national shelter

SHELTER NEW SOUTH WALES

Housing Australia factsheet

A quick guide to housing facts and figures

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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]

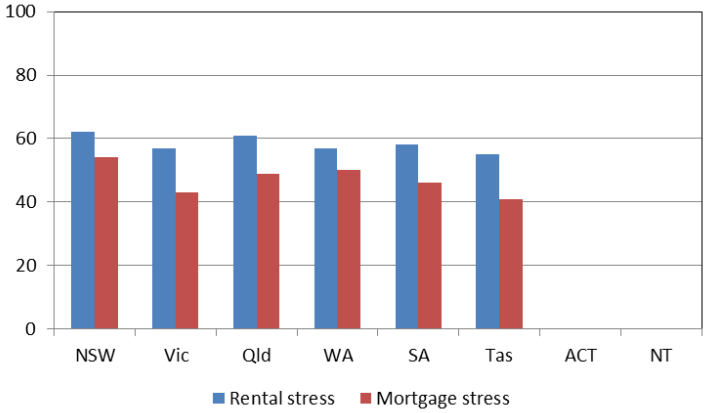
Housing stress varies by tenure. In Australia in 2009–10:

- 60% of lower-income rental households were in rental stress[2]; and
- 48% of lower-income homeowner households were in mortgage stress.[3]

Of households in the bottom 40% of income distribution in social housing in 2012, 0.4% of households in public housing, 3.5% of households in community housing and 0.7% of households in state-owned and -managed Aboriginal and Torres Strait Islander (ATSI) housing spent more than 30% of their gross income on rent.[4]

In 2012, 40.3% of households receiving Commonwealth Rent Assistance were in rental stress.[5]

Percentage of lower-income households in rental stress and mortgage stress, 2009-10



Percentage of income units receiving CRA paying more than 30% of income on rent, 2012

Homeownership

Between 1991 and 2011, house prices increased by 263%, while after-tax income increased by only 95%. The disparity intensified particularly between 2001 and 2011, when house prices increased by 147% and disposable income by just 57%.[6]

Sydney has the most heated market for private housing amongst capital cities in Australia, retaining its position between the March 2012 and June 2012 quarters. The median house price in Sydney in the June 2012 quarter was $605,200. After Sydney, the most expensive capital cities were Canberra, Darwin and Perth.

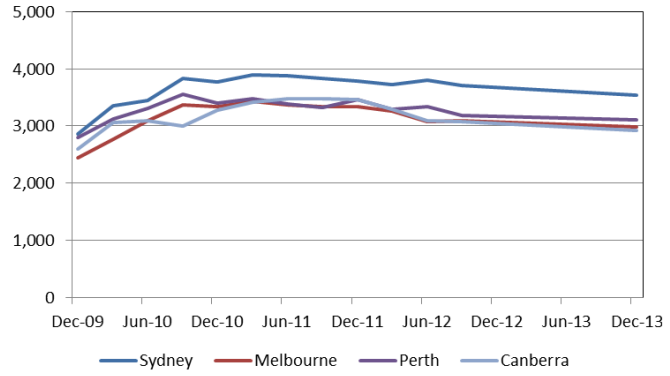
There has been some increase in most capital city markets for private housing. Median prices for non-strata houses rose in all capital cities between the March 2012 and June 2012 quarters, other than in Hobart, Darwin and Canberra (where they decreased). Sydney's median house price in the June 2012 quarter was a 0.3% increase from the March 2012 quarter.[7]

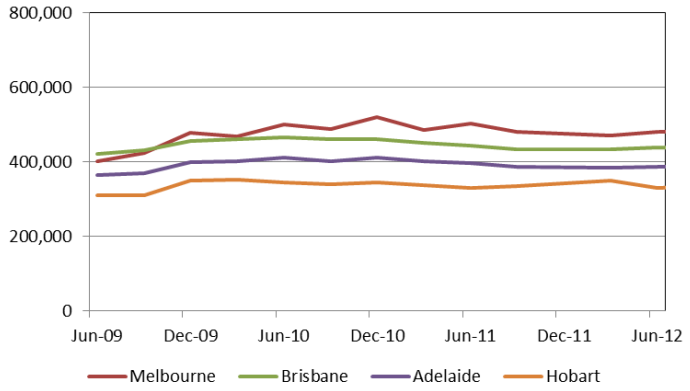
High house prices present two barriers to homeownership for lower-income households:

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

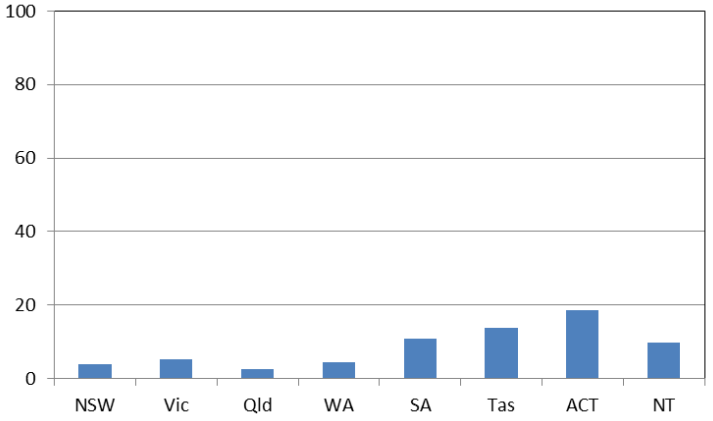
In 2010–11, only 5.2% of homes sold or built nationally were affordable for low-income households.[8]

Median price of non-strata houses, capital cities





Proportion of homes sold or built that are affordable by low-income households, percentage, by state and territory, 2010-11

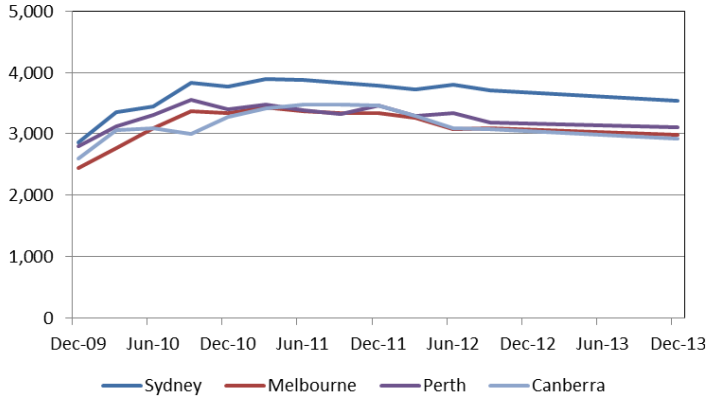


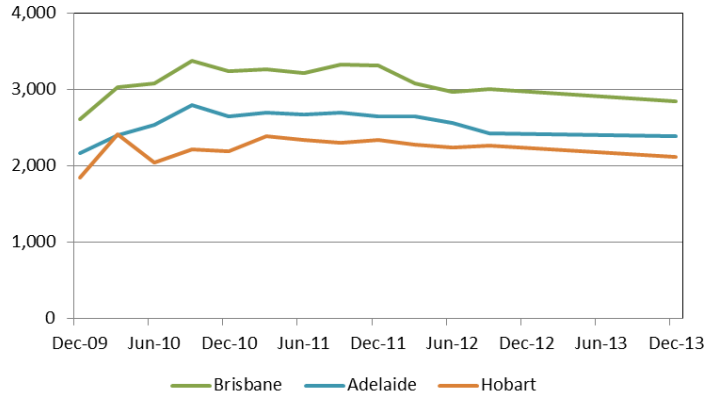
Homeownership

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'.[9]

Monthly loan repayments for dwellings bought at a median price with the help of a loan from the Commonwealth Bank in December 2012 varied from $2,020 in Hobart to $3,471 in Sydney. Monthly mortgage repayments between the September 2012 and December 2012 quarters decreased in all capital cities.[10]

Monthly loan repayments for median-priced dwellings, dollars, capital cities





Homeownership

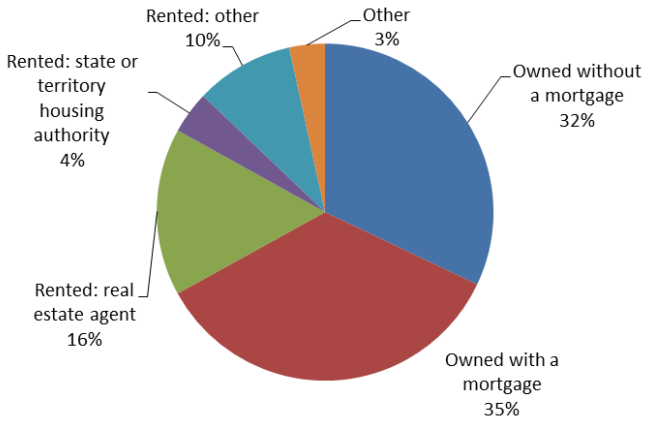
Australia's homeownership rate is declining slightly. In 2011, the homeownership rate in Australia was 67% — compared to 2006, when the rate was 68.1%.[11]

The tenure profile of households including an ATSI person differed from the Australian total in 2011. They were:

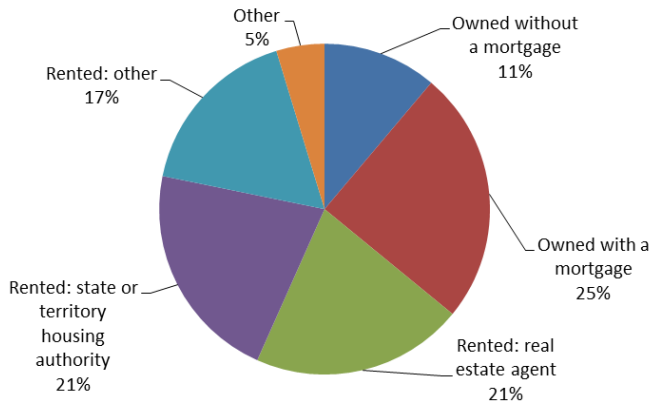
- less likely to be homeowners (36%, compared to 67% of Australian households generally);
- more likely to be in private rental (21%, compared to 16% of Australian households generally); and
- more likely to be in public housing (21%, compared to 4% of Australian households generally).[12]

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.[13]

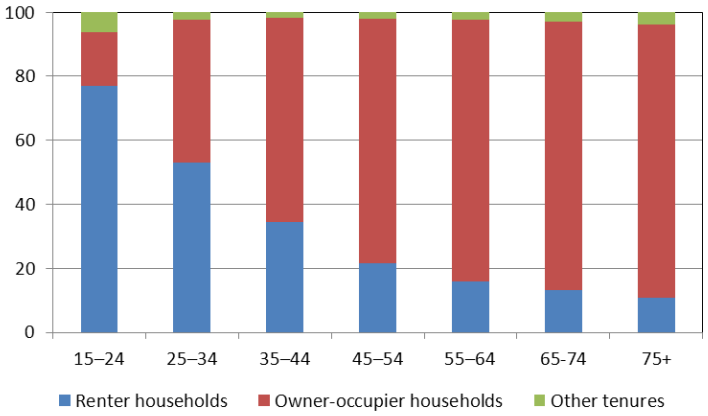
Tenure of all Australian households, 2011



Tenure of households including an ATSI person, 2011



Tenure by age of householder, percentage, 2009–10



Private rental

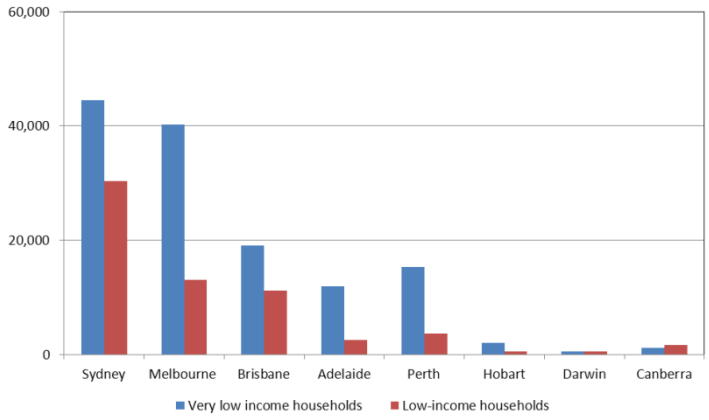
The supply of private rental housing is dependent on many factors. These include the relative attraction of investment in housing compared to the returns on investment in other areas, which is influenced by the taxation treatment of each. Short-term income from rents has not been a significant driver of investment in this sector.

Rental yields in 2011 indicated that above-inflation house price growth was required for an investment in rental property to be profitable.[14]

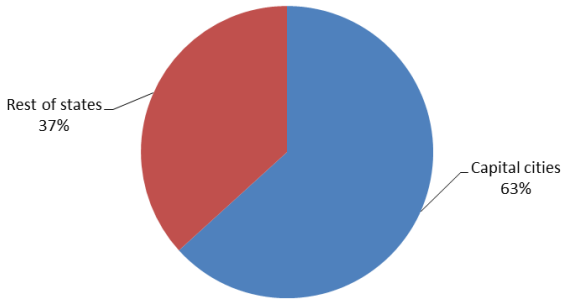
Between 2002 and 2012, the average nominal rent increased by 75.8% for houses and 91.8% for other dwellings (mostly flats/apartments), while average earnings rose by 57% and house prices rose by 69%.[15]

There is a shortage of affordable and available dwellings for rental in the private market for households with lower incomes. The impact of 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 2009–10, there was a shortage of 539,000 private rental dwellings that were both affordable and available for renters with gross incomes at or below the bottom 40% of income distribution.[16]

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



Location of shortage of affordable and available rental dwellings for renters with gross incomes at or below the 40th percentile, 2009-10



Private rental

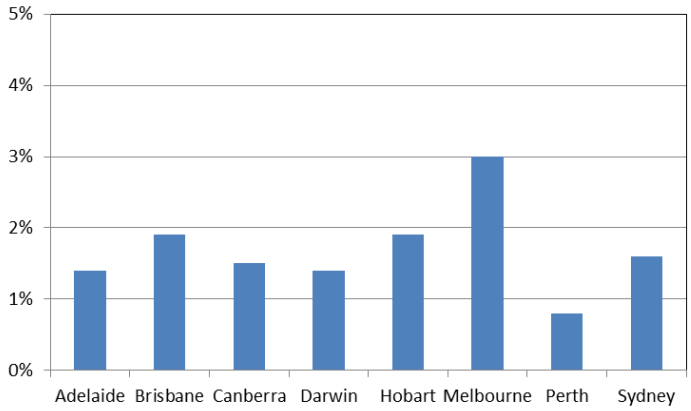
The national vacancy rate for dwellings in the private housing market was 1.9% in January 2013.[17] A vacancy rate of 3% is considered to indicate a balance between supply and demand, which provides leeway for households to move between homes.[18]

Vacancy rates for dwellings in capital cities varied in January 2013, ranging from 0.8% in Perth to 3.0% in Melbourne.[19]

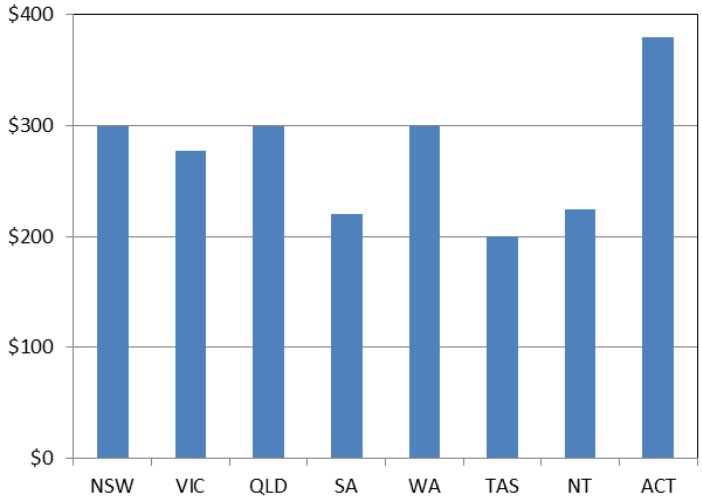
The median weekly rent for private rental was $285 for Australia in 2011, up from $190 in 2006.[20] The highest median weekly rent in 2011 was in the ACT at $380, and the lowest median weekly rent was in Tasmania at $200.[21]

In 2012, there were 1,188,276 households in Australia in receipt of Commonwealth Rent Assistance.[22]

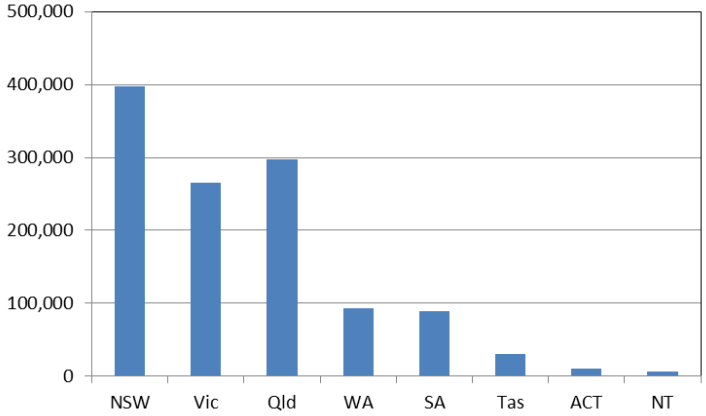
Vacancy rates for private rental housing, capital cities, January 2013



Median weekly rents, by state and territory, 2011



Number of income units receiving Commonwealth Rental Assistance, 2012

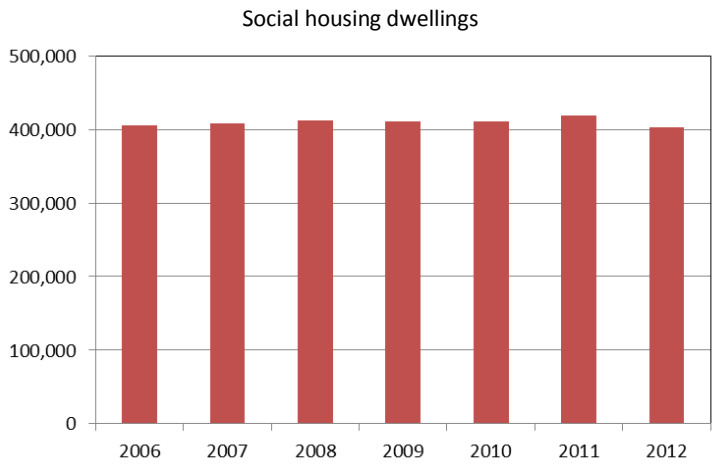


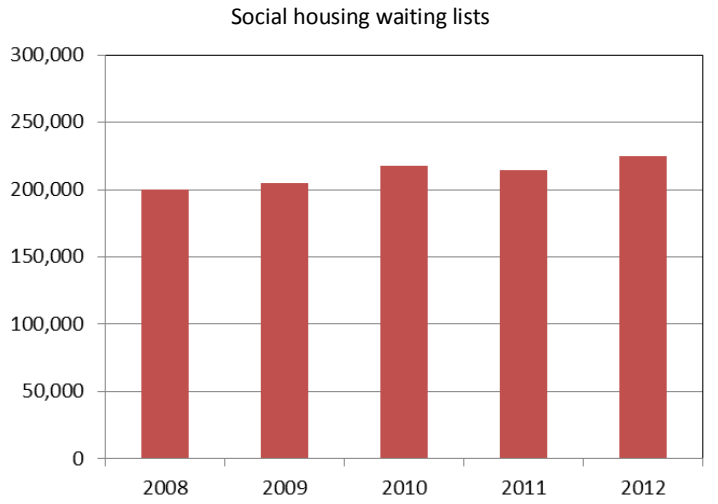
Social housing

Social housing includes public housing, community housing, state-owned and -managed ATSI housing, and ATSI community housing organisation housing.

In 2012, there were 402,516 social housing dwellings in Australia (this total does not include data for ATSI community housing organisations, as it was not available for 2012).[23]

There were 224,876 applicants waiting for social housing in 2012. The number of social housing applicants has increased between 2008 and 2012 by 12.4%.[24]





Social housing

Households with 'special needs' are given preference in the allocation of social housing. They are defined as:

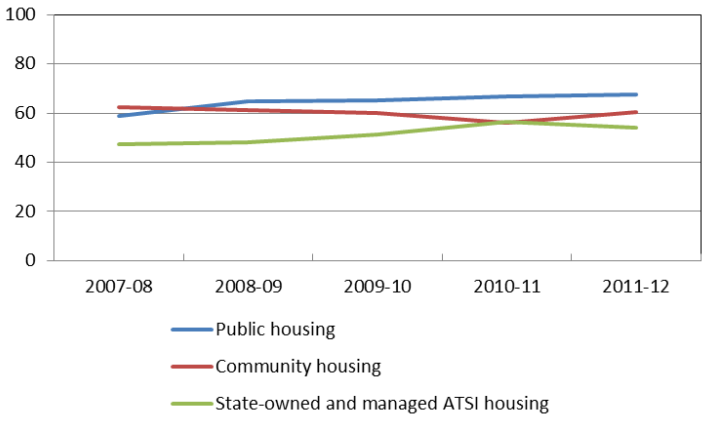
- for public and community housing — households that have a member with disability, a main tenant aged 24 years or under, or 75 years or over, or one or more ATSI members;
- for state-owned and -managed ATSI housing — households that have a member with disability or a main tenant aged 24 years or under, or 50 years or over.[25]

Of new allocations in 2011–12, 67.5% in public housing, 60.3% of households in community housing and 54% of households in state-owned and -managed ATSI housing were to households with special needs.[26]

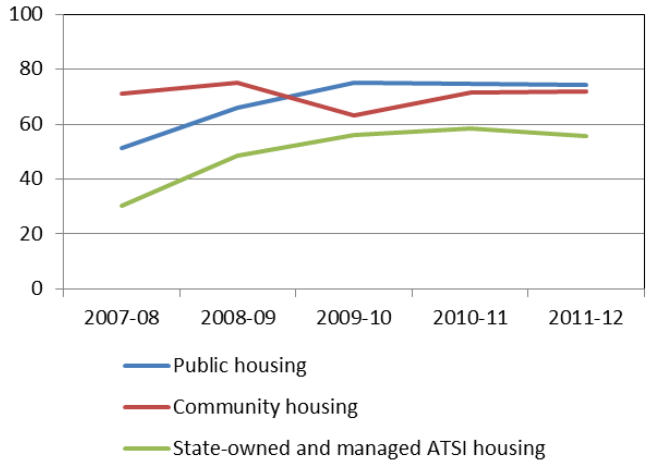
Households in 'greatest need' are also given priority in the allocation of social housing (reasons for 'greatest need' include homelessness, health conditions being aggravated by housing, and life or safety being at risk in accommodation). In 2011–12:

- 74.2% of newly-assisted households in public housing had a greatest need;
- 72% of newly-assisted households in community housing had a greatest need; and
- 55.7% of newly-assisted households in state-owned and -managed ATSI housing had a greatest need.[27]

Special needs allocations in social housing as a proportion of all new allocations, percentage

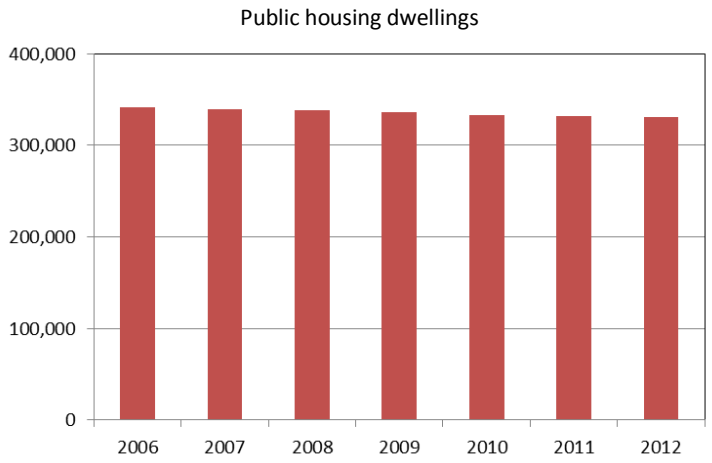


Greatest need allocations in social housing as a proportion of all new allocations, percentage

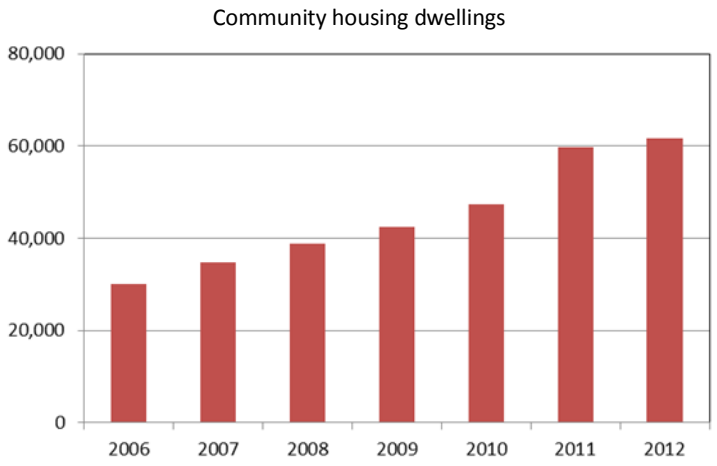


Social housing

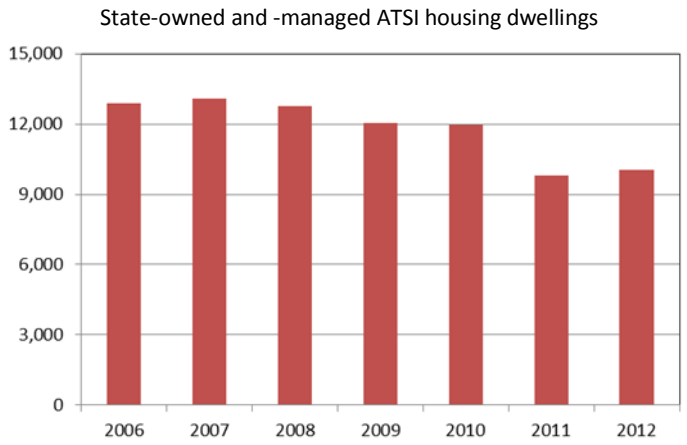
Public housing comprised 82.2% of the social housing dwellings (including the public housing, community housing, and state-owned and -managed ATSI housing subsectors) in 2012. In 2012, there were 330,906 public housing dwellings nationally. There has been a 3.1% decrease in supply in the public housing subsector between 2006 and 2012.[28]



Community housing comprised 15.3% of the social housing dwellings (including the public housing, community housing, and state-owned and -managed ATSI housing subsectors) in 2012. The community housing subsector had 61,563 dwellings in 2012. There has been a 104.5% increase in supply in this subsector between 2006 and 2012. There were 752 community housing providers in Australia in 2012.[29]

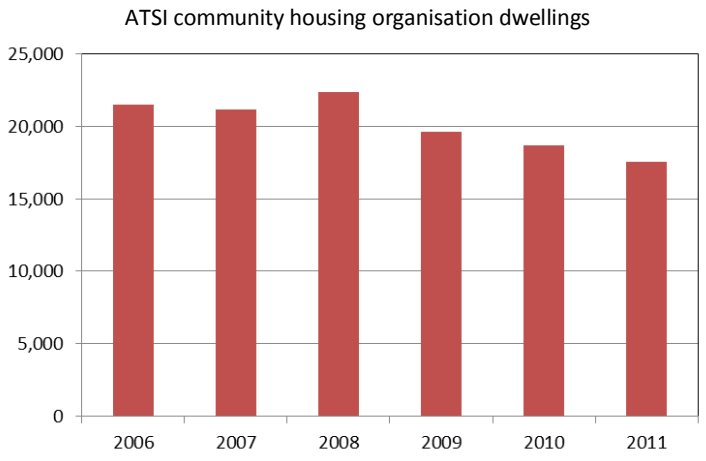


State-owned and -managed ATSI housing comprised 2.5% of the social housing dwellings (including the public housing, community housing, and state-owned and -managed ATSI housing subsectors) in 2012. The state-owned and -managed ATSI housing subsector had 10,047 dwellings in 2012. There has been a 22.1% decrease in supply in this subsector between 2006 and 2012.[30]



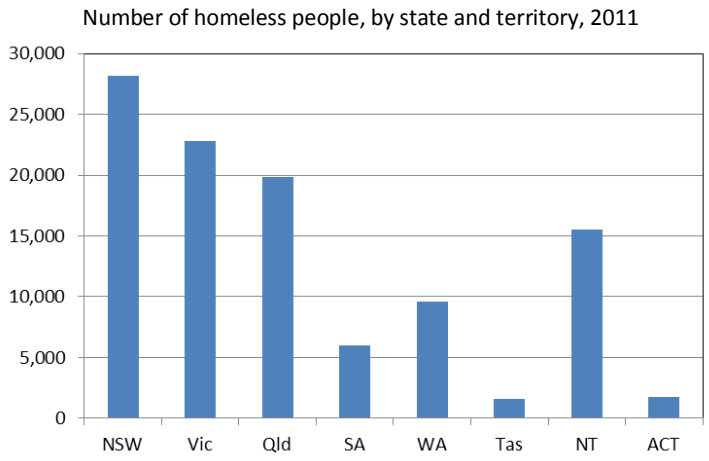
Social housing

The ATSI community housing organisation subsector had 17,543 dwellings in 2011. ATSI community housing models vary across states and territories, and can include dwellings funded or registered by government. There has been an 18.4% decrease in supply in this subsector between 2006 and 2011.[31] In 2011, there were 328 ATSI community housing organisations, including 217 that were funded or registered by government.[32]



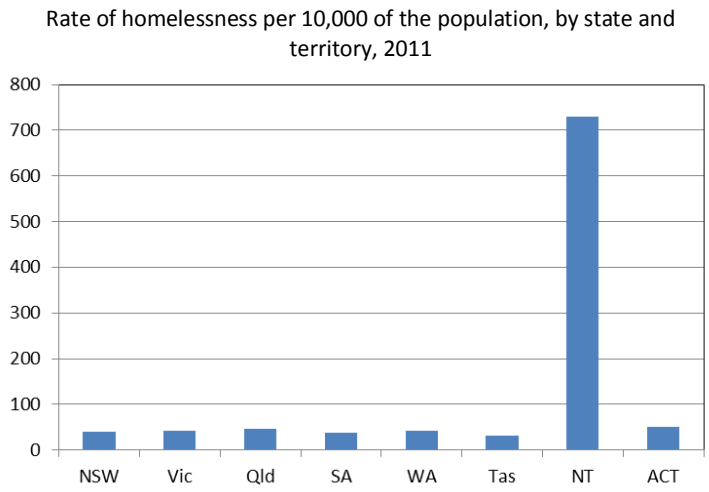
Homelessness

There were estimated to be 105,237 homeless people in Australia on the night of the Census of Population and Housing in 2011. This is a 17.3% increase from the 89,728 estimated to be homeless on census night in 2006.[33] Most of the increase in the estimated homeless population between 2006 and 2011 is attributed to a 31.3% increase in the number of people living in severely overcrowded dwellings.[34]



The rate of homelessness in Australia was 48.9 homeless people per 10,000 of the population in 2011 — an 8.2% increase from 45.2 homeless people per 10,000 of the population in 2006. Of all the states and territories in 2011:

- New South Wales had the largest number of homeless people in Australia at 28,190 (26.8% of the homeless population), and Tasmania had the smallest number at 1,579 (1.5% of the homeless population);
- The Northern Territory had the highest rate of homelessness in Australia at 730.7 homeless people per 10,000 of the population, and Tasmania had the lowest rate, at 31.9 homeless people per 10,000 of the population.[35]



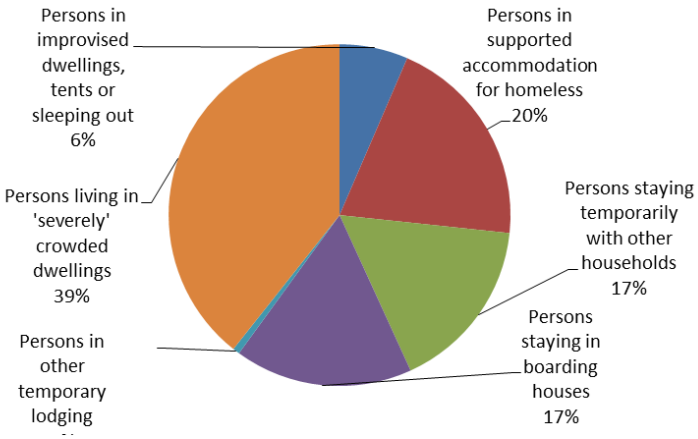
Homelessness

The homeless population in Australia in 2011 was comprised of people living in improvised dwellings or sleeping rough (6%), as well as other groups such as people staying in homelessness services (20%) and people living in severely overcrowded dwellings (39%).[36]

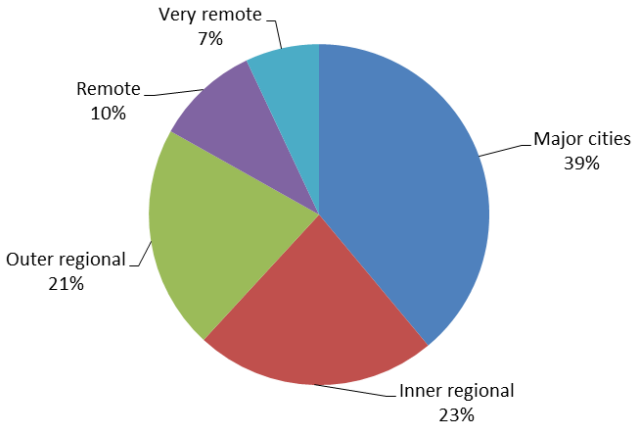
In 2011, 39% of the people living in improvised dwellings or tents, or who were sleeping out were living in major cities.[37]

ATSI people are 'over-represented' in the population of homeless people in Australia. In 2011, 25.4% of the homeless population were ATSI[38], whereas only 2.5% of the population identified as ATSI.[39]

Composition of homeless population, 2011



Location of people who are in improvised dwellings, tents or sleeping out, 2011



Homelessness

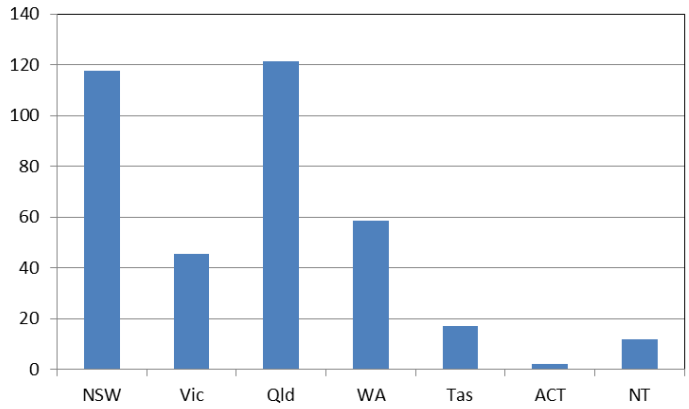
In 2011–12, 229,247 people (or one in every 98 Australians) used homelessness services.[40] There were an average of 373.9 requests for services from homelessness agencies per day that could not be assisted in 2011–12.[41]

The most common main reasons for seeking assistance from homelessness services in 2011–12 were:

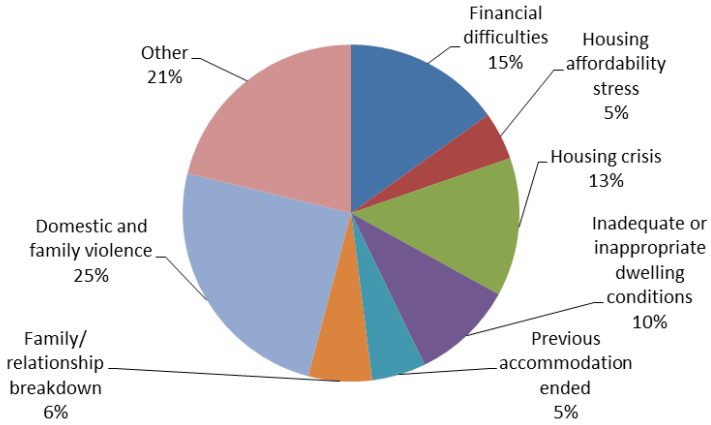
- domestic and family violence (24.7%);
- financial difficulties (15.1%); and
- housing crisis (13.3%).[42]

In 2011–12, there were 660 ATSI persons per 10,000 head of the population who used homelessness services, compared to a rate of 70 non-ATSI persons per 10,000 of the population.[43]

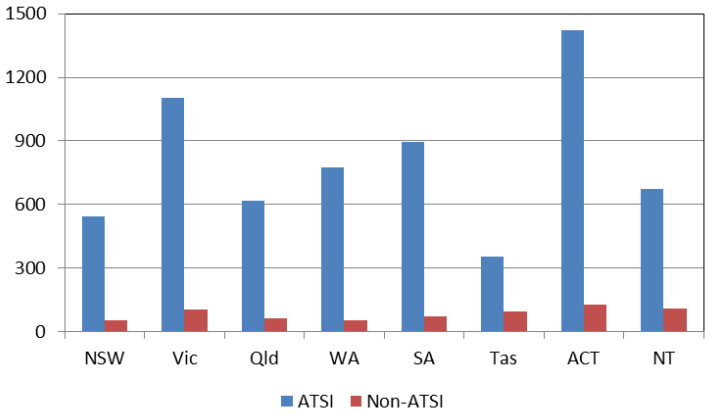
Daily average of unmet requests for assistance by state and territory, 2011-12



Main reason for seeking assistance from homelessness services, 2011-12



Rate of ATSI clients of homelessness services per 10,000 of the population, compared to non-ATSI, 2011-12



Sources for charts and tables

Housing stress

Percentage of lower-income households in rental stress and mortgage stress, 2009–10. National Housing Supply Council, 'Housing supply and affordability — key indicators, 2012', 2012, tables 5.2 and 5.4, pp. 42, 45.

Percentage of income units receiving CRA paying more than 30% of income on rent, 2012. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table GA.25.

Homeownership

Median price of non-strata houses, capital cities. Australian Bureau of Statistics, 'House price indexes: eight capital cities — December quarter 2012', 5 February 2013, ABS cat. no. 6416.0, table 7, p. 12. The table presents data for unstratified (city-wide) median prices for established houses, by city, by quarter.

Proportion of homes sold or built that are affordable by low-income households, percentage, by state and territory, 2010–11. Valuer-General (unpublished) and Australian Bureau of Statistics, Survey of Income and Housing 2009–10 (unpublished), from Steering Committee for the Review of Government Service Provision, 'National Agreement performance reporting: National Affordable Housing Agreement, 2010–11', Productivity Commission, December 2011, table NAHA 2.1.

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Tenure of households including an ATSI person, 2011. Australian Bureau of Statistics, 'Census of Population and Housing: Aboriginal and Torres Strait Islander Peoples (Indigenous) profile, 2011', cat. no. 2002.0, table I10.

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

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 Census of Population and Housing data).

Location of shortage of affordable and available rental dwellings for renters with gross incomes at or below the 40th percentile, 2009–10. National Housing Supply Council, 'Housing supply and affordability — key indicators, 2012', table 5.8, p. 48.

Vacancy rates for private rental housing, capital cities, January 2013. SQM Research, <www.sqmresearch.com.au>, viewed 15 February 2013.

Median weekly rents, by state and territory, 2011. Australian Bureau of Statistics, '2011 census quickstats', Census of Population and Housing, <www.abs.gov.au/websitedbs/censushome.nsf/home/quickstats?opendocument&navpos=220>, viewed 1 February 2013.

Number of income units receiving Commonwealth Rental Assistance, 2012. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table GA.15.

Social housing

Social housing dwellings. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3. See note 23. ATSI community housing organisation data for 2012 is not yet available.

Social housing waiting lists. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, tables 16A.5, 16A.6 and 16A.7. See note 24.

Special needs allocations in social housing as a proportion of all new allocations, percentage. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, tables 16A.9, 16A.10 and 16A.11.

Greatest need allocations in social housing as a proportion of all new allocations, percentage. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, tables 16A.12, 16A.13 and 16A.14.

Public housing dwellings. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3.

Community housing dwellings. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3. See note 23.

State-owned and -managed ATSI housing dwellings. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3. See note 30.

ATSI community housing organisation dwellings. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3.

Homelessness

Number of homeless people, by state and territory, 2011. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', November 2012, table 3.1, p. 16. See note 33.

Rate of homelessness per 10,000 of the population, by state and territory, 2011. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', November 2012, table 3.3, p. 22.

Composition of homeless population, 2011. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', November 2012, table 1.1, p. 12. See note 39.

Location of people who are in improvised dwellings, tents or sleeping out, 2011. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011, remoteness', 28 November 2012, table 1.

Daily average of unmet requests for assistance by state and territory, 2011–12. Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: Australia, supplementary tables', 18 December 2012, table S6.5, p. 109. The data is adjusted for non-response. SA data is not included.

Main reason for seeking assistance from homelessness services, 2011–12. Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: Australia, supplementary tables', 18 December 2012, table S2.10, p. 8.

Rate of ATSI clients of homelessness services per 10,000 of the population, compared to non-ATSI, 2011–12. Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: Australia, supplementary tables', 18 December 2012, table S4.16, p. 48.

Notes

[1] National Housing Supply Council, 'State of supply report 2010', 2010, pp. 223–224. The '30/40 rule' defined in 'Housing affordability in Australia' refers to a 30% housing cost ratio to determine potential affordability problems, defines lower-income households as those in the lowest two quintiles of the equivalent disposable income distribution, and 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). However in Ryanti Miranti and Binod Nepal, 'Housing stress in Australia 2007', National Centre for Social and Economic Modelling, University of Canberra, 2008, 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.

[2] National Housing Supply Council, 'Housing supply and affordability — key indicators, 2012', 2012, table 5.4, p. 45. The table shows the proportion of renters in lower 40% of income distribution with housing costs of more than 30% of income. Small sample sizes mean that data for the ACT and Northern Territory is not reliable enough for publication.

[3] National Housing Supply Council, 'Housing supply and affordability — key indicators, 2012', table 5.2, p. 42. The table shows the proportion of mortgagors in the lowest 40% of the income distribution facing direct housing costs of 30% or more of income. Small sample sizes mean that data for the ACT and Northern Territory is not reliable enough for publication. Mortgage stress may differ from rental stress in some respects. Some low-income households spend more than 30% of their income on mortgage payments by choice (and so repayment of the principle component of the loan may be considered a form of saving rather than a housing cost). Also, low-income households spending more than 30% of their income on mortgage payments may also have high wealth, and therefore they may have access to economic resources other than just their income to meet their consumption needs. In both cases, they may not necessarily be experiencing financial stress.

[4] Steering Committee for the Review of Government Services Provision, 'Report on government services provision, 2013', 2013, table 16A.42. Low-income households are defined as those in the bottom 40% of equivalised household disposable income.

[5] Steering Committee for the Review of Government Services Provision, 'Report on government services provision, 2013', table GA.25.

[6] NATSEM, 'The great Australian dream – just a dream?', University of Canberra, AMP.NATSEM Income and Wealth Report, issue no. 29, July 2011, p. 3.

[7] Australian Bureau of Statistics, 'House price indexes: eight capital cities – December quarter 2012', cat. no. 6416.0, 5 February 2013, table 7, p. 12. The table presents data for unstratified (city-wide) median prices for established houses, by city, by quarter.

[8] Steering Committee for the Review of Government Services Provision, 'National agreement performance reporting: National Affordable Housing Agreement, 2010–2011', table NAHA 2.1, p. 259.

[9] 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.

[10] HIA–Commonwealth Bank , 'HIA–Commonwealth Bank affordability report', December 2012 quarter.

[11] Australian Bureau of Statistics, '2011 census quickstats', <http://www.abs.gov.au/websitedbs/censushome.nsf/home/quickstats?opendocument&navpos=220>, viewed 1 February 2013.

[12] Australian Bureau of Statistics, 'Census of Population and Housing: Aboriginal and Torres Strait Islander Peoples (Indigenous) profile, 2011', cat. no. 2002.0, table I10.

[13] Australian Bureau of Statistics, 'Housing and occupancy costs, 2009–10', p. 43.

[14] National Housing Supply Council, 'State of supply report 2011', 2011, pp. 9–10. Rental yield is defined as annual rental income as a proportion of the value of the dwelling (p. 221).

[15] National Housing Supply Council, 'Housing supply and affordability issues, 2012–13', 2013, p. 7.

[16] National Housing Supply Council, 'Housing supply and affordability — key indicators, 2012', 2012, table 5.8, p. 48.

[17] SQM Research, <www.sqmresearch.com.au>, viewed 15 February 2013.
[18] National Housing Supply Council, 'State of supply report 2011', 2011, p. 134.
[19] SQM Research, <www.sqmresearch.com.au>, viewed 15 February 2013.
[20] Australian Bureau of Statistics, '2011 census quickstats', <http://www.abs.gov.au/websitedbs/censushome.nsf/home/quickstats?opendocument&navpos=220>, viewed 1 February 2013.
[21] Australian Bureau of Statistics, 'Housing and occupancy costs, 2009–10', p. 59.
[22] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', table GA.15.
[23] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', table 16A.3 (see note (a)). Crisis and transitional housing is a form of social housing. Funding for the Crisis Accommodation Program (CAP) was separately reported under the Commonwealth–State Housing Agreement (the National Affordable Housing Agreement commenced operation on 1 January 2009). Crisis Accommodation Program data was last reported in the Australian Institute of Welfare, 'Crisis Accommodation Program' (Housing assistance data development series) 2008–09 report, but the Australian Institute of Welfare data has not been used in calculating the total social housing supply in this factsheet. Data for crisis and transitional housing is not separately identified in 'Report on government services 2013', but it may be indirectly reported under other forms of social housing (page 16.2). The community housing dwelling data in the 'Report on government services 2013' may include dwellings which provide crisis accommodation, but there is currently no way of identifying and reporting these types of dwellings separately. Government-owned and managed ATSI housing does not comprise the entire ATSI social housing sector: it refers to that part financed through the Commonwealth–state/territory multilateral funding agreements. Government-owned and managed ATSI housing does not include social housing provided by ATSI organisations (such as land councils) with finance from other sources. Government-subsidised 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-ATSI 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. The number indicates the number of dwellings as at 30 June of each financial year.
[24] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', tables 16A.5, 16A.6 and 16A.7. No waiting list data is available for ATSI community housing organisations (see table 16A.8). The public housing waiting lists data and the state-owned and -managed ATSI housing waiting list data excludes applicants for transfer — but the community housing waiting lists data includes applicants for transfer.
[25] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', page 16.18.
[26] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', tables 16A.9, 16A.10 and 16A.11.
[27] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', tables 16A.12, 16A.13 and 16A.14.
[28] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', table 16A.3.
[29] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', table 16A.3. Community housing here refers to social housing provided through Commonwealth–state/territory multilateral funding agreements by non-ATSI 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] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', table 16A.3. Government-owned and managed ATSI housing does not comprise the entire ATSI 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 ATSI organisations (for example, land councils) with finance from other sources.

[31] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', pp. 16.2 and 16.11, table 16A.3 and table 16A.8 page 5. Data does not represent all ATSI community housing organisations for each jurisdiction. Data for dwellings in 2012 is not yet available. During 2008–09, approximately 4,000 dwellings were transferred from Aboriginal community housing to remote public housing; these dwellings were not captured by the ATSI community housing data collection or the public housing data collection.

[32] Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', table 16A.8.

[33] Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', November 2012, table 3.1, p. 16. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2006', September 2012, table 1.1, p. 47. The ABS defines a person as being homeless where they does not have suitable accommodation alternatives and their current living arrangement: is in a dwelling that is inadequate; has no tenure, or if their initial tenure is short and not extendable; or does not allow them to have control of, and access to space for social relations (Australian Bureau of Statistics, 'Information paper: a statistical definition of homelessness', 4 September 2012, p. 11). The ABS has recognized that the homeless estimates from the census are likely to underestimate the number of ATSI people, young people and people displaced due to domestic and family violence who are homeless (Australian Bureau of Statistics, 'Methodology for estimating homelessness from the Census of Population and Housing', 5 September 2012, pp. 15–18). There was an 8.3% increase in population in Australia between census nights in 2006 and 2011 (Australian Bureau of Statistics, '2011 census quickstats').

[34] Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', p. 6 and table 1.1, pp. 11–12. People are assessed as living in severely crowded dwellings where the dwellings require four or more extra rooms to accommodate them, under the Canadian National Occupancy Standard (which specifies, amongst other factors, that there should be no more than two persons per bedroom — see Australian Bureau of Statistics, 'Methodology for estimating homelessness from the Census of Population and Housing', pp. 44–45, 63).

[35] Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', table 3.3, pp. 22–23.

[36] Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', table 1.1, p. 12.

[37] Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011, remoteness by state and territory of usual residence', 28 November 2012, table 1.

[38] Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', table 1.1, p. 12. The experiences of homelessness by ATSI 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 ATSI 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 ATSI 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 ATSI 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).

[39] Australian Bureau of Statistics, '2011 census quickstats'.

[40] Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12', 18 December 2012, p. 7.

[41] Australian Institute of Health and Welfare, 'Specialist homelessness services, Australia, supplementary tables, 2011–12', table S6.5, p. 109.

[42] Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: Australia, supplementary tables', table S2.10, p. 8.

[43] Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: Australia, supplementary tables', 18 December 2012, table S4.16, p. 48.