

Housing Australia factsheet

A quick guide to housing facts and figures

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16 December 2011

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Housing stress

Housing stress is experienced by lower-income households (households in the bottom 40% of income distribution) who pay more than 30% of their gross income on housing.¹ In 2007, there were 1,104,580 families in housing stress (that is, lower-income families who paid more than 30% of their income on recurrent housing costs). Those families in housing stress comprised 10.4% of Australian families.²

Housing stress varies by tenure. In Australia in 2007–08:

- 47.5% of low-income households in the private rental market were in rental stress³;
- 46.6% of low-income households with a mortgage were in mortgage stress⁴;
- 1.3% of low-income renters in public housing were in rental stress.⁵

Nationally, in 2007–08, those paying more than 30% of their gross income in housing costs included:

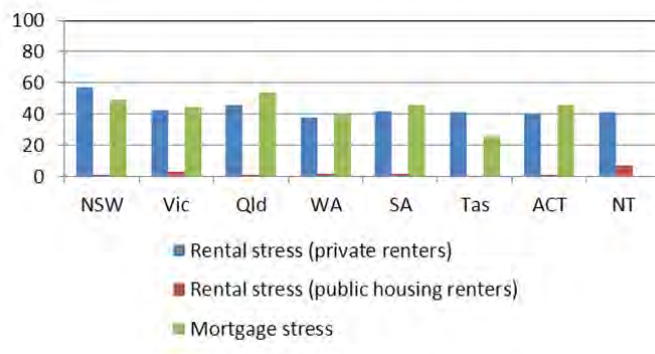
- 445,000 private renters with incomes in the lowest 40% of the income distribution;
- 117,000 private renters who were wholly depending on government income support;
- 312,000 mortgagees with incomes in the lowest 40% of the income distribution; and
- 27,000 mortgagees who were wholly depending on government income support.⁶

In 2010, 42.1% of households receiving Commonwealth Rent Assistance (or 459,066 households) were in rental stress.⁷

Number of lower-income families in housing stress, by state and territory, 2007



Percentage of low-income households in rental stress and mortgage stress, by state and territory, 2007–08



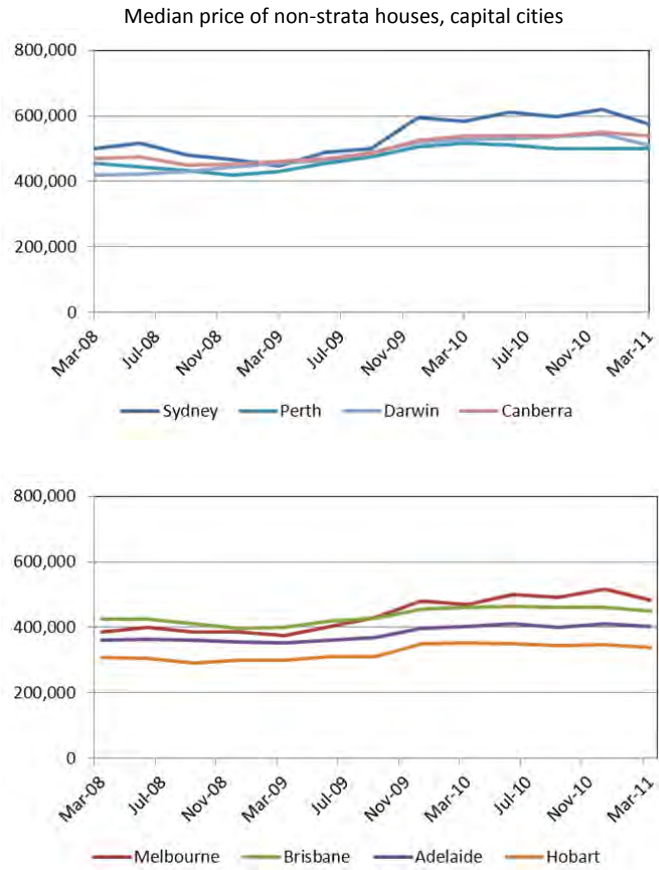
Home purchase

Between 1991 and 2011, house prices increased by 263%, while after-tax income grew by only 95%. The disparity intensified particularly between 2001 and 2011, when house prices increased by 147% and disposable income by just 57%.⁸

Sydney has the most heated market for private housing amongst capital cities in Australia, retaining its position between the December 2010 and March 2011 quarters. The median house price in Sydney in the March 2011 quarter was \$575,000 (a 7.3% drop from the December 2010 quarter). After Sydney, the most expensive capital cities are Canberra, Darwin and Perth.

Median prices for non-strata houses decreased in all capital cities between the December 2010 and March 2011 quarters, other than in Perth (where they stayed the same).⁹

In 2009–10, only 11.5% of homes sold nationally were affordable for low-income households.¹⁰



Home purchase

High house prices present two barriers to homeownership for low-income households:

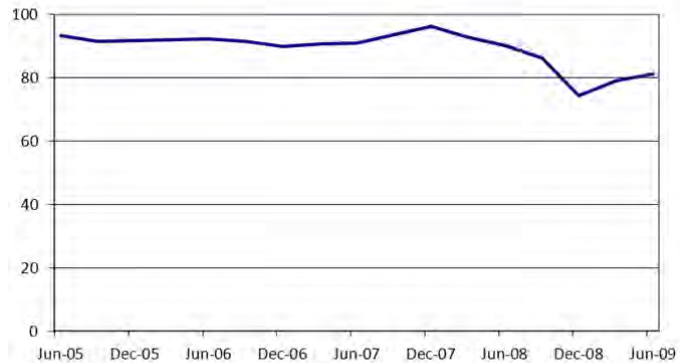
- an initial (or 'market entry') barrier when seeking to meet the upfront costs of buying a dwelling; and
- an ongoing issue with meeting recurrent costs.

The deposit required for a first home loan for a median-priced dwelling was an amount equivalent to 81.3% of the average household disposable income as at June 2009.¹¹

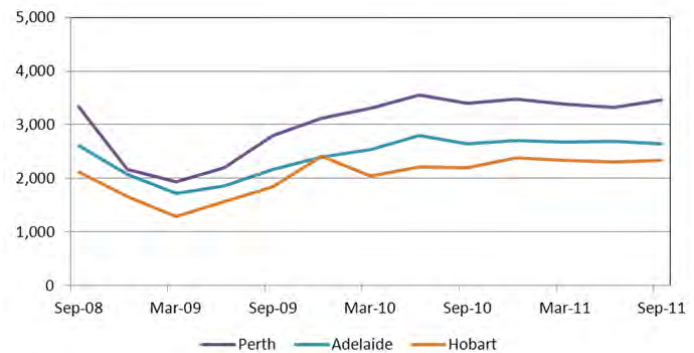
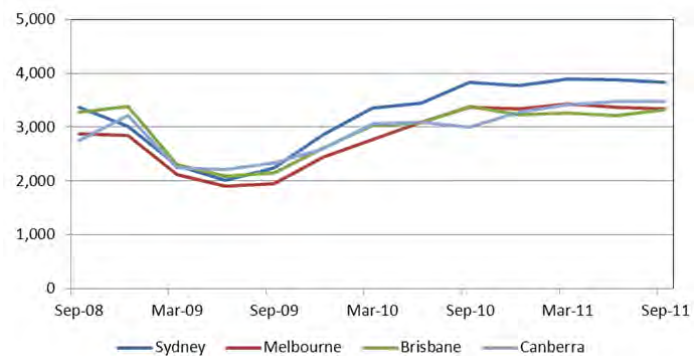
In 2007, a deposit of at least four times the average income was required before a household on an average income could afford a median-priced dwelling. In contrast, in the 1960s, it was possible for a household on an average income to borrow enough to purchase a median-priced dwelling without a deposit. That is, since the 1960s, there has been a significant increase in the 'deposit gap'.¹²

Monthly loan repayments for dwellings bought at a median price with the help of a loan from the Commonwealth Bank in September 2011 varied from \$2,334 in Hobart to \$3,790 in Sydney. Monthly mortgage repayments between the June and September 2011 quarters decreased in Sydney, Brisbane, Adelaide and Canberra, increased in Perth and Hobart, and stayed the same in Melbourne.¹³

Deposit for a home loan for a medium-price dwelling for a first home buyer, as a percentage of household disposable income



Monthly loan repayments for median-priced dwellings, capital cities



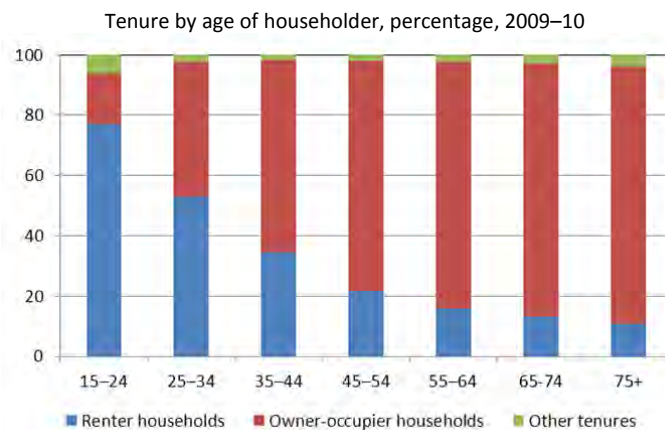
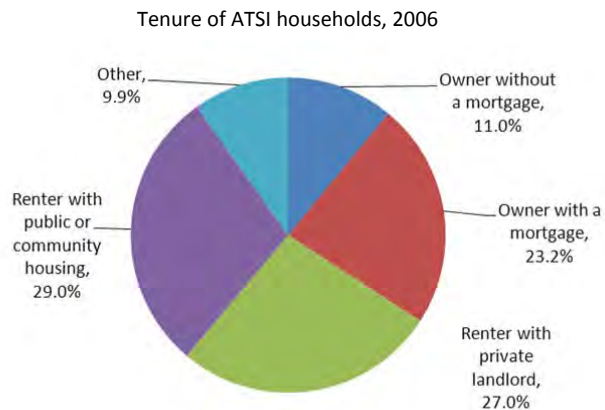
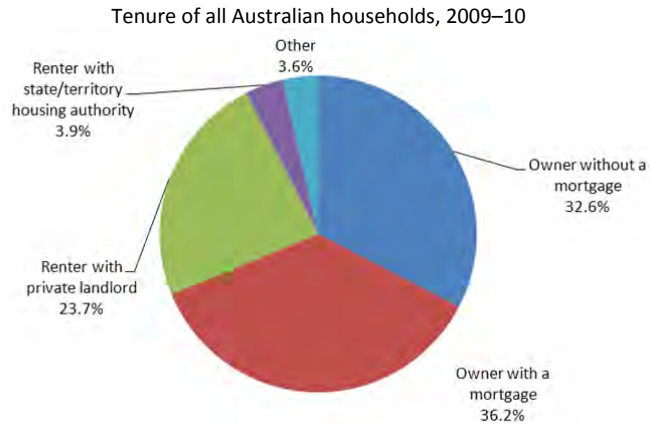
Home purchase

As at 2009–10, the home ownership rate in Australia was 68.8%.¹⁴

The tenure profile of households with an Aboriginal and Torres Strait Islander (ATSI) person differed from the Australian total in 2006. They were:

- less likely to be homeowners (34%, compared to 68% of Australian households generally);
- more likely to be in private rental (27%, compared to 21% of Australian households generally);
- more likely to be in public housing (20%, compared to 4% of Australian households generally); and
- more likely to be in community housing (9%, compared to 1% of Australian households generally).¹⁵

There is a direct relation between age and tenure, with households headed by a younger person much more likely to be in rental housing than households headed by an older person. For example, in 2009–10, 76.9% of households headed by a person aged 15–24 were in rental housing, and 84.0% of households headed by a person aged 65–74 were in owner-occupied housing.¹⁶



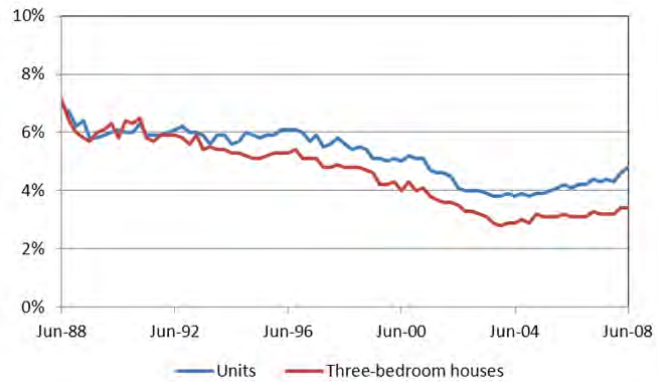
Private rental

The supply of private rental housing is dependent on many factors. These include the relative attraction of investment in housing compared to the returns on investment in other areas, which is influenced by the taxation treatment of each.

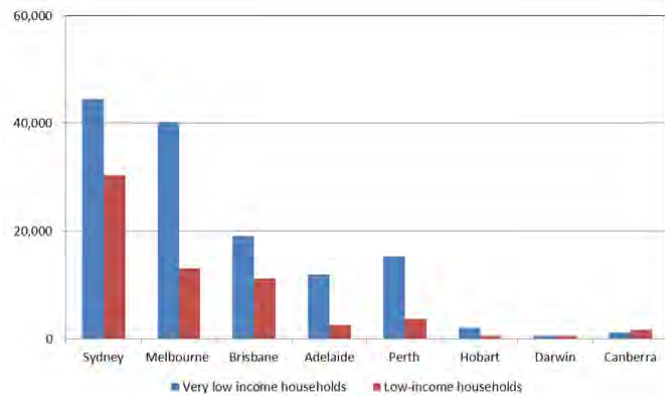
Short-term income from rents has not been a significant driver of investment in this sector. Gross yields from investment in rental dwellings (rental income as a proportion of dwelling value) averaged 4.8% for units and 3.4% for three-bedroom houses in Australia, in June 2008.¹⁷

There is a shortage of affordable and available dwellings for rental in the private market for households with lower incomes. The shortage of affordable dwellings is intensified by higher-income households renting some of the affordable dwellings, so that they are not available for lower-income households. In 2007–08, there was a shortage of 493,000 private rental dwellings that were both affordable and available for lower-income households (those in the bottom 40% of the income distribution) – with 311,000 being needed in capital cities.¹⁸

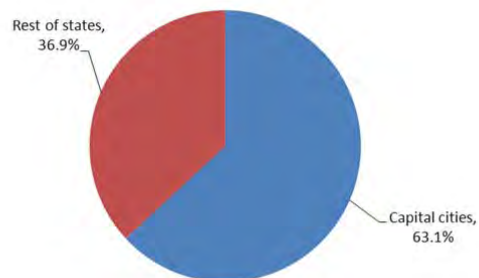
Rental yields on residential properties



Shortage of affordable and available private rental stock for very low and low-income households, capital cities, 2006



Location of shortage of rental dwellings affordable and available for lower-income households, 2007–08

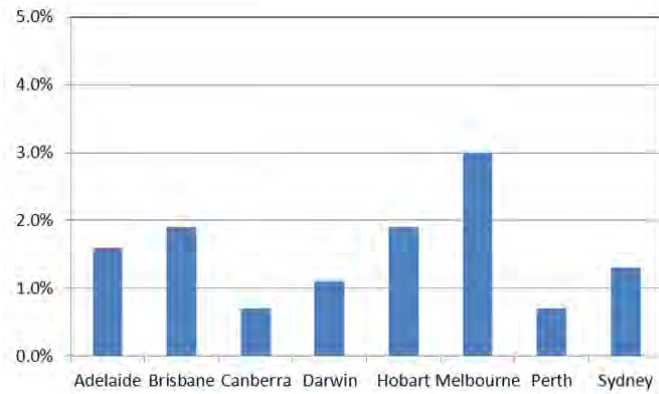


Private rental

Vacancy rates for dwellings in the private housing market in capital cities are low, ranging from 0.7% in Canberra and Perth, to 3.0% in Melbourne in October 2011.¹⁹

The median weekly rent for private rental was \$305 for Australia in 2009–10, and it varied from state to territory.²⁰ The highest median weekly rent in 2009–10 was in the ACT at \$375, and the lowest median weekly rent was in Tasmania at \$204.²¹

Vacancy rates for private rental housing, capital cities, October 2011



Median weekly rents, by state and territory, 2009–10

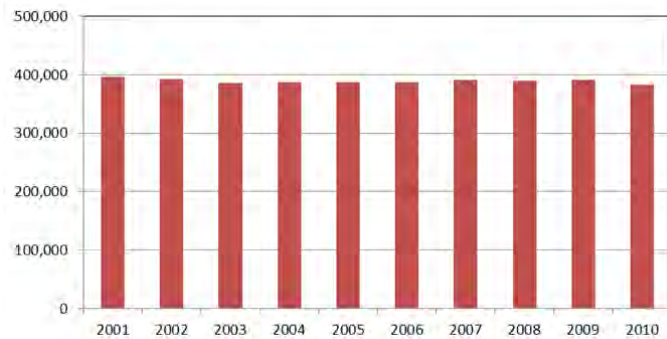


Social housing

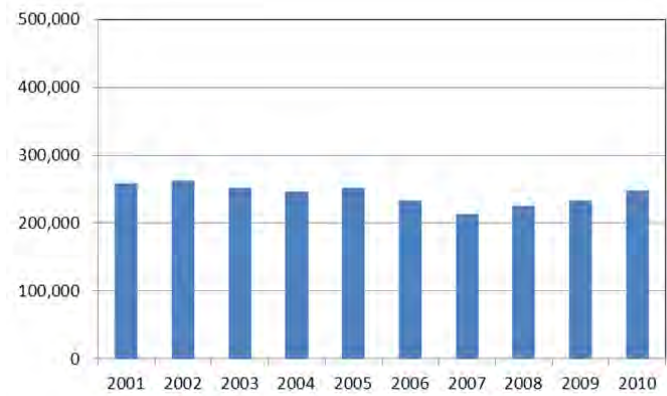
In 2010, there were 383,316 social housing dwellings in Australia.²² This figure covers public housing, community housing, and government-owned and managed Indigenous housing.²³

The number of people on the social housing waiting lists has fallen by 4.1% between 2001 and 2010. The major reasons for the reduction have been the tightening of eligibility criteria in some jurisdictions, and reviews of the status of previous applicants. Even so, there were 248,419 applicants waiting for social housing in 2010.²⁴

Social housing dwellings



Social housing waiting lists

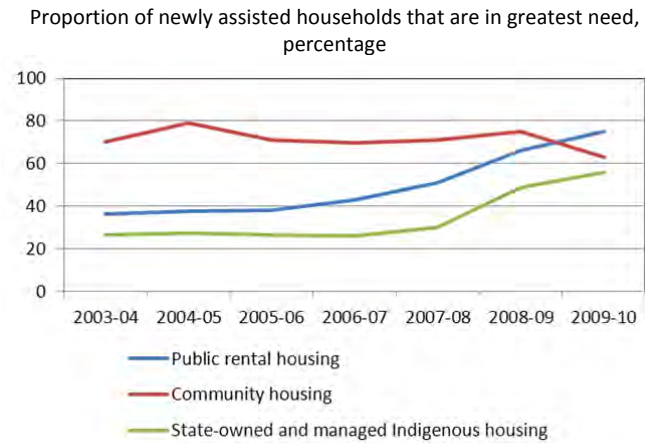
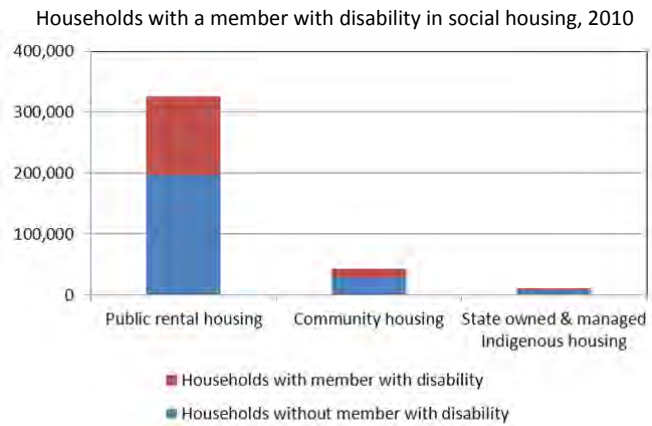


Social housing

Social housing is an important source of housing for people with disabilities. At 30 June 2010, 38.9% of all households in public housing, 32.6% of households in mainstream community housing and 24.9% of households in state-owned and managed Indigenous housing had a member with a disability.²⁵

Households in 'greatest need' are given priority in the allocation of social housing (reasons for 'greatest need' include homelessness, health conditions being aggravated by housing, and life or safety being at risk in accommodation). In 2009-10:

- 74.9% of newly assisted households in public housing had a greatest need;
- 63.1% of newly assisted households in community housing had a greatest need; and
- 55.9% of newly assisted households in state-owned and managed Indigenous housing had a greatest need.²⁶



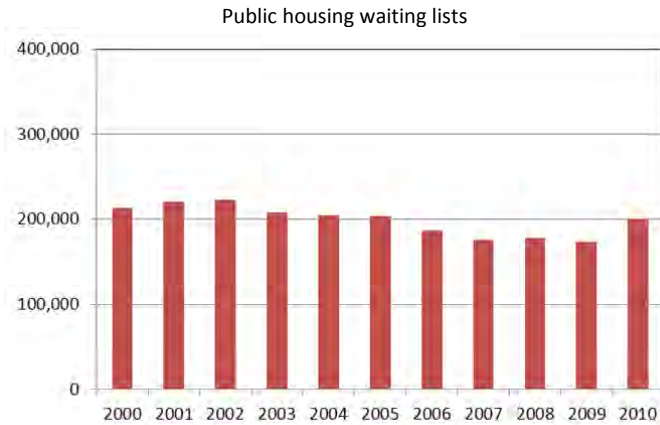
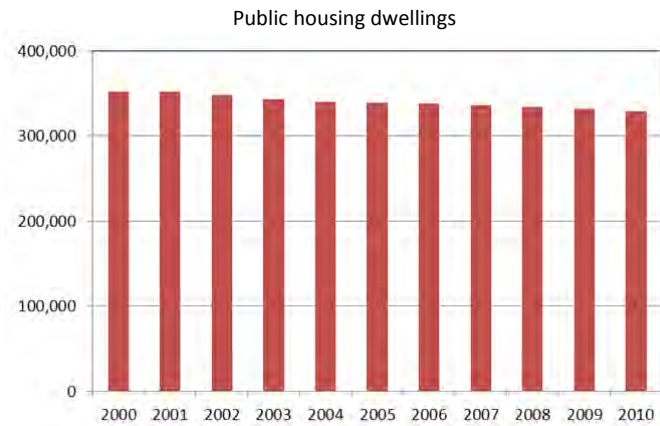
Social housing

Public housing is the biggest subsector of social housing, providing 85.8% of social housing dwellings. In 2010, there were 328,676 public housing dwellings nationally.

There has been a 6.6% decrease in supply in this subsector between 2000 and 2010.²⁷

There were 200,095 applicants on the public housing waiting lists across Australia in 2010.²⁸

There has been a 6.1% decrease in the number of applicants on the waiting lists for this subsector between 2000 and 2010. Again, the major reasons for the reduction have been the tightening of eligibility criteria in some jurisdictions, and reviews of the status of previous applicants.

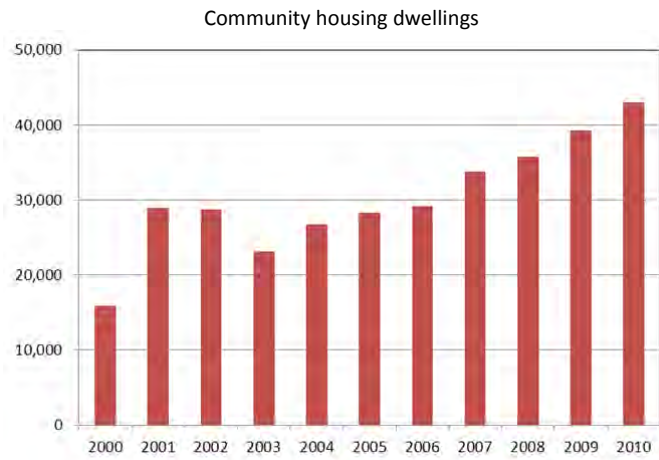


Social housing

The community housing subsector had 42,942 dwellings in 2010.²⁹

There has been a 169.8% increase in supply in this subsector between 2000 and 2010.

There were 36,689 applicants on the community housing waiting lists in 2010.³⁰

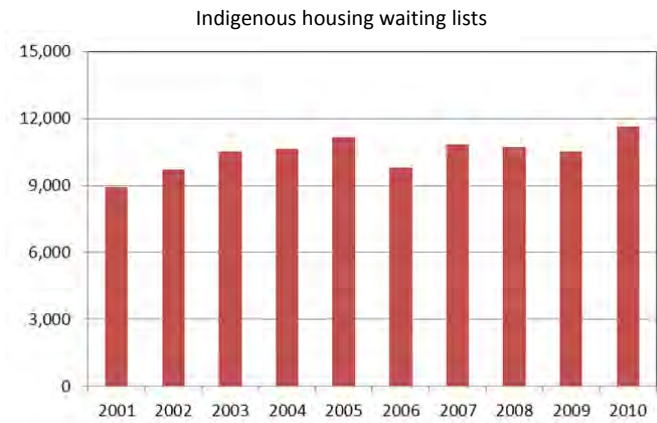
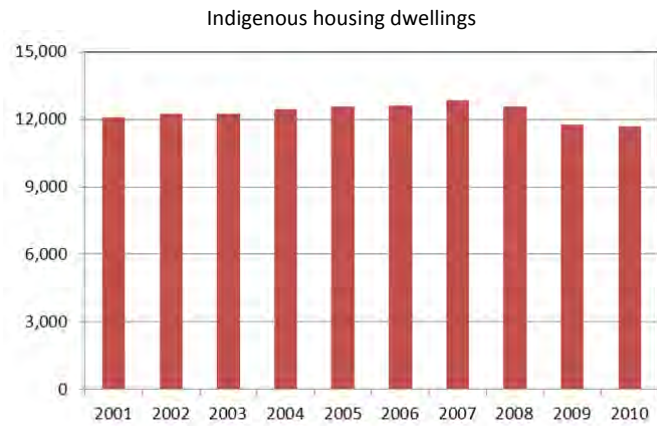


Social housing

The state-owned and managed Indigenous housing subsector had 11,698 dwellings in 2010.³¹

There has been a 3.2% decrease in supply in this subsector between 2001 and 2010.

There were 11,653 applicants on the waiting lists for government-owned and managed Indigenous housing in 2010.³²



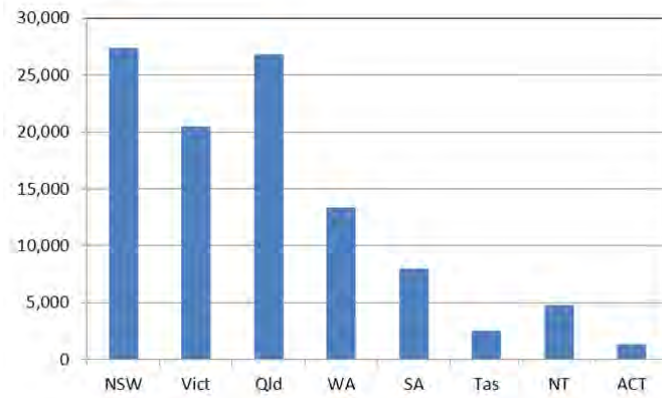
Homelessness

There were 105,000 homeless people in Australia on census night in 2006.³³

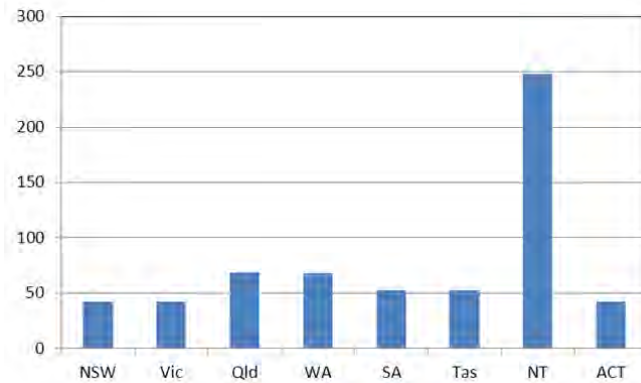
The rate of homelessness in Australia has remained constant between census nights in 2001 and 2006, at 53 homeless people per 10,000 of the population.

- New South Wales has the largest number of homeless people in Australia at 27,374 (26.1%), and the ACT has the smallest number, at 1,364 (1.3%).³⁴
- The Northern Territory has the highest rate of homelessness in Australia at 248 homeless people per 10,000 of the population, and the ACT, New South Wales and Victoria have the lowest rate, at 42 homeless people per 10,000 of the population.³⁵

Number of homeless people, by state and territory, 2006



Rate of homelessness per 10,000 of the population, by state and territory, 2006



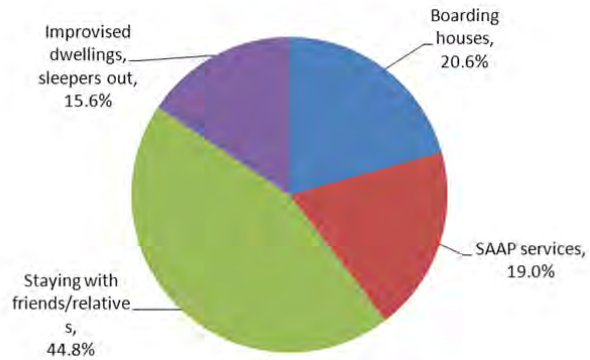
Homelessness

ATSI people are 'over-represented' in the Australian population of homeless people. In 2006, 9.1% of the homeless population were ATSI, whereas only 2.4% of the population identified as ATSI.³⁶

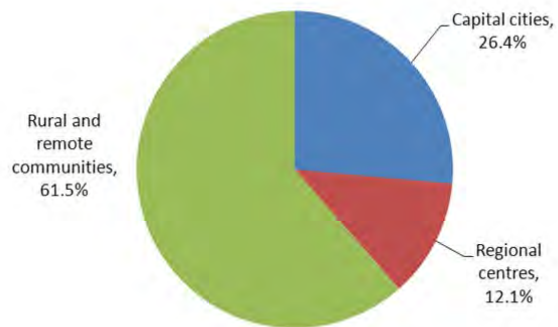
Of the homeless population in 2006:

- 15.6% were rough sleepers, with 61.5% of them being located in rural and remote communities.³⁷
- 19.0% were staying in Supported Accommodation Assistance Program (SAAP) services (now known as homelessness services).³⁸

Composition of homeless population, 2006



Location of rough sleepers, 2006



Homelessness

In 2010–11, 230,500 people (or one in every 97 Australians) used homelessness services.³⁹

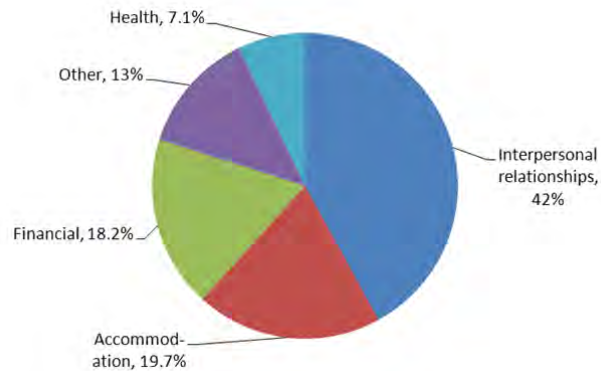
In 2010–11, 18.6% of clients accessing homelessness agencies were ATSI.⁴⁰

The most common specific reasons given for seeking assistance from homelessness agencies in 2010–11 were:

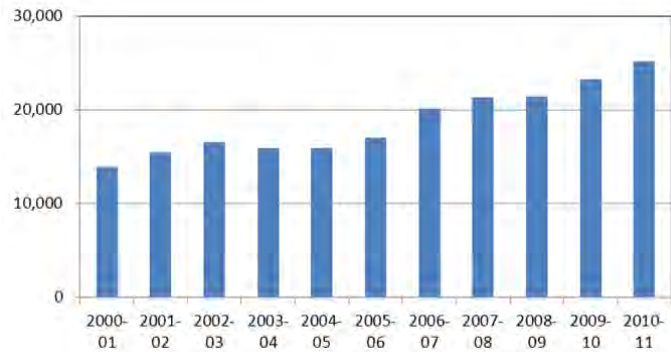
- domestic or family violence (21.7% of support periods);
- other financial difficulty (10.0%); and
- relationship or family breakdown (9.9%).⁴¹

On an average day in 2010–11, 59.4% of people seeking immediate accommodation from homelessness services across Australia were turned away.⁴²

Broad reasons for seeking support from homelessness services, 2010–11



Indigenous clients of homelessness services



People requiring immediate accommodation turned away from homelessness services, daily average, percentage, by state and territory, 2010–11



Sources for charts and tables

Housing stress

Number of lower-income families in housing stress, by state and territory, 2007. Ryanti Miranti and Binod Nepal, 'Housing stress in Australia 2007', National Centre for Social and Economic Modelling, University of Canberra, 2008, table 1a.

Percentage of low-income households in rental stress and mortgage stress, by state and territory, 2007–08. Council of Australian Governments (COAG) Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2008–09', April 2010, volume 1, figures 5.3 and 6.8, pp. 57, 73 (rental stress for private renters and mortgage stress – note that mortgage stress data for the Northern Territory was not available). COAG Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2009–10', April 2011, volume 1, table 3.2, p. 22 (rental stress for public housing renters – note that the level of rental stress for public housing tenants in Tasmania was nil or rounded to zero).

Home purchase

Median price of non-strata houses, capital cities. Australian Bureau of Statistics, 'House price indexes: eight capital cities – September quarter 2011', 1 November 2011, ABS cat. No. 6416.0, Canberra, 2011, table 7, p.12.

Deposit for a home loan for a medium-price dwelling for a first home buyer as a percentage of household disposable income, Reserve Bank of Australia. Unpublished data provided to Shelter NSW, 29 September 2009.

Monthly loan repayments for median-priced dwellings, capital cities. *HIA–Commonwealth Bank affordability report*, September quarter 2011.

Tenure of all Australian households, 2009–10. Australian Bureau of Statistics, 'Housing occupancy and costs, 2009–10', 16 November 2011, cat. no. 4130.0, table 3.

Tenure of ATSI households, 2006. Australian Bureau of Statistics, 'Census of Population and Housing: Indigenous profile', 2006', cat. no. 2002.0, table I18.

Tenure by age of household, percentage, 2009–10. Australian Bureau of Statistics, 'Housing and occupancy costs, Australia, 2009–10', 16 November 2011, cat. no. 4130.0, table 9, p. 43.

Private rental

Rental yields on residential properties. Real Estate Institute of Australia data cited in National Housing Supply Council, *State of supply report 2008*, 2009, p. 26.

Shortage of affordable and available private rental stock for very low and low-income households, capital cities, 2006. Maryann Wulff, Margaret Reynolds, Darmalingam Arunachalam, Kath Hulse and Judith Yates, 'Australia's private rental market: the supply of, and demand for, affordable dwellings', Australian Housing and Urban Research Institute, May 2011, AHURI final report no. 168, table 3 and table 4, pp. 15, 17 (based on 2006 Australian Census of Population and Housing data).

Location of shortage of rental dwellings affordable and available to affordable for lower-income dwellings, 2007–08. National Housing Supply Council, 'State of supply report 2010', April 2010, table 5.4, p.105 (lower-income households are defined as households with gross incomes below the 40th percentiles – see p. 224).

Vacancy rates for private rental housing, capital cities, October 2011. SQM Research, <www.sqmresearch.com.au>, viewed 9 December 2011.

Median weekly rents, by state and territory, 2009–10. Australian Bureau of Statistics, 'Housing and occupancy costs, Australia, 2009–10', 16 November 2011, table 22, cat. no. 4130.0, p. 59.

Social housing

Social housing dwellings. Australian Institute of Health and Welfare, Housing assistance data development series reports for public rental housing, community housing, and state owned and managed Indigenous housing. The number indicates the number of tenantable dwellings as at 30 June of each financial year. Data for the Crisis Accommodation Program was included in this table for 2001 to 2009. The total of social housing dwellings in 2010 does not include dwellings under the Crisis Accommodation Program, as this data is not separately reported under the National Affordable Housing Agreement (which commenced operation on 1 January 2009).

- Social housing waiting lists. Australian Institute of Health and Welfare, Housing assistance data development series reports for public rental housing, community housing, and state owned and managed Indigenous housing. The data for 2004, 2005 and 2006 does not include the Northern Territory as it was not available.
- Households with a member with disability in social housing, 30 June 2010. Australian Institute of Health and Welfare, 'Housing assistance in Australia 2011', June 2011, table 5.7, p. 51.
- Proportion of newly assisted households that are in greatest need, percentage. Australian Institute of Health and Welfare, 'Housing assistance in Australia 2011', June 2011, table A2.5, p.59.
- Public housing dwellings. Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series.
- Public housing waiting lists. Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series.
- Community housing dwellings. Australian Institute of Health and Welfare, 'Community housing', Housing assistance data development series.
- Community housing waiting lists. Australian Institute of Health and Welfare, 'Community housing', Housing assistance data development series. Data was not available for all community housing providers in New South Wales as at 30 June 2010, due to the development of systems to capture waiting list information relating to a common application process for public and community housing.
- Indigenous housing dwellings. Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing', Housing assistance data development series. (Data does not include ACT or NT.)
- Indigenous housing waiting lists. Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing', Housing assistance data development series. (Data does not include ACT or NT.)

Homelessness

- Number of homeless people, by state and territory, 2006. Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, Australian Bureau of Statistics, Australian Census Analytic Program, cat. no. 2050.0, 4 September 2008, p. 46.
- Rate of homelessness per 10,000 of the population, by state and territory, 2006. Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, Australian Bureau of Statistics, Australian Census Analytic Program, cat. no. 2050.0, 4 September 2008, p. 46.
- Composition of homeless population, 2006. Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, Australian Bureau of Statistics, Australian Census Analytic Program, cat. no. 2050.0, 4 September 2008, table 1, persons in different sectors of the homeless population on census night, p. viii.
- Location of rough sleepers, 2006. Department of Families, Housing, Community Services and Indigenous Affairs, *The road home*, 2008, p. 4, table 1, rough sleepers by state and region, unpublished table from Department of Families, Housing, Community Services and Indigenous Affairs using ABS census 2006 data.
- Broad reasons for seeking support from homelessness services, 2010–11. Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services, Australia, Supported Accommodation Assistance Program National Data Collection annual report, 2010–11', December 2011, table A.19, p. 13.
- ATSI clients of homelessness services. Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services', Supported Accommodation Assistance Program national data collection annual reports.
- People requiring immediate accommodation turned away from homelessness services, daily average, percentage, by state and territory, 2009–10. Australian Institute of Health and Welfare, 'People turned away from government-funded specialist homelessness accommodation 2009–10', table A5, p. 5.

Notes

- ¹ National Housing Supply Council, *State of supply report 2010*, 2010, pp. 223–224.
- ² Ryanti Miranti and Binod Nepal, 'Housing stress in Australia 2007', National Centre for Social and Economic Modelling, University of Canberra, 2008. NATSEM defines a family as an individual or group of individuals in a household who share their income; this definition does not include shared households, where individuals do not share their income. NATSEM defines housing stress as the situation where a family's housing costs are more than 30% of its *disposable* income and the family is in the bottom two quintiles of the equivalised income distribution. For information about equivalised income, go to: Australian Bureau of Statistics, 'Government benefits, taxes and household income, Australia, 2003–04' (6537.0), 2007, Appendix 2. The '30/40 rule' defined in 'Housing affordability in Australia' refers to a 30% housing cost ratio to determine potential affordability problems and defines lower-income households as those in the lowest two quintiles of the equivalent disposable income distribution, but it assesses housing costs in relation to *gross* household income (Judith Yates and Michelle Gabrielle, *Housing affordability in Australia*, Australian Housing and Urban Research Institute, Research Paper 3, 2006, p.14).
- ³ COAG Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2008–09', 2010, volume 1, figure 5.3, p. 57. Low-income households are defined as households in the bottom 40%, or the bottom two quintiles, of equivalised *disposable* household income (p. 54).
- ⁴ COAG Reform Council, figure 6.8, p. 73.
- ⁵ COAG Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2009–10', 2011, volume 1, table 3.2, p. 22.
- ⁶ National Housing Supply Council, *State of supply report 2010*, 2010, tables 5.1 and 5.2, pp. 99–102.
- ⁷ Unpublished data from the Department of Families, Housing, Community Services and Indigenous Affairs, from Steering Committee for the Review of Government Service Provision, 'Report on government services 2011', volume 2, January 2011, chapter 16, table 16A.74. The data refers to 'income units', which are defined as a single person or a couple, with or without dependents (p. 16.13).
- ⁸ NATSEM, 'The great Australian dream – just a dream?', University of Canberra, AMP.NATSEM Income and Wealth Report, issue no. 29, July 2011, p. 3.
- ⁹ Australian Bureau of Statistics, 'House price indexes: eight capital cities – September quarter 2011', cat. no. 6416.0, Canberra, 1 November 2011, table 7, p. 12. The table presents data for unstratified (city-wide) median prices for established houses, by city, by quarter.
- ¹⁰ COAG Reform Council, 'National Affordable Housing Agreement: baseline performance report for 2009–10', 2011, volume 1, table 4.3, p. 28.
- ¹¹ Reserve Bank of Australia, unpublished data provided to Shelter NSW, 29 September 2009.
- ¹² Judith Yates, 'Affordability and access to home ownership: past, present and future?', Australian Housing and Urban Research Institute, AHURI research report no. 10, November 2007, pp. 1, 9–10.
- ¹³ *HIA–Commonwealth Bank affordability report*, September quarter 2011.
- ¹⁴ Australian Bureau of Statistics, 'Housing and occupancy costs, 2009–10', cat. no. 4130.0, 16 November 2011, p. 62.
- ¹⁵ Australian Bureau of Statistics, 'Census of Population and Housing: Indigenous profile: 2006 census community profile series', cat. no. 2002.0, table I18.
- ¹⁶ Australian Bureau of Statistics, 'Housing and occupancy costs, 2009–10', p. 43.
- ¹⁷ National Housing Supply Council, *State of supply report 2008*, 2009, pp. 25–26, citing data prepared by the Real Estate Institute of Australia.
- ¹⁸ National Housing Supply Council, *State of supply report 2010*, table 5.4, p. 105.
- ¹⁹ SQM Research, <www.sqmresearch.com.au>, viewed 9 December 2011.
- ²⁰ Australian Bureau of Statistics, 'Housing and occupancy costs, 2009–10', p. 36.
- ²¹ Australian Bureau of Statistics, 'Housing and occupancy costs, 2009–10', p. 59.
- ²² Australian Institute of Health and Welfare, Housing assistance data development series reports for public rental housing, community housing, and state owned and managed Indigenous housing. The number indicates the number of tenantable dwellings as at 30 June of each financial year. Data for the Crisis Accommodation Program was included in this table for 2001

- to 2009. The total of social housing dwellings in 2010 does not include dwellings under the Crisis Accommodation Program, as this data is not separately reported under the National Affordable Housing Agreement (which commenced operation on 1 January 2009).
- ²³ The total of social housing dwellings in Australia in 2010 does not include dwellings under the Crisis Accommodation Program, as this data is not separately reported under the National Affordable Housing Agreement (which commenced operation on 1 January 2009). Government-owned and managed Indigenous housing does not comprise the entire Indigenous social housing sector: it refers to that part financed through the Commonwealth–State/territory multilateral funding agreements but does not include social housing provided by Indigenous organisations (e.g. land councils) with finance from other sources. Government-subsidized community housing does not comprise all of the non-profit non-government affordable rental housing sector: it refers to social housing provided through the Commonwealth–state/territory multilateral funding agreements by non-Indigenous organisations, and does not include affordable rental housing provided by community organisations with finance from other sources; it specifically does not include submarket rental housing provided under disability and aged care programs.
- ²⁴ Australian Institute of Health and Welfare, Housing assistance data development series reports for public rental housing, community housing, and state owned and managed Indigenous housing. The data for 2004, 2005 and 2006 does not include the Northern Territory (as it was not available).
- ²⁵ Australian Institute of Health and Welfare, 'Housing assistance in Australia 2011', June 2011, cat. no. HOU 236, table 5.7, p. 51.
- ²⁶ Australian Institute of Health and Welfare, 'Housing assistance in Australia 2011', table A2.5, p. 59.
- ²⁷ Australian Institute of Health and Welfare, 'Public rental housing', Housing assistance data development series. The number indicates the number of tenantable dwellings as at 30 June each financial year.
- ²⁸ Australian Institute of Health and Welfare, 'Public rental housing'.
- ²⁹ Community housing here refers to social housing provided through Commonwealth–state/territory multilateral funding agreements by non-Indigenous organisations. It does not include affordable rental housing provided by community organisations with finance from other sources; it specifically does not include submarket rental housing provided under disability and aged care programs.
- ³⁰ Australian Institute of Health and Welfare, 'Community housing', Housing assistance data development series. The data does not include the Northern Territory. The data for 2002 and 2003 does not include Victoria (as it was not available). Data was not available for all community housing providers in New South Wales as at 30 June 2010, due to the development of systems to capture waiting list information relating to a common application process for public and community housing.
- ³¹ Government-owned and managed Indigenous housing does not comprise the entire Indigenous social housing sector: it refers to that part financed through the Commonwealth–State/territory multilateral funding agreements on housing and does not include social housing provided by Indigenous organisations (for example, land councils) with finance from other sources.
- ³² Australian Institute of Health and Welfare, 'State owned and managed Indigenous housing', Housing assistance data development series. The data do not include the Northern Territory or the Australian Capital Territory (as it was not applicable).
- ³³ Chris Chamberlain and David MacKenzie, *Counting the homeless 2006: Australia*, Australian Bureau of Statistics, Australian Census Analytic Program, cat. no. 2050.0, 4 September 2008, p. x. The report uses a cultural definition of homelessness, which is comprised of: primary homelessness (people without conventional accommodation, such as people sleeping in parks and using cars for temporary shelter); secondary homelessness (people who move frequently from one form of shelter to another, such as those in emergency or transitional accommodation provided under the Supported Accommodation Assistance Program, people staying with other households because they have no accommodation of their own and people staying in boarding houses on a short-term basis, defined as 12 weeks or less); and tertiary homelessness (people living in boarding houses on a medium to long-term basis, defined as 13 weeks or longer – that is, they are staying in accommodation which is below the minimum

community standard of a small self-contained flat). Table 7 on homeless people by state and territory in *Counting the homeless 2006: Australia* on p. x refers to a national total of 104,676 who were counted as homeless in the 2006 census, but p. vii states that for policy and planning purposes, a national figure of 105,000 can be quoted.

- ³⁴ Chris Chamberlain and David MacKenzie, table 8.4, number of homeless people by state and territory, p. 46.
- ³⁵ Chris Chamberlain and David MacKenzie, table 8.3, rate of homelessness per 10,000 of the population, p. 46.
- ³⁶ Chris Chamberlain and David MacKenzie, p. 29. The experiences of homelessness by Aboriginal and Torres Strait Islander peoples can differ from those of other Australians, due to the distinct causes and contexts for their experiences. Keys Young have formulated five types of homelessness experienced by Aboriginal and Torres Strait Islander peoples which cover: spiritual homelessness (relating to separation from traditional land or family); overcrowding; relocation and transient homelessness (due to mobile lifestyles as well as the necessity of a larger proportion of Aboriginal and Torres Strait Islander peoples having to travel to obtain services); escaping unsafe homes; and lack of access to stable housing. Compared to homelessness experienced by others, homelessness experienced by Aboriginal and Torres Strait Islander peoples is a broader issue because it encompasses the experiences of individuals, families and communities, as well as the intergenerational impact of colonisation and dispossession (Keys Young, 'Homelessness in the Aboriginal and Torres Strait Islander context and its possible implications for the Supported Accommodation Assistance Program', Department of Family and Community Services, 1999, pp. iv, 129).
- ³⁷ Department of Families, Housing, Community Services and Indigenous Affairs, *The road home*, 2008, p. 4, table 1, unpublished table from Department of Families, Housing, Community Services and Indigenous Affairs using ABS census 2006 data.
- ³⁸ Chris Chamberlain and David MacKenzie, table 1, persons in different sectors of the homeless population on census night, p. viii.
- ³⁹ Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services, Supported Accommodation Assistance Program national data collection annual report, 2010–11, Australia, appendix', December 2011, table A3, p. 2. On 1 January 2009, SAAP was discontinued as a separate program and specialist homelessness services were included under the National Affordable Housing Agreement. This resulted in some changes in the way the jurisdictions administer the agencies; for example, the number of funded agencies and the number of agencies that were required to participate in the data collection decreased from those reported in 2008–09. A client might have more than one contact with a SAAP agency in a year, although most do not.
- ⁴⁰ Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services, Supported Accommodation Assistance Program national data collection annual report, 2010–11, Australia, appendix', table A13, p. 10.
- ⁴¹ Australian Institute of Health and Welfare, 'Government-funded specialist homelessness services, Supported Accommodation Assistance Program national data collection annual report, 2010–11, Australia, appendix', table A19, p. 13.
- ⁴² Australian Institute of Health and Welfare, 'People turned away from government-funded specialist homelessness accommodation 2010–11, appendix', December 2011, table A5, p. 5. Victorian data has been excluded as its accommodation-related data has not been recorded in a way that is consistent with other states and territories.