
16 Housing

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Attachment tables

Attachment tables are identified in references throughout this Indigenous Compendium by an 'A' suffix (for example, in this chapter, table 16A.3). As the data are directly sourced from the 2010 Report, the Compendium also notes where the original table, figure or text in the 2010 Report can be found. For example, where the Compendium refers to '2010 Report, p. 16.15' this is page 16 of chapter 3 of the 2010 Report, and '2010 Report, table 16A.2' is attachment table 2 of attachment 16A of the 2010 Report. A full list of attachment tables is provided at the end of this chapter, and the attachment tables are available from the Review website at (www.pc.gov.au/gsp).

Governments play a significant role in the Australian housing market, directly through housing assistance and indirectly through policies associated with land planning and taxation. The Australian, State and Territory governments share responsibility for housing assistance. Direct assistance includes public and community housing, home purchase and home ownership assistance, Indigenous

housing, State and Territory private rental assistance (such as State and Territory provided bond loans, guarantees and assistance with rent payments and advance rent payments, relocation expenses and other one-off grants) and Australian Government rent assistance.

This chapter focuses on the performance of governments in providing:

- public, State owned and managed Indigenous housing (SOMIH) and community housing under the Commonwealth State Housing Agreement (CSHA) until 31 December 2008 and the National Affordable Housing Agreement (NAHA) from 1 January 2009 (termed CSHA/NAHA in this chapter) (box 16.1)
- Indigenous community housing (ICH)
- Commonwealth Rent Assistance (CRA).

Box 16.1 Commonwealth State Housing Agreement and National Affordable Housing Agreement

The CSHA is an agreement made between the Australian, State and Territory governments under the *Housing Assistance Act 1996* (Cwlth) to provide strategic direction and funding certainty for the provision of housing assistance. The aim of this agreement is to provide appropriate, affordable and secure housing for those who most need it, for the duration of their need.

The 2003 CSHA came into effect on 1 July 2003 and was to operate until 30 June 2008 (but was extended to 31 December 2008, pending negotiation of the NAHA), and includes bilateral agreements between the Australian Government and each State and Territory government and an overarching multilateral agreement. There were generally separate bilateral agreements for mainstream and Indigenous housing in each jurisdiction.

The NAHA came into effect on 1 January 2009 and is an ongoing agreement that provides the framework for the parties to work together to improve housing affordability and homelessness outcomes for Australians. The objective of the NAHA is that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation.

The parties to the NAHA are committed to:

- providing direction for a range of measures including: social housing; assistance to people in the private rental market; support and accommodation for people who are homeless or at risk of homelessness; and home purchase assistance

(Continued on next page)

Box 16.1 (Continued)

- working towards improving coordination across housing related programs to make better use of existing stock and under-utilised Government assets and achieve better integration between housing and human services, including health and disability services
- reducing the rate of homelessness.

Source: FaCS (2003a); COAG (2009).

This chapter does not cover some Indigenous housing and infrastructure assistance provided by Australian, State and Territory governments, land councils and Indigenous community organisations.

Indigenous data in the Housing chapter

The Housing chapter in the 2010 Report contains the following data items on Indigenous people:

- descriptive data for the State owned and managed Indigenous housing (SOMIH), 2008-09
- low income households as a proportion of all new households for SOMIH, 2004-05 to 2008-09
- proportion of new tenancies allocated to households with special needs for SOMIH, 2004-05 to 2008-09
- greatest need allocations as a proportion of all new allocations for SOMIH, 2005 to 2009
- net recurrent cost per dwelling for SOMIH, 2004-05 to 2008-09
- occupancy rates for SOMIH, 30 June 2005 to 30 June 2009
- average turnaround time for SOMIH, 2004-05 to 2008-09
- rent collection rate for SOMIH, 2004-05 to 2008-09
- proportion of tenants rating their current home as meeting their amenity and location needs for SOMIH, 2007
- proportion of customers very satisfied, satisfied or dissatisfied with SOMIH (per cent), 2007
- average weekly subsidy per rebated SOMIH household and proportion of rebated households spending less than 30 per cent of their income in rent, 2009

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- proportion of SOMIH households with overcrowding at 30 June 2009
 - descriptive data for Indigenous community housing, 2007-08
 - Indigenous community housing — proportion of permanent dwellings not connected to water, sewerage and electricity, at 30 June 2008
 - Indigenous community housing — dwelling condition, 2006
 - Indigenous community housing — net recurrent cost per dwelling, 2007-08
 - Indigenous community housing — occupancy rates (per cent), 2007-08
 - Indigenous community housing — rent collection rate (per cent), 2007-08
 - Indigenous community housing — proportion of households paying 25 per cent or more of their income on rent (per cent), 2006
 - Indigenous community housing — proportion of households with overcrowding, at 30 June 2008
 - Number and proportion of income units receiving CRA, by income unit type, 2009
 - income units receiving CRA, by geographic location, 2009
 - proportion of income units receiving CRA paying more than 30 per cent and 50 per cent of income on rent, with and without CRA, 2009
 - rebated SOMIH households paying assessable income on rent, by proportion of income(per cent), 2009
 - proportion of households in SOMIH with moderate overcrowding or underutilisation (per cent), 2009
 - SOMIH non-rebated and multiple family households excluded, 2009
 - SOMIH housing policy context, 2009.

The average Indigenous household is larger than the average non-Indigenous household. In 2006, the average non-Indigenous Australian household size was 2.6 people, whereas the average household with at least one Indigenous person was 3.4 people (ABS 2007).

The Australian, State and Territory governments provided \$682.5 million for housing programs under the CSHA for the 6 months to 31 December 2008. Of this, the Australian Government provided \$492.5 million or 72.2 per cent, and State and Territory governments were collectively required to provide minimum matching funds of \$190.0 million or 27.8 per cent (FaHCSIA 2009). In addition, most jurisdictions provided additional funding above the minimum matching requirements. Public and community housing accounted for the majority of CSHA

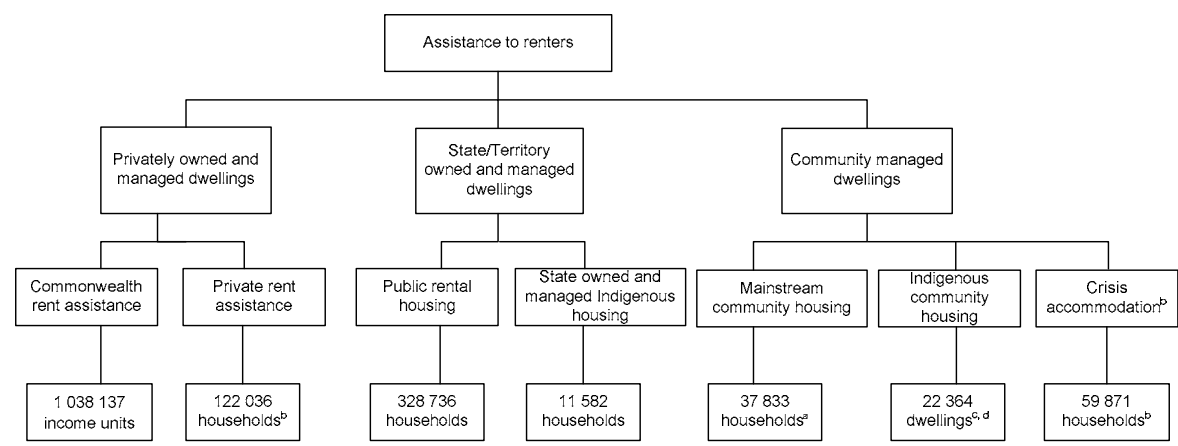
funding. Since 1 January 2009 the majority of funding for social housing was provided under the NAHA estimated at \$1459.5 million (State and Territory governments unpublished).

Indigenous community housing is also funded by the Australian, State and Territory governments. Some of the funding for ICH comes through the CSHA/NAHA.

Housing assistance is provided in various forms, and models for delivering assistance vary within and across jurisdictions. The eight main forms of assistance are outlined in box 16.2. This chapter focuses on five of these forms of assistance: public housing, SOMIH, community housing, ICH and CRA.

Figure 16.1 illustrates the range of government assistance to renters

Figure 16.1 Assistance across the rental sector, 2009^a



^a Additional dwellings are funded under programs other than CSHA/NAHA. Data about these dwellings are not available. ^b For year ending 30 June 2008. ^c At 30 June 2008. ^d Includes permanent dwellings managed by funded/actively registered and unfunded/not actively registered ICH organisations. Of these dwellings 19 583 were managed by organisations administered by the State Governments and 2781 managed by organisations administered by the Australian Government.

Source: Australian, State and Territory governments (unpublished); AIHW (2009) *Housing assistance tables*; AIHW (2009) *Indigenous housing indicators 2007-08*, Indigenous housing series no. 3, Cat. no. HOU 212; AIHW (2009) *Crisis Accommodation program 2007-08: Commonwealth State Housing Agreement national data report*, Housing assistance data development series, Cat. no. HOU 202; AIHW (2009) *Private Rent Assistance 2007-08: Commonwealth State Housing Agreement national data report*, Housing assistance data development series, Cat. no. HOU 200; tables 16A.1, 16A.2, 16A.13, 16A.14 and 2010 Report, table 16A.65.

Box 16.2 Forms of housing assistance

There are several significant forms of housing assistance.

- *Public housing*: dwellings owned (or leased) and managed by State and Territory housing authorities to provide affordable rental accommodation.
- *Community housing*: rental housing provided for low to moderate income or special needs households, managed by community-based organisations that have received capital or recurrent subsidy from government. Community housing models vary across jurisdictions, and the housing stock may be owned by a variety of groups including government.
- *State owned and managed Indigenous housing (SOMIH)*: houses owned by the State, targeted at Indigenous households.
- *Indigenous community housing (ICH)*: dwellings owned or leased and managed by ICH organisations and community councils in major cities, regional and remote areas.
- *Crisis accommodation*: accommodation services to help people who are homeless or in crisis. Services are generally provided by non-government organisations and many are linked to support services funded through SAAP/NAHA. Sources of government funding include CAP through the CSHA/NAHA, which provides funding for accommodation, and SAAP/NAHA funding for live-in staff, counselling and other support services.
- *Home purchase assistance*: assistance provided by State and Territory governments to low income households to help with home purchases or mortgage repayments.
- *Private rental assistance*: assistance funded by State and Territory governments to low income households experiencing difficulty in securing or maintaining private rental accommodation. This assistance may include ongoing or one-off payments to help households meet rent payments, one-off payments for relocation costs, guarantees or loans to cover the cost of bonds and housing assistance advice and information services. Assistance can be provided by community-based organisations funded by government.
- *Commonwealth Rent Assistance (CRA)*: a non-taxable income support supplement paid by the Australian Government to income support recipients or people who receive more than the base rate of the Family Tax Benefit Part A and who rent in the private rental market.

Source: FaCS (2003a, 2003b).

State owned and managed Indigenous housing

State owned and managed Indigenous housing dwellings funded through CSHA/NAHA are defined as those rental housing dwellings owned and managed by

government and allocated only to Indigenous Australians (AIHW 2006). They include dwellings managed by government Indigenous housing agencies for allocation to Indigenous tenants. There were 12 056 dwellings identified in the 2008-09 SOMIH collection (table 16A.2). From 1 January 2009, funding for housing was incorporated into the NAHA, but the NAHA does not separately identify funding for SOMIH.

In NSW, a separate statutory organisation — the Aboriginal Housing Office — is responsible for planning, administering and expanding policies, programs and the asset base for Aboriginal housing in that State. Funding for the office comes from the CSHA/NAHA and the State Government (in addition to its CSHA/NAHA commitments).

In Victoria, Aboriginal Housing Victoria (AHV) — a non-government community housing organisation — assists the government in the administration of SOMIH. Under the transition to independence strategy for AHV, tenancy management for many SOMIH properties was transferred to AHV in 2008-09. This has reduced the number of properties reported in Victoria as SOMIH and will lead to a corresponding increase in the number of properties reported as State managed ICH for 2008-09. It should be noted that while SOMIH stock is reported for the year 2008-09, ICH is reported for the year 2007-08.

The ACT and the NT are not included in the SOMIH data collection. The ACT does not receive funding for, or administer, any Territory owned and managed Indigenous housing programs. In the NT, Aboriginal Rental Housing Program (ARHP) funding is directed to ICH.

Details of multiple family composition, non-rebated and other public households excluded from SOMIH data in this chapter are presented in table 16A.31.

Indigenous community housing

Indigenous community housing refers to housing funded by State or Federal governments that is managed and delivered by ICH organisations. Funding for ICH comes through Australian Government programs such as the ARHP, CHIP and the National Aboriginal Health Strategy. State and Territory governments also provide funding for ICH. The funding and administrative arrangements for ICH vary across jurisdictions. In some jurisdictions, only the states are involved in the administration of ICH; in some only the Australian Government is involved; and in others both the State or Territory and the Australian governments are involved. From 1 January 2009, funding for housing, was incorporated into the NAHA, but the NAHA does not separately identify funding for ICH.

In 2007-08, the Australian Government funded and administered ICH in three jurisdictions, Victoria, Queensland and Tasmania. At the time data for this Report were collected (2007-08), in Tasmania there was only Australian Government administered ICH housing, while in Victoria and Queensland, some ICH housing was administered by the Australian Government and some by the State governments. In the five remaining jurisdictions — NSW, WA, SA, the ACT and the NT — funding from the applicable State or Territory and the Australian Government is combined and the State or Territory government has sole responsibility for the administration of ICH (AIHW 2009).

Descriptive information on ICH excluded from data in this chapter is contained in table 16A.14.

CRA

Data on the number and proportion of Indigenous income units receiving CRA by income unit type are presented in tables 16A.24 and 16A.25, respectively.

Diversity of SOMIH services

The proportions of SOMIH located by the Australian Standard Geographical Classification remoteness area structure (ASGC remoteness areas) are shown in table 16.1.

Table 16.1 SOMIH — regional and remote area concentrations, at 30 June 2009 (per cent)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
Major cities	41.3	34.3	14.3	27.9	60.8	..	33.3
Inner regional	32.8	29.8	19.1	7.8	7.5	83.3	21.9
Outer regional	20.2	35.9	39.4	21.0	18.0	16.7	25.3
Remote	4.9	–	10.6	20.3	5.2	–	9.1
Very remote	0.7	..	16.6	23.1	8.5	–	10.3

^a Further information pertinent to the data included in this table and/or its interpretation is provided in table 16A.2. .. Not applicable. – Nil or rounded to zero.

Source: AIHW (2009) *Housing assistance tables*; table 16A.2; 2010 Report, table 16.4, p. 16.16.

Eligibility criteria for access to SOMIH are generally consistent with those for public housing once an applicant has been confirmed as Indigenous (table 16A.32). The management of waiting lists varies across jurisdictions — for example, a number of jurisdictions use the same list for both public housing and SOMIH. Terms of tenure are the same as those for public housing for a number of jurisdictions.

The policy context of SOMIH is summarised in tables 16A.32.

Framework of performance indicators

The Report's statistical appendix contains data that may assist in interpreting the performance indicators presented in this chapter. These data cover a range of demographic and geographic characteristics, including age profile, geographic distribution of the population, income levels, education levels, tenure of dwellings and cultural heritage (including Indigenous and ethnic status) (appendix A).

The Council of Australian Governments (COAG) has agreed six National Agreements to enhance accountability to the public for the outcomes achieved or outputs delivered by a range of government services, (see 2010 Report, chapter 1 for more detail on reforms to federal financial relations). The NAHA covers the area of Housing, while the National Indigenous Reform Agreement (NIRA) establishes specific outcomes for reducing the level of disadvantage experienced by Indigenous Australians. The agreements include sets of performance indicators, for which the Steering Committee collates annual performance information for analysis by the COAG Reform Council (CRC). It is anticipated that the performance indicators reported in the Housing chapter will be revised to align with the performance indicators in the National Agreements for the 2011 Report.

Box 16.3 Objectives for public, SOMIH and community housing under the 2003 CSHA and the 2009 NAHA

The principles guiding the 2003 CSHA are to:

1. maintain a core Social Housing sector to assist people unable to access alternative suitable housing options
2. develop and deliver affordable, appropriate, flexible and diverse housing assistance responses that provide people with choice and are tailored to their needs, local conditions and opportunities
3. provide assistance in a manner that is non-discriminatory and has regard to consumer rights and responsibilities, including consumer participation
4. commit to improving housing outcomes for Indigenous people in urban, regional and remote areas, through specific initiatives that strengthen the Indigenous housing sector and the responsiveness and appropriateness of the full range of mainstream housing options
5. ensure housing assistance links effectively with other programs and provides better support for people with complex needs, and has a role in preventing homelessness
6. promote innovative approaches to leverage additional resources into Social Housing, through community, private sector and other partnerships
7. ensure that housing assistance supports access to employment and promotes social and economic participation
8. establish greater consistency between housing assistance provision and outcomes, and other social and economic objectives of government, such as welfare reform, urban regeneration, and community capacity-building
9. undertake efficient and cost-effective management which provides best value to governments
10. adopt a cooperative partnership approach between levels of government towards creating a sustainable and more certain future for housing assistance
11. promote a national, strategic, integrated and long term vision for affordable housing in Australia through a comprehensive approach by all levels of government.

The objective of the NAHA is that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation.

Source: FaCS (2003a) p. 4; COAG (2009).

Indigenous community housing aims to achieve the outcomes listed in box 16.4 as part of the *Building a Better Future: Indigenous Housing to 2010* strategy.

Box 16.4 Objectives for Indigenous housing and Indigenous community housing

In May 2001, housing ministers endorsed a 10-year statement of new directions for Indigenous housing, Building a Better Future: Indigenous Housing to 2010 (BBF). BBF recognised that Indigenous housing was a major national issue requiring priority action and sought to improve housing and environmental health outcomes for Indigenous Australians. The focus of BBF was on: identifying and addressing outstanding need; improving the viability of ICH organisations; establishing safe, healthy and sustainable housing for Indigenous Australians, especially in rural and remote communities; and establishing a national framework for the development and delivery of improved housing outcomes for Indigenous Australians by State, Territory and community housing providers.

The National Reporting Framework (NRF) for Indigenous Housing was developed to provide a framework for reporting across all Indigenous housing programs and on the implementation and outcomes of BBF.

The guiding principles and objectives for achieving better Indigenous housing are to:

1. provide better housing that meets agreed standards, is appropriate to the needs of Aboriginal and Torres Strait Islander people, and contributes to their health and well being
2. provide better housing services that are well managed and sustainable
3. ensure housing growth in the number of houses to address both the backlog of Indigenous housing need and emerging needs of a growing Indigenous population
4. ensure improved partnerships in a way that Indigenous people are fully involved in the planning, decision making and delivery of services by governments
5. ensure greater effectiveness and efficiency in a way that assistance is properly directed to meeting objectives, and that resources are being used to best advantage
6. commit to improved performance linked to accountability for the program performance reporting based on national data collection systems and good information management
7. promote the a 'whole of government' coordination of services approach that ensures greater coordination of housing and housing-related services linked to improved health and well being outcomes.

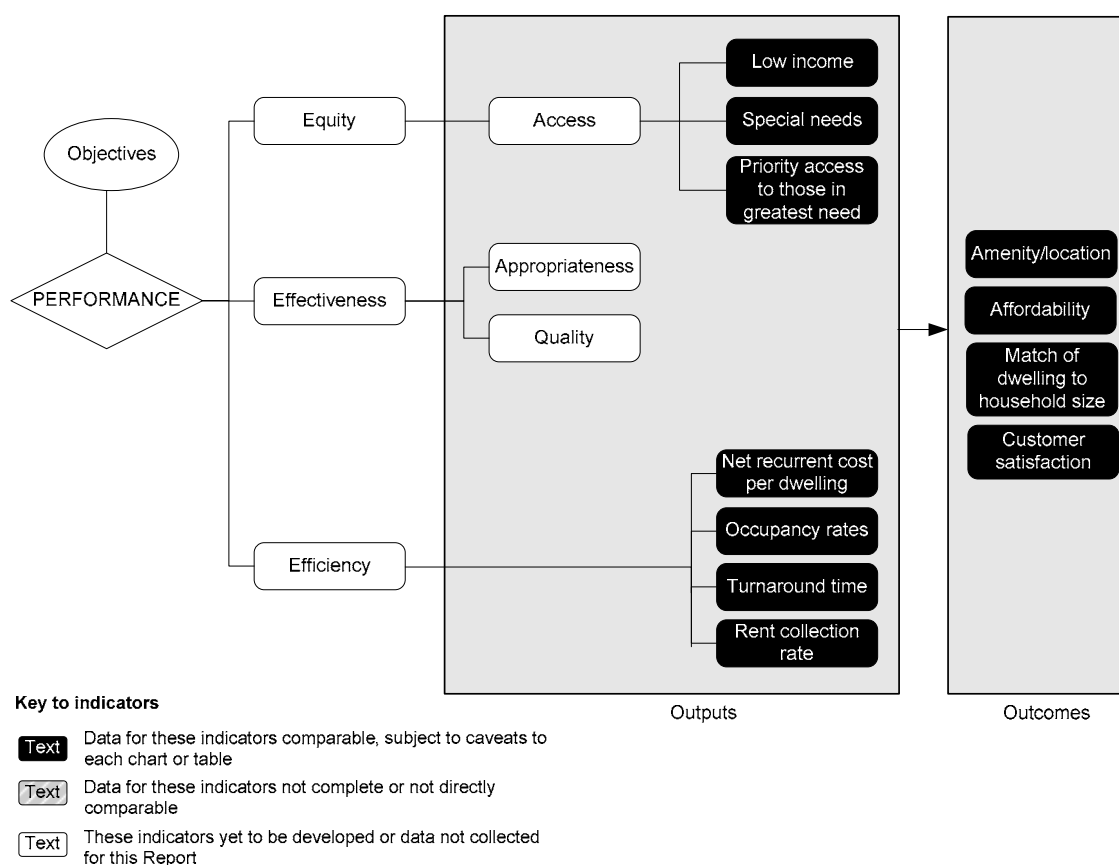
The recent CSHA and the current NAHA (and the NIRA) place greater emphasis on Australian, State and Territory governments improving housing outcomes for Indigenous people, and governments have committed to improving access to mainstream housing options for Indigenous people living in urban and regional areas.

Source: AIHW (2009); FaCSIA (2001).

Public housing and SOMIH services reporting for Indigenous people

Data for Indigenous people are reported for SOMIH performance indicators in the 2010 Report (figure 16.2). The performance indicator framework shows which data are comparable in the 2010 Report. For data that are not considered directly comparable, the text includes relevant caveats and supporting commentary.

Figure 16.2 Performance indicators for public housing and SOMIH



Source: 2010 Report, figure 16.2, p. 16.22.

Some descriptive information on public housing are included in table 16A.1. Some descriptive data on SOMIH are included in table 16A.12. As outlined in 2010 Report, section 16.1, the ACT and the NT are not included in the SOMIH data collection.

Low income

‘Low income’ is an indicator of governments’ objective to assist people unable to access alternative suitable housing options (box 16.5).

Box 16.5 Low income

'Low income' is defined as the number of new low income households as a proportion of all new households. Two measures are reported:

- the proportion of new households with low income A — households where all members receive an income equivalent to or below 100 per cent of the government income support benefits at the pensioner rate (pension rates have been selected for calculating this indicator because they are higher than allowance rates)
- the proportion of new households with low income B — households with an income above 100 per cent of the government income support benefits at the pensioner rate, but below the effective cut-off for receiving any government support benefits.

High or increasing values for these measures indicate a high degree of access for low income households.

Data reported for this indicator are comparable.

Nationally, the proportion of new tenancies allocated to low income A households for SOMIH in 2008-09 was 86.0 per cent (table 16.2). The proportion of new tenancies allocated to low income B households is reported in the attachment (table 16A.3).

Table 16.2 **SOMIH — new low income A households, as a proportion of all new households (per cent)^a**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
<i>New low income A households as proportion of all new households</i>							
2004-05	94.2	87.7	76.1	92.9	86.0	86.0	88.0
2005-06	95.9	88.2	89.2	88.6	86.5	93.3	90.4
2006-07	95.5	89.9	76.5	87.9	88.7	100.0	87.7
2007-08	95.0	82.4	75.4	88.3	85.5	82.4	86.0
2008-09	91.5	na	81.4	85.0	88.8	82.1	86.0

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.3. **na** Not available.

Source: AIHW (2006a, 2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.3; 2010 Report, table 16.7, p. 16.24.

Special needs

'Special needs' is an indicator of governments' objective to provide appropriate, affordable and secure housing assistance to people who are unable to access suitable housing (box 16.6).

Box 16.6 Special needs

'Special needs' is defined as the proportion of new tenancies allocated to special needs households. Special needs households are defined as those households that have either a household member with disability, a principal tenant aged 24 years or under, or 75 years or over, or one or more Indigenous members. Special needs households for SOMIH are defined as those households that have either a household member with disability or a principal tenant aged 24 years or under, or 50 years or over.

A high or increasing proportion indicates a high degree of access by these special needs households.

Data for public housing cannot be compared with those of SOMIH or community housing.

Data reported for this indicator are comparable.

Nationally, the proportion of new tenancies allocated to special needs households for SOMIH was 48.3 per cent in 2008-09 (table 16.3).

Table 16.3 **SOMIH — new tenancies allocated to households with special needs (per cent)^a**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
2004-05	51.5	45.4	45.2	49.2	42.1	66.7	48.1
2005-06	48.8	42.8	46.8	53.2	45.3	62.3	48.8
2006-07	47.6	52.9	47.0	44.6	45.6	65.6	47.4
2007-08	46.0	44.7	50.6	46.4	42.9	61.9	47.2
2008-09	53.5	na	51.4	39.6	41.7	75.0	48.3

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.4. **na** Not available.

Source: AIHW (2006a, 2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.4; 2010 Report, table 16.9, p. 16.26.

The proportion of new tenancies allocated to households with special needs increased between 2007-08 and 2008-09 at the national level for SOMIH, but there were variations across the jurisdictions.

Priority access to those in greatest need

'Priority access to those in greatest need' is an indicator of governments' objective to provide appropriate, affordable and secure housing to assist people who are unable to access suitable housing. This indicator provides information on whether allocation processes ensure that those in greatest need have first access to housing (box 16.7).

Box 16.7 Priority access to those in greatest need

'Priority access to those in greatest need' is defined as the proportion of new allocations of housing to those in greatest need. Greatest need households are defined as households that at the time of allocation are either homeless, in housing inappropriate to their needs, or in housing that is adversely affecting their health or placing their life and safety at risk, or that have very high rental housing costs.

The following measures are reported: the percentages of new allocations to greatest need households overall; and for greatest need households waiting for periods of less than three months; three months to less than six months; six months to less than one year; one year to less than two years; and two years or more. As time to allocation reflects greatest need allocations as a percentage of all new allocations for the time period, these percentages are not cumulative.

High or increasing values for these measures, particularly for short time frames, indicate a high degree of access for those households in greatest need.

Data reported for this indicator are comparable.

Nationally, the proportion of new allocations to those in greatest need for 2008-09 for SOMIH was 48.6 per cent (table 16.4).

Table 16.4 **SOMIH — proportion of new allocations to those in greatest need, 2008-09 (per cent)^a**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
Total for year ending 30 June	14.9	na	86.7	37.5	67.6	na	48.6
Proportion of greatest need allocations to new allocations, by time to allocation							
<3 months	32.9	na	85.8	20.0	80.0	na	55.6
3–<6 months	20.6	na	87.8	67.4	100.0	na	55.9
6 months–<1 year	11.8	na	80.4	65.9	80.0	na	51.4
1–<2 years	5.6	na	85.0	56.0	61.1	na	50.7
2+ years	–	na	94.7	8.5	18.5	na	27.9

^a Further information pertinent to the data included in this table and/or its interpretation is provided in table 16A.5. **na** Not available. – Nil or rounded to zero.

Source: AIHW (2009) *Housing assistance tables*; table 16A.5; 2010 Report, table 16.11, p. 16.27.

Net recurrent cost per dwelling

'Net recurrent cost per dwelling' is an indicator of governments' objective to undertake efficient and cost-effective management (box 16.8).

Box 16.8 Net recurrent cost per dwelling

'Net recurrent cost per dwelling' is defined as total recurrent expenses, including administration and operational costs, divided by the total number of dwellings. It measures the average cost of providing assistance per dwelling. Cost of providing assistance (including capital) per dwelling is also reported.

Holding other factors equal, a lower or decreasing net recurrent cost per dwelling suggests an improvement in efficiency.

Cost per dwelling indicators do not provide any information on the quality of service provided (for example, the standard of dwellings).

Data reported for this indicator are comparable.

The cost incurred by jurisdictions in providing SOMIH include:

- administration costs (the cost of the administration offices of the property manager and tenancy manager)
- operating costs (the costs of maintaining the operation of the dwelling, including repairs and maintenance, rates, the costs of disposals, market rent paid and interest expenses)
- depreciation costs
- the user cost of capital (the cost of the funds tied up in the capital used to provide public housing and SOMIH). 2010 Report, Box 16.11 provides a discussion of the user cost of capital in general and how it relates to housing.

Due to a high level of capital expenditure in housing, cost per dwelling is predominantly driven by the user cost of capital (2010 Report, box 16.11). Caution must therefore be used when interpreting the indicator because the user cost of capital and service delivery models differ across jurisdictions.

Nationally, the net recurrent cost of providing assistance (excluding the cost of capital) per dwelling for SOMIH was \$8484 in 2008-09 (table 16.5). Capital cost data for SOMIH are not available for this Report. As with other indicators, it is not appropriate to compare the net recurrent cost of providing assistance per dwelling for public housing with the net recurrent cost of providing assistance per dwelling for SOMIH, because there is greater scope for economies of scale in administration costs with public housing, which is a much larger program overall.

SOMIH dwellings are also slightly more concentrated in regional and remote areas, where the cost of providing housing assistance is potentially greater. The need to construct culturally appropriate housing (possibly requiring different amenities) can also affect the cost per dwelling. Further, different cost structures can apply to the

programs. Construction of dwellings under SOMIH, for example, can involve a skills development element to allow for training of Indigenous apprentices in regional areas.

Table 16.5 SOMIH — net recurrent cost of providing assistance per dwelling (2008-09 dollars)^{a, b}

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
Net recurrent cost of providing assistance (excluding the cost of capital) per dwelling							
2004-05	6 078	5 762	7 373	8 242	4 947	5 873	6 552
2005-06	6 158	7 127	7 557	8 713	7 958	6 373	7 295
2006-07	6 379	4 471	8 192	8 362	7 318	7 050	7 101
2007-08	6 543	5 177	8 550	11 267	9 993	6 832	8 418
2008-09	7 052	4 436	9 019	8 981	10 620	7 141	8 484

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.6. ^b Data are presented in real dollars based on the ABS Gross Domestic Product price deflator (index) (2008-09 = 100) table AA.11.

Source: AIHW (2006a, 2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.6; 2010 Report, table 16.13, p. 16.31.

Occupancy rate

‘Occupancy rate’ is an indicator of governments’ objective to ensure efficient housing utilisation (box 16.9).

Box 16.9 Occupancy rate

‘Occupancy rate’ is defined as the proportion of rental housing stock occupied by households. The term ‘occupied’ refers to rental housing stock occupied by tenants who have a tenancy agreement with the relevant housing authority.

A high or increasing proportion suggests greater efficiency of housing utilisation.

Occupancy is influenced by both turnover and housing supply and demand.

Data reported for this indicator are comparable.

The national average proportion of SOMIH stock occupied at 30 June 2009 was 96.1 per cent (table 16.6).

Table 16.6 SOMIH — occupancy rates (per cent)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
2005	97.4	95.8	96.1	94.2	91.8	97.7	95.5
2006	97.4	96.7	96.8	94.1	93.5	98.3	96.1
2007	97.7	96.4	97.2	94.5	94.1	97.7	96.4
2008	98.4	97.9	97.7	94.1	94.6	97.7	96.8
2009	97.9	100.0	95.5	94.6	93.9	98.6	96.1

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.7.

Source: AIHW (2006a, 2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.7; 2010 Report, table 16.15, p. 16.32.

Turnaround time

‘Turnaround time’ is an indicator of governments’ objective to undertake efficient and cost-effective management (box 16.10).

Box 16.10 Turnaround time

‘Turnaround time’ is defined as the average time taken for occupancy of available dwelling stock to rent through normal processes.

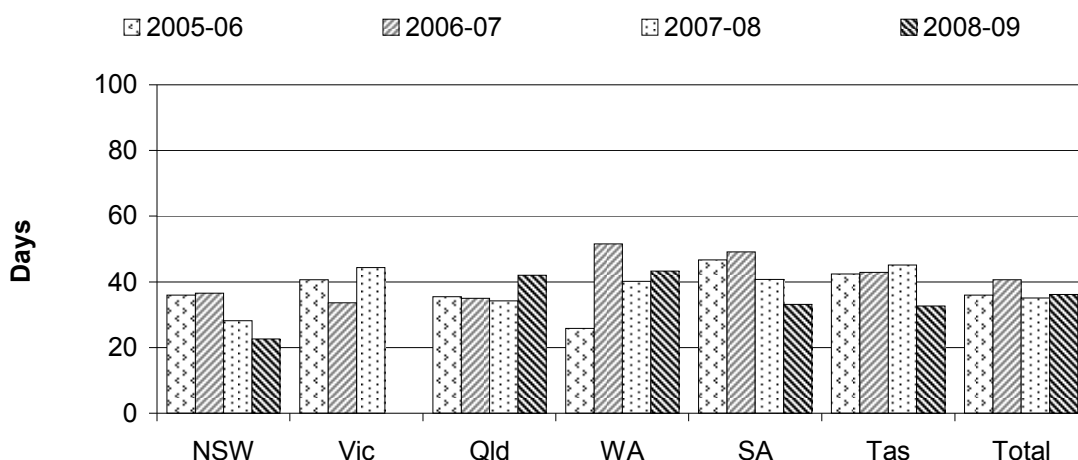
A low or decreasing turnaround time suggests efficient housing allocation.

‘Normal’ vacancies exclude properties that are offline or are undergoing major redevelopment and where there is no suitable applicant but include hard-to-let properties as this relates to tenancy management. This indicator may be affected by changes in maintenance programs and stock allocation processes, and some jurisdictions may have difficulty excluding stock upgrades. Cultural factors may also influence the national average turnaround time for SOMIH dwellings relative to public housing dwellings. Following the death of a significant person, for example, a dwelling may need to be vacant for a longer period of time (Morel and Ross 1993). A higher proportion of SOMIH dwellings in regional and remote areas may also contribute to delays in completing administrative tasks and maintenance before dwellings can be re-tenanted.

Data reported for this indicator are comparable.

Nationally, the average number of days for vacant stock to remain unallocated in 2008-09 was 36.2 days for SOMIH (figure 16.3).

Figure 16.3 SOMIH — average turnaround time^{a, b}



^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.8. ^b Data for Victoria for 2008-09 are not available.

Source: AIHW (2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.8; 2010 Report, figure 16.4, p. 16.34.

Rent collection rate

‘Rent collection rate’ is an indicator of governments’ objective to undertake efficient and cost-effective management (box 16.11).

Box 16.11 Rent collection rate

‘Rent collection rate’ is defined as the total rent collected as a percentage of the total rent charged.

A high or increasing percentage suggests higher efficiency in collecting rent. All jurisdictions aim to maximise the rent collected as a percentage of the rent charged.

Differences in recognition policies, write-off practices, the treatment of disputed amounts, and the treatment of payment arrangements may affect the comparability of reported results. Further, 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 reported for this indicator are comparable.

Nationally, the rent collection rate in 2008-09 is 99.7 per cent for SOMIH (table 16.7).

Table 16.7 SOMIH — rent collection rate (per cent)^a

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
2004-05	97.7	100.6	100.4	103.9	93.8	99.6	99.2
2005-06	100.5	99.0	99.7	104.3	94.7	103.8	100.0
2006-07	101.8	92.8	97.3	105.3	103.0	102.1	100.6
2007-08	96.8	89.2	99.6	104.3	103.7	99.8	99.0
2008-09	99.8	na	97.2	103.6	99.7	99.0	99.7

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.9. **na** Not available.

Source: AIHW (2006a, 2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.9; 2010 Report, table 16.17, p. 16.35.

Amenity/location

‘Amenity/location’ is an indicator of governments’ objective to provide housing assistance that is appropriate to the needs of different households (box 16.12).

Box 16.12 Amenity/location

‘Amenity/location’ is defined as the percentage of tenants rating amenity/location aspects of their dwelling as important and as meeting their needs.

A high or increasing level of satisfaction with amenity and location suggests the provision of housing assistance satisfies household needs.

Data reported for this indicator are comparable.

Nationally, 70.0 per cent of Indigenous and 79.0 per cent of non-Indigenous public housing tenants rated amenity aspects as important and meeting their needs. Similarly, at the national level, 80.0 per cent of Indigenous and 86.0 per cent of non-Indigenous public housing tenants rated location aspects as important and meeting their needs (AIHW 2007).

SOMIH tenants were asked whether particular aspects of the amenity and location of their dwellings were important to them and, if so, whether they felt their needs were met. Nationally, 78 per cent of tenants for whom amenity was important felt that their needs were met, and of those tenants for whom location was important, 89 per cent felt that their needs were met (table 16A.10). Caution should be used when comparing the SOMIH survey results with the public housing survey results, due to the different demographic profile of Indigenous tenants and the different survey methods used. A mail-out survey is used for the public housing survey and interviews for the SOMIH survey. These differences may affect the comparability of the results.

Affordability

‘Affordability’ is an indicator of governments’ objective to provide affordable housing to assist people who are unable to access suitable housing (box 16.13).

Box 16.13 Affordability

‘Affordability’ is defined as tenants’ ability to access suitable housing. Two measures of affordability are reported:

- average weekly rental subsidy per rebated household, derived by dividing the total rental rebate amount by the total number of rebated households
- the proportion of rebated households spending less than 30 per cent of their income in rent.

A high or increasing value implies greater housing affordability.

The public housing and SOMIH affordability measure differs from that reported for community housing.

Data reported for this indicator are comparable.

Nationally, the average weekly subsidy per rebated household was \$122.90 and the proportion of rebated households spending less than 30 per cent of their income in rent was 98.9 per cent for SOMIH at 30 June 2009 (table 16.8). More information on the proportion of income paid in rent by SOMIH tenants is provided in table 16A.29.

Table 16.8 **SOMIH — average weekly subsidy per rebated household and proportion of households spending 30 per cent or less of their income in rent^a**

	<i>NSW</i>	<i>Vic</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
Average weekly subsidy per rebated household (\$)							
2009	125.70	92.26	150.51	95.93	109.35	87.37	122.90
Proportion of rebated households spending 30 per cent or less of their income in rent							
2009	97.5	100.0	99.9	99.2	99.5	100.0	98.9

^a Data may not be comparable across jurisdictions and comparisons could be misleading. Reasons for this are provided in table 16A.11.

Source: AIHW (2009) *Housing assistance tables*; table 16A.11; 2010 Report, table 16.19, p. 16.38.

Match of dwelling to household size

‘Match of dwelling to household size’ is an indicator of governments’ objective to provide housing assistance that is appropriate to the needs of different households (box 16.14).

Box 16.14 Match of dwelling to household size

‘Match of dwelling to household size’ is defined as the proportion of households where dwelling size is not appropriate due to overcrowding. The indicator uses a proxy occupancy standard based on the size of the dwelling and household structure (see table below). Overcrowding is deemed to have occurred where two or more additional bedrooms are required to satisfy the proxy occupancy standard.

Proxy occupancy standard for appropriate sized dwelling

<i>Household structure</i>	<i>Bedrooms required</i>
Single adult only	1 bedroom
Single adult (group)	1 bedroom (per adult)
Couple with no children	2 bedrooms
Sole parent or couple with one child	2 bedrooms
Sole parent or couple with two or three children	3 bedrooms
Sole parent or couple with four children	4 bedrooms
Sole parent or couple with more than four children	equal to number of children

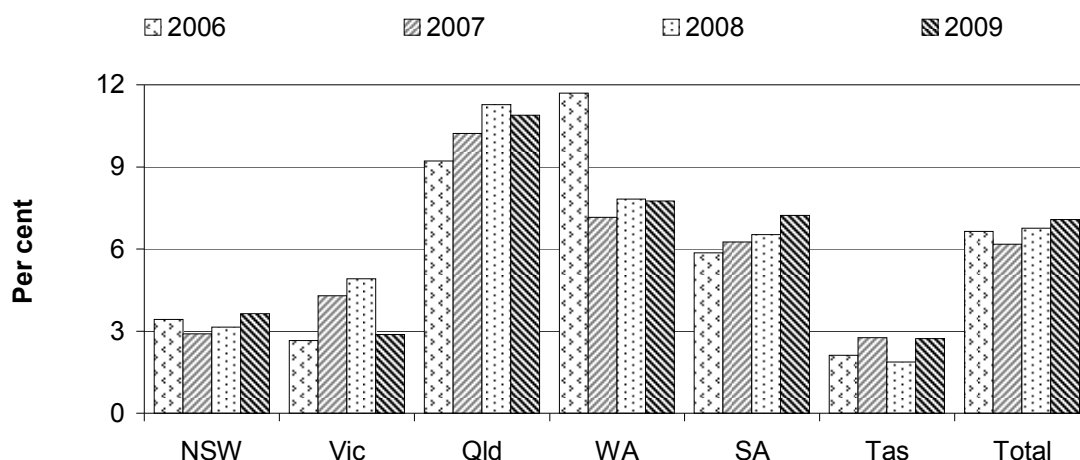
Source: AIHW (2006).

A low or decreasing proportion indicates less overcrowded households.

Data reported for this indicator are comparable.

Nationally, the proportion of households with overcrowding for SOMIH was 7.1 per cent in 2009 (figure 16.4). Information on moderate overcrowding and underutilisation for SOMIH is provided in table 16A.30.

Figure 16.4 **SOMIH — proportion of households with overcrowding^a**



^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.12.

Source: AIHW (2006b, 2008, 2009) *State owned and managed Indigenous housing: CSHA national data report*; AIHW (2009) *Housing assistance tables*; table 16A.12; 2010 Report, figure 16.6, p. 16.40.

Customer satisfaction

‘Customer satisfaction’ is an indicator of governments’ objective to provide housing assistance that is appropriate for different households (box 16.15).

Box 16.15 Customer satisfaction

‘Customer satisfaction’ is defined as tenants’ satisfaction with the overall service provided by the State or Territory housing authority.

A high or increasing percentage for customer satisfaction can imply better housing assistance provision.

Data reported for this indicator are comparable.

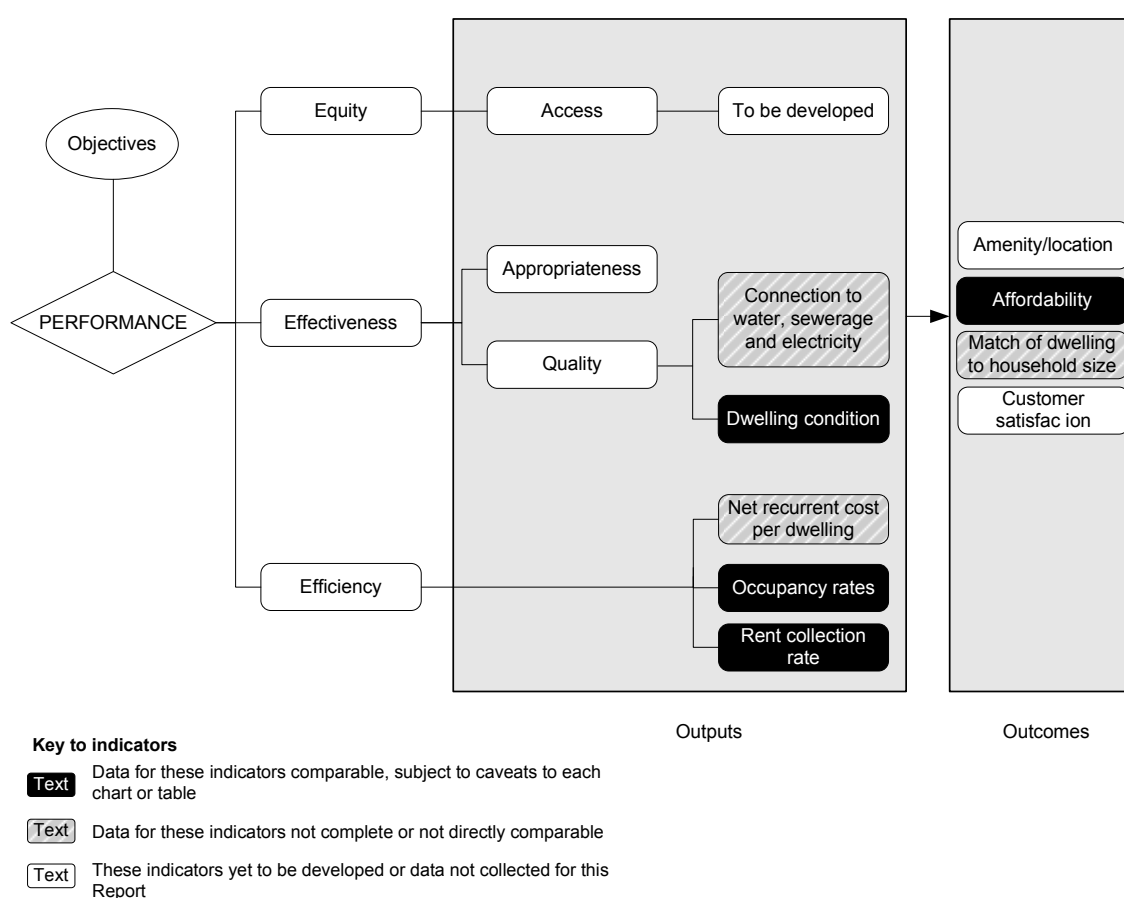
Nationally, 57 per cent of Indigenous and 72 per cent of non-Indigenous public housing tenants were either satisfied or very satisfied with the overall service provided by their State housing authority in 2007 (AIHW 2007).

Data for SOMIH are sourced from the 2007 *National Social Housing Survey* for SOMIH. Nationally in 2007, 64 per cent of respondents were either satisfied or very satisfied with the overall service provided by their State housing authority (table 16A.10).

Indigenous community housing services reporting for Indigenous people

Data for Indigenous people are reported for the performance indicators for ICH in the 2010 Report. The performance indicator framework shows which data are comparable in the 2010 Report. For data that are not considered directly comparable, the text includes relevant caveats and supporting commentary. The performance indicator framework for ICH is presented in figure 16.5.

Figure 16.5 Performance indicators for ICH



Source: 2010 Report, figure 16.12, p. 16.54.

Access indicators measure equitable access to ICH (box 16.16).

Box 16.16 Performance indicator — access

‘Access’ indicators are output indicators of governments’ objective to provide appropriate, affordable and secure housing assistance to people who are unable to access suitable housing.

Access has been identified as a key area for development in future Reports.

Connection to water, sewerage and electricity

‘Connection to water, sewerage and electricity’ is an indicator of governments’ objective to provide quality housing (box 16.17).

Box 16.17 Connection to water, sewerage and electricity

‘Connection to water, sewerage and electricity’ is defined as the proportion of ICH dwellings not connected to essential services. Specifically, it is measured as the number of permanent ICH dwellings not connected to organised water, sewerage and electricity systems as a percentage of the total number of permanent dwellings.

A low or decreasing percentage suggests high housing quality.

Data reported for this indicator are not directly comparable.

The percentage of Indigenous community houses not connected to water, sewerage and electricity at 30 June 2008 is presented in table 16.9.

Table 16.9 ICH — proportion of permanent dwellings not connected to water, sewerage and electricity (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>Aus Gov</i>	<i>Aust</i>
Water										
2005-06	–	..	–	–	–	..	–	4.7	0.1	1.7
2006-07	–	..	–	–	–	..	–	4.7	0.1	1.5
2007-08	–	–	–	–	0.4	..	–	4.6	0.1	1.6
Sewerage										
2005-06	–	..	–	–	–	..	–	6.4	0.5	2.4
2006-07	–	..	–	–	–	..	–	6.4	0.1	2.1
2007-08	–	–	–	–	0.9	..	–	6.2	0.1	2.1
Electricity										
2005-06	–	..	–	–	–	..	–	5.4	0.1	2.0
2006-07	–	..	–	–	–	..	–	5.4	0.3	1.8
2007-08	–	–	–	–	0.7	..	–	5.2	–	1.8

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in tables 16A.15, 16A.16 and 16A.17. .. Not applicable. – Nil or rounded to zero.

Source: AIHW (2009) *Indigenous housing indicators 2007-08*, Indigenous housing series no. 3, Cat. no. HOU 212; AIHW, *Indigenous housing indicators 2006-07 collection* (unpublished); AIHW (2007) *Indigenous housing indicators 2005-06*, Indigenous housing series no. 2, Cat. no. HOU 168; tables 16A.15, 16A.16 and 16A.17; 2010 Report, table 16.24, p. 16.56.

Dwelling condition

‘Dwelling condition’ is an indicator of governments’ objective to provide quality housing (box 16.18).

Box 16.18 Dwelling condition

‘Dwelling condition’ is defined as the proportion of ICH dwellings in poor condition and in need of major repair or replacement. It is measured as the number of permanent ICH dwellings in need of either major repair or replacement as a percentage of the total number of permanent dwellings.

A low or decreasing proportion suggests higher housing quality.

Data reported for this indicator are comparable.

Nationally, there were 23.4 per cent of dwellings in need of major repair and 7.2 per cent of dwellings in need of replacement in 2006 (table 16A.18).

Net recurrent cost per dwelling

‘Net recurrent cost per dwelling’ is an output indicator of governments’ objective to provide efficient and cost-effective management of housing (box 16.19).

Box 16.19 Net recurrent cost per dwelling

‘Net recurrent cost per dwelling’ is defined as total recurrent costs for ICH divided by the total number of permanent dwellings. It excludes cost of capital.

Holding other factors equal, a low or decreasing proportion suggests high efficiency.

The cost per dwelling indicators do not provide any information on the quality of service provided (for example, the standard of dwellings).

Data reported for this indicator are not complete nor directly comparable.

The net recurrent cost per dwelling for 2007-08 is presented in table 16.10.

Table 16.10 ICH — net recurrent cost per dwelling (2007-08 dollars)^a

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aus Gov ^b	Aust
2005-06	7 603	..	na	na	7 017	..	24 444	619	7 510	na
2006-07	8 286	..	3 415	na	3 394	..	na	na	na	5 195
2007-08	6 594	3 016	6 824	13 181	2 581	..	6 832	na	7 909	7 472

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.19. ^b Contains data from Victoria, Queensland and Tasmania not published separately, and includes dwellings managed by funded and unfunded organisations responding to the FaHCSIA survey for 2005-06, 2006-07 and 2007-08. **na** Not available. **..** Not applicable.

Source: AIHW (2009) *Indigenous housing indicators 2007-08*, Indigenous housing series no. 3, Cat. no. HOU 212; AIHW, *Indigenous housing indicators 2006-07 collection* (unpublished); AIHW (2007) *Indigenous housing indicators 2005-06*, Indigenous housing series no. 2, Cat. no. HOU 168; table 16A.19; 2010 Report, table 16.25, p. 16.57.

Occupancy rate

‘Occupancy rate’ is an indicator of governments’ objective to provide efficient housing utilisation (box 16.20).

Box 16.20 Occupancy rate

'Occupancy rate' is defined as the proportion of dwellings occupied. 'Occupied dwelling' refers to dwellings occupied by tenants who have a tenancy agreement with the relevant ICH organisation.

A high or increasing occupancy rate suggests high efficiency of housing utilisation.

Occupancy is influenced by both turnover and housing supply.

Data reported for this indicator are comparable but are not complete.

Nationally, the proportion of ICH occupied at 30 June 2008 was 98.3 per cent (table 16.11).

Table 16.11 ICH — occupancy rates (per cent)^a

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aus Gov ^b	Aust
2006	96.6	..	95.7	77.9	88.3	..	95.7	87.0	94.1	89.6
2007	98.3	..	100.0	91.0	89.0	..	100.0	na	94.9	96.2
2008	96.0	99.1	98.1	na	93.3	..	100.0	100.0	96.6	98.3

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.20. ^b Contains data from Victoria, Queensland and Tasmania not published separately, and includes dwellings managed by funded and unfunded organisations responding to the FaHCSIA survey for 2005-06, 2006-07 and 2007-08. **na** Not available. **..** Not applicable.

Source: AIHW (2009) *Indigenous housing indicators 2007-08*, Indigenous housing series no. 3, Cat. no. HOU 212; AIHW, *Indigenous housing indicators 2006-07 collection* (unpublished); AIHW (2007) *Indigenous housing indicators 2005-06*, Indigenous housing series no. 2, Cat. no. HOU 168; table 16A.20; 2010 Report, table 16.26, p. 16.58.

Rent collection rate

'Rent collection rate' is an indicator of governments' objective to provide efficient and cost-effective management of housing (box 16.21).

Box 16.21 Rent collection rate

'Rent collection rate' is defined as the total rent collected as a proportion of the rent charged.

A high or increasing proportion suggests efficiency in collecting rent.

As with mainstream community housing, payment arrangements for rent in some jurisdictions mean the rent collected over a 12 month period may be higher than rent charged over that period.

Data reported for this indicator are comparable but are not complete.

The national rent collection rate in 2007-08 was 97.6 per cent (table 16.12).

Table 16.12 ICH — rent collection rate (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>Aus Gov^b</i>	<i>Aust</i>
2005-06	89.4	..	97.4	94.1	102.7	..	100.0	103.8	84.7	94.2
2006-07	90.0	..	96.6	96.8	65.5	..	100.0	111.5	92.0	96.2
2007-08	89.8	95.4	90.8	101.1	63.5	..	100.4	114.4	93.2	97.6

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.21. ^b Contains data from Victoria, Queensland and Tasmania not published separately, and includes dwellings managed by funded and unfunded organisations responding to the FaHCSIA survey for 2005-06, 2006-07 and 2007-08. .. Not applicable.

Source: AIHW (2009) *Indigenous housing indicators 2007-08*, Indigenous housing series no. 3, Cat. no. HOU 212; AIHW, *Indigenous housing indicators 2006-07 collection* (unpublished); AIHW (2007) *Indigenous housing indicators 2005-06*, Indigenous housing series no. 2, Cat. no. HOU 168; table 16A.21; 2010 Report, table 16.27, p. 16.59.

Amenity/location

‘Amenity/location’ is an indicator of governments’ objective to provide housing assistance that is appropriate to the needs of different households (box 16.22).

Box 16.22 Amenity/location

‘Amenity/location’ is defined as the proportion of tenants rating amenity and location aspects as important and as meeting their needs.

Higher levels of satisfaction with amenity and location imply the provision of housing assistance that satisfies household needs.

The amenity/location indicator is a survey-based measure.

Data for this indicator were not available for the 2010 Report.

Affordability

‘Affordability’ is an indicator of governments’ objective to provide affordable housing to assist people who are unable to access suitable housing (box 16.23).

Box 16.23 Affordability

'Affordability' is defined as the extent to which low income households are paying a large share of their income in rent. It is measured as the number of ICH households in the bottom 40 per cent of equivalised incomes paying 25 per cent or more of their income in rent, divided by the total number of ICH households.

A low or decreasing proportion indicates that housing is more affordable.

ABS Census data are reported for 2001 and 2006 and administrative data are reported for 2007. The ICH affordability measure differs from that reported for public housing, SOMIH and community housing.

Data reported for this indicator are comparable.

Nationally, the proportion of ICH households in the bottom 40 per cent of equivalised incomes paying 25 per cent or more of their income on rent was 3.4 per cent in 2006 (table 16.13).

Table 16.13 **ICH — proportion of low income households paying 25 per cent or more of their income on rent (per cent)^{a, b}**

	NSW ^c	Vic	Qld	WA	SA	Tas	NT	Aust
2001	28.9	31.1	20.2	12.4	12.3	20.9	5.2	15.8
2006	31.3	41.6	19.9	7.4	15.9	42.6	3.9	15.1

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Reasons for this are provided in table 16A.22. ^b Low income households refer to those in the bottom 40 per cent of equalised gross household income. ^c NSW data include data for the ACT.

Source: ABS (2007) *2006 Census of Population and Housing*; ABS (2002) *2001 Census of Population and Housing*; table 16A.22; 2010 Report, table 16.28, p. 16.60.

Match of dwelling to household size

'Match of dwelling to household size' is an indicator of governments' objective to provide housing assistance that is appropriate to the needs of different households, such as household size (box 16.24).

Box 16.24 Match of dwelling to household size

'Match of dwelling to household size' is defined as the proportion of households where dwelling size is not appropriate due to overcrowding. The indicator uses the Canadian National Occupancy Standard (CNOS) which is sensitive to both household size and composition. Overcrowding is deemed to have occurred where two or more additional bedrooms are required to satisfy the standard. The CNOS specifies that:

- no more than two people shall share a bedroom
- parents or couples may share a bedroom
- children under 5 years, either of the same sex or opposite sex may share a bedroom
- children under 18 years of the same sex may share a bedroom
- a child aged 5 to 17 years should not share a bedroom with a child under 5 of the opposite sex
- single adults 18 years and over and any unpaired children require a separate bedroom.

A low proportion indicates less overcrowded households.

Data reported for this indicator are not complete nor directly comparable.

The proportion of ICH households with overcrowding at 30 June is illustrated in table 16.14.

Table 16.14 ICH — proportion of households with overcrowding (per cent)^a

	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aus Gov ^b	Aust
2006	na	..	36.6	na	5.6	..	4.5	na	19.3	na
2007	na	..	27.2	na	24.1	..	na	na	24.5	na
2008	29.1	–	36.6	na	na	..	–	na	10.2	na

^a Data may not be comparable across jurisdictions and comparisons could be misleading. Reasons for this are provided in table 16A.23. ^b Contains data from Victoria, Queensland and Tasmania not published separately, and includes dwellings managed by funded and unfunded organisations responding to the FaHCSIA survey for 2005-06, 2006-07 and 2007-08. **na** Not available. **..** Not applicable. **–** Nil or rounded to zero.

Source: AIHW (2009) *Indigenous housing indicators 2007-08*, Indigenous housing series no. 3, Cat. no. HOU 212; AIHW, *Indigenous housing indicators 2006-07 collection* (unpublished); AIHW (2007) *Indigenous housing indicators 2005-06*, Indigenous housing series no. 2, Cat. no. HOU 168; table 16A.23; 2010 Report, table 16.29, p. 16.61.

Customer satisfaction

‘Customer satisfaction’ is an indicator of governments’ objective to provide housing assistance that is appropriate to different households (box 16.25).

Box 16.25 Customer satisfaction

‘Customer satisfaction’ is defined as satisfaction with the overall quality of service provided.

A higher proportion of satisfied tenants can imply better housing assistance provision.

Data for this indicator were not available for the 2010 Report.

Commonwealth Rent Assistance services reporting for Indigenous people

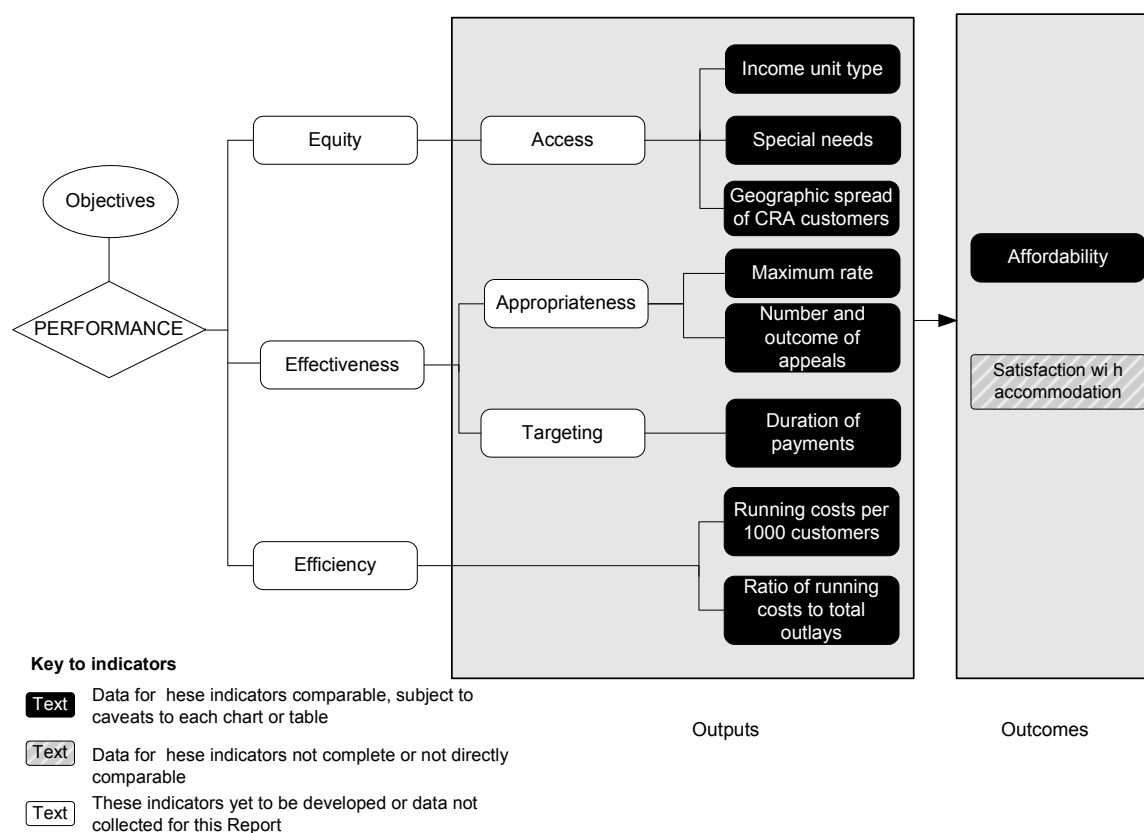
Data for Indigenous people are reported for a subset of the performance indicators for CRA in the 2010 Report. It is important to interpret these data in the context of the broader performance indicator framework outlined in figure 16.6. The performance indicator framework shows which data are comparable in the 2010 Report. For data that are not considered directly comparable, the text includes relevant caveats and supporting commentary.

Data for CRA recipients are for individuals and families paid CRA by Centrelink under the *Social Security Act 1991* or family assistance law. CRA data do not include equivalent payments made by the Department of Veterans Affairs, or payments made with Abstudy on behalf of the Department of Education, Employment and Workplace Relations (DEEWR).

Data are generally for those entitled to CRA at 5 June 2009. Centrelink recorded 1 038 137 individuals and families as being entitled to CRA with a social security or family assistance payment for that day (FaHCSIA unpublished). Other published figures may include individuals and families who were paid CRA in the previous fortnight, some of whom were only entitled to payment for an earlier period.

Important eligibility requirements for CRA (which is paid automatically once eligibility has been established) are (1) the receipt of an income support payment or more than the base rate of the Family Tax Benefit Part A, and (2) liability to pay rent.

Figure 16.6 Performance indicators for CRA



Source: 2010 Report, figure 16.13, p. 16.64.

Income unit type

‘Income unit type’ is an indicator of the CRA’s guiding principle to provide financial assistance in an equitable manner (box 16.26).

Box 16.26 Income unit type

‘Income unit type’ reports the proportion of income units receiving CRA by income unit type. An income unit comprises a single person (with or without dependent children) or a couple (with or without dependent children).

Data for this indicator are difficult to interpret. CRA is a demand driven payment whose mix of customers depends upon eligibility for the primary payment.

The number of CRA recipients in terms of the income units in each State and Territory is influenced by a number of factors, including the size of the base population, dependence on welfare and levels of home ownership.

Data reported for this indicator are comparable.

Of the 1 038 137 income units entitled to receive CRA at 5 June 2009, 37 181 (approximately 3.6 per cent) self-identified as Indigenous. Single people with no children represented approximately 52.6 per cent of income units receiving CRA and 39.5 per cent of Indigenous income units receiving CRA (table 16.15). Data for the total number and proportion of income units by the income unit type disaggregated at the jurisdiction level are presented in 16A.24 and 16A.25 and 2010 Report, tables 16A.48, 16A.49.

Table 16.15 Income units receiving CRA, by income unit type, 2009^a

<i>Type of income unit</i>	<i>Income units</i>		<i>Indigenous</i>	
	<i>no.</i>	<i>%</i>	<i>income units</i>	<i>CRA recipients</i>
Single, no dependent children aged under 16	397 507	38.3	11 368	30.6
Single, no children, sharer	148 271	14.3	3 318	8.9
Single, one or two dependent children aged under 16	189 750	18.3	9 272	24.9
Single, three or more dependent children aged under 16	38 434	3.7	3 090	8.3
Partnered, no dependent children aged under 16	91 244	8.8	2 292	6.2
Partnered, one or two dependent children aged under 16	117 664	11.3	4 550	12.2
Partnered, three or more dependent children aged under 16	52 350	5.0	3 130	8.4
Partnered, illness or temporarily separated	2 707	0.3	137	0.4
Unknown income unit
Total	1 038 137	100.0	37 181	100.0

^a Further information pertinent to the data included in this table and/or its interpretation is provided in tables 16A.24 and 16A.25 and 2010 Report, tables 16A.48 and 16A.49. .. Not applicable.

Source: FaHCSIA (unpublished); tables 16A.24 and 16A.25 and 2010 Report, tables 16A.48 and 16A.49; 2010 Report, table 16.30, p. 16.65.

Special needs

‘Special needs’ is an indicator of the CRA’s guiding principle to provide income support recipients and low income families with financial assistance (box 16.27).

Box 16.27 Special needs

'Special needs' is defined as the proportion of income units receiving CRA allocated to a special needs category. Special needs income units are defined as those income units that have the primary and/or secondary member who receives a Disability Support Pension, or is aged 24 years or under, or 75 years or over, or one or more Indigenous members.

Data for this indicator are difficult to interpret. The number of CRA recipients in each State and Territory is influenced by a number of factors, including the size of the base populations and levels of home ownership.

This indicator provides an overview of the level of assistance provided to disadvantaged groups and facilitates comparison with special needs groups in public housing. CRA is a demand driven payment that has no benchmark in terms of assistance provided to special needs customers. Additional measures of special need, which include a geographic dimension, are reported under affordability.

Data reported for this indicator are comparable.

Table 16.16 illustrates the number and proportion of income units receiving CRA at 5 June 2009 by jurisdiction, Indigenous status and geographic location.

Overall, 57.5 per cent of income units receiving CRA at 5 June 2009 were in capital cities, while 42.5 per cent were in the rest of the State or Territory (FaHCSIA unpublished). For Indigenous income units receiving CRA, 32.6 per cent were located in capital cities, while 67.4 per cent lived in the rest of the State or Territory. For non-Indigenous income units receiving CRA, 58.4 per cent were located in capital cities, while 41.6 per cent lived in the rest of the State or Territory (table 16.16).

People who own their home are not entitled to CRA. Indigenous people receiving social security benefits are less likely to own their home and therefore are more likely to receive CRA. Nationally, 6.9 per cent of Indigenous income units receiving social security or family payments were homeowners, while 43.9 per cent of non-Indigenous income units receiving benefits were home owners, in 2009 (FaHCSIA unpublished).

Table 16.16 Income units receiving CRA, by 'special needs' and geographic location, 2009^a

	Unit	NSW	Vic	Q/d	WA	SA	Tas	ACT	NT	Aust
<i>Non-Indigenous</i>										
Income units	no.	339 068	227 445	242 417	80 278	73 833	25 009	7 969	4 227	1 000 269
In capital city	%	55.4	69.0	41.9	74.4	76.1	42.9	99.9	81.0	58.4
In rest of State/Territory	%	44.6	31.0	58.1	25.6	23.9	57.1	0.1	19.0	41.6
Non-Indigenous income units as proportion of all CRA recipient income units	%	95.8	98.6	95.1	96.6	97.6	95.1	97.8	81.7	96.4
Non-Indigenous population, as proportion of total population	%	97.7	99.3	96.4	96.6	98.2	96.1	98.7	69.8	97.5
<i>Indigenous</i>										
Income units	no.	14 708	3 206	12 370	2 707	1 788	1 297	151	916	37 154
In capital city	%	26.1	40.3	26.8	53.7	59.2	38.6	100.0	52.6	32.6
In rest of State/Territory	%	73.9	59.7	73.2	46.3	40.8	61.4	..	47.4	67.4
Indigenous income units as proportion of all CRA recipient income units	%	4.2	1.4	4.9	3.3	2.4	4.9	1.9	17.7	3.6
Indigenous population, as proportion of total population	%	2.3	0.7	3.6	3.4	1.8	3.9	1.3	30.2	2.5
<i>Disability Support Pension</i>										
Income units	no.	68 616	48 306	47 613	15 135	15 871	5 668	1 062	1 149	203 432
In capital city	%	46.6	65.4	40.1	72.0	75.0	43.9	99.3	71.7	54.0
In rest of State/Territory	%	53.3	34.6	59.8	27.9	24.9	56.1	0.3	27.9	45.9
Income units as proportion of all CRA recipient income units	%	19.4	20.9	18.7	18.2	21.0	21.5	13.0	22.1	19.6
Disability Support Pension population, as proportion of total population	%	1.0	0.9	1.1	0.7	1.0	1.1	0.3	0.5	0.9

(Continued on next page)

Table 16.16 (Continued)

Aged 24 years or under

Income units	no.	45 838	32 583	38 723	12 466	11 863	5 053	2 596	685	149 824
In capital city	%	45.0	62.8	45.6	77.0	79.1	47.3	100.0	75.6	55.5
In rest of State/Territory	%	54.9	37.2	54.3	22.9	20.9	52.7	..	23.1	44.4
Income units as proportion of all CRA recipient income units	%	12.9	14.1	15.2	15.0	15.7	19.2	31.9	13.2	14.4
Aged 24 years or under population, as proportion of total population	%	0.7	0.6	0.9	0.6	0.7	1.0	0.7	0.3	0.7
<i>Aged 75 years or over</i>										
Income units	no.	29 448	19 597	20 755	7 938	7 421	2 102	420	201	87 886
In capital city	%	53.1	67.3	38.5	71.4	68.6	35.1	100.0	66.2	55.6
In rest of State/Territory	%	46.8	32.7	61.4	28.5	31.3	64.9	..	33.8	44.3
Income units as proportion of all CRA recipient income units	%	8.3	8.5	8.1	9.6	9.8	8.0	5.2	3.9	8.5
Aged 75 years or over population, as proportion of total population	%	0.4	0.4	0.5	0.4	0.5	0.4	0.1	0.1	0.4
Total income units^b	no.	353 939	230 738	254 994	83 118	75 647	26 307	8 147	5 176	1 038 137

^a Further information pertinent to the data included in this table and/or its interpretation is provided in table 16A.26. ^b Totals will not add up to 100 per cent due to income units being included in more than one 'special needs' group. .. Not applicable.

Source: FaHCSIA (unpublished); ABS population by age and sex, Australian States and Territories, Cat. no. 3201.0, (unpublished); ABS (2007) 2006 Census of Population and Housing; ABS (2008) Population Projections, Australia, 2006 –2101, Cat. no. 3222.0; table 16A.26; 2010 Report, table 16.31, pp. 16.67-68.

Affordability

‘Affordability’ is an indicator of the CRA’s guiding principle to provide income support recipients and low income families in the private rental market with financial assistance (box 16.28).

Box 16.28 Affordability

‘Affordability’ is defined as the proportions of income units spending more than 30 per cent and 50 per cent of their income on rent with and without CRA. Affordability outcomes (with and without CRA) are reported for all income units receiving CRA, Indigenous income units receiving CRA, Disability Support Pension income units receiving CRA, income units aged 24 years or under receiving CRA, and income units aged 75 years or over receiving CRA.

A low or decreasing proportion of recipients spending 30 per cent and 50 per cent of income on rent with CRA implies improved affordability.

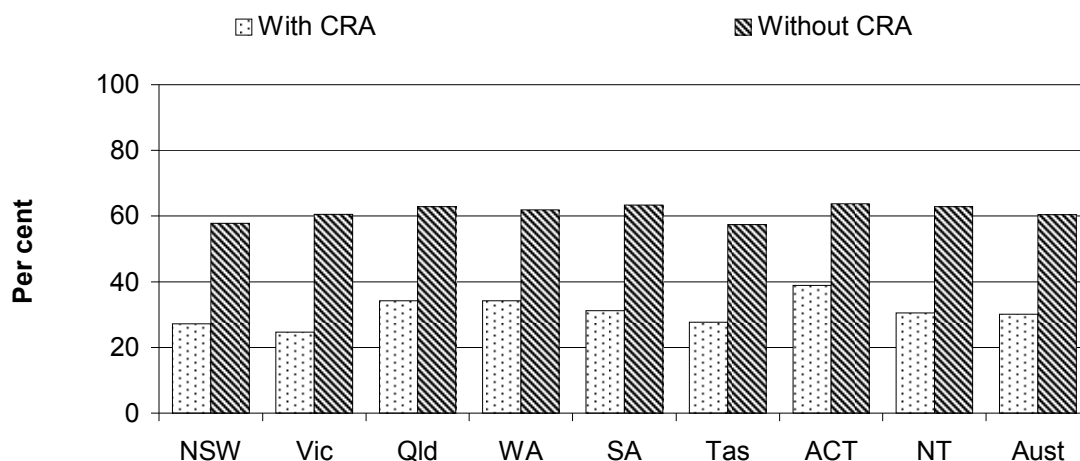
CRA is intended to improve affordability, not to achieve a particular benchmark. Program performance is best judged by trends over a number of years.

Data reported for this indicator are comparable.

Information on the proportion of income spent on rent (with and without CRA) by Australians living in State capital cities and rest of State regions, income units where one or more members’ self-identify as Indigenous Australians, income units where one or more members receive a Disability Support Pension, income units aged 24 years or under, and income units aged 75 years or over is presented in tables 16A.27–16A.28 and in 2010 Report, tables 16A.68 and 16A.71–16A.72.

Nationally, if CRA were not payable, then 60.4 per cent of the Indigenous income units receiving CRA would have spent more than 30 per cent of income on rent at 5 June 2009. Taking CRA into account, this proportion falls to 30.2 per cent (figure 16.7). Similarly, if CRA were not payable, then 22.7 per cent of Indigenous income units across Australia would have spent more than 50 per cent of income on rent at 5 June 2009. Accounting for CRA payments this proportion decreases to 7.7 per cent (table 16A.28).

Figure 16.7 **Indigenous income units receiving CRA paying more than 30 per cent of income on rent, with and without CRA, 2009^a**



^a Further information pertinent to the data included in this table and/or its interpretation is provided in table 16A.27.

Source: FaHCSIA (unpublished); table 16A.27; 2010 Report, figure 16.16, p. 16.76.

Future directions in performance reporting

COAG developments

Report on Government Services alignment with National Agreement reporting

It is anticipated that future editions of the Housing chapter will align with the NAHA indicators and the NIRA. Further alignment between the Report and NA indicators, and other reporting changes, might result from future developments in NA and National Partnership reporting.

Further developing indicators and data

Improved reporting on housing provision to Indigenous Australians continues to be a priority. All Australian, State and Territory governments have committed to improve reporting against a nationally endorsed performance indicator framework for Indigenous housing. Jurisdictions have implemented action plans to improve the availability and reliability of data on Indigenous Australians accessing mainstream housing assistance.

Attachment tables

Attachment tables for data within this chapter are contained in the attachment to the Compendium. These tables are identified in references throughout this chapter by an 'A' suffix (for example, table 16A.3 is table 3 in the Housing attachment). Attachment tables are on the Review website (www.pc.gov.au/gsp). Users without access to the website can contact the Secretariat to obtain the attachment tables (see contact details on the inside front cover of the Compendium). The tables included in the attachment are listed below.

Public housing

Table 16A.1 Descriptive data - public housing

SOMIH

Table 16A.2 Descriptive data - State owned and managed Indigenous housing

Table 16A.3 New low income households as a proportion of all new households (per cent)

Table 16A.4 Proportion of new tenancies allocated to households with special needs (per cent)

Table 16A.5 Greatest need allocations as a proportion of all new allocations (per cent)

Table 16A.6 Net recurrent cost per dwelling (2008-09 dollars)

Table 16A.7 Occupancy rates as at 30 June (per cent)

Table 16A.8 Average turnaround times for vacant stock (days)

Table 16A.9 Rent collection rate (per cent)

Table 16A.10 State owned and managed Indigenous housing satisfaction survey, 2007

Table 16A.11 Average weekly subsidy per rebated household and proportion of rebated households spending less than 30 per cent of their income in rent

Table 16A.12 Proportion of households with overcrowding at 30 June (per cent)

Community housing

Table 16A.13 Descriptive data - community housing

Indigenous community housing

Table 16A.14 Descriptive data - Indigenous community housing

Table 16A.15 Proportion of permanent dwellings not connected to an organised water supply (per cent)

Table 16A.16 Proportion of permanent dwellings not connected to an organised sewerage supply (per cent)

Table 16A.17 Proportion of permanent dwellings not connected to an organised electricity supply (per cent)

Table 16A.18 Dwelling condition, (per cent)

Table 16A.19 Net recurrent cost per dwelling (2007-08 dollars)

Table 16A.20 Occupancy rates (per cent)

Table 16A.21	Rent collection rate (per cent)
Table 16A.22	Proportion of low income households paying 25 per cent or more of their income on rent (per cent)
Table 16A.23	Proportion of Indigenous community housing households that are overcrowded (per cent)

CRA

Table 16A.24	Number of Indigenous income units receiving CRA, 2009 (no.)
Table 16A.25	Proportion of Indigenous CRA recipients, 2009 (per cent)
Table 16A.26	Income units receiving CRA, by special needs and geographic location, 2009
Table 16A.27	Proportion of Indigenous income units receiving CRA, paying more than 30 per cent of income on rent, with and without CRA, 2004 to 2009 (per cent)
Table 16A.28	Proportion of income spent on rent with and without CRA, income units with more than 50 per cent of income spent on rent, 2009 (per cent)

Descriptive Information

Table 16A.29	Rebated State owned and managed Indigenous housing households paying assessable income on rent, by proportion of income (per cent)
Table 16A.30	Proportion of households in State owned and managed Indigenous housing with moderate overcrowding or underutilisation, (per cent)
Table 16A.31	State owned and managed Indigenous housing, non-rebated and multiple family households excluded
Table 16A.32	SOMIH housing policy context, 2009

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