
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 2011 Report, the Compendium also notes where the original table, figure or text in the 2011 Report can be found. For example, where the Compendium refers to '2011 Report, p. 16.15' this is page 15 of chapter 16 of the 2011 Report, and '2011 Report, table 16A.2' is attachment table 2 of attachment 16A of the 2011 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.

The Housing chapter (chapter 16) in the *Report on Government Services 2011* (2011 Report) reports on the performance of housing services in each Australian State and Territory. Data are reported for Indigenous people for a subset of the performance indicators reported in that chapter — those data are compiled and presented here.

Governments play a significant role in the Australian housing market, directly through housing assistance and indirectly through policies associated with land planning and taxation. Direct assistance includes public and community housing, home purchase and home ownership assistance, Indigenous housing and rent assistance. Governments provide housing assistance because many Australian households face problems in acquiring or accessing suitable private accommodation — either through renting from a private landlord or through owner occupation — for reasons of cost, discrimination, availability, location and/or adequacy. The Australian, State and Territory governments share responsibility for housing assistance.

This chapter focuses on the performance of governments in providing:

- social housing: comprising public housing, State owned and managed Indigenous housing (SOMIH), community housing, and Indigenous community housing (ICH)
- Commonwealth Rent Assistance (CRA).

These social housing services are provided under the National Affordable Housing Agreement (NAHA) and its predecessor, the Commonwealth State Housing Agreement (CSHA) (box 16.1). CRA contributes to NAHA, and previously CSHA, outcomes.

Box 16.1 **National Affordable Housing Agreement and Commonwealth State Housing Agreement**

The NAHA came into effect on 1 January 2009 and is a broad, ongoing agreement that provides a framework 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 (COAG 2009).

In relation to housing assistance, the parties to the NAHA agreed to a range of outcomes, including:

- providing social housing; assistance to people in the private rental market; and home purchase assistance
- improving coordination across housing related programs to make better use of existing housing stock and assets
- improving the integration between housing and human services, including health and disability services.

The CSHA, which concluded on 31 December 2008, was 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 the agreement was to provide appropriate, affordable and secure housing for those who most need it, for the duration of their need. It included bilateral agreements between the Australian and each State and Territory government and an overarching multilateral agreement.

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

This chapter does not cover some Indigenous specific housing and infrastructure assistance.

Indigenous data in the Housing chapter

The Housing chapter in the 2011 Report contains the following data items on Indigenous people:

- descriptive data for the State owned and managed Indigenous housing (SOMIH), 2009-10
- low income households as a proportion of all new households for SOMIH, 2005-06 to 2009-10
- proportion of new tenancies allocated to households with special needs for SOMIH, 2005-06 to 2009-10

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- greatest need allocations as a proportion of all new allocations for SOMIH, 2006 to 2010
 - net recurrent cost per dwelling for SOMIH, 2005-06 to 2009-10
 - occupancy rates for SOMIH, 30 June 2006 to 30 June 2010
 - average turnaround time for SOMIH, 2005-06 to 2009-10
 - rent collection rate for SOMIH, 2005-06 to 2009-10
 - proportion of tenants rating their current home as meeting their amenity and location needs for SOMIH, 2008
 - proportion of customers very satisfied, satisfied or dissatisfied with SOMIH (per cent), 2008
 - average weekly subsidy per rebated SOMIH household and proportion of rebated households spending less than 30 per cent of their income in rent, 2010
 - proportion of SOMIH households with overcrowding at 30 June 2010
 - descriptive data for Indigenous community housing, 2008-09
 - Indigenous community housing — proportion of permanent dwellings not connected to water, sewerage and electricity, at 30 June 2009
 - Indigenous community housing — dwelling condition, 2007
 - Indigenous community housing — net recurrent cost per dwelling, 2008-09
 - Indigenous community housing — occupancy rates (per cent), 2008-09
 - Indigenous community housing — rent collection rate (per cent), 2008-09
 - Indigenous community housing — proportion of households paying 25 per cent or more of their income on rent (per cent), 2007
 - Indigenous community housing — proportion of households with overcrowding, at 30 June 2009
 - Number and proportion of income units receiving CRA, by income unit type, 2010
 - income units receiving CRA, by geographic location, 2010
 - proportion of income units receiving CRA paying more than 30 per cent and 50 per cent of income on rent, with and without CRA, 2010
 - rebated SOMIH households paying assessable income on rent, by proportion of income(per cent), 2010
 - proportion of households in SOMIH with moderate overcrowding or underutilisation (per cent), 2010

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- SOMIH non-rebated and multiple family households excluded, 2010
 - SOMIH housing policy context, 2010.

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).

NAHA funding is outcome based and not tied to specific programs and the amount of funding under the NAHA SPP for housing assistance cannot be ascertained. In 2009-10, the Australian Government provided \$610.6 million for the National Partnership on Remote Indigenous Housing (table GA.1).

State and Territory government net recurrent expenditure for housing assistance of \$4.2 billion in 2009-10 included \$115.4 million for SOMIH (2011 Report, table 16A.100). This expenditure also includes funding for community housing organisations and other related housing expenditure, but excludes home purchase assistance, homelessness services and other housing assistance not covered in this Report.

Housing assistance is provided in various forms, and models for delivering assistance vary within and across jurisdictions. The forms of housing assistance reported in this chapter are outlined in box 16.2.

Box 16.2 Forms of housing assistance

Social housing is a broad term that includes public housing, SOMIH, community housing, Indigenous community housing and crisis and transitional housing. Crisis and transitional housing are not separately identified in this Report, but may be indirectly reported through other forms of social housing.

Public housing: dwellings owned (or leased) and managed by State and Territory housing authorities to provide affordable rental accommodation.

State owned and managed Indigenous housing (SOMIH): dwellings owned and managed by State housing authorities that are allocated only to Indigenous households.

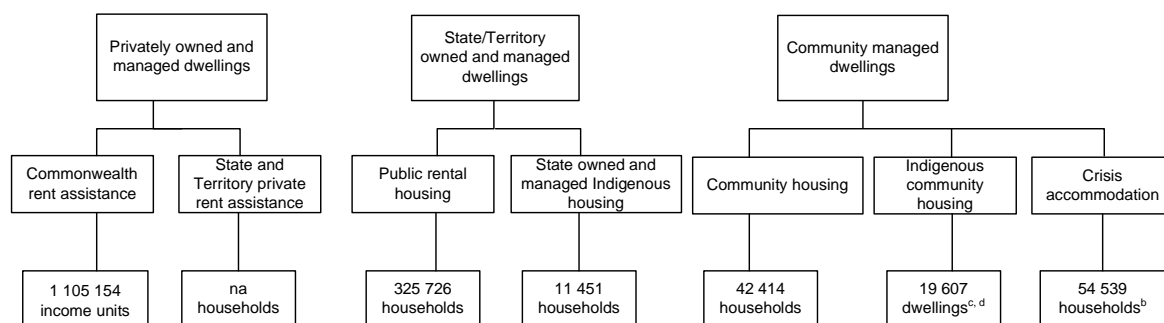
Community housing: rental housing provided for low to moderate income or special needs households, managed by community-based organisations that have received capital or recurrent subsidy from government. Community housing models vary across jurisdictions, and the housing stock may be owned by a variety of groups including government.

Indigenous community housing (ICH): dwellings owned or leased and managed by ICH organisations and community councils in major cities, regional and remote areas.

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.

Figure 16.1 illustrates the range of government assistance to renters.

Figure 16.1 Assistance across the rental sector, 2010^a



^a Additional dwellings funded by programs that are not covered by the NAHA are not included. ^b For year ending 30 June 2009. ^c At 30 June 2009. ^d Includes permanent dwellings managed by funded/actively registered and unfunded/not actively registered ICH organisations.

Source: Australian, State and Territory governments (unpublished); AIHW (2011) *Housing assistance tables*; AIHW (2010) *Indigenous housing indicators 2008-09*; AIHW (2010) *Crisis Accommodation program 2008-09*, Cat. no. HOU 228; FaHCSIA (unpublished); tables 16A.1, 16A.16, 16A.29, 16A.42 and 16A.53.

State owned and managed Indigenous housing

State owned and managed Indigenous housing dwellings 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. At 30 June 2010, there were 11 952 SOMIH dwellings (table 16A.3). SOMIH is partly funded under the NAHA, but the amount of this funding cannot be ascertained¹.

In NSW, a separate statutory organisation — the Aboriginal Housing Office (AHO) — is responsible for planning, administering and expanding policies, programs and the asset base for Aboriginal housing.

In Victoria, the SOMIH program ended on 30 September 2009 when management of tenancies in those properties was transferred to other programs. There are no SOMIH dwellings reported for Victoria in 2009-10. Under the transition to independence strategy for Aboriginal Housing Victoria (AHV), most tenants of SOMIH dwellings agreed to have their tenancy transferred to AHV management and these dwellings and tenancies are now classified as Indigenous community housing. A small number of SOMIH tenants and properties transferred to public housing.

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.

Details of multiple family composition, non rebated and other public households excluded from SOMIH data in this chapter are presented in table 16A.33.

Indigenous community housing

Indigenous community housing refers to housing funded by Australian, State and Territory governments that is managed and delivered by ICH organisations. The commencement of the NAHA on 1 January 2009 resulted in changes to the funding and administrative arrangements for ICH.

Previously under the CSHA, the Australian Government provided funding for ICH through programs such as the Aboriginal Rental Housing Program (ARHP), Community Housing and Infrastructure Program (CHIP) and the National Aboriginal Health Strategy. State and Territory governments also provided funding

¹ NAHA funding is based on outcomes and is not tied to specific programs.

for ICH, and funding and administrative arrangements for ICH varied across jurisdictions.

From 1 January 2009, ICH was funded through the NAHA and associated National Partnership Agreement on Remote Indigenous Housing. State Governments assumed responsibility for ICH in urban and regional areas and the Australian Government no longer directly funded ICH organisations.

At the time data for this Report were collected (2008-09 and preceding years), the Australian Government funded and administered ICH in Victoria, Queensland and Tasmania. The Victorian and Queensland governments also administered some ICH. In the five remaining jurisdictions — NSW, WA, SA, the ACT and the NT — funding from the applicable State or Territory and the Australian Government was combined and the State or Territory government had sole responsibility for the administration of ICH.

Descriptive information on ICH are contained in table 16A.17.

CRA

Data on the number and proportion of Indigenous income units receiving CRA by income unit type are presented in tables 16A.27 and 16A.28, respectively.

Diversity of SOMIH services

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

Table 16.1 SOMIH — regional and remote area concentrations, at 30 June 2010 (per cent)^a

	<i>NSW</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
Major cities	41.9	13.8	28.0	59.7	..	33.1
Inner regional	32.5	18.8	8.0	7.5	83.4	21.7
Outer regional	19.9	39.8	21.0	17.6	16.6	25.2
Remote	5.0	10.2	20.8	5.2	—	9.2
Very remote	0.7	17.5	22.2	10.1	—	10.8

^a Further information pertinent to these data is provided in table 16A.3. .. Not applicable. — Nil or rounded to zero.

Source: AIHW (2011) *Housing assistance tables*; table 16A.3; 2011 Report, table 16.3, p. 16.14.

Eligibility criteria for access to SOMIH are generally consistent with those for public housing once an applicant has been confirmed as Indigenous (table 16A.34). Terms of tenure are the same as those for public housing for most jurisdictions.

The management of waiting lists varies across jurisdictions. NSW, Queensland, WA and the ACT have adopted a common social housing waiting list, rather than segmenting by SOMIH. The remaining jurisdictions (Victoria, SA, Tasmania and the NT) are expected to use a common social housing waiting list by July 2011.

Framework of performance indicators

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 chapter 1 for more detail on reforms to federal financial relations). The NAHA includes a set of performance indicators, for which the Steering Committee collates annual performance information for analysis by the COAG Reform Council (CRC). Revisions have been made to the performance indicators reported in this chapter to align with the performance indicators in the NAHA.

Different delivery contexts and locations influence the equity, effectiveness and efficiency of housing assistance. Appendix A contains short statistical profiles on each State and Territory, which may assist in interpreting the performance indicators presented in this chapter.

The National Reporting Framework (NRF) was developed to provide a framework for reporting across all Indigenous housing programs, and to enable reporting on the outcomes of *Building a Better Future: Indigenous Housing to 2010 strategy* (FaCSIA 2001).

Public housing and SOMIH services reporting for Indigenous people

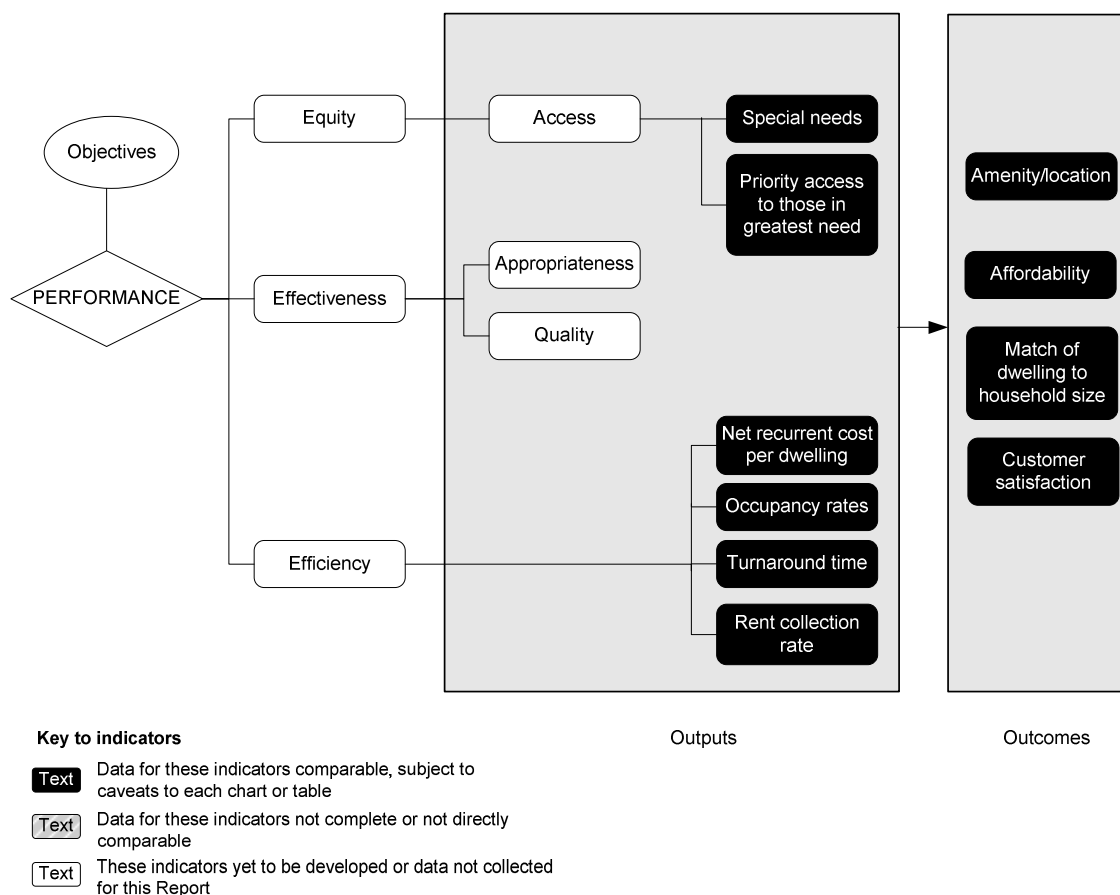
The Housing performance indicator framework outlined in figure 16.2 identifies the principal housing services activity areas considered in the 2011 Report. Data for Indigenous people are reported for a subset of the performance indicators and are presented here. It is important to interpret these data in the context of the broader performance indicator framework. The framework shows which data are comparable. For data that are not considered directly comparable, the text includes relevant caveats and supporting commentary.

Indicator boxes presented throughout the chapter provide information about the reported indicators. As these are sourced directly from the 2011 Report, they may

include references to data not reported for Indigenous people and therefore not included in this Compendium.

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).

Figure 16.2 Performance indicators for public housing and SOMIH



Source: 2011 Report, figure 16.3, p. 16.18.

Some descriptive data on public housing are included in table 16A.1 and descriptive data on SOMIH are included in table 16A.2. As outlined in 2011 Report, section 16.1, Victoria (from 2009-10), the ACT and the NT are not included in the SOMIH data collection.

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 16.3).

Box 16.3 Special needs

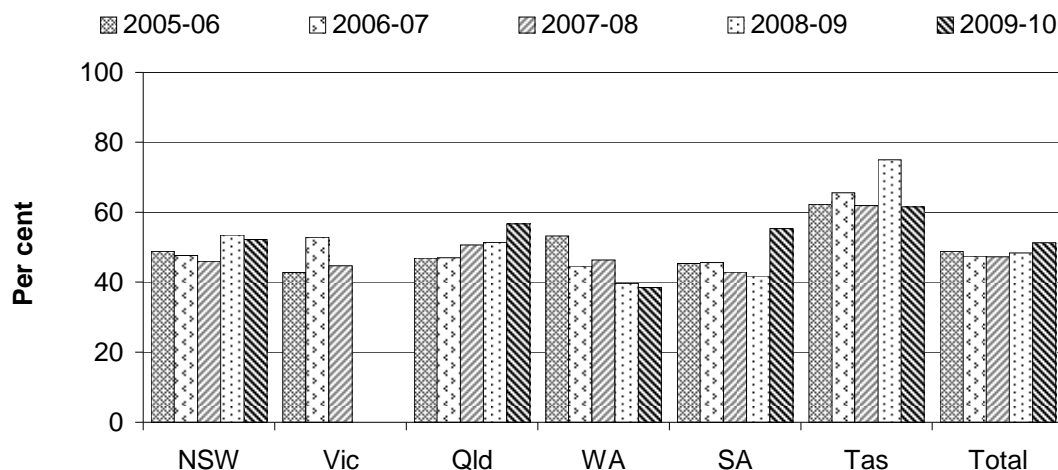
‘Special needs’ for SOMIH are defined as those households that have either a household member with disability or a principal tenant aged 24 years or under, or 50 years or over.

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

Data reported for this indicator are comparable across jurisdictions, but not over time. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Nationally in 2009-10, 51.3 per cent of new tenancies for SOMIH were allocated to special needs households, increasing from 48.8 per cent in 2005-06 (figure 16.3).

Figure 16.3 **SOMIH — new tenancies allocated to households with special needs (per cent)^{a, b}**



^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.4 provides further information. ^b All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10.

Source: AIHW (2006, 2008, 2009) *CSHA national data report*; AIHW (2010, 2011) *Housing assistance tables*; table 16A.4; 2011 Report, figure 16.5, p. 16.20.

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 priority access to housing (box 16.4).

Box 16.4 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 proportion of new allocations that were to households in greatest need
- the proportion of new allocations to those in greatest need that were 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; two years or more. These percentages are not cumulative because time to allocation reflects greatest need allocations as a percentage of all new allocations for the time period.

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 across jurisdictions, but not over time. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Differences in State and Territory housing assessment policies can influence comparability for this indicator.

Nationally, the proportion of new allocations to those in greatest need for 2009-10 for SOMIH was 55.9 per cent. Of all new households that were allocated SOMIH within three months at 30 June 2010, 62.0 per cent were households in greatest need (table 16.2).

Table 16.2 **SOMIH — proportion of new allocations to those in greatest need, for year ending 30 June 2010 (per cent)^a**

	NSW	Qld	WA	SA	Tas	Total
<i>Proportion of new allocations to those in greatest need in:</i>						
Under 3 months	46.2	75.3	36.1	93.1	na	62.0
3 < 6 months	57.4	84.5	88.9	85.7	na	74.2
6 months to < 1 year	36.7	70.7	73.2	100.0	na	59.7
1 < 2 years	14.1	73.2	64.7	83.3	na	49.7
2+ years	23.6	78.6	13.0	66.7	na	27.4
Overall	34.8	75.8	48.0	88.7	na	55.9

^a Further information pertinent to these data is provided in table 16A.5. **na** Not available.

Source: AIHW (2011) *Housing assistance tables*; table 16A.5; 2011 Report, table 16.6, p. 16.22.

Net recurrent cost per dwelling

‘Net recurrent cost per dwelling’ is an indicator of governments’ objective to undertake efficient and cost effective management (box 16.5).

Box 16.5 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. Data quality information for this indicator is under development.

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

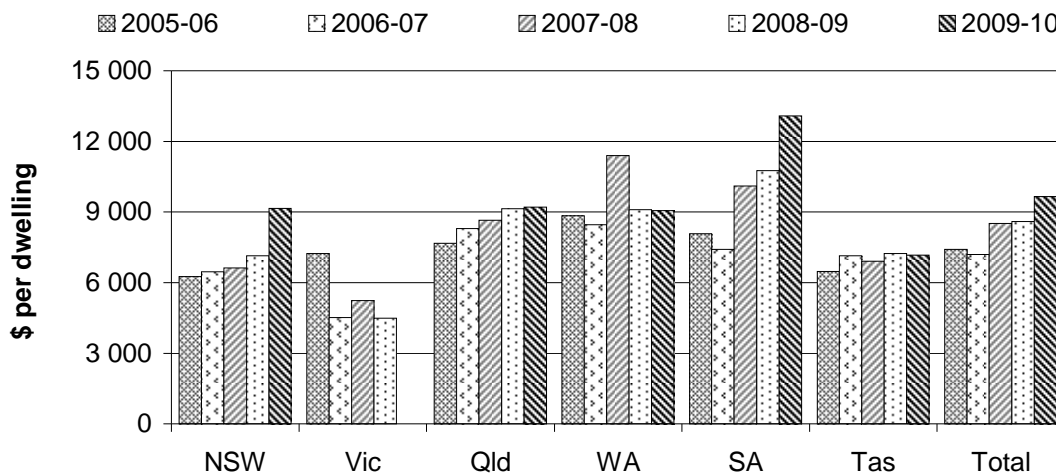
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- the cost of capital (the cost of the funds tied up in the capital used to provide public housing and SOMIH). 2011 Report, Box 16.9 provides a discussion of the user cost of capital in general and how it relates to housing.

Due to a high level of capital expenditure in housing, cost per dwelling is predominantly driven by the cost of capital. Caution must therefore be used when interpreting the indicator because the 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 \$9657 in 2009-10 (figure 16.4). 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 that 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.

Figure 16.4 **SOMIH — net recurrent cost of providing assistance per dwelling (2009-10 dollars)^{a, b, c}**



^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.6 provides further information. ^b Data are presented in real dollars based on the ABS Gross Domestic Product price deflator (index) (2009-10 = 100) table AA.26. ^c All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10.

Source: State and Territory governments (unpublished); tables 16A.6 and AA.26; 2011 Report, figure 16.7, p. 16.26.

Occupancy rate

‘Occupancy rate’ is an indicator of governments’ objective to ensure efficient housing utilisation (box 16.6).

Box 16.6 Occupancy rate

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

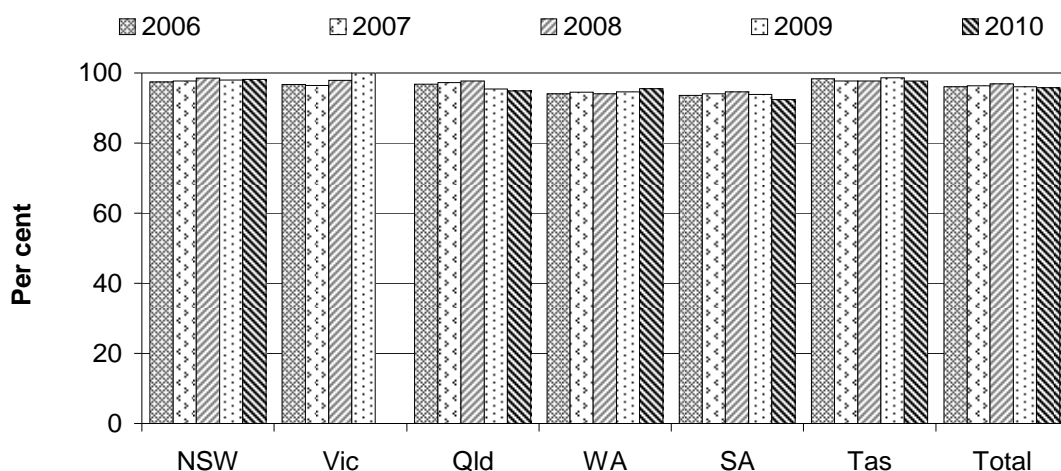
A high or increasing proportion suggests greater efficiency of housing utilisation.

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

Data reported for this indicator are comparable. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

The national average proportion of SOMIH stock occupied at 30 June 2010 was 95.8 per cent (figure 16.5). At the national level, occupancy rates have remained at or above 95.2 per cent since 2001 (table 16A.7).

Figure 16.5 **SOMIH — occupancy rates, at 30 June (per cent)^{a, b}**



^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.7 provides further information. ^b All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10.

Source: AIHW (2006, 2008, 2009) *CSHA national data report*; AIHW (2010, 2011) *Housing assistance tables*; table 16A.7; 2011 Report, figure 16.9, p. 16.28.

Turnaround time

‘Turnaround time’ is an indicator of governments’ objective to undertake efficient and cost effective management (box 16.7).

Box 16.7 Turnaround time

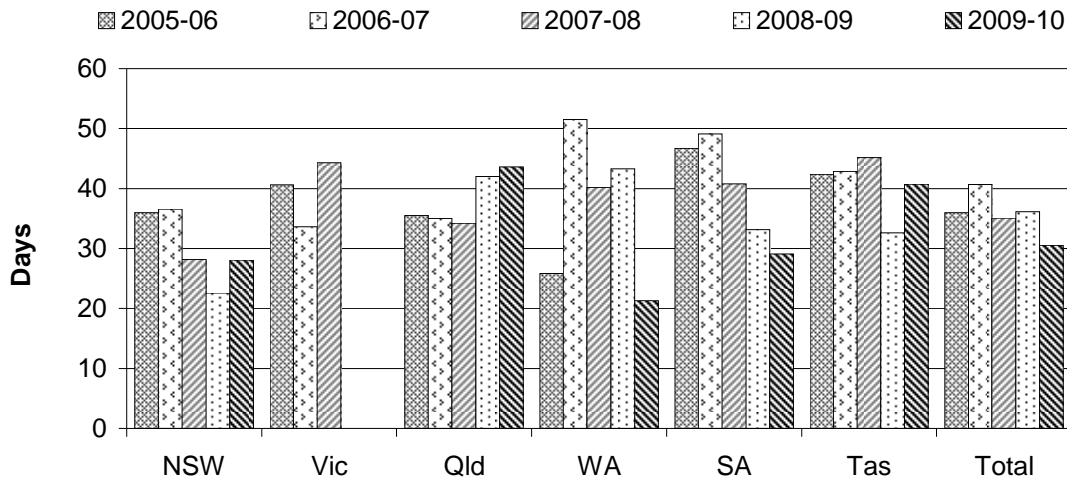
‘Turnaround time’ is defined as the average time taken for occupancy of available dwelling stock to rent through normal processes. A low or decreasing turnaround time suggests efficient housing allocation.

‘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. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Nationally, the average number of days for vacant stock to remain unallocated in 2009-10 was 31 days for SOMIH (figure 16.6).

Figure 16.6 **SOMIH — average turnaround time^{a, b}**



^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.8 provides further information. ^b All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10.

Source: AIHW (2006, 2008, 2009) *CSHA national data report*; AIHW (2010, 2011) *Housing assistance tables*; table 16A.8; 2011 Report, figure 16.11, p. 16.29.

Rent collection rate

‘Rent collection rate’ is an indicator of governments’ objective to undertake efficient and cost effective management (box 16.8).

Box 16.8 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. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Nationally, the rent collection rate in 2009-10 is 101.8 per cent for SOMIH (table 16.3).

Table 16.3 SOMIH — rent collection rate (per cent)^a

	<i>NSW</i>	<i>Vic^b</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>Total</i>
2005-06	100.5	99.7	99.7	104.3	94.7	103.8	100.0
2006-07	101.8	97.3	97.3	105.3	103.0	102.1	100.6
2007-08	96.8	99.6	99.6	104.3	103.7	99.8	99.0
2008-09	99.8	97.2	97.2	103.6	99.7	99.0	99.7
2009-10	101.5	..	101.5	104.5	100.7	101.7	101.8

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.9 provides further information. ^b All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10. .. Not applicable.

Source: State and Territory Governments (unpublished); table 16A.9; 2011 Report, table 16.8, p. 16.31.

Amenity/location

‘Amenity/location’ is an indicator of governments’ objective to provide housing assistance that is appropriate to the needs of different households (box 16.9).

Box 16.9 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. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Data for this indicator are sourced from the National Social Housing Survey, which seeks to determine tenants’ level of satisfaction with various aspects of service and to measure housing outcomes. The survey asked SOMIH tenants 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. Data from the 2007 survey are reported for SOMIH.

Nationally in 2007, 78.1 per cent of SOMIH tenants for whom amenity was important felt that their needs were met. For SOMIH tenants for whom location was important, 88.7 per cent felt that their needs were met (2011 Report, table 16A.23).

Affordability

‘Affordability’ is an indicator of governments’ objective to provide affordable housing to assist people who are unable to access suitable housing (box 16.10).

Box 16.10 Affordability

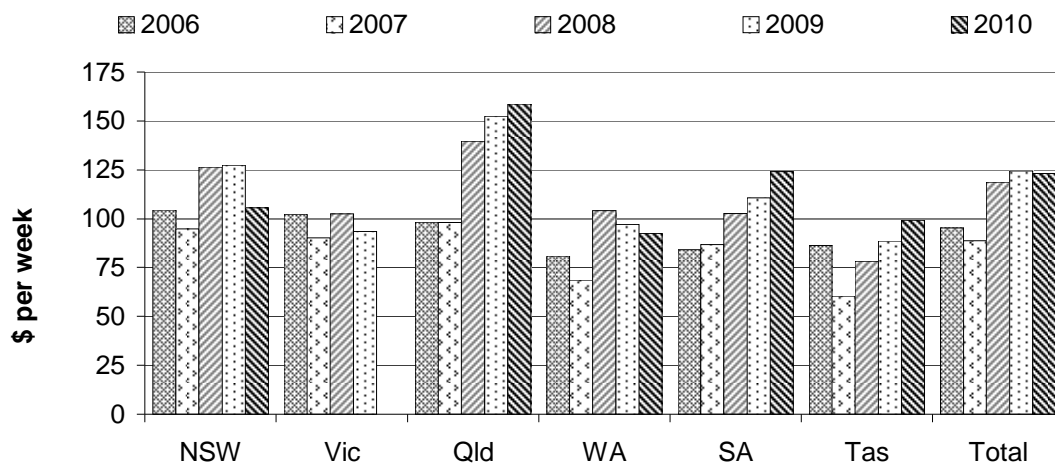
‘Affordability’ is defined as tenants’ financial ability to access suitable housing. Two measures of affordability are reported:

- Average weekly rental subsidy per rebated household, calculated as the total rental rebate amount divided by the total number of rebated households:
 - The amount of a rental rebate is influenced by market rent. High market rents will result in high rental rebates and low market rents will result in low rental rebates. A high or increasing value might imply that governments are spending more to ensure housing affordability.
- The proportion of low income households in public housing or SOMIH spending more than 30 per cent of their income in rent:
 - Low income households are defined as those in the bottom 40 per cent of equivalised gross household incomes (that is, the bottom two income quintiles). Low income households are more likely to be adversely affected by relatively high housing costs than households with higher disposable incomes (Yates and Gabriel 2006; Yates and Milligan 2007).
 - Households in public housing and SOMIH who do not receive rental rebates are included in this measure.
 - A low or decreasing value implies greater housing affordability.

Data reported for this indicator are comparable but not complete. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Nationally at 30 June 2010, the average weekly subsidy per rebated household in SOMIH was \$123, increasing from \$95 at 30 June 2006, but this varied across jurisdictions (figure 16.7).

Figure 16.7 SOMIH — average weekly subsidy per rebated household, at 30 June (2009-10 dollars)^{a, b, c}



^a Data may not be comparable across jurisdictions and comparisons could be misleading. Table 16A.11 provides further information. ^b Data are presented in real dollars based on the ABS Gross Domestic Product price deflator (index) (2009-10 = 100) table AA.26. ^c All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10.

Source: AIHW (2006, 2008, 2009) *CSHA national data report*; AIHW (2010, 2011) *Housing assistance tables*; table 16A.11, 2011 Report, figure 16.13, p. 16.35.

Nationally at 30 June 2010, 95.0 per cent of all households in SOMIH were low income households (table 16A.12) and 0.8 per cent of those low income households were spending more than 30 per cent of their income on rent (table 16.4). Income data for some households are not updated annually and this may result in overestimating the proportion of household income spent on rent. More information on the proportion of income paid in rent by SOMIH tenants is provided in table 16A.32.

Table 16.4 SOMIH — proportion of low income households spending more than 30 per cent of their income in rent, at 30 June (per cent)^a

	NSW	Qld	WA	SA	Tas	Total
2010	0.1	–	2.0	2.2	–	0.8

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.13 provides further information. – Nil or rounded to zero.

Source: AIHW (2011) *Housing assistance tables*; table 16A.13; 2011 Report, table 16.10, p. 16.35.

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 16.11).

Box 16.11 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. Overcrowding is measured using the Canadian National Occupancy Standard (CNOS) (box 16.12) and is deemed to have occurred if one or more additional bedrooms are required to meet the standard.

Data are reported for the proportion of households that are overcrowded. A low or decreasing proportion of overcrowded households is desirable.

Data reported for this indicator are comparable across jurisdictions and complete. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Box 16.12 Canadian National Occupancy Standard

The Canadian National Occupancy Standard (CNOS) provides a way of measuring overcrowding in dwellings and it 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.

Households living in dwellings where this standard cannot be met are considered to be overcrowded. The CNOS allows for comparing the number of bedrooms required with the actual number of bedrooms in the dwelling and is sensitive to both household size and household composition.

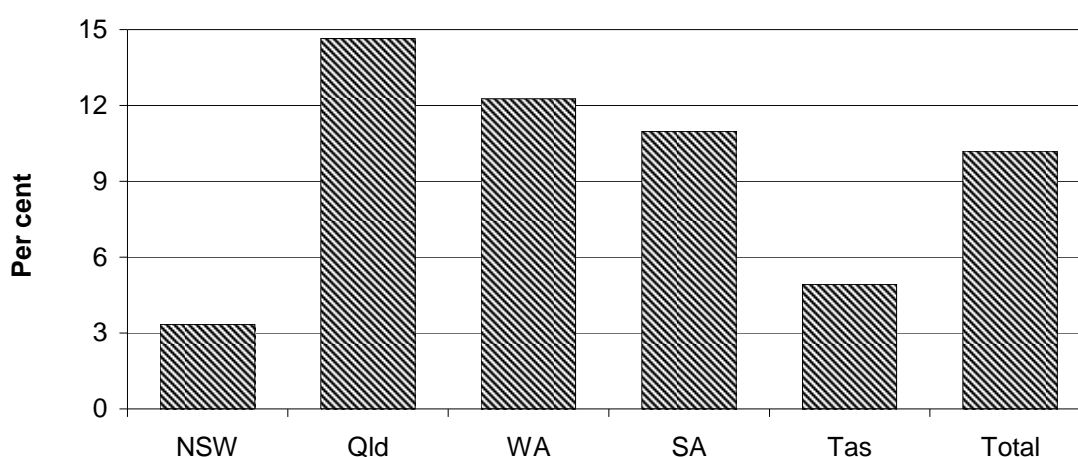
Source: ABS (2006).

State and Territory governments' housing authorities bedroom entitlement policies may differ from the CNOS.

Reporting on overcrowding for SOMIH for 2010 is based on the CNOS but these data are not directly comparable with data for earlier years presented in table 16A.14 due to a change in the reporting standard. Reporting prior to 2010 is based on a proxy occupancy standard where overcrowding is deemed to occur if an additional two or more bedrooms are required to meet the standard (compared to one or more additional bedrooms required using the CNOS).

At 30 June 2010, 10.2 per cent of SOMIH households were overcrowded, though this varied across jurisdictions (figure 16.8).

Figure 16.8 SOMIH — proportion of overcrowded households, at 30 June 2010^{a, b}



^a Data may not be comparable across jurisdictions and comparisons could be misleading. Table 16A.14 provides further information. ^b All SOMIH dwellings in Victoria were transferred to other housing programs and there are no SOMIH dwellings in Victoria in 2009-10.

Source: AIHW (2011) *Housing assistance tables*; table 16A.14, 2011 Report, figure 16.15, p. 16.38.

Information on Indigenous people living in overcrowded conditions in public housing by remoteness area are presented in table 16A.2. Similar information for SOMIH are presented in table 16A.15.

In contrast to households with overcrowding, some SOMIH dwellings are underutilised. Data on SOMIH households with underutilisation are presented in tables 16A.33.

Customer satisfaction

‘Customer satisfaction’ is an indicator of governments’ objective to provide housing assistance that is appropriate for different households (box 16.13).

Box 16.13 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. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

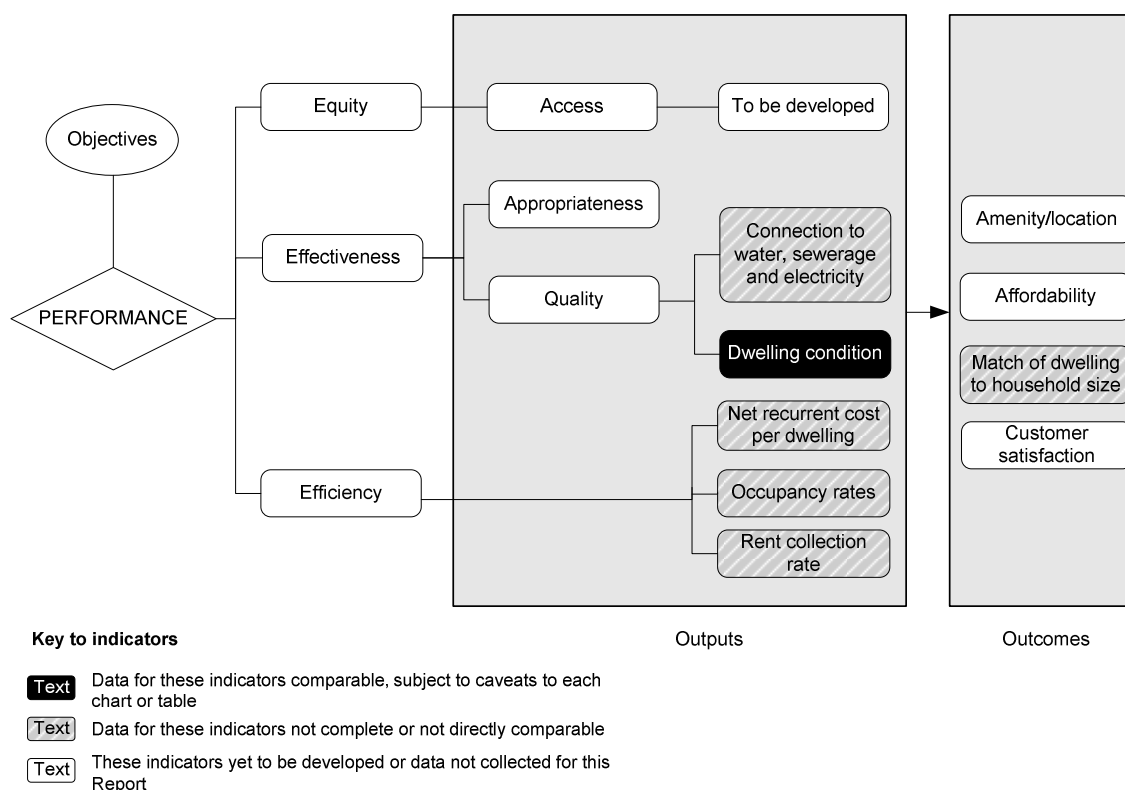
Data for this indicator are sourced from the National Social Housing Survey. Data from the 2007 survey are reported for SOMIH.

Nationally in 2007, 63.5 per cent of SOMIH respondents were either satisfied or very satisfied (44.5 per cent and 19.0 per cent, respectively) with the service provided (table 16A.23).

Indigenous community housing services reporting for Indigenous people

The performance indicator framework for ICH is presented in figure 16.9. Performance indicator results are not directly comparable across public housing and SOMIH, community housing and ICH.

Figure 16.9 Performance indicators for ICH



Source: 2011 Report, figure 16.23, p. 16.51.

Data for ICH should be interpreted with caution as complete data were not available for all jurisdictions.

Access indicators measure equitable access to ICH (box 16.14).

Box 16.14 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 16.15).

Box 16.15 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. Separate measures are reported for water, sewerage and electricity.

A low or decreasing percentage suggests high housing quality.

Data reported for this indicator are not directly comparable. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

The proportions of Indigenous community houses not connected to water, sewerage and electricity are presented in tables 16A.18–20. In 2008-09, almost all of the ICH dwellings for which data were available were connected to water and sewerage for each reporting jurisdiction.

Dwelling condition

'Dwelling condition' is an indicator of governments' objective to provide quality housing (box 16.16).

Box 16.16 Dwelling condition

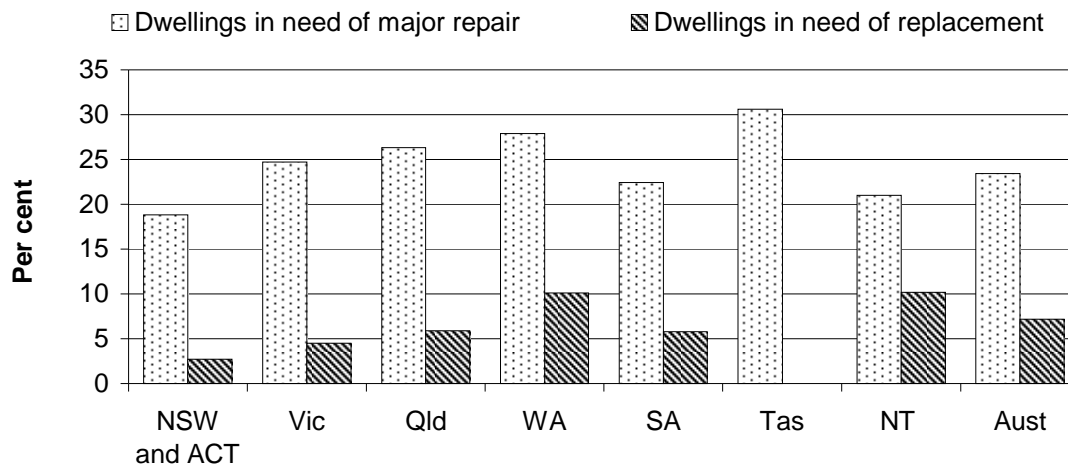
'Dwelling condition' is defined as the proportion of ICH dwellings in poor condition and in need of major repair or replacement. It is measured as the number of permanent ICH dwellings in need of either major repair or replacement as a percentage of the total number of permanent dwellings.

A low or decreasing proportion suggests higher housing quality.

Data reported for this indicator are comparable. Data quality information for this indicator is under development.

Nationally, there were 23.4 per cent of ICH dwellings in need of major repair and 7.2 per cent of dwellings in need of replacement in 2006 (figure 16.10).

Figure 16.10 ICH — proportion of dwellings in need of major repair and dwellings in need of replacement, 2006^a



^a The proportion of dwellings in need of replacement in Tasmania was nil, or rounded to zero.

Source: ABS (2007) *Housing and Infrastructure in Aboriginal and Torres Strait Islander Communities 2006*; table 16A.21, 2011 Report, figure 16.24, p. 16.53.

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 16.17).

Box 16.17 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 neither comparable nor complete. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Nationally in 2008-09, the net recurrent cost per ICH dwelling was \$5256 (table 16.5). Net recurrent cost data may be underestimated and should be interpreted with caution because complete data were not available for all jurisdictions.

Table 16.5 ICH — net recurrent cost 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>ACT</i>	<i>NT</i>	<i>Aus Gov^c</i>	<i>Aust</i>
2005-06	8 014	..	na	na	7 397	..	25 766	652	7 916	na
2006-07	8 694	..	3 584	na	3 561	..	na	na	na	5 451
2007-08	6 919	3 164	7 161	13 831	2 708	..	7 169	na	8 299	7 841
2008-09	5 986	5 901	3 705	6 338	3 276	..	10 088	na	7 501	5 256

^a Data were presented in current prices based on the Australian Bureau of Statistics (ABS) Gross Domestic Product price deflator (index) (2008-09 = 100) table AA.26. ^b Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.22 provides further information. ^c Contains data from Victoria, Queensland and Tasmania not published separately, and includes dwellings managed by funded and unfunded organisations responding to the FaHCSIA survey. **na** Not available. **..** Not applicable.

Source: AIHW (2007, 2009, 2010 and unpublished) *Indigenous Community Housing data collection*; table 16A.22; 2011 Report, table 16.12, p. 16.54.

Occupancy rate

‘Occupancy rate’ is an indicator of governments’ objective to provide efficient housing utilisation (box 16.18).

Box 16.18 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 neither comparable nor complete. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

Nationally, 96.5 per cent of ICH were occupied at 30 June 2009, though this varied across jurisdictions (table 16.6). These data may be underestimated and should be interpreted with caution because complete data were not available for all jurisdictions.

Table 16.6 ICH — occupancy rates (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>
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
2009	99.2	97.9	96.8	89.8	87.7	..	100.0	na	95.3	96.5

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.23 provides further information. .. Not applicable. **na** Not available.

Source: AIHW (2007, 2009, 2010 and unpublished) *Indigenous Community Housing data collection*; table 16A.23; 2011 Report, table 16.13, p. 16.55.

Rent collection rate

‘Rent collection rate’ is an indicator of governments’ objective to provide efficient and cost effective management of housing (box 16.19).

Box 16.19 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 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 neither comparable nor complete. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

The national rent collection rate in 2008-09 was 96.3 per cent, though this varied across jurisdictions (table 16.7). These data may be underestimated and should be interpreted with caution because complete data were not available for all jurisdictions.

Table 16.7 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</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
2008-09	90.4	94.1	115.8	64.2	60.3	..	100.0	115.6	97.9	96.3

^a Data may not be comparable across jurisdictions and over time and comparisons could be misleading. Table 16A.24 provides further information. .. Not applicable.

Source: AIHW (2007, 2009, 2010 and unpublished) *Indigenous Community Housing data collection*; table 16A.24; 2011 Report, table 16.14, p. 16.56.

Amenity/location

‘Amenity/location’ is an indicator of governments’ objective to provide housing assistance that is appropriate to the needs of different households (box 16.20).

Box 16.20 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 2011 Report.

Affordability

‘Affordability’ is an indicator of governments’ objective to provide affordable housing to assist people who are unable to access suitable housing (box 16.21).

Box 16.21 Affordability

‘Affordability’ is defined as the extent to which low income households are paying a large share of their income in rent.

A measure of affordability for ICH was included in previous reports. New measures of affordability will be considered as a key area for development in future reports.

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 16.22).

Box 16.22 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. Overcrowding is measured using the CNOS (refer to box 16.12) and, for ICH, is deemed to occur if two or more bedrooms are required to meet the standard.

A low or decreasing proportion of overcrowded households is desirable.

Data reported for this indicator are neither comparable nor complete. Data quality information for this indicator is at www.pc.gov.au/gsp/reports/rogs/2011.

State and Territory government's housing authorities bedroom entitlement policies may differ from the CNOS.

Data for overcrowding are not comparable across SOMIH, and ICH due to different thresholds for determining overcrowding — one or more bedrooms for SOMIH and two or more bedrooms for ICH.

Data for some jurisdictions are based on the proxy occupancy standard, rather than the CNOS. The proportions of ICH households that were overcrowded at 30 June are presented in table 16.8. These data may be underestimated and should be interpreted with caution because complete data were not available for all jurisdictions.

Table 16.8 ICH — proportion overcrowded households (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
2009	25.1	0.8	32.5	na	31.8	..	—	na	13.7	na

^a Data may not be comparable across jurisdictions and comparisons could be misleading. Table 16A.25 provides further information. ^b Contains data from Victoria, Queensland and Tasmania not published separately, and includes dwellings managed by funded and unfunded organisations responding to the FaHCSIA surveys. **na** Not available. **..** Not applicable. **—** Nil or rounded to zero.

Source: AIHW (2007, 2009, 2010 and unpublished) *Indigenous Community Housing data collection*; table 16A.25, 2011 Report, table 16.15, p. 16.58.

Data on the number of bedrooms needed for people living in overcrowded conditions in Indigenous community housing are presented in table 16A.26. Data on overcrowding in Indigenous community housing by remoteness area are not available for reporting.

Customer satisfaction

‘Customer satisfaction’ is an indicator of governments’ objective to provide housing assistance that is appropriate to different households (box 16.23).

Box 16.23 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 2011 Report.

Commonwealth Rent Assistance services reporting for Indigenous people

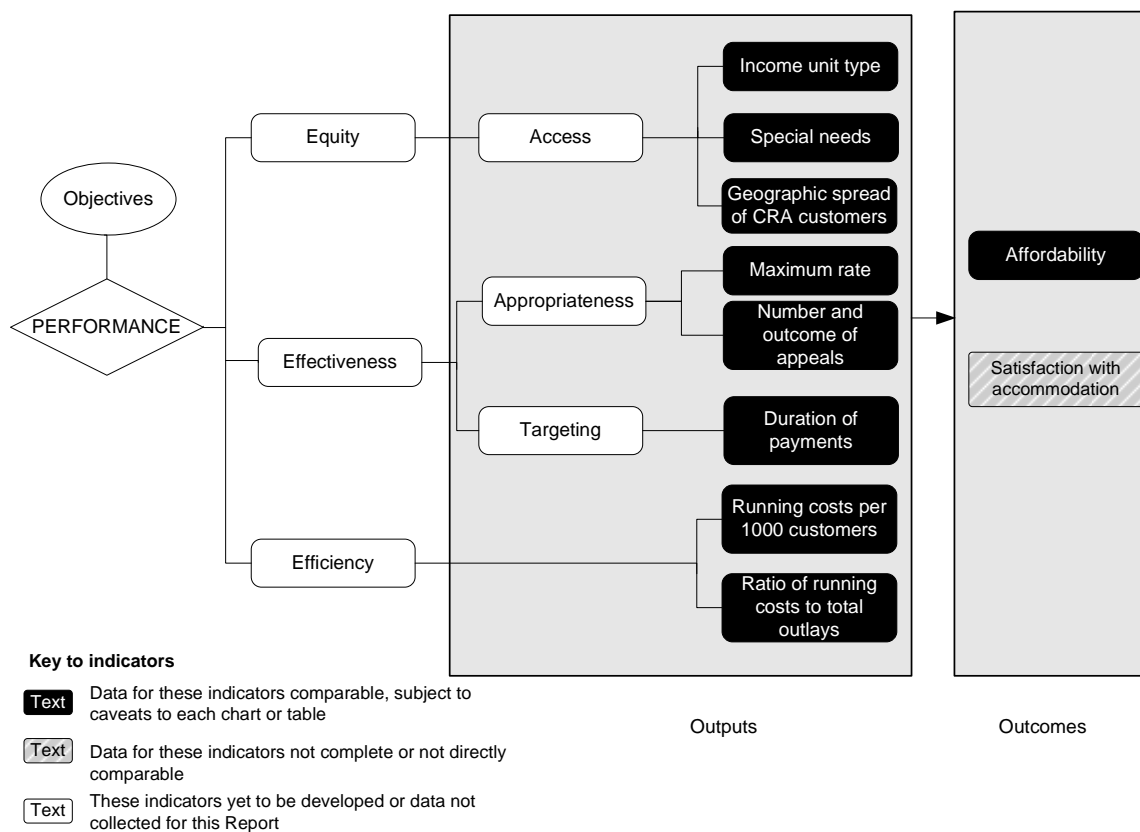
The performance indicator framework for CRA is presented in figure 16.11.

Data for Indigenous people are reported for a subset of the performance indicators for CRA in the 2011 Report. It is important to interpret these data in the context of the broader performance indicator framework outlined in figure 16.11. The performance indicator framework shows which data are comparable in the 2011 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 social security or family assistance law. These data do not include equivalent payments made by the Department of Veterans Affairs, or payments made with Abstudy on behalf of DEEWR.

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

Figure 16.11 Performance indicators for CRA



Source: 2011 Report, figure 16.25, p. 16.59.

Income unit type

‘Income unit type’ is an indicator of the CRA’s guiding principle to provide financial assistance in an equitable manner (box 16.24).

Box 16.24 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).

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

Data reported for this indicator are comparable. Data quality information for this indicator is under development.

Nationally, there were 1 105 154 income units entitled to receive CRA at 4 June 2010, of which 42 797 (or 3.9 per cent) self identified as Indigenous. Single people with no children represented approximately 52.6 per cent of income units receiving CRA and 39.2 per cent of Indigenous income units receiving CRA (table 16.9). Further information on income units, including data for each jurisdiction, are presented in tables 16A.27 and 16A.28 and 2011 Report, tables 16A.53 and 16A.54.

Table 16.9 Income units receiving CRA, by income unit type, at 4 June 2010^a

<i>Type of income unit</i>	<i>Income units</i>	<i>CRA recipients</i>	<i>Indigenous income units</i>	<i>Indigenous CRA recipients</i>
	no.	%	no.	%
Single, no dependent children	420 368	38.0	12 977	30.3
Single, no children, sharer	161 220	14.6	3 800	8.9
Single, one or two dependent children	201 704	18.3	11 006	25.7
Single, three or more dependent children	42 184	3.8	3 773	8.8
Partnered, no dependent children	96 242	8.7	2 549	6.0
Partnered, one or two dependent children	124 210	11.2	5 010	11.7
Partnered, three or more dependent children	56 184	5.1	3 500	8.2
Partnered, illness or temporarily separated	3 042	0.3	156	0.4
Total	1 105 154	100.0	42 797	100.0

^a Further information pertinent to these data is provided in tables 16A.27 and 16A.28 and 2010 Report, tables 16A.53 and 16A.54. ... Not applicable.

Source: FaHCSIA (unpublished); tables 16A.27 and 16A.28; 2011 Report, tables 16A.53 and 16A.54, 2011 Report, table 16.16, p. 16.61.

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 16.25).

Box 16.25 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 where the primary and/or secondary member receives Disability Support Pension, or is aged 24 years or under, or 75 years or over, or that have 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. Data quality information for this indicator is under development.

Table 16.10 illustrates the proportion of special needs income units receiving CRA at 4 June 2010 by jurisdiction.

Table 16.10 Proportion of income units with special needs, at 4 June 2010^{a, b}

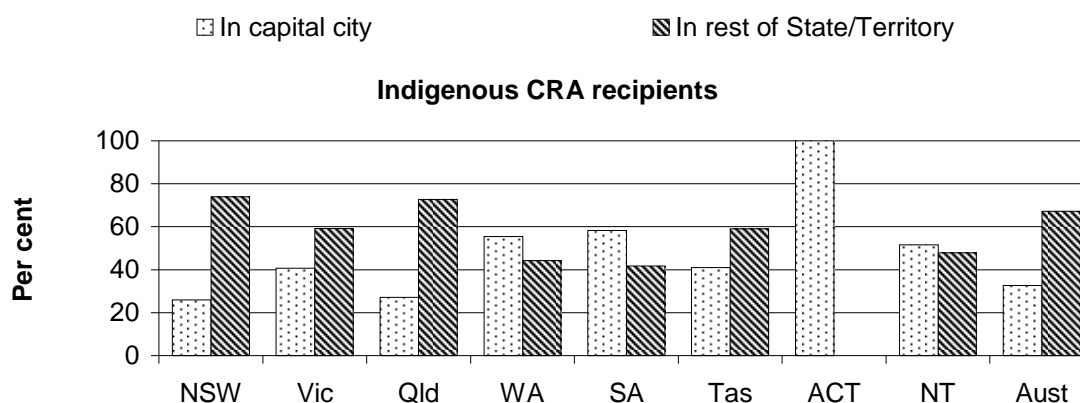
	NSW	Vic	Qld	WA	SA	Tas	ACT	NT	Aust
<i>Non-Indigenous CRA recipients as a proportion of:</i>									
all CRA income units	95.4	98.5	94.8	96.5	97.5	95.0	97.9	82.2	96.1
estimated resident population	97.7	99.3	96.4	96.6	98.1	96.0	98.7	69.8	97.4
<i>Indigenous CRA recipients as a proportion of:</i>									
all CRA income units	4.6	1.5	5.2	3.5	2.5	5.0	2.1	17.8	3.9
estimated resident population	2.3	0.7	3.6	3.4	1.9	4.0	1.3	30.2	2.6
<i>CRA recipients also receiving Disability support pension as a proportion of:</i>									
all CRA income units	20.1	21.1	18.9	18.1	20.9	21.9	13.8	22.1	19.9
estimated resident population	1.1	0.9	1.2	0.7	1.0	1.2	0.3	0.5	1.0
<i>CRA recipients aged 24 years or under as a proportion of:</i>									
all CRA income units	12.9	14.5	15.7	15.9	15.9	19.2	32.2	15.2	14.7
estimated resident population	0.7	0.7	1.0	0.6	0.8	1.1	0.8	0.4	0.7
<i>CRA recipients aged 75 years and over as a proportion of:</i>									
all CRA income units	8.3	8.2	7.8	9.1	9.6	7.8	4.9	3.8	8.3
estimated resident population	0.4	0.4	0.5	0.4	0.5	0.4	0.1	0.1	0.4

^a Further information pertinent to these data is provided in table 16A.29. ^b Income units can be included in more than one 'special needs' group.

Source: FaHCSIA (unpublished); ABS (unpublished) Population by age and sex, Australian States and Territories, Cat. no. 3201.0; ABS (2007) *2006 Census of Population and Housing*; ABS (2008) *Population Projections, Australia, 2006–2101*, Cat. no. 3222.0; table 16A.29; 2011 Report, table 16.17, p. 16.62.

Information on the geographic location of special needs income units is presented in figure 16.12. For Indigenous income units receiving CRA, 67.3 per cent were located in the rest of the State or Territory, while 32.6 per cent resided in capital cities (figure 16.12).

Figure 16.12 Geographic location of income units with special needs, at 4 June 2010^a



^a Further information pertinent to these data is provided in table 16A.29, 2011 Report, figure 16.26, p. 16.63. Source: FaHCSIA (unpublished); table 16A.58.

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 16.26).

Box 16.26 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.

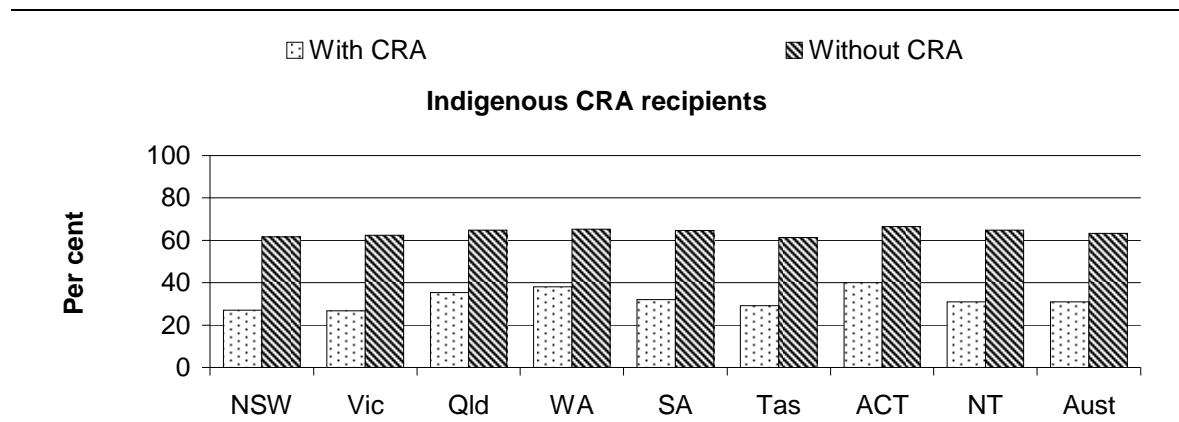
Data reported for this indicator are comparable. Data quality information for this indicator is under development.

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 receiving Disability Support Pension, income units aged 24 years or under, and income units aged 75 years or over is presented in tables 16A.74–16A.84.

Figure 16.13 shows the affordability outcomes for Indigenous income units receiving CRA if CRA were not payable. 63.3 per cent of the Indigenous income units receiving CRA would have spent more than 30 per cent of income on rent. With CRA, this proportion decreases to 31.0 per cent

Figure 16.2 Income units paying more than 30 per cent of income on rent, with and without CRA, at 4 June 2010^a



^a Further information pertinent to these data is provided in tables 16A.30 and 16A.31.

Source: FaHCSIA (unpublished); tables 16A.30 and 16A.31; 2011 Report, figure 16.29, p. 16.71.

Future directions in performance reporting

COAG developments

Report on Government Services alignment with NAHA reporting

Further alignment between the Report and NAHA indicators might occur in future reports as a result of developments in NAHA reporting.

Outcomes of the review of Report on Government Services

COAG endorsed recommendations of a review of the RoGS in December 2009. Those recommendations implemented during 2010 are reflected in this Report.

Further recommendations will be reflected in future Reports, including implementation of Independent Reference Group and Steering Committee

recommendations arising from the 'Review of the general performance indicator framework' and the 'Review of the performance indicators and their associated measures'. The 2012 Report and later editions will continue:

- lengthening time series data in attachment tables
- developing data quality information documents for performance indicators

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.

The Housing and Homelessness Working Group will continue to improve the quality of community housing and financial data that are published in the Report.

Definitions of key terms and indicators

Public, SOMIH, community and ICH

Assessable income	The income used to assess eligibility for housing assistance and to calculate the rental housing rebate that allows a household to pay a rent lower than the market rent. Definition may vary across jurisdictions.
Canadian National Occupancy Standard (CNOS)	A measure of the appropriateness of housing which is sensitive to both household size and composition. The CNOS specifies that: <ul style="list-style-type: none">• 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.
Depreciation costs	Depreciation calculated on a straight-line basis at a rate that realistically represents the useful life of the asset (as per the Australian Accounting Standards 13–17).
Disability (as per the ABS Survey of Disability Ageing and Carers)	Any restriction or lack of ability (resulting from an impairment) to perform an action in the manner or within the range considered normal for a human being.
Dwelling	A structure or a discrete space within a structure intended for people to live in or where a person or group of people live. Thus a structure that people actually live in is a dwelling regardless of its intended purpose, but a vacant structure is only a dwelling if intended for human residence. A dwelling may include one or more rooms used as an office or workshop provided the dwelling is in residential use.
Greatest need	Low income households that at the time of allocation were subject to one or more of the following circumstances: <ul style="list-style-type: none">• homelessness• their life or safety being at risk in their accommodation• their health condition being aggravated by their housing• their housing being inappropriate to their needs• their rental housing costs being very high.
Household	For the purpose of the public, community, SOMIH and ICH collections, the number of tenancy agreements is the proxy for counting the number of households. A tenancy agreement is defined as a formal written agreement between a household (a person or group of people) and a housing provider, specifying details of a tenancy for a particular dwelling.
Indigenous household	A household with one or more members (including children) who identify as Aboriginal and/or Torres Strait Islander.
Low income household	Low income households are generally defined in this Report as those in the bottom 40 per cent of equivalised gross household incomes (that is, the bottom two income quintiles). Equivalised gross income is an indicator of disposable household income after taking into account household size and composition.
Market rent	Aggregate market rent that would be collected if the public rental housing properties were available in the private market.

New household	Households that commence receiving assistance for the financial year.														
Occupancy rate	The proportion of dwellings occupied.														
Occupied dwelling	Dwellings occupied by tenants who have a tenancy agreement with the relevant housing authority.														
Overcrowding	Where one or more bedrooms are required to meet the Canadian National Occupancy Standard.														
Priority access to those in greatest need	Allocation processes to ensure those in greatest need have first access to housing. This is measured as the proportion of new allocations to those in greatest need.														
Principal tenant	The person whose name appears on the tenancy agreement. Where this is not clear, it should be the person who is responsible for rental payments.														
Proxy occupancy standard	A measure of the appropriateness of housing related to the household size and tenancy composition. The measure specifies the bedroom requirements of a household. <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><i>Household structure</i></th> <th style="text-align: left;"><i>Bedrooms required</i></th> </tr> </thead> <tbody> <tr> <td>Single adult only</td> <td>1</td> </tr> <tr> <td>Single adult (group)</td> <td>1 (per adult)</td> </tr> <tr> <td>Couple with no children</td> <td>2</td> </tr> <tr> <td>Sole parent or couple with one child</td> <td>2</td> </tr> <tr> <td>Sole parent or couple with two or three children</td> <td>3</td> </tr> <tr> <td>Sole parent or couple with four children</td> <td>4</td> </tr> </tbody> </table> <p>For sole parent or couple households with four or more children the dwelling size in terms of bedrooms should be the same value as the number of children in the household.</p>	<i>Household structure</i>	<i>Bedrooms required</i>	Single adult only	1	Single adult (group)	1 (per adult)	Couple with no children	2	Sole parent or couple with one child	2	Sole parent or couple with two or three children	3	Sole parent or couple with four children	4
<i>Household structure</i>	<i>Bedrooms required</i>														
Single adult only	1														
Single adult (group)	1 (per adult)														
Couple with no children	2														
Sole parent or couple with one child	2														
Sole parent or couple with two or three children	3														
Sole parent or couple with four children	4														
Rebated household	A household that receives housing assistance and pays less than the market rent value for the dwelling.														
Rent charged	The amount in dollars that households are charged based on the rents they are expected to pay. The rents charged to tenants may or may not have been received.														
Special needs household	Low income 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. For SOMIH, special needs households are those that have either a household member with disability or a principal tenant aged 24 years or under, or 50 years or over.														
Tenancy rental unit	A tenancy (rental) unit is defined as the unit of accommodation on which a tenancy agreement can be made. It is a way of counting the maximum number of distinct rentable units that a dwelling structure can contain.														
Tenantable dwelling	A dwelling where maintenance has been completed, whether occupied or unoccupied at 30 June. All occupied dwellings are tenantable.														
Total gross household income	The value of gross weekly income from all sources (before deductions for income tax, superannuation etc.) for all household members, expressed as dollars per week. The main components of gross income are current usual wages and salary; income derived from self-employment, government pensions, benefits and allowances; and other income comprising investments and other regular income. CRA payments are not included as income.														
Transfer household	A household, either rebated or market renting, that relocates (transfers) from one public or community rental dwelling to another.														
Turnaround time	The average time taken in days for normally vacant dwellings to be occupied.														

Underutilisation Where there are two or more bedrooms additional to the number required in the dwelling to satisfy CNOS.

Untenantable dwelling A dwelling not currently occupied by a tenant, where maintenance has been either deferred or not completed at 30 June.

Commonwealth Rent Assistance

Dependent child Dependent child is one in respect of whom an adult member of the income unit receives Family Tax Benefit part A (FTB (A)) at more than the base rate. At June 2010, children aged 16 or older attract the base rate of FTB (A) only, so are not included in the count of dependent children. Some children aged under 16 years may also only attract the base rate of FTB (A) because of the maintenance income test, the maintenance action test, or because they are overseas.

Income support recipient Recipients in receipt of a payment made under social security law. The main income support payments administered by FaHCSIA are Age Pension, Disability Support Pension and Carer Payment, while the main income support payments administered by Department of Education, Employment and Workplace Relations are Newstart Allowance, Youth Allowance, Abstudy, Parenting Payment (Single) and Parenting Payment (Partnered).

Family Tax Benefit is paid under family assistance law and is not an income support payment.

Income unit An income unit may consist of:

- a single person with no dependent children
- a sole parent with one or more dependent children
- a couple (married, registered or defacto) with no dependent children
- a couple (married, registered or defacto) with one or more dependent children.

A non-dependent child living at home, including one who is receiving an income support payment in their own right, is regarded as a separate income unit. Similarly, a group of non-related adults sharing accommodation are counted as separate income units.

Primary payment type Each income unit receiving CRA is assigned a primary payment type, based on the payment(s) received by each member. The primary payment is determined using a hierarchy of payment types, with precedence given to pensions, then other social security payments and then the Family Tax Benefit part A. No extra weight is given to the payment type with which CRA is paid. Specifically, the hierarchy for the main payments is:

- Disability Support Pension
- Carer Payment
- Age Pension
- Parenting Payment (Single)
- Newstart Allowance
- Youth Allowance
- Austudy
- Parenting Payment (Partnered)
- Family Tax Benefit part A.

Rent Amount payable as a condition of occupancy of a person's home. Rent includes site fees for a caravan, mooring fees and payment for services provided in a retirement village. Rent encompasses not only a formal tenancy agreement, but also informal agreements between family members, including the payment of board or board and lodgings. Where a person pays board and lodgings and cannot

Sharer

separately identify the amount paid for lodgings, two thirds of the payment is deemed to be for rent.

Some single people are subject to a lower maximum (sharer) rate of CRA. The lower rate may apply to only a single person (with no dependent children) who shares a major area of accommodation. The lower rate does not apply to those receiving Disability Support Pension or Carer Payment, those in nursing homes or boarding house accommodation, or those paying for both board and lodgings. A person is not regarded as a sharer solely because he or she shares with a child (of any age) if the child does not receive CRA.

Special needs

Individuals and families with at least one member who either self-identifies as Indigenous; receives a Disability Support Pension; is aged 24 years or under; or is aged 75 years or over.

Total income from all sources

Income received by the recipients or partner, excluding income received by a dependent. It includes regular social security payments and any maintenance and other private income taken into account for income testing purposes. It does not include:

- one-time payments
- arrears payments
- advances
- Employment or Education Entry Payments
- Mobility Allowance
- Baby Bonus
- Child Care Tax Rebate.

In most cases, private income reflects the person's current circumstances. Taxable income for a past financial year or an estimate of taxable income for the current financial year is used where the income unit receives more than the minimum rate of the Family Tax Benefit part A but no income support payment.

List of 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). Attachment tables are provided on the Review website (www.pc.gov.au/gsp).

Public housing

Table 16A.1	Descriptive data - public housing
Table 16A.2	Proportion of Indigenous households in public housing living in overcrowded conditions, by remoteness

SOMIH

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Community housing

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Indigenous community housing

Table 16A.17	Descriptive data - Indigenous community housing
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CRA

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Descriptive information

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Table 16A.34	State owned and managed Indigenous housing, non-rebated and multiple family households excluded, 2010
Table 16A.35	SOMIH housing policy context, 2010

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