
Without CRA	18.2	22.3	23.9	21.0	25.9	29.0	29.5	15.1	21.8
Other metropolitan									
With CRA	67.8	79.5	61.4	..	..	..	..	..	66.5
Without CRA	23.6	29.3	17.3	..	..	..	..	..	21.9
Remote centres									
With CRA	..	..	84.2	79.6	..	..	..	64.2	79.5
Without CRA	..	..	34.3	33.5	..	..	..	25.7	32.7
Other remote									
With CRA	85.4	84.2	88.0	85.0	81.3	100.0	..	74.6	85.4
Without CRA	40.5	33.3	43.7	42.9	38.5	44.4	..	28.6	40.7
Large rural centres									
With CRA	76.8	77.8	72.6	..	81.8	81.4	..	..	75.3
Without CRA	27.2	30.6	24.3	..	29.3	30.5	..	..	26.7
Small rural centres									
With CRA	76.6	83.5	74.5	78.4	80.2	88.0	..	..	78.2
Without CRA	30.7	32.8	27.1	29.6	31.5	35.3	..	..	30.4
Other rural									
With CRA	79.3	83.9	79.9	80.0	81.2	85.6	66.7	66.0	80.8
Without CRA	31.7	36.0	34.0	34.2	36.4	37.9	33.3	26.0	33.9
Total									
With CRA	67.6	73.6	72.3	72.5	73.1	83.7	74.1	62.9	71.3
Without CRA	23.3	25.6	25.0	23.8	27.8	32.3	29.6	19.1	24.8
<i>Less than 50 per cent of income spent on rent</i>									
Capital city									
With CRA	87.2	92.7	95.1	95.8	96.1	97.7	92.0	94.0	92.4
Without CRA	63.9	72.4	74.8	71.7	72.3	83.5	76.5	62.7	70.5
Other metropolitan									
With CRA	95.1	96.4	90.8	..	..	..	..	..	93.7
Without CRA	70.4	81.8	65.0	..	..	..	..	..	69.5
Remote centres									
With CRA	..	..	97.8	93.7	..	..	..	94.7	95.9
Without CRA	..	..	85.0	82.0	..	..	..	67.4	81.2
Other remote									
With CRA	99.4	99.2	97.7	97.3	95.8	100.0	..	98.4	98.2
Without CRA	87.1	85.8	88.8	87.2	80.2	100.0	..	76.2	86.7
Large rural centres									
With CRA	96.4	96.1	96.2	..	97.0	98.6	..	..	96.4
Without CRA	78.4	78.8	74.4	..	81.8	82.6	..	..	76.9
Small rural centres									
With CRA	96.9	97.9	95.8	98.4	98.3	99.6	..	..	97.1
Without CRA	78.6	84.3	78.5	79.0	80.4	87.5	..	..	80.1
Other rural									
With CRA	97.2	98.0	97.3	97.4	98.2	98.4	100.0	94.0	97.5
Without CRA	80.9	84.3	81.3	81.9	82.3	86.6	66.7	68.0	82.0
Total									
With CRA	91.9	94.2	95.1	96.2	96.5	98.3	92.0	94.4	94.0
Without CRA	70.3	75.6	74.8	73.8	74.3	84.7	76.5	64.9	73.5

.. Not applicable.

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

Table 16A.52 Income units receiving maximum rate of CRA, at 30 June by payment type (per cent) (a), (b), (c)

<i>Benefit type</i>	<i>1999</i>	<i>2000</i>	<i>2001</i>	<i>2002</i>
Newstart	65.6	63.6	58.4	55.7
Parenting Payment, single	71.5	73.2	64.9	70.0
Disability Support Pension	53.2	54.4	47.4	46.3
Age Pension	51.5	52.7	47.9	46.9
Youth Allowance	54.5	54.1	50.0	48.1
Family Tax Benefit (only)	78.6	78.2	73.0	76.5
Parenting Payment, partnered	74.7	73.0	65.7	69.2
Sickness Allowance	70.4	70.5	67.9	63.0
Special Benefit	55.0	57.9	54.0	52.0
Carer Payment	55.1	55.2	50.3	47.3
All payments	62.7	62.6	56.9	56.9

(a) Data are for CRA recipients who were clients of the Department of Family and Community Services only. Data exclude those paid rental assistance by, or on behalf of, the DVA or DEST.

(b) An income unit is the basic unit 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 16–18 years 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.

(c) Proportion of income units with ongoing entitlement to CRA paying enough rent to receive maximum assistance.

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

Table 16A.53 Income units receiving maximum rate of CRA, at 30 June by jurisdiction (per cent) (a), (b), (c)

	<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	66.0	59.7	64.2	59.1	57.6	50.3	68.4	70.7	62.7
2000	65.6	60.1	63.8	59.6	58.2	50.0	66.8	69.6	62.6
2001	61.2	54.4	57.8	52.7	50.5	37.9	63.7	65.4	56.9
2002	61.3	55.9	56.9	52.5	51.0	34.9	65.1	61.3	56.9

(a) Data are for CRA recipients who were clients of the Department of Family and Community Services only. Data exclude those paid rental assistance by, or on behalf of, the DVA or DEST.

(b) An income unit is the basic unit 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 16–18 years 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.

(c) Proportion of income units with ongoing entitlement to CRA paying enough rent to receive maximum assistance.

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

Table 16A.54

Table 16A.54 Outcome of all CRA appeals finalised in 2001-02 (a)

<i>Outcome</i>	<i>Appeals to ARO</i>		<i>Appeals to SSAT</i>		<i>Appeals to AAT</i>	
	no.	%	no.	%	no.	%
Original decision affirmed	160	59.9	23	51.1	1	25.0
Original decision set aside	63	23.6	10	22.2	3	75.0
Original decision varied	42	15.7	4	8.9	–	–
Appeal withdrawn/dismissed	2	0.7	8	17.8	–	–
Total finalised	267	100.0	45	100.0	4	100.0

(a) ARO = authorised review officer; SSAT = Social Security Appeals Tribunal; AAT = Administrative Appeals Tribunal.

Totals may not add to 100 as a result of rounding.

- Nil or rounded to zero.

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

Table 16A.55 **Adjustments to CRA payments resulting from a risk-based review, 2001-02**

<i>Outcome of review</i>	<i>no.</i>	<i>%</i>
No change	76 245	72.9
Reduced	21 388	20.4
Cancelled	1 668	1.6
Increased	5 347	5.1
Total	104 648	100.0

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

Table 16A.56

Table 16A.56 Average CRA entitlement, by location, 30 June 2002 (a)

<i>Location</i>	<i>Income units</i>	<i>Average fortnightly entitlement</i>	<i>Average fortnightly rent</i>
	no.	\$	\$
Sydney	172 166	75.12	302.96
Rest of NSW	144 379	70.74	235.23
Melbourne	144 061	71.84	255.71
Rest of Victoria	57 416	68.09	220.47
Brisbane	102 991	73.04	251.53
Rest of Queensland	134 134	73.32	250.48
Perth	66 635	71.64	236.98
Rest of WA	20 321	69.38	228.20
Adelaide	50 795	70.42	234.30
Rest of SA	13 791	67.99	220.27
Hobart	9 910	69.58	216.41
Rest of Tasmania	12 794	66.36	205.63
Darwin	3 883	72.29	264.50
Rest of NT	1 978	71.06	258.20
ACT	8 375	68.91	262.80
Total	943 877	72.06	253.31

(a) 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, Science and Training.

(b) National total includes invalid postcodes not assigned to a State.

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

Table 16A.57

Table 16A.57 CRA recipients satisfaction with housing, 2000 (per cent) (a)

<i>Thinking about the location of the place you live in, would you say it is:</i>			
<i>Poor</i>	<i>Just OK</i>	<i>Good</i>	<i>Great</i>
5	16	48	31
<i>Thinking about the quality of the place you live in, would you say it is:</i>			
<i>Poor</i>	<i>Just OK</i>	<i>Good</i>	<i>Great</i>
4	21	49	26

(a) Includes responses by individuals paying enough rent to qualify for CRA and receiving a relevant payment type. CRA may not be payable, or may be paid to a partner.

Source: DFACS (unpublished).

Table 16A.67

Table 16A.67 **Housing composition, by tenure type, 2001 (per cent) (a)**

<i>Tenure type</i>	<i>Proportion of population</i>
Home owners/purchasers	66.2
Private rental	21.8
Public housing (b)	4.5
Other (c)	2.8
Not stated	4.7
Total	100.0

(a) Based on information provided by jurisdictions for the 2003 Report, around 0.4 per cent of Australians live in community housing.

(b) Includes all households renting from a State or Territory housing authority.

(c) Includes rent free, life tenant, shared equity and other tenures.

Source: ABS 2002a, 2001 *Census of Population and Housing*, Canberra.

Table 16A.68 **Moving annual trend vacancy rates, private housing market by capital city, June 2002 (per cent) (a)**

<i>Sydney</i>	<i>Melbourne</i>	<i>Brisbane (b)</i>	<i>Perth</i>	<i>Adelaide (b)</i>	<i>Hobart</i>	<i>Canberra</i>	<i>Darwin</i>
4.1	4.2	na	4.5	na	2.0	2.7	9.6

(a) 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.

(b) The Real Estate Institute of Australia was unable to supply this information.

na Not available.

Source: Real Estate Institute of Australia 2002, *Market Facts*, June 2002, Canberra.

Table 16A.69 **Median market rents, private housing market, by capital city, June quarter 2002 (dollars/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	240	220	210	172	185	175	250	240
2 bedroom flats/units	265	190	190	139	145	140	235	170

Source: Real Estate Institute of Australia 2002, *Market Facts*, June 2002, Canberra.

Table 16A.70

Table 16A.70		Households residing in public housing, 2001 (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>
4.9	3.2	3.5	4.2	7.7	6.4	8.6	7.9	4.5

(a) Includes all State and Territory Housing Authority dwellings.

(b) Public housing tenants appear to be undercounted in the 2001 Census (and in previous Censuses). For NSW, the 2001 Census reported 114 130 public housing households out of a total of 2 343 667 (or 4.9 per cent), while NSW records that there are more than 125 000 (representing around 5.3 per cent of households). Across Australia, the Census reports there were 317 000 households in public housing but the 2001-02 public hospital data collection records there were just under 343 000 such households.

Source: ABS 2002, *2001 Census of Population and Housing*, Canberra.

Table 16A.71 State and Territory programs included in the community housing data collection, 2001-02

<i>Jurisdiction</i>	<i>Program</i>
NSW	Community Housing Program
	Community Housing Leasing Program
	Local Government and 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 and Community Housing Program
	Common Equity Rental Cooperatives Scheme
	Joint Ventures
	Long term/general
	Long term/disabled
	Emergency housing outside THM network
	Group housing/housing to people with a disability
	Rental housing cooperatives
	Rooming houses
Queensland	Transitional housing
	Community Housing Program
	Boarding House Program
	Community Rent Scheme
WA	Long Term Community Housing Program
	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
SA	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
	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>

Table 16A.71 State and Territory programs included in the community housing data collection, 2001-02

<i>Jurisdiction</i>	<i>Program</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>
	All Community Housing Authority properties that have yet to be transferred to a community housing organisation
Tasmania	Organisations that received CSHA funding under the Community Housing Program
	Public housing properties leased to organisations providing non-crisis accommodation
	Local Government Community Housing Program
	Grants for Elderly Persons Program
	Community tenancies
ACT	Community Housing Program
	Community Organisations Rental Housing Assistance Program
	Community Housing Expansion Program
	Local Government and Community Housing Program
	Private Rental Leasing
	Public housing stock transfers
NT	Community Housing Program
	Housing headleased by the department through the Industry Housing Program (welfare category).

Table 16A.72

Table 16A.72 Households residing in community housing, 2001 (per cent)

<i>NSW</i>	<i>Vic (b)</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT (c)</i>	<i>Aust</i>
0.4	0.4	0.3	0.5	0.7	0.1	0.4	0.2	0.4

(a) Based on survey responses. The proportion of households in community housing is therefore likely to be understated.

(b) Based on survey data. If based on administrative data, this proportion would be 0.4 per cent.

(c) Does not include Indigenous community housing.

- Nil or rounded to zero.

Source: ABS 2002a, 2001 *Census of Population and Housing*, Canberra; States and Territories.

Table 16A.73

Table 16A.73		Treatment of assets by housing agencies, 2001-02							
	Asset type	NSW	Vic	Qld	WA	SA	Tas	ACT	NT(a)
Revaluation method (b)	Land	Market	Market	Market	Market	Market	Market	Market	..
	Buildings	Market	Market	Market	Market	Market	Market	Market	..
	Other assets	Historical cost	Historical cost	Historical cost	Historical cost	Historical cost	Historical cost	Historical cost	..
Frequency of revaluations	Land, buildings	3 yrs	1 yr by index; 5 kerbside	1 yr	1 yr	1 yr	1 yr	1 yr	..
Useful asset lives	Residential properties	50 yrs	50 yrs	50 yrs	50 yrs	50 yrs	50 yrs	50-80 yrs	..
	Vehicles	2 yrs	..	..	2 yrs	..	2 yrs	..	..
	Office equip.	3 yrs	10 yrs	5 yrs	10 yrs	10 yrs	5 yrs	2-10 yrs	..
	IT equipment	3 yrs	4 yrs	2.5 yrs	5 yrs	3 yrs	3 yrs	7 yrs	..
Threshold capitalisation levels	All	\$5 000	\$1 000	\$5 000	\$1 000	\$5 000	\$5 000	\$2 000	..
	All	Individually	Individually	Individually	Individually	Individually	Grouped	..	..
Assets capitalised individually or in groups									

(a) Reports 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.

.. Not applicable.

Source: State and Territory governments (unpublished).

Table 16A.74

Table 16A.74 **Government expenditure on CSHA assistance and CRA (a), (b), (c)**

	CSHA assistance		CRA	
	\$m	2001-02 \$m	\$m	2001-02 \$m
1992-93	1485.4	1758.7	1199.0	1419.6
1993-94	1419.6	1662.5	1401.0	1640.8
1994-95	1509.6	1649.4	1453.0	1688.2
1995-96	1489.8	1688.4	1552.0	1758.9
1996-97	1353.4	1510.1	1647.0	1837.7
1997-98	1207.4	1328.4	1484.0	1632.7
1998-99	1276.6	1402.3	1505.0	1653.2
1999-2000	1331.0	1431.0	1538.0	1653.6
2000-01	1406.5	1442.7	1717.0	1761.2
2001-02	1392.3	1392.3	1815.0	1815.0

- (a) 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 \$40 billion of public housing assets that are continually used for housing assistance.
- (b) CSHA data are not comparable to data published before the 2001 Report. The data for 1992-93 to 1995-96 have been adjusted to enable comparability (see source document for further explanation). Commonwealth CSHA expenditure differed from Commonwealth budgetary allocations for the three years from 1996-97 to 1998-99 as some States and Territories chose CSHA funds as the source to offset their State Fiscal Contributions to the Commonwealth's debt reduction program, which was agreed at the 1996 Premiers' Conference.
- (c) CSHA expenditure in 2000-01 and 2001-02 contained \$89.7 million of GST compensation paid to State and Territory governments.

Source: Department of Family and Community Services 1999, *Commonwealth State Housing Agreement*, Canberra; Department of Family and Community Services annual reports (various years); *Housing Assistance Act 1996* annual reports (various years); ABS *National Accounts: National Income Expenditure and Productivity*, cat. no. 5206.0, Canberra.

Table 16A.75 Rebated public housing households paying assessable income on rent, by proportion of income (per cent) (a), (b), (c)

	NSW (d)	Vic (e)	Qld (f)	WA (g)	SA	Tas	ACT (h)	NT (i)	Aust
Less than or equal to 20 per cent									
2000-01	33.8	29.1	28.0	36.7	33.0	–	1.4	71.7	31.7
2001-02	29.5	29.0	25.3	34.4	33.7	–	16.9	69.8	29.0
21-25 per cent									
2000-01	66.2	70.8	70.9	56.3	66.4	94.5	98.6	20.9	67.2
2001-02	70.5	70.8	73.7	58.9	65.6	99.5	81.1	22.9	69.9
26-30 per cent (j)									
2000-01	–	0.1	0.5	6.1	0.3	5.5	–	1.8	0.9
2001-02	–	0.1	0.5	6.5	0.3	0.5	0.1	1.8	0.8
Greater than or equal to 30 per cent (k)									
2000-01	–	0.1	0.6	0.8	0.4	–	–	5.6	0.3
2001-02	–	0.1	0.5	0.2	0.4	0.0	1.8	5.6	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) There were major rent policy changes in 2001-02, under which the percentage of assessable statutory income payable as rent for existing tenants increased from 22 per cent to 23 per cent.

(e) Victorian policy limits rent to 25 per cent of income. Therefore households in either the 26-30 per cent or greater than or equal to 30 per cent categories should be the result of inaccurate data or households where income has recently changed and the new rent has not yet been calculated.

(f) Market rent reported is less than the true value due to market rents not being globally adjusted 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 (for example, higher incomes due to CPI increases have resulted in higher rents being charged).

(g) Changes in results in 2000-01 are due to the use of gross household and not assessable income. With the introduction of the Valuer General's Office Market Rent System a decision was made to increase the rent paid by full rent payers by no more than 7.5 per cent per annum. As a consequence a number of full rent payers now show as receiving a subsidy. The rent charged in these circumstances will increase each year until full market rent is reached. The number of households receiving a subsidy based on income was 25 786.

(h) ACT Housing uses a scaled method for determining weekly rebated rent. Incomes can be assessed at 10 per cent, 18 per cent or 25 per cent depending on the income type and/or client role. Some incomes are not considered assessable unless \$100.00 or greater per week. Some income detail records were non-current or being updated at 30 June 2002. ACT Housing also uses a minimum weekly rebated rent of \$20.00. For cases such as these a high percentage of income paid as rent may result.

(i) Includes tenants whose rebates have expired and not yet been renewed, tenants choosing to remain in an underutilised dwelling and paying superior rent, and tenants whose rent has not been recalculated for their new income and household details. In 2000-01, excludes six households with zero income.

(j) For the NT in 2000-01, of these 93 households, 52 are rebated and paying superior rent and 40 have rebates that have expired are not been renewed.

(k) For the NT in 2000-01, of the 282 rebated tenants paying more than 30 of income in rent at 30 June 2001, 91 are tenants whose rebates have expired and not been renewed and 191 are tenants choosing to remain in an under utilised dwelling and pay superior rent.

- Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Table 16A.76

Table 16A.76 **Community housing households paying assessable income on rent, by proportion of income (per cent) (a), (b), (c)**

	<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									
2000-01	12.4	–	na	na	13.7	14.7	–	na	7.2
2001-02	20.8	2.0	10.7	19.2	13.7	22.0	0.9	na	12.6
21-25 per cent									
2000-01	85.0	97.3	na	na	50.5	29.5	97.3	na	85.4
2001-02	75.8	95.1	60.5	71.6	51.9	7.9	96.5	na	76.5
26-30 per cent									
2000-01	1.8	2.7	na	na	28.0	43.2	1.0	na	5.8
2001-02	2.1	3.2	23.0	5.7	27.2	54.2	–	na	8.6
Greater than or equal to 30 per cent									
2000-01	0.8	–	na	na	7.7	12.6	–	na	1.5
2001-02	1.3	–	5.9	3.5	7.2	15.9	2.6	na	2.5

(a) At 30 June.

(b) Includes only rebated households with known income details.

(c) The definition of assessable income may vary among jurisdictions.

na Not available. - Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Table 16A.77 **Rebated State owned and managed Indigenous housing households paying assessable income on rent, by proportion of income (per cent) (a), (b)**

	NSW (c)	Vic (d)	Qld (e)	WA (f)	SA	Tas	Aust (g)
<i>At 30 June 2001</i>							
Less than or equal to 20 per cent	62.7	56.2	100.0	69.2	45.1	–	69.1
21-25 per cent	37.3	43.3	–	27.5	46.6	90.3	29.1
26-30 per cent	–	0.2	–	2.7	1.6	9.7	1.0
Greater than or equal to 30 per cent	–	0.2	–	0.6	6.7	–	0.9
<i>At 30 June 2002</i>							
Less than or equal to 20 per cent	59.0	57.7	72.7	69.3	48.2	–	60.8
21-25 per cent	41.0	42.0	27.1	28.0	50.5	100.0	38.4
26-30 per cent	–	0.1	0.0	2.5	0.1	–	0.5
Greater than or equal to 30 per cent	–	0.2	0.1	0.2	1.2	–	0.2

(a) Includes only rebated households with known income details. Calculations based on gross household income.

(b) The definition of assessable income may vary among jurisdictions.

(c) There were major changes in rent policy in 2000-01. The 15 per cent rate of family payment as rent was reduced to 11 per cent of Family Tax Benefit A and B. The percentage of the assessable statutory income as rent was increased from 21 per cent to 22 per cent. There are 14 households with no income details. There were further major changes to rent policy in 2001-02, under which the percentage of the assessable statutory income payable as rent for existing tenants increased from 22 per cent to 23 per cent. For 2001-02, the 21 to 25 per cent bracket includes 126 cases where, due to rounding, the ratio was greater than 25.00 per cent but less than 25.01 per cent. In 2001-02, the total used as the denominator to calculate these ratios excludes 8 cases without income information and 14 cases with data errors.

(d) Victorian policy limits rent to 25 per cent of income. Households shown paying greater than 25 per cent are the result of inaccurate data.

(e) Market rent reported is less than the true value due to market rents not being globally adjusted 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 (for example, higher incomes due to CPI increases have resulted in higher rents being charged).

(f) Data for 2000-01 has been revised since the 2002 Report. Changes in results in 2001 are due to the use of gross household and not assessable income. With the introduction of the Valuer General's Office Market Rent System a decision was made to increase rent paid by full rent payers by no more than 7.5 per cent per annum. As a consequence a number of full rent payers now show as receiving a subsidy. The rent charged in these circumstances will increase each year until full market rent is reached. The number of households receiving a subsidy based on income was 1901.

(g) National totals for 2000-01 have been revised because WA data for 2000-01 has been revised since the 2002 Report was printed.

na Not available. - Nil or rounded to zero.

Source: State and Territory governments (unpublished).

Table 16A.78

Table 16A.78 **Proportion of households in community housing with moderate overcrowding or underuse at 30 June (per cent) (a)**

<i>Households with</i>	<i>NSW (b)</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA (c)</i>	<i>Tas (d)</i>	<i>ACT (e)</i>	<i>NT</i>	<i>Aust</i>
Moderate overcrowding									
2001	4.7	na	na	na	4.0	1.6	2.1	na	4.4
2002	4.7	na	na	0.7	3.9	2.7	3.0	na	3.6
Underuse									
2001	5.6	na	na	na	25.4	1.6	1.9	na	10.5
2002	6.4	na	na	4.8	17.3	6.3	1.7	na	8.2

(a) 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.

(b) Data for 2000-01 based on survey of 196 providers with 89 per cent response rate. Data for 2001-02 based on survey of 166 providers with 86 per cent response rate.

(c) Data for 2000-01 based on survey with 94 per cent of household level surveys returned and 87 per cent of waiting list surveys returned. Data for 2001-02 based on survey of 134 providers with 88 per cent response rate.

(d) Data for 2000-01 based on survey of 73 providers with 16 per cent response rate. Data for 2001-02 based on survey of 46 providers with 46 per cent response rate.

(e) Data for 2000-01 represent 87 per cent of community housing in the ACT. This excludes 49 dwellings managed by 12 community housing organisations including three targeted providers. For 2001-02, survey data from the 11 providers to whom the survey was administered. There are 20 providers in the ACT. The 11 providers surveyed manage 85 per cent of community housing properties.

na Not available.

Source: State and Territory governments (unpublished).

Table 16A.79 Proportion of households in State owned and managed Indigenous housing with moderate overcrowding or underuse, 30 June (per cent) (a)

<i>Households with:</i>	<i>NSW (b)</i>	<i>Vic (c)</i>	<i>Qld</i>	<i>WA (d)</i>	<i>SA (e)</i>	<i>Tas</i>	<i>Aust</i>
Moderate overcrowding							
2001	11.5	15.0	19.7	13.0	11.6	3.4	13.8
2002	11.7	13.0	19.0	9.6	8.1	4.9	12.6
Underuse							
2001	14.0	9.1	9.4	12.9	19.8	13.1	13.1
2002	13.9	11.9	9.5	15.7	26.0	18.6	14.6

(a) 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.

(b) Excludes all non-rebated households. For 2002, excludes 475 non-rebated households (representing 12.3 per cent of households).

(c) For 2000-01 excludes 119 households paying market rent (representing 10.7 per cent of households) that were included in 2000-01, influencing changes in results.

(d) For 2000-01 excludes 311 multiple family households (representing 13.8 per cent of households) that were included in 2000-01, influencing changes in results.

(e) For 2001-02 excludes 332 multiple family households (representing 20.3 per cent of households) that were included in 2000-01, influencing changes in results.

Source: State and Territory governments (unpublished).

Table 16A.80 Proportion of households in public housing with moderate overcrowding or underuse, 30 June (per cent) (a)

<i>Households with</i>	<i>NSW (b)</i>	<i>Vic (c)</i>	<i>Qld</i>	<i>WA (d)</i>	<i>SA (e)</i>	<i>Tas (f)</i>	<i>ACT (g)</i>	<i>NT (h)</i>	<i>Aust</i>
Moderate overcrowding									
2001	9.6	11.5	8.7	6.7	4.2	5.0	0.4	9.7	8.4
2002	9.1	11.2	8.7	4.6	3.1	4.5	5.5	9.8	7.9
Underuse									
2001	7.7	6.6	7.6	10.3	19.1	11.0	0.5	4.5	9.3
2002	8.2	8.4	8.2	11.0	19.6	11.8	10.8	4.2	10.2

(a) 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.

(b) In 2000-01, eight households had no household composition information. For 2001-02, excludes seven rebated households with missing household composition and all rebated households.

(c) For 2002 excludes 6446 households paying market rent (representing 10.4 per cent of households) that were included in 2001, influencing changes in results.

(d) For 2002 excludes 2051 multiple family households (representing 6.7 per cent of households) that were included in 2001, influencing changes in results.

(e) For 2002 excludes 2340 multiple family households (representing 5.2 per cent of households) that were included in 2001, influencing changes in results.

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

(g) Excludes households where the relationship of the household members was unknown (for example, where there is a three tenant household and it is not known whether the household consists of a couple and a single person, or three single people). For 2002 excludes 2285 non-rebated or multiple family households (representing 2.8 per cent of households).

(h) For 2002 excludes 160 multiple family households (representing 2.8 per cent of households).

Source: State and Territory governments (unpublished).

Table 16A.81

Table 16A.81 **Tenant assessments of public housing stock condition, 2001 (per cent) (a), (b)**

<i>Aspect</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>
Sample size (n)	713	543	2 622	1 791	1 506	1 225	636	552
<i>Walls and ceilings</i>								
Good	46	50	50	43	48	51	52	39
Average	33	34	42	42	39	39	36	44
Poor	21	17	8	15	13	9	11	17
<i>Interior paintwork</i>								
Good	43	46	47	40	46	46	48	26
Average	31	32	38	41	37	38	34	37
Poor	26	21	15	19	17	16	18	27
<i>Bathroom and toilet</i>								
Good	50	49	50	46	48	48	54	37
Average	24	30	34	34	35	37	29	45
Poor	26	21	17	20	17	14	18	19
<i>Laundry</i>								
Good	54	51	56	51	52	55	56	44
Average	31	33	35	39	38	37	34	44
Poor	16	16	9	10	10	8	10	12
<i>Floor finishes in bathroom</i>								
Good	60	50	56	53	57	51	54	48
Average	27	31	31	33	29	35	34	40
Poor	13	19	13	14	14	13	12	13
<i>Lighting</i>								
Good	74	75	73	70	72	75	70	61
Average	16	21	22	26	22	20	24	33
Poor	9	4	5	4	5	4	6	7
<i>Floor finishes in living area</i>								
Good	48	50	49	42	48	49	45	34
Average	30	31	37	40	39	36	36	45
Poor	22	20	15	18	12	16	20	21
<i>Kitchen cupboards</i>								
Good	54	57	65	52	52	54	55	42
Average	23	24	27	33	33	25	30	43
Poor	23	19	8	15	15	12	15	15
<i>Kitchen stove</i>								
Good	59	60	57	60	56	54	59	48
Average	21	25	31	29	32	30	30	35
Poor	20	15	13	11	12	16	11	17
<i>Plumbing</i>								
Good	65	64	60	55	51	64	53	54
Average	21	27	31	33	38	29	36	38
Poor	14	9	9	11	10	8	11	8
<i>Powerpoints/switches</i>								
Good	75	73	68	66	63	74	66	53
Average	16	21	26	28	31	2	25	38
Poor	9	6	5	6	6	5	9	10
<i>Hot water system</i>								
Good	77	77	73	70	72	79	79	68
Average	16	17	22	24	23	18	17	28
Poor	6	7	5	7	6	4	4	6
<i>Exhaust fans/ventilation</i>								
Good	67	56	67	61	52	63	53	55

Table 16A.81

Table 16A.81 **Tenant assessments of public housing stock condition, 2001 (per cent) (a), (b)**

<i>Aspect</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>
Average	18	32	2	27	34	29	32	37
Poor	15	12	11	12	14	8	15	9
<i>Heating</i>								
Good	64	65	74	72	55	66	59	71
Average	15	22	13	22	33	23	30	26
Poor	20	13	13	7	12	11	11	3
<i>Cooling/ ceiling fans</i>								
Good	51	67	73	62	61	66	58	48
Average	37	20	20	29	21	27	31	44
Poor	12	14	7	9	17	7	11	9
<i>Smoke detectors</i>								
Good	92	86	87	90	86	84	77	79
Average	6	10	10	7	10	12	17	12
Poor	2	4	3	3	4	4	6	9
<i>Security locks on windows</i>								
Good	68	62	72	64	46	72	51	54
Average	16	19	17	21	27	17	28	27
Poor	15	19	11	14	27	12	21	18
<i>Security locks on doors</i>								
Good	71	66	70	61	56	76	53	52
Average	15	23	21	25	25	16	30	31
Poor	14	11	10	14	19	8	17	16
<i>Windows</i>								
Good	59	62	69	65	54	66	55	60
Average	20	23	23	25	29	22	31	32
Poor	21	15	8	10	17	12	14	8
<i>Roof</i>								
Good	67	63	68	58	61	70	55	58
Average	20	26	25	31	30	25	34	37
Poor	13	11	6	11	9	5	11	5
<i>External walls</i>								
Good	69	66	66	60	62	70	60	52
Average	22	25	27	32	32	24	31	40
Poor	9	9	7	8	6	5	9	8
<i>Gutters and downpipes</i>								
Good	53	55	57	49	53	64	55	52
Average	22	27	31	30	32	28	31	36
Poor	25	19	13	21	15	8	14	12
<i>External paintwork</i>								
Good	53	53	53	43	56	69	58	38
Average	28	29	31	34	32	23	27	39
Poor	19	18	15	23	13	8	15	23
<i>Security screens</i>								
Good	58	52	79	60	48	64	46	52
Average	20	27	15	28	33	22	33	32
Poor	22	21	6	12	20	15	21	16
<i>Fencing and gates</i>								
Good	49	43	52	57	48	48	39	44
Average	18	25	30	27	33	28	32	30
<u>Poor</u>	33	32	18	16	19	25	29	26

Table 16A.81 **Tenant assessments of public housing stock condition, 2001 (per cent) (a), (b)**

<i>Aspect</i>	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT</i>	<i>NT</i>
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(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 as a result of nonresponses or rounding.

Source: NFO Donovan Research 2001, *Report of the National Social Housing Survey with Public Housing*, Perth.

Table 16A.82 **Government expenditure on public housing, 2001-02 (\$ per person) (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>
Recurrent	77.57	40.32	56.71	72.27	137.40	181.52	215.40	219.95	74.78
Including capital costs (user cost of capital and depreciation) (b)	294.21	186.73	175.79	220.37	301.07	291.01	692.86	456.13	246.83

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

(b) These numbers are not comparable to those in the 2002 Report due to the exclusion of interest payments from capital costs to avoid double counting. It was not possible to avoid this double counting in previous reports.

Source: State and Territory governments (unpublished).