SHELTER
NEW SOUTH WALES

NSW housing factsheet

A quick guide to housing facts and figures

Housing stress 2
In New South Wales in 2009–10, 62% of lower-income renter-households were in rental stress

Homeownership 3
In NSW in September 2012, 2% of home purchase stock was affordable for very low income households, and 8% was affordable for low-income households

Private rental 7
In NSW in September 2012, 10% of rental stock was affordable for very low income households, and 27% was affordable for low-income households

Social housing 10
There were 55,186 applicants waiting for social housing in NSW in 2012

Homelessness 14
There were estimated to be 28,190 homeless people in NSW on census night in 2011 — a 26.9% increase from 2006

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21 March 2013

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]

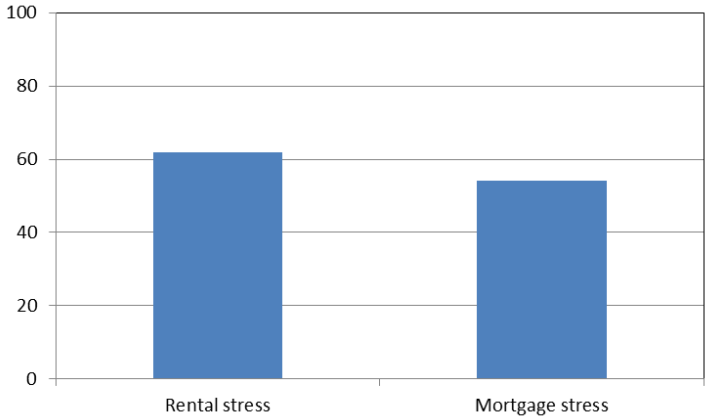
Housing stress can vary by tenure. In New South Wales in 2009–10:

- 62% of lower-income renter-households were in rental stress — compared to the national rate of 60%[2];
- 54% of lower-income households with a mortgage were in mortgage stress — compared to the national rate of 48%.[3]

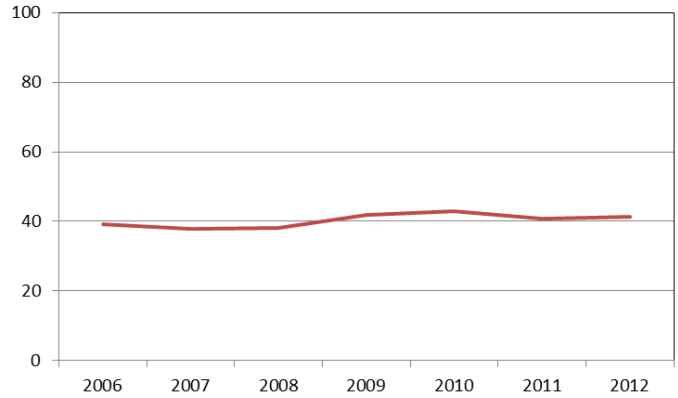
Of households in the bottom 40% of income distribution in social housing in NSW in 2012, 0.2% of households in public housing, 3.8% of households in community housing and 0.5% of households in state-owned and -managed Aboriginal housing spent more than 30% of their gross income on rent.[4]

In 2012, 41.2% of NSW households receiving Commonwealth Rent Assistance were in rental stress.[5]

NSW lower-income households in rental stress and mortgage stress, percentage, 2009-10

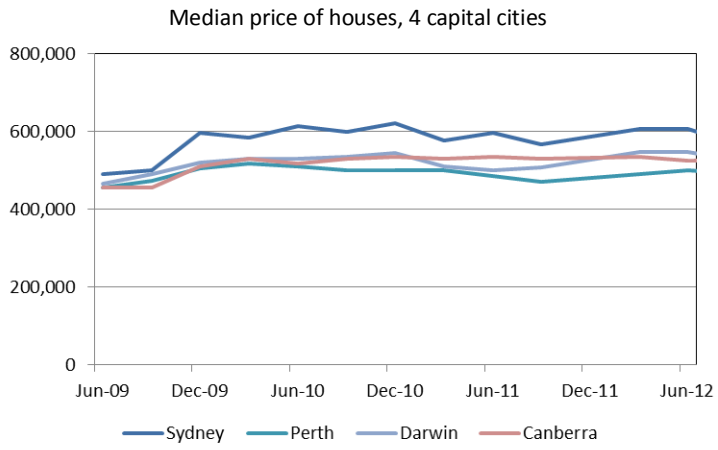


Percentage of NSW income units receiving CRA paying more than 30% of income on rent



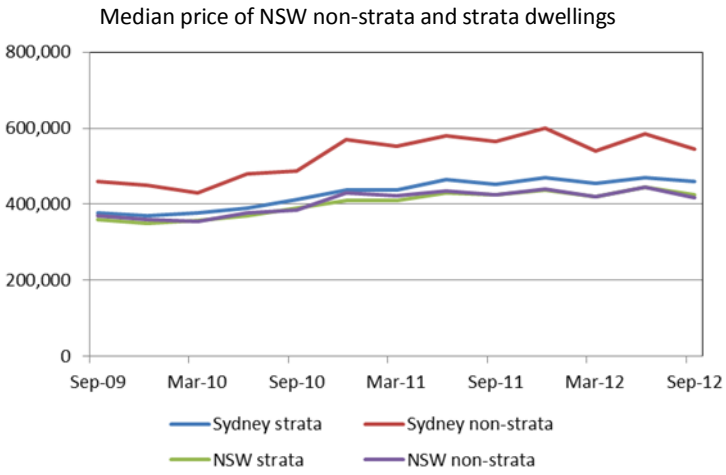
Homeownership

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. Sydney's median house price in the June 2012 quarter was a 0.3% increase from the March 2012 quarter. After Sydney, the most expensive capital cities were Canberra, Darwin and Perth.[6]



There has been a small increase in the market for private housing over the past year in NSW. From September 2011 to September 2012:

- median prices for non-strata dwellings in Sydney increased by 2.8%; and
- median prices for non-strata dwellings across New South Wales increased by 0.7%.[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.

Homeownership

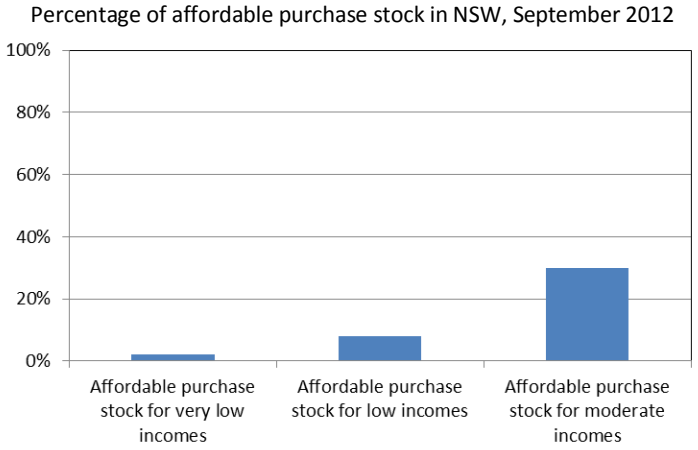
There is an insufficient supply of affordable housing stock available for purchase in NSW — in September 2012:

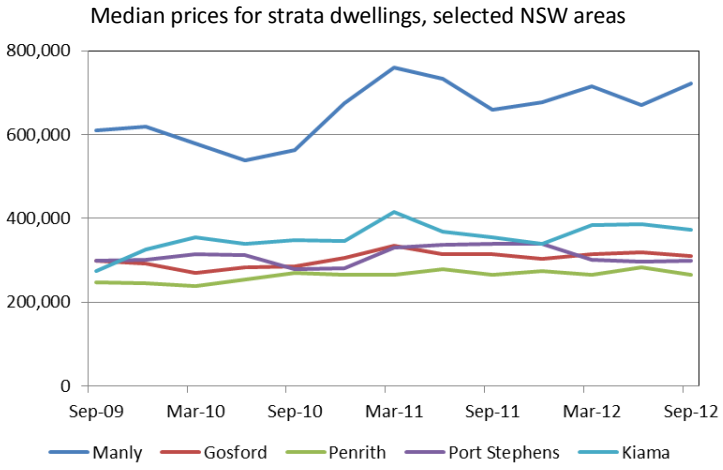
- 2% of home purchase stock was affordable for very low income households;
- 8% was affordable for low-income households; and
- 30% was affordable for moderate-income households.[8]

Contrary to the overall trend in NSW house prices, there is some variation amongst local housing markets. This can be seen in the median sales price for a strata dwelling in a sample of local government areas:

- Gosford – from $303,000 in September 2011 to $320,000 in September 2012, a 5.6% increase;
- Kiama – from $340,000 in September 2011 to $355,000 in September 2012, a 4.4% increase;
- Manly – from $678,000 in September 2011 to $685,000 in September 2012, a 1.0% increase;
- Penrith – from $275,000 in September 2011 to $268,000 in September 2012, a 2.6% decrease;
- Port Stephens – from $340,000 in September 2011 to $295,000 in September 2012, a 13.2% decrease.[9]

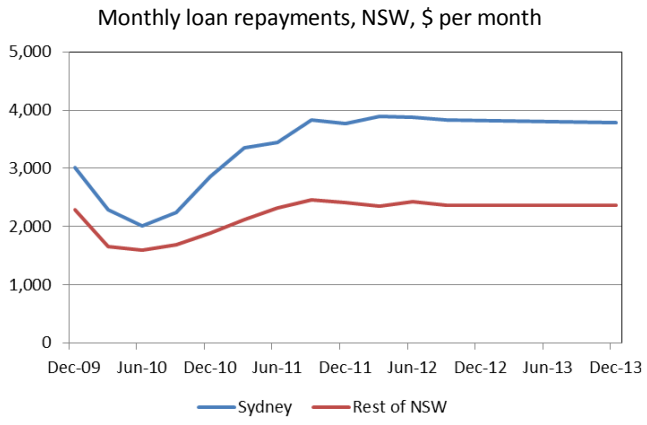
Take-up of state government financial home purchase assistance to first homebuyers in Sydney is greater in outer suburbs than in inner and middle-ring suburbs.[10]



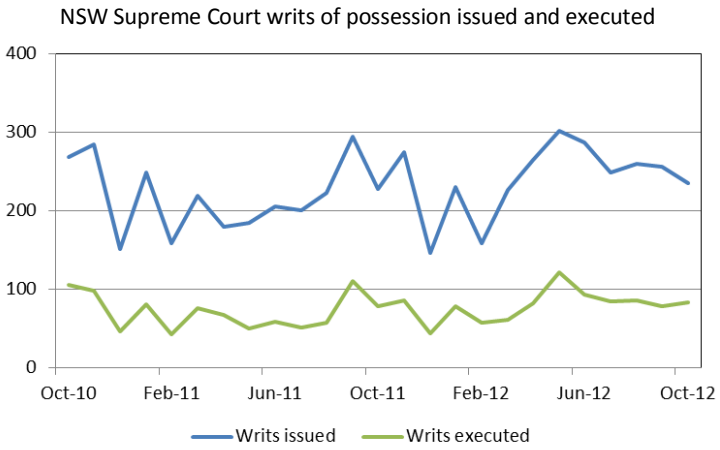


Homeownership

Average monthly repayments for a loan from the Commonwealth Bank in Sydney have decreased from $3,543 in the September 2012 quarter to $3,471 in the December 2012 quarter. Monthly mortgage repayments between the September 2012 and December 2012 quarters decreased in all capital cities.[11]



Home repossessions data are an indication of the extent of financial pressure on mortgage-holders. In October 2012, 183 writs of possession were issued by the NSW Supreme Court — 65 homes were repossessed by banks and building societies (36% of the writs were executed) and 118 borrowers were able to make last-minute arrangements with the lenders to avoid repossession (64% of the writs were not executed). In comparison, in October 2011, of 236 writs issued, 83 writs or 35% were executed and 153 writs or 65% were not executed. [12]



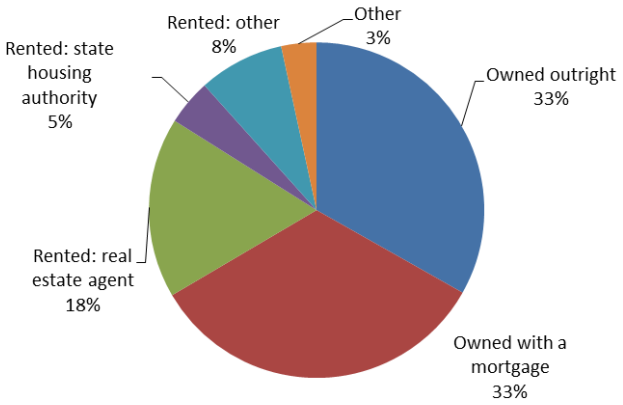
Homeownership

The NSW homeownership rate is declining slightly. In 2011, the homeownership rate in this state was 66.6% — compared to 2006, when the rate was 66.7%.[13] The homeownership rate for Australia in 2011 was 67%.

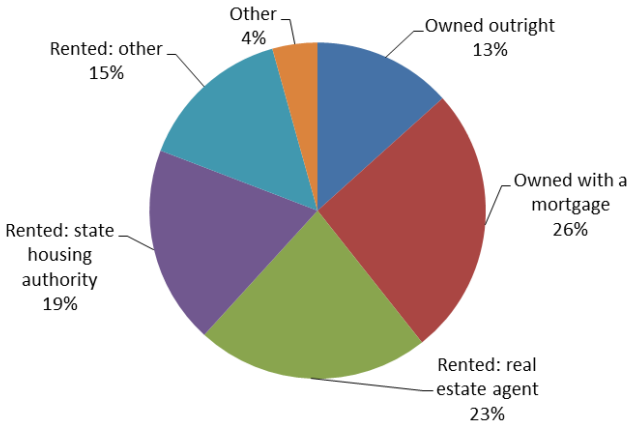
In 2011, the tenure profile of households including an Aboriginal person differed from that for the NSW total. They were:

- less likely to be homeowners (39%, compared to 66% of NSW households generally);
- more likely to be in private rental (23%, compared to 18% of NSW households generally); and
- more likely to be in public housing (19%, compared to 5% of NSW households generally).[14]

Tenure of all NSW households, 2011



Tenure of NSW households including an Aboriginal person, 2011



Private rental

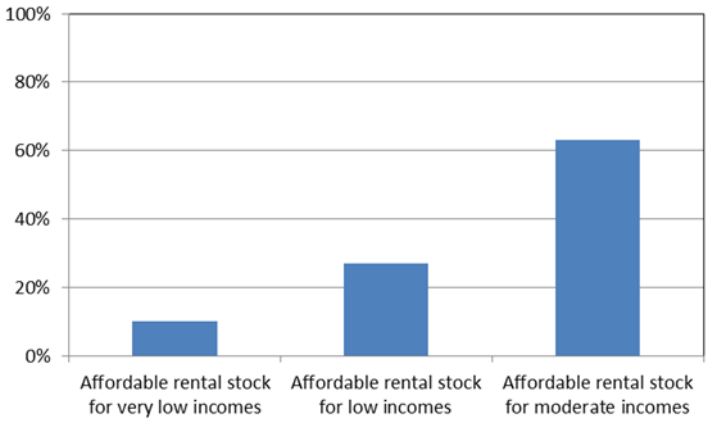
The supply of rental housing is dependent on many factors. These include the relative attraction of investment in housing compared with the returns on investment in other areas, which is influenced by the taxation treatment of each. Short-term income from rents has not been a significant driver of investment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

There is a shortage of dwellings for rental in the private market for households with very low to moderate incomes in NSW – in September 2012:

- 10% of rental stock was affordable for very low income households;
- 27% was affordable for low-income households; and
- 63% was affordable for moderate-income households.[15]

The impact of the shortage of affordable dwellings is intensified by higher-income households renting some of the affordable stock, so that it is not available for lower-income households. In 2006, there was a shortage of 44,500 private rental dwellings that were both affordable and available for very low income households in Sydney (those in the bottom 20% of the income distribution), a shortage of 5,900 in Newcastle and a shortage of 3,200 in Wollongong.[16]

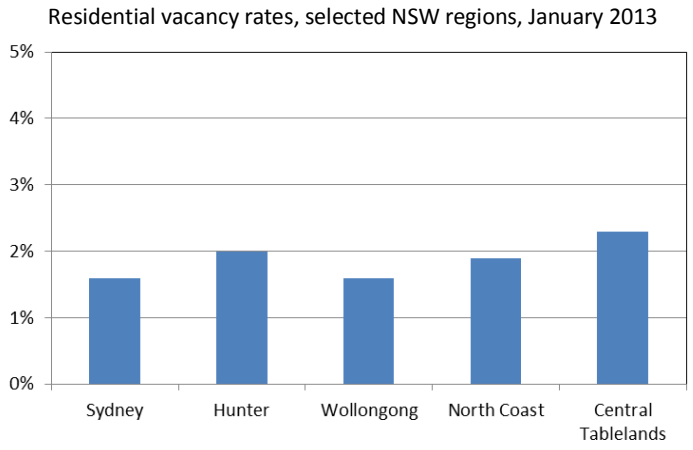
Percentage of affordable private rental stock in NSW, September 2012

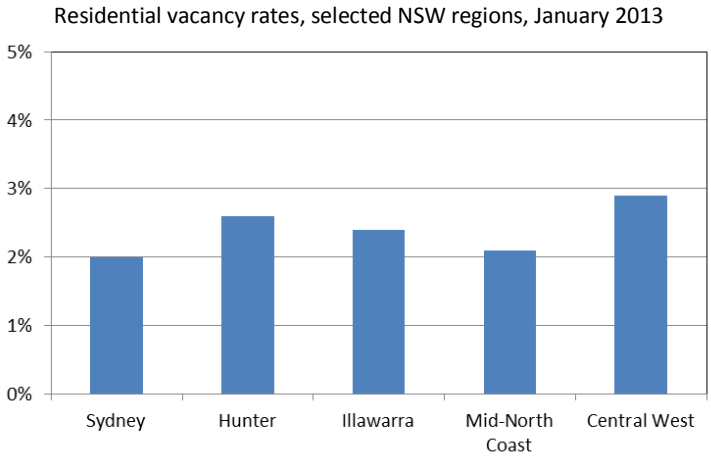


Private rental

Vacancy rates for dwellings in the private housing market are generally low in NSW.

They also vary between regions as indicated in two data sources.[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]





Private rental

The median weekly rent for private rental in NSW was $300 in 2011, up from $210 in 2006. The median weekly rent in Australia in 2011 was $285.[19]

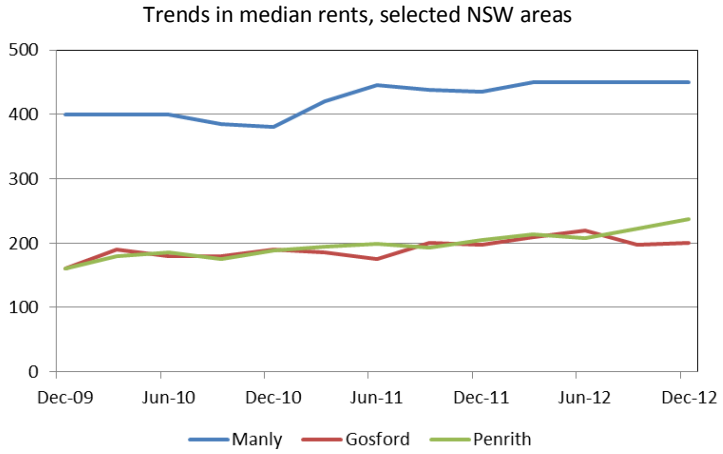
Over the December quarter 2012, the median rent for new tenancies for all dwellings in Greater Sydney increased by $10 (2.2%) to $460 per week. Median rents increased by $10 in Greater Sydney over the previous year. Outside the greater metropolitan region:

- median rents for new tenancies for 2-bedroom flats/units remained unchanged over the December 2012 quarter, but increased by 4.8% over the past year;
- median rents for 3-bedroom separate dwellings increased by 1.7% over the December 2012 quarter and over the past year.[20]

Median weekly rents for a 1-bedroom dwelling in a sample of local government areas reveal some variation in upward trends:

- Gosford – from $215 in December 2011 to $225 in December 2012, a 4.7% increase;
- Manly – from $450 in December 2011 to $480 in December 2012, a 6.7% increase;
- Penrith – from $220 in December 2011 to $250 in December 2012, a 13.6% increase.[21]

In 2012, there were 397,228 households in NSW in receipt of Commonwealth Rent Assistance.[22]

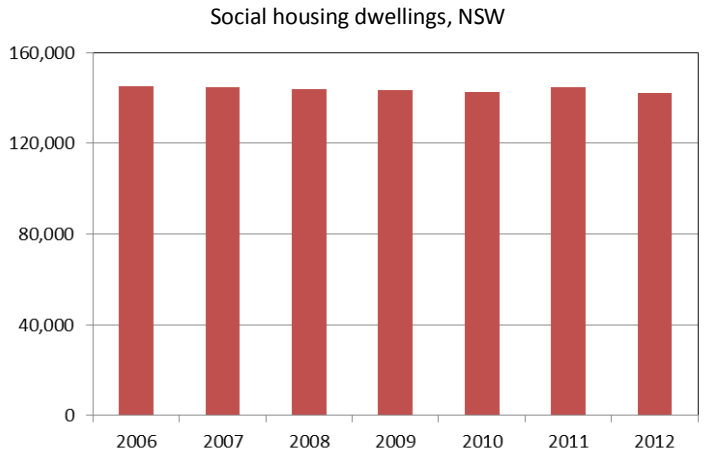


Social housing

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

In 2012, there were 142,099 social housing dwellings in NSW (this total does not include data for Aboriginal community housing organisations, as it was not available for 2012).[23]

There were 55,186 applicants waiting for social housing in NSW in 2012. The number of social housing applicants has decreased between 2008 and 2012 by 8%.[24]



Social housing

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

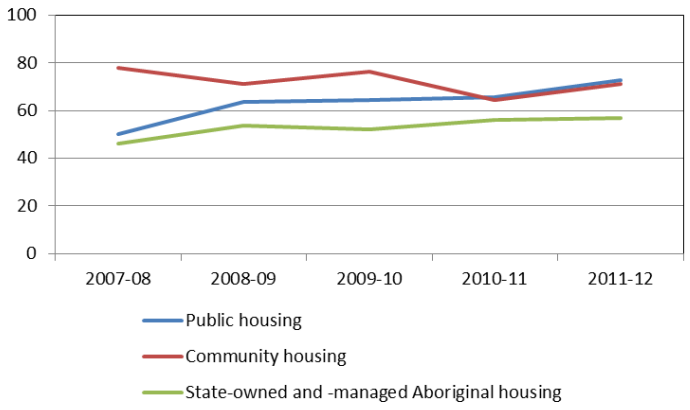
- for public and community housing — households that have a member with disability, a main tenant aged 24 years or under, or 75 years or over, or one or more Aboriginal members;
- for state-owned and -managed Aboriginal housing — households that have a member with disability or a main tenant aged 24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

Of new allocations in NSW in 2011–12, 72.6% in public housing, 71.3% of households in community housing and 56.7% of households in state-owned and -managed Aboriginal housing were to households with special needs.[26]

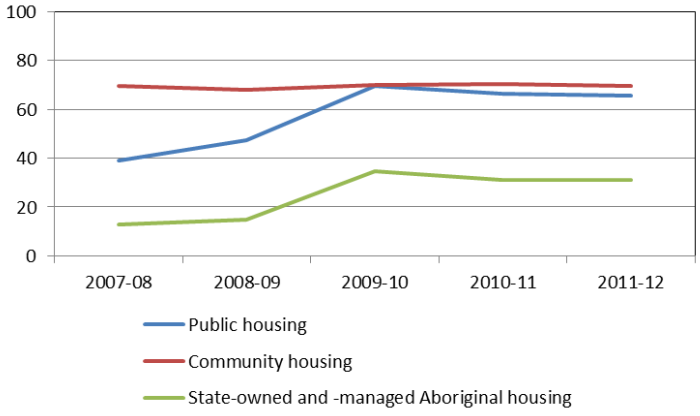
Households in 'greatest need' are also given priority in social housing allocation — reasons for 'greatest need' include homelessness, health conditions being aggravated by housing, and life or safety being at risk in accommodation. In NSW in 2011–12:

- 65.6% of newly-assisted households in public housing had a greatest need;
- 69.7% of newly-assisted households in community housing had a greatest need; and
- 31% of newly-assisted households in state-owned and -managed Aboriginal housing had a greatest need.[27]

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



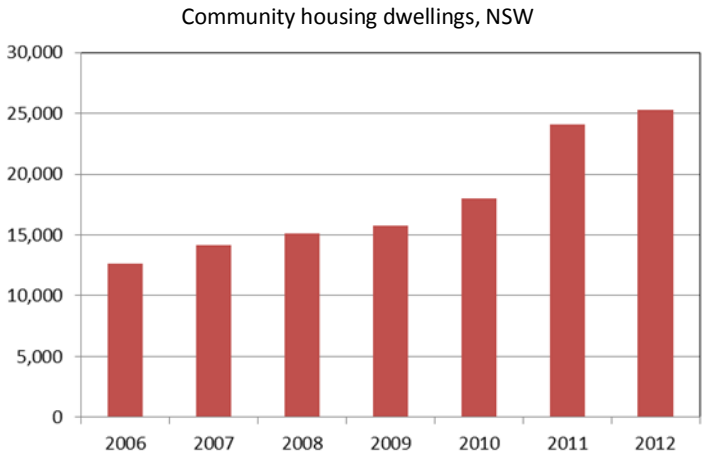
Greatest need allocations in social housing as a proportion of all new allocations, percentage, NSW



Social housing

Public housing comprised 79% of the NSW social housing sector (including the public housing, community housing, and state-owned and -managed Aboriginal housing subsectors) in 2012. In 2012, there were 112,310 public housing dwellings in NSW. There has been an 8.9% decrease in supply in the NSW public housing subsector between 2006 and 2012.[28]

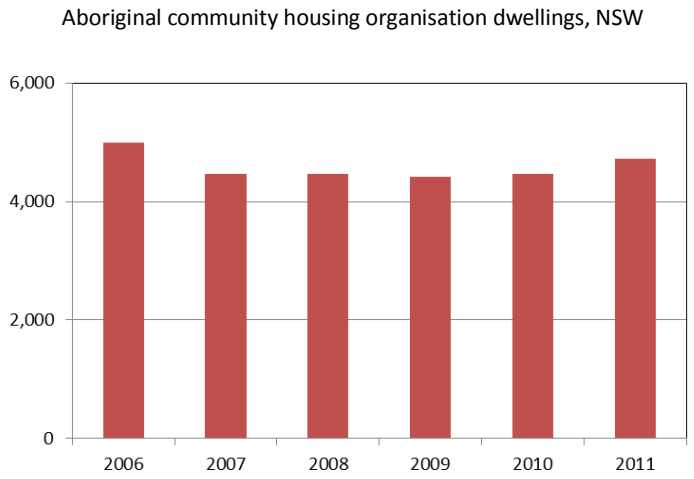
Community housing comprised 17.8% of the NSW social housing sector (including the public housing, community housing, and state-owned and -managed Aboriginal housing subsectors) in 2012. In 2012, there were 25,311 community housing dwellings in NSW. Between 2006 and 2012, there has been a 99.7% increase in the number of community housing dwellings. There were 130 community housing providers in NSW in 2012.[29]



State-owned and -managed Aboriginal housing comprised 3.2% of the NSW social housing sector (including the public housing, community housing, and state-owned and -managed Aboriginal housing subsectors) in 2012. In NSW, there were 4,478 state-owned and managed Aboriginal housing dwellings in 2012. Between 2006 and 2012, there has been an 8% increase in the number of dwellings in this subsector.[30]

Social housing

In NSW, there were 4,716 state-owned and managed Aboriginal community housing organisation dwellings in 2011. Between 2006 and 2011, there has been a 5.5% decrease in the number of dwellings in this sector.[31] In 2011, there were 206 Aboriginal community housing organisations in NSW, including 97 that were funded or registered by government.[32]



Homelessness

There were estimated to be 28,190 homeless people in NSW on the night of the Census of Population and Housing in 2011. This is a 26.9% increase from the 22,219 estimated to be homeless in NSW in 2006. Most of the increase between 2006 and 2011 is attributed to a 63.6% increase in the number of people living in severely overcrowded dwellings.[33]

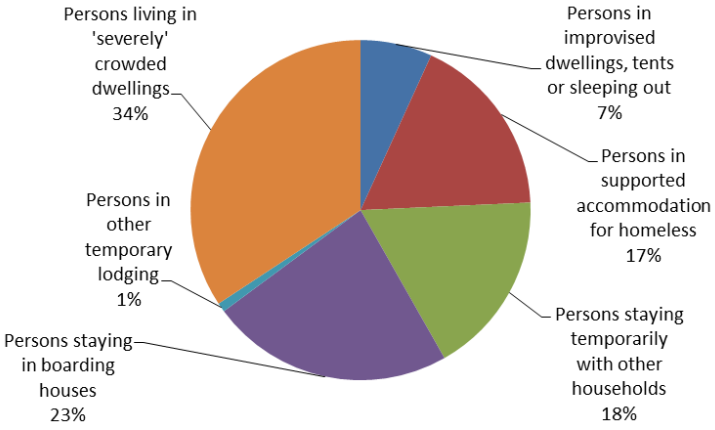
In 2011, 26.8% of the total population of homeless people in Australia were located in NSW. Of all the states and territories, NSW had the largest number of homeless people in Australia in 2011.[34]

The rate of homelessness in NSW was 40.8 homeless people per 10,000 of the population in 2011 — a 20.4% increase from 33.9 homeless people per 10,000 of the population in 2006. The rate of homelessness in Australia in 2011 was 48.9 homeless people per 10,000 of the population.[35]

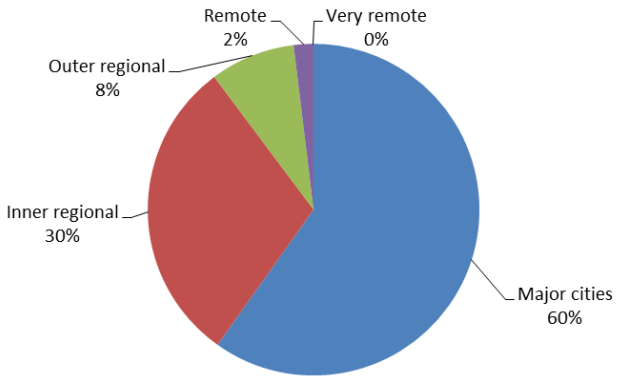
The NSW homeless population in 2011 was comprised of people living in improvised dwellings or sleeping rough (7%), as well as other groups such as people staying in homelessness services (17%) and people living in severely overcrowded dwellings (34%).[36]

In 2011, 60% of the people living in improvised dwellings or tents, or who were sleeping out in NSW were living in major cities.[37]

Composition of NSW homeless population, 2011



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



Homelessness

Aboriginal people are 'over-represented' in the population of homeless people in NSW. In 2011, 7.8% of the homeless population were Aboriginal[38], whereas only 2.5% of the population identified as Aboriginal.[39]

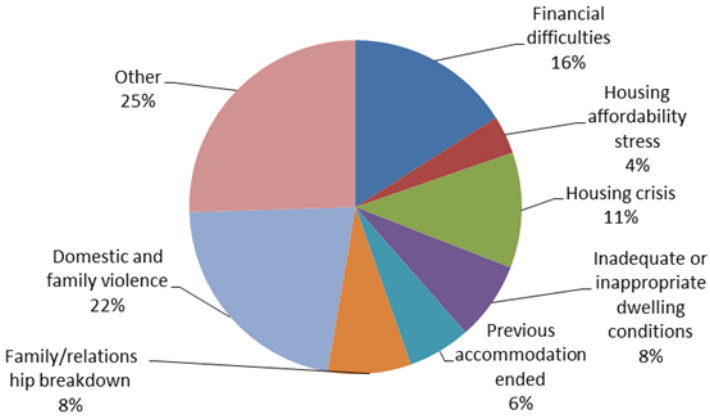
In NSW in 2011–12, 70,890 people used homelessness services.[40] There were an average of 117.6 requests for services from homelessness agencies per day in NSW that could not be assisted in 2011–12.[41]

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

- domestic and family violence (22%);
- financial difficulties (16%); and
- housing crisis (11%).[42]

In 2011–12, there were 543 Aboriginal persons per 10,000 head of the population who used homelessness services, compared to a rate of 52 non-Aboriginal persons per 10,000 of the population.[43]

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



Sources for charts and tables

Housing stress

NSW lower-income households in rental stress and mortgage stress, percentage, 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 NSW income units receiving CRA paying more than 30% of income on rent. 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 houses, 4 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.

Median price of NSW non-strata and strata dwellings. Housing NSW, 'Rent and sales report', no. 102, 2013, <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/>.

Percentage of affordable purchase stock in NSW. Valuer General, September 2012 ('M3: 'Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 22 February 2013: <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>.

Median prices for strata dwellings, selected NSW areas. Housing NSW, 'Rent and sales report', no. 102, 2013, <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/>.

Monthly loan repayments, NSW, $ per month. HIA—Commonwealth Bank, 'HIA–Commonwealth Bank affordability report', December quarter 2012.

NSW Supreme Court writs of possession issued and executed. NSW Attorney-General's Department, October 2012; data supplied to Shelter NSW, 22 February 2013.

Tenure of all NSW households, 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 of NSW households including an Aboriginal 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.

Private rental

Residential vacancy rates, selected NSW regions, January 2013. SQM Research, <http://www.sqmresearch.com.au>, viewed 26 February 2013.

Residential vacancy rates, selected NSW regions, January 2013. Real Estate Institute of NSW, 'Rental market opens up for accommodation seekers', media release, 14 February 2013, viewed 26 February 2013: <http://www.reinsw.com.au/Rental-market-opens-up-for-accommodation-seekers/default.aspx>.

Percentage of affordable private rental stock in NSW, September 2012. Rental Bond Board, September 2012 ('M3: 'Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 22 February 2013: <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>.

Trends in median rents, selected NSW areas. Housing NSW, 'Rent and sales report', no. 102, 2013.

Social housing

Social housing dwellings, NSW. 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. Aboriginal community housing organisation data for 2012 is not yet available.

Social housing waiting lists, NSW. 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, NSW. 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, NSW. 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, NSW. 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, NSW. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3. See note 29.
State-owned and managed Aboriginal housing dwellings, NSW. 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.
Aboriginal community housing organisation dwellings, NSW. Steering Committee for the Review of Government Service Provision, 'Report on government services 2013', Productivity Commission, 31 January 2013, table 16A.3.

Homelessness

Composition of NSW homeless population, 2011. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011', November 2012, table 3.1, p. 16. See note 36.
Location of people who are in improvised dwellings, tents or sleeping out, 2011, NSW. Australian Bureau of Statistics, 'Census of Population and Housing: estimating homelessness, 2011, remoteness', 28 November 2012, table 1.
Main reason for seeking assistance from homelessness services, 2011–12. Australian Institute of Health and Welfare, 'Specialist homelessness services, 2011–12: NSW, supplementary tables', 18 December 2012, table S2.7, p. 6.

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.

[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. 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] 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.

[7] Housing NSW, 'Rent and sales report', no. 102, 2013, tables 9 and 10, <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/>.

[8] Valuer General, September 2012 ('M3: 'Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 22 February 2013: <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing /NSW+Local+Government +Housing+Kit/Local+Government+Housing+Kit+Database.htm>.

[9] Housing NSW, 'Rent and sales report', no. 102, 2013, table 10.

[10] NSW Treasury, 'First home benefits: top 20 postcodes by value – NSW, 1 February 2012 to 31 January 2013', viewed 6 March 2013, <http://www.osr.nsw.gov.au/lib/doc/stats /fhb_top20.pdf>.

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

[12] NSW Attorney-General's Department, 'Writs of possession', October 2012; data supplied to Shelter NSW, 22 February 2012.

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

[14] Australian Bureau of Statistics, 'Census of Population and Housing, 2011, ATSI peoples (Indigenous) profile, NSW', cat. no. 2002.0, Table I10.

[15] Rental Bond Board, September 2012 ('M3: 'Proportion of rental and purchase stock that is affordable'), Local Government Housing Kit Database (NSW Centre for Affordable Housing), viewed 22 February 2013: <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing /NSW+Local+Government+Housing+Kit/Local+Government+Housing+Kit+Database.htm>.

[16] Maryann Wulff, Margaret Reynolds, Dharmalingam 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, p. 15 (based on 2006 census data).

[17] SQM Research, <www.sqmresearch.com.au>, viewed 26 February 2013. Real Estate Institute of New South Wales, 'Rental market opens up for accommodation seekers', media release, 14 February 2013, viewed 26 February 2013: <http://www.reinsw.com.au/Rental-market-opens-up-for-accommodation-seekers/default.aspx>.

[18] National Housing Supply Council, 'State of supply report 2011', 2011, p. 134.

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

[20] Housing NSW, 'Rent and sales report', no. 102, 2013, p. 1.

[21] Housing NSW, 'Rent and sales report', table 4, p. 5. Data for Kiama and Port Stephens was previously part of this chart in this factsheet series, but it has not been included due to insufficient data being available for these local government areas.

[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 Aboriginal housing does not comprise the entire Aboriginal social housing sector: it refers to that part financed through the Commonwealth–state/territory multilateral funding agreements. Government-owned and managed Aboriginal housing does not include social housing provided by Aboriginal 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-Aboriginal 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. In April 2010, NSW implemented an integrated social housing waiting list, combining public and community housing into a single list (so that community housing waiting list data is now reported as public housing waiting list data). The social housing waiting lists data in this table covers the combined public housing and community housing waiting list, and the waiting list for state-owned and -managed Aboriginal housing. No waiting list data is available for Aboriginal community housing organisations (table 16A.8). The public housing waiting lists data and the state-owned and -managed Aboriginal 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', tables 16A.3 and 16A.7. Community housing here refers to social housing provided through Commonwealth–state/territory multilateral funding agreements by non-Aboriginal 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 Aboriginal housing does not comprise the entire Aboriginal 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 Aboriginal 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 Aboriginal community housing organisations, and data for dwellings in 2012 is not yet available.

[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', p. 6 and table 3.1, pp. 16–17. There was a 5.6% increase in population in NSW between census nights in 2006 and 2011 (Australian Bureau of Statistics, '2011 census quickstats'). 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).

[34] 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 Aboriginal and Torres Strait Islander (ATSI) peoples, 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).

[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 3.1, p. 16.

[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 3.1, p. 16. 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, NSW supplementary tables, 2011–12', 18 December 2012, table NSW 2.1, p. 2.

[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: NSW, supplementary tables', 18 December 2012, Table S2.7, p. 6.

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