
18 Housing interpretative material

| | |
|---|-------------|
| 18 Housing interpretative material | 18.1 |
| 18.1 Context | 18.2 |
| 18.2 Indicators | 18.12 |
| Outputs | 18.13 |
| Equity | 18.13 |
| Access — Priority access to those in greatest need | 18.13 |
| Access — Selected equity groups | 18.14 |
| Effectiveness | 18.15 |
| Access — Affordability | 18.15 |
| Time waited | 18.15 |
| Appropriateness — Match of dwelling to household size | 18.16 |
| Appropriateness — Amenity/location | 18.17 |
| Quality — Dwelling condition | 18.18 |
| Quality — Customer satisfaction | 18.18 |
| Sustainability | 18.19 |
| Efficiency | 18.19 |
| Net recurrent cost per dwelling | 18.19 |
| Outcomes | 18.20 |
| Social and economic participation | 18.20 |
| 18.3 Definitions of key terms | 18.21 |
| 18.4 References | 18.25 |

The housing interpretative material is supporting material and includes explanations of why indicators have been chosen, and wherever possible, a link to the stated objectives of the service. It includes indicator definitions, technical details defining how the indicator is measured and guidance on how the indicator is to be interpreted, including caveats and the indicator's completeness and comparability status.

Further information on the Report on Government Services including other reported service areas, the glossary and list of abbreviations is available at [https://www.pc.gov.au/research/ongoing/report on government services](https://www.pc.gov.au/research/ongoing/report-on-government-services).

18.1 Context

Information on public housing, SOMIH and community housing context is provided in tables 18.1–5.

Table 18.1 Public housing policy context, 2021^{a, b, c}

| | <i>NSW^d</i> | <i>Vic^e</i> | <i>Qld^f</i> | <i>WA^g</i> | <i>SA^h</i> | <i>Tasⁱ</i> | <i>ACT^j</i> | <i>NT^k</i> |
|---|-----------------------------------|--|--|---|---|---|-----------------------------------|---|
| Eligibility — Income and other asset limits vary depending on household type [number of people in the household] | | | | | | | | |
| Income limit per week (\$) | 655 (gross) [1] | 580 [1] | 609 [1] | 450 [1] | 1033 [1] | 561 [1] | 768 [1] | 830 [1] |
| Other asset limits (\$) | Nil | 13 699 (Priority) \$34 656 (ROI) | 116 375 [1] 148 625 [≥ 2] | 38 400 [1] | 482 500 [1] 616 000 [≥ 2] | 35 000 | 40 000 | 71 426 [1] |
| Minimum age (years) | 18 | 15 | None | 16 | None | 16 | 16 | 16 |
| Waiting list: Segment by | Single list of approved clients | Six priority segments and a register of interest | Need (four segments) | Need (four segments) | Need (four segments) | Three levels: Priority (Exiting); Priority; General | Need (three segments) | Two segments: Priority; General. |
| Tenure | | | | | | | | |
| Probation period | 12 months | None | None | None | 12 months | 6 months | None | 6 months |
| Fixed term | 2, 5 or 10 years | None | 3 years (new tenancies) | 3 and 6 months | 1, 2, 5 and 10 years | Variable length (2–4 years) | Apply in specific circumstances | Offered as a probationary agreement only |
| Ongoing | Tenants housed before 1 July 2005 | Yes | Subject to review | Ongoing | Tenants housed before 1 October 2010 | na | Yes | Yes |
| Tenancy review | Yes | None | Yes (review of ongoing need and eligibility) | Annually and at end fixed term agreements | Prior to end of lease for probationary / fixed term tenancies | Annual | Limited review arrangements apply | Annually, on rental rebate application and at end fixed term agreements |
| Rebated rent setting: rent to income ratio (%) | | | | | | | | |
| | 25–30 | 25 | 25 | 25 | 25 | 25 | 25 | 23–25 |

(continued next page)

Table 18.1 (Public housing policy context 2021 continued)

| <i>NSW^d</i> | <i>Vic^e</i> | <i>Qld^f</i> | <i>WA^g</i> | <i>SA^h</i> | <i>Tasⁱ</i> | <i>ACT^j</i> | <i>NT^k</i> |
|------------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|------------------------|-----------------------|
|------------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|------------------------|-----------------------|

^a At 30 June. ^b na: Not available. ^c For further information, see State and Territory government websites.

^d **NSW:** The first \$5000 of financial assets is exempt from assessment. Applicants under 18 years may be considered in certain circumstances. Shorter leases apply in particular circumstances. Tenancy review criteria: ongoing eligibility; disability, medical condition or permanent injury. Rent to income ratio is based on household size, type and gross assessable income.

^e **Vic:** Income/other asset limits effective from 1 October 2021. Rent to income ratios: 25 per cent of assessable primary income, 15 per cent of Centrelink family payments (A) and (B) / Maintenance Payments. Higher asset limits apply where major disability modifications required.

^f **Qld:** Six month periodic tenancies apply in certain circumstances. Tenancy review policies include ongoing eligibility and a continuing need for the reviewable property.

^g **WA:** Higher income limits apply in the north west and remote areas.

^h **SA:** Income limits regularly updated based on SA Average Weekly Earnings (ABS data). Asset limits regularly updated based on Centrelink asset limits. Lease length based on compliance with conditions of tenancy and household circumstances.

ⁱ **Tas:** Income limits updated regularly based on Low Income Health Care Card eligibility.

^j **ACT:** Tenancy review: income exceeding \$103,582 in consecutive years and sustainable in the longer term. Fixed term tenancies: tenants with poor tenancy history required to access support and follow additional tenancy terms for 12 months; tenancy termination is possible if terms not followed.

^k **NT:** The household asset limit applies to new applicants or existing tenants under 55 years. For existing tenants over 55 years, the limit is \$256 707 (single, no dependants).

Source: State and Territory governments (unpublished).

Table 18.2 State owned and managed Indigenous housing policy context, 2021^{a, b, c}

| | <i>NSW^d</i> | <i>Qld^e</i> | <i>SA^f</i> | <i>Tas^g</i> | <i>NT^h</i> |
|---|---------------------------------|--|---|-----------------------------|--|
| Eligibility — Income and other asset limits vary depending on household type [number of people in the household] | | | | | |
| Income limit per week (\$) | 655 (gross) [1] | 609 [1] | 1033 [1] | 561 [1] | .. |
| Other asset limits (\$) | Nil | 116 375 [1] 148 625 [\geq 2] | 473 750 [1] 616 000 [\geq 2] | 35 000 | .. |
| Minimum age (years) | 18 | None | None | 16 | 16 |
| Waiting list: | Single list of approved clients | Need (four segments) | Need (four segments) | Need (three segments) | .. |
| Segment by | | | | | |
| Tenure | | | | | |
| Probation period | 12 months | None | 12 months | 6 months | 6 months |
| Fixed term | 2, 5 or 10 years | 3 years (new tenancies) | 1, 2, 5 and 10 years | Variable length (2–4 years) | Offered as a probationary agreement only |
| Ongoing | Yes | Subject to review | Tenants housed before 1 October 2010 | na | Yes |
| Tenancy review | Yes | Yes (review of ongoing need and eligibility) | Prior to end of lease for probationary / fixed term tenancies | Annual | Scheduled rental rebate review based on income type(s) |
| Rebated rent setting: rent-to-income ratio (%) | | | | | |
| | 25–30 | 25 | na | 25 | 23 (maximum) |

(continued next page)

Table 18.2 (SOMIH policy context 2021 continued)

| | <i>NSW^d</i> | <i>Qld^e</i> | <i>SA^f</i> | <i>Tas^g</i> | <i>NT^h</i> |
|--|------------------------|------------------------|-----------------------|------------------------|-----------------------|
|--|------------------------|------------------------|-----------------------|------------------------|-----------------------|

^a At 30 June. ^b .. Not applicable. ^c For further information, see State and Territory government websites.

^d **NSW:** The first \$5000 of financial assets is exempt from assessment. Applicants under 18 years may be considered in certain circumstances. Shorter leases apply in particular circumstances. Tenancy review criteria: ongoing eligibility; disability, medical condition or permanent injury. Rent to income ratio is based on household size, type and gross assessable income.

^e **Qld:** Six month periodic tenancies apply in certain circumstances. Tenancy review policies include ongoing eligibility and a continuing need for the reviewable property.

^f **SA:** Income limits regularly updated based on SA Average Weekly Earnings (ABS data). Asset limits regularly updated based on Centrelink asset limits. Lease length based on compliance with conditions of tenancy and household circumstances.

^g **Tas:** Income limits updated regularly based on Low Income Health Care Card eligibility.

^h **NT:** SOMIH dwellings are in Remote Communities, Town Camps and community living areas. Dwelling allocation is according to recommendations by local community Housing Reference Groups, which prioritise applicants according to need. Eligibility criteria include acceptance of the applicant as a permanent community resident.

Source: State and Territory governments (unpublished).

Table 18.3 Community housing policy context, 2021^{a, b, c, d}

| | <i>NSW^e</i> | <i>Vic^f</i> | <i>Qld^g</i> | <i>WA^h</i> | <i>SAⁱ</i> | <i>Tas^j</i> | <i>ACT^k</i> | <i>NT</i> |
|---|---------------------------------|--|---------------------------------------|---|---|---|------------------------|-----------|
| Eligibility — Income and other asset limits vary depending on household type [number of people in the household] | | | | | | | | |
| Income limit per week (\$) | 655 (gross) [1] | 580 [1] | 609 [1]; 755–999 [1 + 1–3 children] | 450 [1] | 1033 [1] | 561 [1] | 768 [1] | na |
| Other asset limits (\$) | Nil | 12 758 (Priority Access) | 116 375 [1] 148 625 [\geq 2] | 38 400 [1] | 482 500 [1] 616 000 [\geq 2] | 35 000 [1] | 40 000 | na |
| Minimum age (years) | 18 | 15 | None | 16 | None | 16 | 16 | na |
| Waiting list: Segment by | Single list of approved clients | Six priority segments and a register of interest | Need (four segments) | Need (four segments) | Need (four segments) | Three levels: Priority (Exiting); Priority; General | Need (three segments) | na |
| Tenure | | | | | | | | |
| Probation period | Nil | CHO–policy based | CHO provider discretion | None | 12 months std up to 24 months | Varies by CHO | None | na |
| Fixed term | Continuous | CHO–policy based | Duration of need–policy based | 3 and 6 months | Up to 10 years | Varies by CHO | None | na |
| Ongoing | Yes | CHO–policy based | Subject to review | Ongoing | Tenants housed before 1 October 2010 | Varies by CHO | Yes | na |
| Tenancy review | No | CHO–policy based | Based on ongoing need and eligibility | Annually and at end fixed term agreements | Prior to end of lease for probationary / fixed term tenancies | Varies by CHO | None | na |
| Rebated rent setting: rent to income ratio (%) | | | | | | | | |
| | 25–30 | < = 30 (CHO–policy based) | 25 | 25 | 25 | 25 | 25 | na |

(continued next page)

Table 18.3 (CH policy context 2021 continued)

| | <i>NSW^e</i> | <i>Vic^f</i> | <i>Qld^g</i> | <i>WA^h</i> | <i>SAⁱ</i> | <i>Tas^j</i> | <i>ACT^k</i> | <i>NT</i> |
|--|------------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|------------------------|-----------|
|--|------------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|------------------------|-----------|

^a At 30 June. ^b **na** Not available. ^c CHO Community housing organisation ^d For further information, see State and Territory government websites.

^e **NSW:** The first \$5000 of financial assets is exempt from assessment. Applicants under 18 years may be considered in certain circumstances. Rent to Income ratio: 25-30 per cent for the tenant and spouse/live-in partner (15 per cent for FTB recipients), and 15 per cent for other household members 18–20 yo.

^f **Vic:** CHOs participating in the Victorian Housing Register (common waitlist for PH/CH) — PH eligibility criteria apply. Other CHOs operate in accordance with their own policy, mission statement and vision — tenure and rent-setting policies vary.

^g **Qld:** Six month periodic tenancies apply in certain circumstances. Tenancy review policies include ongoing eligibility and need for the property. Rent includes total CRA received

^h **WA:** Higher income limits apply in the north west and remote areas and for people living with disability. Asset limits are higher for tenants aged over 60 years and people living with disability.

ⁱ **SA:** Income limits regularly updated based on SA Average Weekly Earnings (ABS data). Asset limits regularly updated based on Centrelink asset limits. Lease length determined based on compliance with conditions of tenancy and household circumstances.

^j **Tas:** Public housing eligibility criteria apply to CH properties in which the State Housing Authority has an interest. Income limits updated regularly based on Low Income Health Care Card eligibility.

^k **ACT:** Additional eligibility criteria may apply according to the CH provider's target group (including disability status).

Source: State and Territory governments (unpublished).

Table 18.4 Treatment of assets by housing agencies, 2020-21^{a, b}

| | <i>NSW</i> | <i>Vic^c</i> | <i>Qld^d</i> | <i>WA</i> | <i>SA</i> | <i>Tas</i> | <i>ACT</i> | <i>NT^e</i> |
|---|---|---|--|--|-----------------|------------|--|---|
| Revaluation method | | | | | | | | |
| Land | Vacant land (with registered title) and land held for redevelopment based on Valuer general property information in the rating and taxation purposes valuation database. | Fair value | Fair value (in accordance with AASB13) | Fair value (in accordance with AASB13) | Market | Net | Fair value (in accordance with AASB13) | Market Value (public housing); Nil (SOMIH) |
| Buildings | Fair value determined by applying an annual rolling benchmark valuation approach whereby a third of the Corporation's benchmark properties (approx. 1800) are valued by accredited property valuers with reference to market sales comparisons to calculate a market movement index, which is then applied to the remaining two thirds of the benchmark properties. | Fair value | Fair value (in accordance with AASB13) | Fair value (in accordance with AASB13) | Market | Net | Fair value (in accordance with AASB13) | Market Value (public housing); Historical Replacement Cost (SOMIH) |
| Other assets | Based on historical cost and not revalued each year. | Fair value | At cost | At cost | Historical cost | .. | Historical cost | Historical Cost (public housing); Historical Replacement Cost (SOMIH) |
| Revaluation frequency (Land, buildings) | Annual | 5 yearly intervals (interim assessments by indices between intervals) | Annual | Annual | Annual | Annual | Annual | Annual |

(continued next page)

Table 18.4 (Treatment of assets by housing agencies continued)

| | <i>NSW</i> | <i>Vic^c</i> | <i>Qld^d</i> | <i>WA</i> | <i>SA</i> | <i>Tas</i> | <i>ACT</i> | <i>NT^e</i> |
|---|--------------|---|---|----------------------|--------------|--------------|----------------|--|
| Useful asset lives | | | | | | | | |
| Residential properties | 50 years | 85 years (but moveable units is 45 years) | 50 years (2 per cent straight line depreciation) | 50 years | 50 years | 50 years | up to 80 years | 50 years (public housing); 30 years (SOMIH) |
| Vehicles | 3 years | 5–10 years | .. | 6 years and 8 months | .. | 5 years | 3–5 years | 2 years |
| Office equip. | 3 years | 3–5 years | 2–15 years (7–46 per cent straight line depreciation) | 5 years | 10 years | 3 years | .. | 10 years |
| IT equipment | 3 years | 3–5 years | 2–15 years (7–46 per cent straight line depreciation) | 5 years | 3 years | 3 years | .. | 3–6 years |
| Threshold capitalisation levels | | | | | | | | |
| | \$5 000 | \$5 000 | Buildings: \$10 000; Land: \$1; Plant and equipment: \$5 000; Right-of-use assets: \$10 000; Computer software: \$100 000 | \$5 000 | \$5 000 | \$10 000 | \$2 000 | Buildings: \$10 000; Land \$10 000 (PH); Plant and equipment: \$10 000 |
| Assets capitalised individually or in groups | | | | | | | | |
| | Individually | Individually | Individually | Individually | Individually | Individually | Individually | Individually |

a .. Not applicable. **b** Market value is the current (net) value market selling price or exchange value. **c** Victoria revalues properties every 5 years by kerbside inspection, with the most recent revaluation completed in 2018-19. In interim years, asset value movements are assessed based on indices — if found to be material (>10 per cent), a Managerial Revaluation is undertaken, and, if found to be exceptionally material (>= 40 per cent), an Interim Valuation is undertaken. **d** Useful asset life for leased assets: 40 years (2.5 per cent straight line depreciation). **e** SOMIH dwellings are in remote areas on land not owned by government.

Source: State and Territory governments (unpublished).

Table 18.5 State and Territory programs included in the community housing data collection, 2020-21

| <i>Jurisdiction</i> | <i>Program</i> |
|---------------------|---|
| NSW | <p>All dwellings under management of a community housing organisation (CHO) where:</p> <ul style="list-style-type: none"> the tenancy management is commissioned by the NSW Department of Community and Justice (DCJ) Commissioning Division. <p>This includes the following housing assistance types:</p> <ul style="list-style-type: none"> Affordable Housing General Social Housing (mainstream long-term housing) Transitional housing (medium-term housing). <p>This includes the following housing property sources:</p> <ul style="list-style-type: none"> State owned and CHO managed dwellings (including stock transfers); Privately owned dwellings leased by the CHO attracting a state subsidy; Dwellings owned by the CHO where vested to the CHO by the state, acquired through leveraging those vested assets or are part of the National Rental Affordability Scheme Dwellings commissioned on a fee-for-service basis by NSW DCJ using the Social and Affordable Housing Fund. <p><i>Note:</i> Assistance type and property source are independent of each other and numerous combinations of the two apply.</p> |
| Victoria | <p>Dwellings leased for the provision of community housing (head-leasing) provided the tenancy management function is undertaken by a community provider</p> <p>Dwellings bought by the State Housing/Community Housing Authority but managed by a community housing provider or local government</p> <p>Joint ventures</p> <p>New dwellings constructed under the National Rental Affordability Scheme</p> <p>Dwellings used for the provision of community housing that the State Housing Authority has an interest in.</p> |
| Queensland | <p>Boarding House Program (Community Managed Studio Units)</p> <p>Community Rent Scheme</p> <p>Long Term Community Housing Program</p> <p>Affordable Housing Program</p> <p>Supportive Accommodation</p> |
| WA | <p>Current and previously registered providers in all of the below programs (plus any new program developed)</p> <p>Community Disability Housing Program</p> <p>Community Housing Program</p> <p>Indigenous Urban Community Housing</p> <p>Joint Venture Program</p> <p>Lease For Life</p> <p>Lodging House Program</p> <p>Public Housing Leasing Program</p> <p>Social Housing Investment Package — Community Housing</p> <p>State Community Housing Investment Program</p> <p>Transitional Housing Program</p> |

(Continued next page)

Table 18.5 (continued)

| | |
|----------|--|
| | Dwellings owned exclusively by the Department of Housing and head leased to non-profit community agencies who provide property management and/or support services to the tenants |
| | Dwellings where the Department of Housing has an interest or exclusive ownership, but the title is held by non-profit community agencies or local government and they provide property management and/or support services to the tenants |
| SA | All South Australia Community Housing Authority funded assets allocated to a registered community housing provider under the <i>Community Housing Providers (National Law) Act 2013</i> (SA) |
| | All SA Housing Trust leased dwellings managed by community housing providers under the <i>Community Housing Providers (National Law) Act 2013</i> (SA) |
| Tasmania | Properties funded for the purposes of community housing, including properties transferred from public housing stock to the community sector, and properties funded under the National Rental Affordability Scheme |
| | Properties funded from the general program and leased to organisations providing non-crisis accommodation, such as community tenancies |
| | Properties leased by Specialist Homelessness Services agencies for transitional housing |
| | Note that this scope includes community housing that is either funded or unfunded by government |
| ACT | Dwellings leased for the provision of community housing (head-leasing) provided the tenancy management function is undertaken by a community provider |
| | Dwellings owned by Housing ACT but managed by a community housing provider |
| | Public housing stock transferred to the community housing sector |
| | Community housing stock built under the National Partnership Agreement on the Nation Building Economic Stimulus Package |
| | Community housing funded under the National Rental Affordability Scheme or other affordable housing arrangements. |
| | Organisations registered under the National Community Housing Regulatory Scheme except those where an exclusion applies to the organisation or program. |
| | Common Ground housing that provides long-term housing at affordable (proportion of market) rent settings and long-term housing for people exiting homelessness. |
| NT | Dwellings owned or leased by the Department of Local Government, Housing and Community Development and managed by community organisations to house and support tenants, and any dwellings set aside for this purpose. |
| | This includes dwellings allocated to the Community Housing Program and transitional accommodation programs. |

Source: AIHW (unpublished).

18.2 Indicators

Different delivery contexts, locations and types of clients can affect the equity, effectiveness and efficiency of social housing services.

The comparability of performance indicator results is shaded in indicator interpretation boxes, figures and data tables as follows:

■ Data are comparable (subject to caveats) across jurisdictions and over time.

■ Data are either not comparable (subject to caveats) within jurisdictions over time or are not comparable across jurisdictions or both.

The completeness of performance indicator results is shaded in indicator interpretation boxes, figures and data tables as follows:

■ Data are complete (subject to caveats) for the current reporting period. All required data are available for all jurisdictions.

■ Data are incomplete for the current reporting period. At least some data were not available.

Outputs

Outputs are the actual services delivered (while outcomes are the impact of these services on the status of an individual or group) (see section 1). Output information is also critical for equitable, efficient and effective management of government services.

Equity

Access — Priority access to those in greatest need

‘Priority access to those in greatest need’ is a proxy indicator of governments’ objective to provide services in an equitable manner (box 18.1).

Box 18.1 **Priority access to those in greatest need**

‘Priority access to those in greatest need’ is defined as the proportion of new housing allocations that were to households in greatest need.

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

This is a partial proxy indicator as information is not provided about the proportion of households on the waiting list that are ‘greatest need’ households. Households that are in greatest need are more likely to have members in selected equity groups, and there may be overlap between selected equity groups and greatest need groups (AIHW 2021). A high or increasing proportion, particularly for short timeframes, may indicate a high degree of access for those households in greatest need.

(continued next page)

Box 18.1 (continued)

Data for this measure are reported for public housing, SOMIH and community housing and are:

- not comparable across public housing, SOMIH and community housing and not comparable across jurisdictions or within some jurisdictions over time (see caveats in data tables for specific jurisdictions)
- incomplete for SOMIH and community housing for the current reporting period (complete for public housing). All required 2020-21 data are not available for Tasmania (SOMIH) and the NT (SOMIH and community housing).

Access — Selected equity groups

Access of ‘selected equity groups’ to social housing is an indicator of governments’ objective to provide services in an equitable manner (box 18.2).

Box 18.2 Selected equity groups

‘Selected equity groups’ is defined as the proportion of new housing allocations that were to households in selected equity groups.

Selected equity group households are defined as households that at the time of allocation have:

- for public housing and community housing — a household member with disability, a main tenant aged 24 years or under, a main tenant aged 75 years or over, and/or satisfy the Aboriginal and Torres Strait Islander household definition
- for SOMIH — a household member with disability, a principal tenant aged 24 years or under and/or a principal tenant aged 50 years or over.

The proportion of new tenancies in selected equity groups is reported as a proxy for measuring all households in selected equity groups. A high or increasing proportion indicates high or increasing access by households in selected equity groups.

Data for this measure are reported for public housing, SOMIH and community housing and are:

- not comparable across public housing, SOMIH and community housing and not comparable across jurisdictions or within some jurisdictions over time (see caveats in data tables for specific jurisdictions)
- incomplete for community housing for the current reporting period (complete for public housing and SOMIH). All required 2020-21 community housing data are not available for the NT.

Effectiveness

Access — Affordability

‘Affordability’ is an indicator of governments’ objective to provide services that are affordable (box 18.3).

Box 18.3 Affordability

‘Affordability’ is defined as the financial capacity of low-income households in social housing to meet rental costs. It is measured as the proportion of low-income social housing households in rental stress, where:

- ‘rental stress’ is defined as spending more than 30 per cent of gross household income (excluding CRA) on rent
- low-income households are defined as those in the bottom 40 per cent of equivalised gross household income (see section 18.3 for further detail). 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).

Rental stress is mitigated through rental subsidies provided to eligible low-income social housing households by State and Territory governments. For public housing and SOMIH, rents are generally set at estimated market rates and subsidised for eligible households so that rental costs do not exceed a set proportion of assessable household income (25 per cent in most states and territories) (tables 18A.22–24).

A low or decreasing proportion of social housing households spending more than 30 per cent of their income on rent implies that social housing is more affordable.

Data for this measure are reported for public housing, SOMIH and community housing and are:

- not comparable across public housing, SOMIH and community housing, but are comparable (subject to caveats) across jurisdictions and over time
- incomplete for the current reporting period for SOMIH and community housing (complete for public housing). All required 30 June 2021 data are not available for the NT.

Time waited

‘Time waited’ is an indicator of government’s objective to provide services that are timely (box 18.4).

Box 18.4 Time waited

'Time waited' is defined as the time waited for social housing by households that are newly allocated in the reference year.

Households awaiting social housing allocation may receive other forms of government assistance to obtain or maintain housing; for example, Private Rent Assistance, homelessness services and/or Commonwealth Rent Assistance.

This indicator should be interpreted with caution. Factors external to government can drive changes in performance. Demand for social housing reflects the capacity of low income earners to access and maintain affordable housing in the private market. Rising house prices and low wages growth can lead to rises in demand.

Governments can use a range of interventions to improve access to affordable housing for low income earners, thereby reducing demand for social housing. For example, stimulating new supply of affordable housing, incentives to increase affordability of existing housing and targeted financial assistance to low income earners.

Time waited for social housing reflects the collective impact of governments' actions to address the need for affordable and social housing.

Time waited for social housing is also affected by differences across jurisdictions in social housing supply, allocation policy and waitlist management.

A low or decreasing time waited is desirable.

Data are not yet available for reporting against this indicator.

Appropriateness — Match of dwelling to household size

'Match of dwelling to household size' is an indicator of governments' objective to provide services that are appropriate, meeting the needs of individual households (box 18.5).

Box 18.5 Match of dwelling to household size

'Match of dwelling to household size' is defined as the proportion of households that are overcrowded.

Overcrowding is defined and measured using the Canadian National Occupancy Standard (CNOS), with households deemed to be overcrowded if one or more additional bedrooms are required to meet the standard (see sub-section 18.3 for CNOS definition). State and Territory housing authorities' bedroom entitlement policies may differ from the CNOS.

The CNOS requires knowledge of the age, sex and relationship status of all tenants within a household, as well as the number of bedrooms. Households for which complete information is not available are excluded from data for this measure.

Low or decreasing proportions of households in social housing living in overcrowded conditions are desirable.

(continued next page)

Box 18.5 (continued)

Data for this measure are reported for public housing, SOMIH, community housing and ICH and are:

- not comparable across public housing, SOMIH, community housing and ICH, but are comparable (subject to caveats) across jurisdictions and over time.
- incomplete for the current reporting period for community housing (all required 30 June 2021 data were not available for the NT) and ICH (all required 30 June 2021 data were not available for Tasmania and the NT), but are complete for public housing and SOMIH (30 June 2021).

Appropriateness — Amenity/location

‘Amenity/location’ is an indicator of governments’ objective to provide services that are appropriate, meeting the needs of individual households (box 18.6).

Box 18.6 Amenity/location

‘Amenity/location’ is defined as the proportion of households that rate dwellings as meeting their needs for particular aspects of amenity and location, and is presented as a mean of the proportion of households with needs met across (a) dwelling amenity aspects and (b) dwelling location aspects.

‘Amenity’ aspects include: number of bedrooms, privacy, safety and security — of the home, and of the neighbourhood — comfort in hot/cold weather and energy efficiency. Amenity aspects also include, for households rating them as important: size of living spaces, storage, fixtures/structural modifications for special needs, ease of access/entry from the street, car parking, access to an outdoor space, fencing/enclosure of the space, and water efficiency of the bathroom/toilet.

‘Location’ aspects include proximity to shops and banking facilities, medical services and family and friends. ‘Location’ aspects also include, for households rating them as important, proximity to facilities and services such as: public transport, hospitals, child care facilities, schools, TAFE, university or other training, employment/place of work, community services and parks, recreation or sporting facilities.

High or increasing proportions of households with amenity and location needs met are desirable.

Data for this measure are reported for public housing, SOMIH and community housing (ICH data are not available) and are:

- not comparable across public housing, SOMIH and community housing due to the different demographic profiles of Aboriginal and Torres Strait Islander tenants and the method of data collection, but are comparable (subject to caveats) across jurisdictions. Due to a break in series, data for 2021 are not comparable to data for previous years
- incomplete for the current reporting period for community housing and SOMIH (all required 2021 data were not available for the NT) but are complete for public housing.

Quality — Dwelling condition

‘Dwelling condition’ is a proxy indicator of governments’ objective to provide services that are high quality and safe (box 18.7).

Box 18.7 Dwelling condition

‘Dwelling condition’ is defined as the proportion of households living in dwellings that meet agreed minimum acceptable standards. A dwelling is assessed as meeting minimum acceptable standards if it has at least four working facilities (for washing people, for washing clothes/bedding, for storing/preparing food, and for removing sewerage) and not more than two major structural problems.

This is a proxy indicator of safety as it measures the extent to which dwellings conform to agreed minimum standards. The survey collections ask respondents (AIHW 2019):

- which of a list of facilities is present in their dwelling and whether each is in working order
- which of a list of structural problems is present in their dwelling.

A high or increasing proportion of households living in dwellings that meet minimum acceptable standards suggests a low or decreasing risk of harm from poor dwelling condition.

Data for this indicator are reported for public housing, SOMIH, community housing and ICH and are:

■ not comparable across public housing, SOMIH, community housing and ICH due to the different demographic profiles of Aboriginal and Torres Strait Islander tenants and the method of data collection, but are comparable (subject to caveats) across jurisdictions and over time

■ incomplete for SOMIH and community housing for the current reporting period (all required 2021 data are not available for the NT), but are complete for public housing (all required 2021 data) and ICH (all required 2018-19 data).

Quality — Customer satisfaction

‘Customer satisfaction’ is an indicator of governments’ objective to provide services that are high quality (box 18.8).

Box 18.8 Customer satisfaction

‘Customer satisfaction’ is defined as the proportion of social housing survey respondents who indicated they were satisfied or very satisfied with the overall service provided by their housing provider.

A high or increasing level of customer satisfaction is desirable.

(continued next page)

Box 18.8 (continued)

Data are reported for public housing, SOMIH and community housing (ICH data are not available) and are:

- comparable (subject to caveats) across public housing, SOMIH and community housing, and across jurisdictions for the current reporting period and over time from 2014
- incomplete for the current reporting period for SOMIH and community housing (all required 2021 data not available for the NT), but complete for public housing (all required 2021 data).

Sustainability

‘Sustainability’ is an indicator of government’s objective to provide services that are sustainable (box 18.9).

Box 18.9 Sustainability

‘Sustainability’ is broadly defined as the extent to which current social housing needs are met with reference to the need for future generations to meet their own social housing needs. In its broadest sense, this could consider financial, social and environmental sustainability.

Further development of this indicator concept and potential measure(s) will be considered with reference to the policy environment.

Efficiency

Net recurrent cost per dwelling

‘Net recurrent cost per dwelling’ is an indicator of governments’ objective to provide services in an efficient manner (box 18.10).

Box 18.10 Net recurrent cost per dwelling

‘Net recurrent cost per dwelling’ is defined as the cost of providing assistance per dwelling and is measured as total net recurrent expenditure divided by the total number of dwellings.

Data are reported for public housing, SOMIH, community housing and ICH. Net recurrent cost per dwelling for public housing and for SOMIH for 2017-18 and subsequent years is reported with user cost of capital both included and excluded. User cost of capital data are not available for SOMIH prior to 2017-18, nor for community housing or ICH. For ICH, total number of dwellings is the number of permanent dwellings.

(continued next page)

Box 18.10 (continued)

An inconsistency between numerator and denominator with a deflationary effect on community housing cost per dwelling may result from transfer of management responsibility for some public housing and/or SOMIH stock to the community sector, which is underway in some jurisdictions and planned to occur progressively over time in most others. The denominator (number of community housing dwellings at 30 June) may include dwellings for which expenditure for only part of the reporting year is counted in the numerator. This inconsistency is not expected to apply for public housing and SOMIH as the denominator (the average of the number of dwellings for each month of the reporting year) largely accounts for transfer of dwellings to the community sector.

Care needs to be taken in interpreting the cost of delivering social housing. Data are not comparable across jurisdictions as jurisdictions vary in how completely costs are captured and how consistently data are collected, as well as the degree to which costs can be separated between different models of social housing and homelessness services. There is also potential for double counting — for example, some of the user cost of capital may also be included in operating costs.

The user cost of capital is the cost of the funds tied up in the capital used to provide social housing. User cost of capital is the main driver of cost per dwelling due to the level of capital expenditure on housing. Data should be interpreted with caution due to variation across jurisdictions in the treatment of assets (table 18.4) and service delivery models.

Holding other factors — such as dwelling condition and tenant support services — equal, a low or decreasing cost per dwelling is desirable.

Data reported for this indicator are:

- not comparable across public housing, SOMIH, community housing and ICH and not comparable across jurisdictions, but for some jurisdictions are comparable over time (subject to caveats)
- incomplete for community housing (2019-20 NT data) and ICH (2020-21 SA and NT data) for the current reporting period, but are complete for public housing and SOMIH (all required 2020-21 data are available).

Outcomes

Outcomes are the impact of services on the status of an individual or group (see section 1).

Social and economic participation

‘Social and economic participation’ is an indicator of government’s objective to provide social housing assistance that supports wellbeing and contributes to social and economic participation (box 18.11).

Box 18.11 Social and economic participation

‘Social and economic participation’ is defined as the proportion of social housing tenants engaged in social and/or work–related activities.

Living in stable, safe and secure housing is associated with greater capacity to participate in social and economic activity and improved household wellbeing.

A high or increasing proportion of social housing tenants engaged in social and/or work–related activities is desirable.

Data are not yet available for reporting against this indicator.

18.3 Definitions of key terms

| | |
|--|--|
| Aboriginal and Torres Strait Islander household | A household with one or more members (including children) who identify as Aboriginal and/or Torres Strait Islander. |
| Administration costs | Those costs associated with the administration offices of the property manager and tenancy manager. They include the general accounting and personnel function costs relating to: <ul style="list-style-type: none">• employee expenses (for example, superannuation, compensation, accrued leave and training)• supplies and services expenses (including stationery, postage, telephone, office equipment, information systems and vehicle expenses)• rent• grants and subsidies (excluding rental subsidies)• expenditure incurred by other government agencies on behalf of the public housing agency• contracted public housing management services. |
| 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. The components of income that are counted as assessable may vary across jurisdictions. |
| Canadian National Occupancy Standard (CNOS) | A standardised measure of housing utilisation and overcrowding. This measure assesses a household’s bedroom requirements by specifying that: <ul style="list-style-type: none">• there should be no more than two people per bedroom• a household of one unattached individual may reasonably occupy a bed–sit (i.e. have no bedroom)• couples and parents should have a separate bedroom• children less than five years of age, of different sexes, may reasonably share a bedroom• children five years of age or over, of the opposite sex, should not share a bedroom• children less than 18 years of age and of the same sex may reasonably share a bedroom; and• single household members aged 18 years or over should have a separate bedroom. |

| | |
|-----------------------------|---|
| Comparability | Data are considered comparable if (subject to caveats) they can be used to inform an assessment of comparative performance. Typically, data are considered comparable when they are collected in the same way and in accordance with the same definitions. For comparable indicators or measures, significant differences in reported results allow an assessment of differences in performance, rather than being the result of anomalies in the data. |
| Completeness | Data are considered complete if all required data are available for all jurisdictions that provide the service. |
| Confidence intervals | Survey data, for example data from the NSHS, are subject to sampling error because they are based on samples of the total population. Where survey data are shown in charts in this report, error bars are included, showing 95 per cent confidence intervals. There is a 95 per cent chance that the true value of the data item lies within the interval shown by the error bars. |
| 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 | Households with a member with disability are defined as households in which at least one member always or sometimes needs assistance with self-care activities, body movement activities or communication, and the reason for needing assistance is either 'long-term health condition lasting six months or more' or 'disability'. |
| Dwelling | <p>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 a dwelling only if intended for human residence. A dwelling may include one or more rooms that is/are used as an office or workshop, provided the dwelling is in residential use. Dwelling types include:</p> <ul style="list-style-type: none"> • a separate house • a semi-detached, row or terrace house, townhouse, etc. • a flat, unit or apartment; caravan, tent, cabin etc. either in or not in a caravan park; houseboat in marina, etc. • an improvised home, tent, camper • a house or flat attached to a shop, office, etc. • a boarding/rooming house unit. |
| Equivalisation | See low-income households entry. |
| Greatest need | <p>Applies to households if, at the time of allocation, household members were subject to one or more of the following circumstances:</p> <ul style="list-style-type: none"> • they were homeless^a • their life or safety was at risk in their accommodation • their health condition was aggravated by their housing • their housing was inappropriate to their needs • they had very high rental housing costs. <p>^a A homeless household for the greatest need definition is a household with no housing or a household residing in temporary or emergency accommodation. It includes households who:</p> <ul style="list-style-type: none"> • lived in accommodation provided by a specialist homelessness service agency or some other form of emergency accommodation • were totally without permanent shelter • lived in shelter that was unlawful such as those who were forced to squat in derelict buildings • stayed temporarily with friends or relatives in the short term. |

| | |
|------------------------------------|--|
| Household | <p>The grouping of people living in a dwelling. Household composition is based on couple and parent–child relationships. A <i>single–family</i> household contains a main tenant only, or a main tenant residing with a partner and/or the main tenant’s children. <i>Group households</i> consist of 2 or more tenants aged 16 or over who are not in a couple or parent–child relationship. <i>Mixed households</i> are households not described by the other two types — for example, multiple single–family households.</p> <p>For the purpose of the community housing collection, 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.</p> |
| Low–income households | <p>For the purpose of social housing affordability analyses, ‘low–income households’ are defined as those in the bottom 40 per cent of equivalised gross household income. (Different definitions of low–income households are used for different purposes by the ABS and others.)</p> <p><u>Equivalisation</u></p> <p>Increased household size is associated with increased consumption needs, but also with economies of scale. An equivalence scale is used to adjust household incomes to take account of the economies that flow from sharing resources, enabling more meaningful comparisons across different types of households.</p> <p>The ABS provides low–income household equivalised gross income cut–offs derived from the biennial Survey of Income and Housing data to the AIHW. The AIHW determines the equivalised gross household income for social housing households for affordability analyses.</p> <p>Note that equivalised gross household income is not used to determine eligibility for social housing or rental subsidies (see ‘assessable income’).</p> |
| Maintenance costs | <p>Costs incurred to maintain the value of the asset or to restore an asset to its original condition. The definition includes day–to–day maintenance reflecting general wear and tear, cyclical maintenance, performed as part of a planned maintenance program and other maintenance, such as repairs as a result of vandalism.</p> |
| Market rent | <p>Rent that would be collected if the public rental housing properties were available in the private market.</p> |
| Models of community housing | <p>Community housing models vary across jurisdictions in scale, organisational structure and financing arrangements, and the extent to which community organisations or government have management responsibility and ownership of the housing stock. Table 18.5 lists the in–scope community housing programs in each jurisdiction.</p> <p>Some models of community housing are:</p> <ul style="list-style-type: none"> • <i>housing cooperatives</i>, providing tenancy management and maintenance of housing that is owned by government, a central finance company or an individual cooperative • <i>local government housing associations</i>, providing low cost housing within a particular municipality, are closely involved in policy, planning, funding and/or monitoring roles, and can directly manage the housing stock • <i>regional or local housing associations</i>, providing property and tenancy management services, and support services to tenants • <i>specialist providers</i> are organisations with a specific purpose or function, such as tenancy management, housing development, or for specific target groups (including people with disability) • <i>broad service delivery</i> are organisations that provide housing and other welfare services, such as aged care and disability services • <i>vertically integrated providers of affordable housing</i> are involved in all stages of providing affordable housing, from construction to property and tenancy management |

| | |
|-------------------------------------|--|
| | <ul style="list-style-type: none"> • <i>community ownership and/or management</i>, where housing is owned and/or managed by not-for-profit or community housing associations • <i>joint ventures and housing partnerships</i>, where church and welfare entities, local government, private sector and other organisations provide resources in cooperation with State and Territory governments; or where groups of community housing providers form partnerships to maximise growth opportunities, share resources and/or manage risk • <i>equity share rental housing</i>, where housing cooperatives wholly own the housing stock and lease it to tenants (who are shareholders in the cooperative and, therefore, have the rights and responsibilities of cooperative management) (Australian, State and Territory governments). |
| New household | Households that commence receiving assistance during the relevant reporting period (financial year). A new household is recorded if the composition of the household changes i.e. if someone enters or leaves the household. |
| Occupancy rate | The number of dwellings occupied as a proportion of total dwellings. |
| Occupied dwelling | Dwellings occupied by tenants who have a tenancy agreement with the relevant housing authority. |
| Overcrowding | A situation in a dwelling when one or more additional bedrooms are required to meet the Canadian National Occupancy Standard. |
| 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. |
| Rebated household | A household that receives housing assistance and pays less than the market rent value for the dwelling. |
| Remoteness areas | <p>An aggregation of non-continuous geographical areas that share common characteristics of remoteness. The delimitation criteria for remoteness areas (RAs) are based on the Accessibility/Remoteness Index for Australia (ARIA+), which measures the remoteness of a point based on the road distance to the nearest urban centre. Within the Australian Statistical Geography Standard, each RA is created from a grouping of Statistical Areas Level 1 having a particular degree of remoteness.</p> <p>Remoteness areas comprise the following six categories:</p> <ul style="list-style-type: none"> • major cities of Australia • inner regional Australia • outer regional Australia • remote Australia • very remote Australia • migratory — offshore — shipping. |
| 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. |
| Tenancy (rental) unit | A tenancy (rental) unit is the unit of accommodation for which a rental agreement can be made. With the exception of community housing, dwellings in the majority of cases have only one tenancy (rental) unit. For community housing and a small number of other cases (for example, boarding houses, special group homes, semi-institutional dwellings), there is commonly more than one tenancy (rental) unit per dwelling. |
| 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 dwelling to another within the same social housing program. In the community housing data collection, a transfer household is a household that transfers within a single community housing organisation's portfolio (not across the sector). This leads to under-reporting of transfers. |
| Turnaround time | The average time taken in days for vacant dwellings, which are available for letting, to be occupied. |
| Underutilisation | A situation where a dwelling contains two or more bedrooms surplus to the needs of the household occupying it, according to the Canadian National Occupancy Standard. |
| Untenantable dwelling | A dwelling not currently occupied by a tenant, where maintenance has been either deferred or not completed at 30 June. |

18.4 References

- AIHW (Australian Institute of Health and Welfare) 2021, *Housing assistance in Australia*, <https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia/contents/priority-groups-and-waiting-lists> (accessed 11 November 2021)
- 2022, *National Social Housing Survey: key results 2021*, www.aihw.gov.au/reports/housing-assistance/national-social-housing-survey-2021-key-results/contents/table-of-contents (in process).
- Yates, J. and Gabriel, M. 2006, *Housing Affordability in Australia*, Research Paper No. 3, Australian Housing and Urban Research Institute, Melbourne.
- Yates, J. and Milligan, V. 2007, *Housing affordability: a 21st century problem*, Final Report No. 105, Australian Housing and Urban Research Institute, Melbourne.