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The scale, composition and some solutions to the housing needs of Indigenous Australians

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May 28th, Social Policy in the City Seminar Series, Sydney

Data and geography

- Analysis based on the 2001 and 2006 Censuses as well as the Community Housing and Infrastructure Needs Survey (CHINS)
- Utilise the 2006 Australian Indigenous Geographic Classification (AIGC)



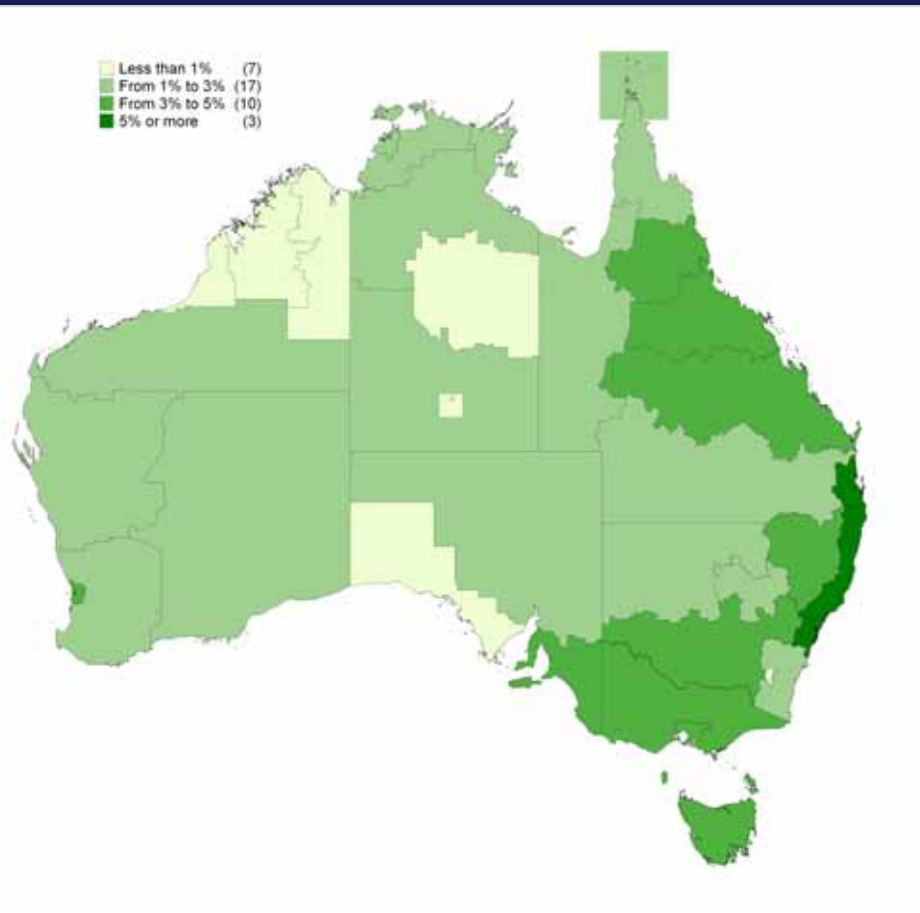
Population distribution 2006

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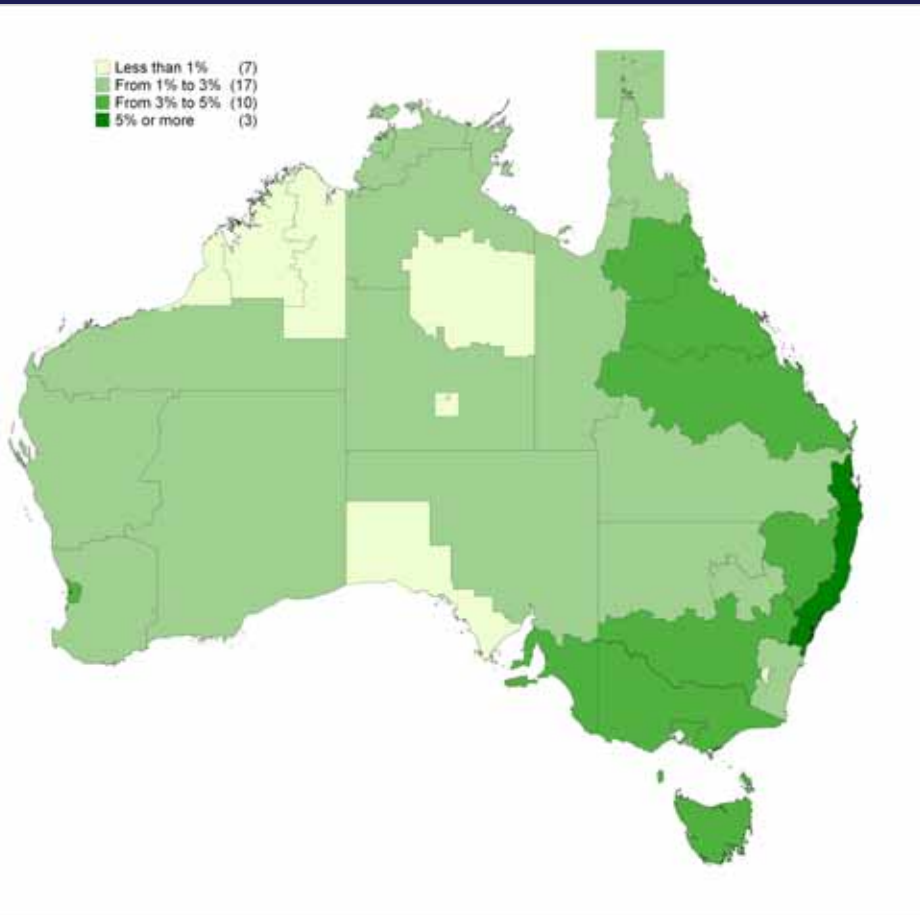
Per cent of total Indigenous population



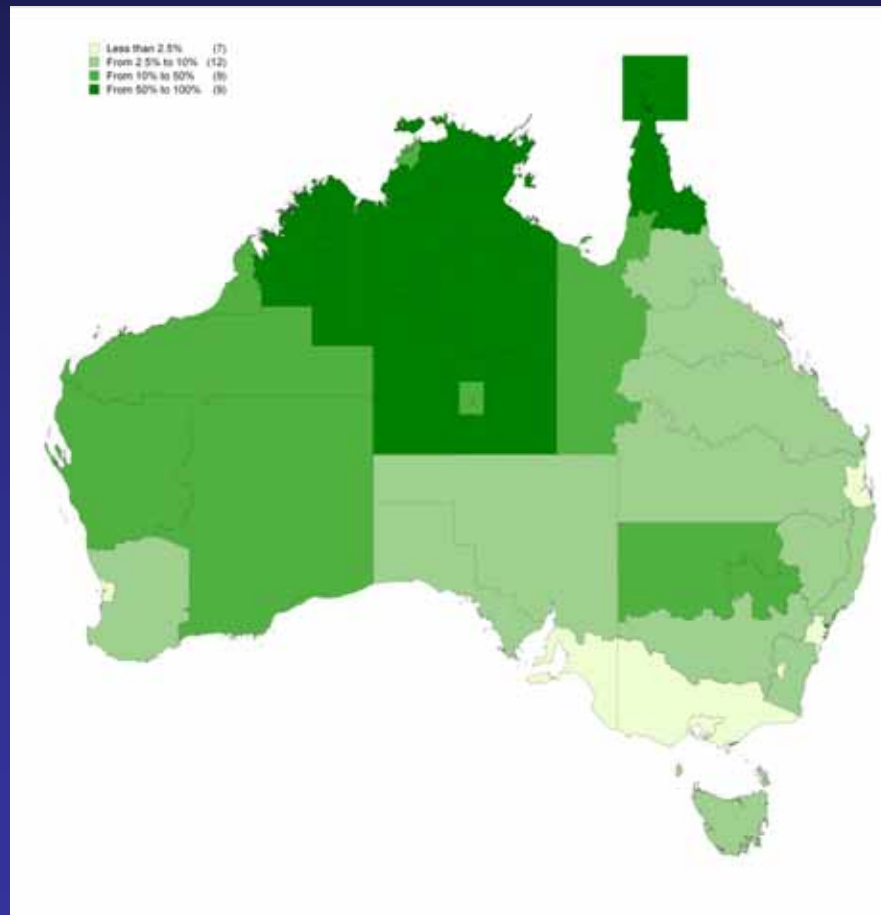
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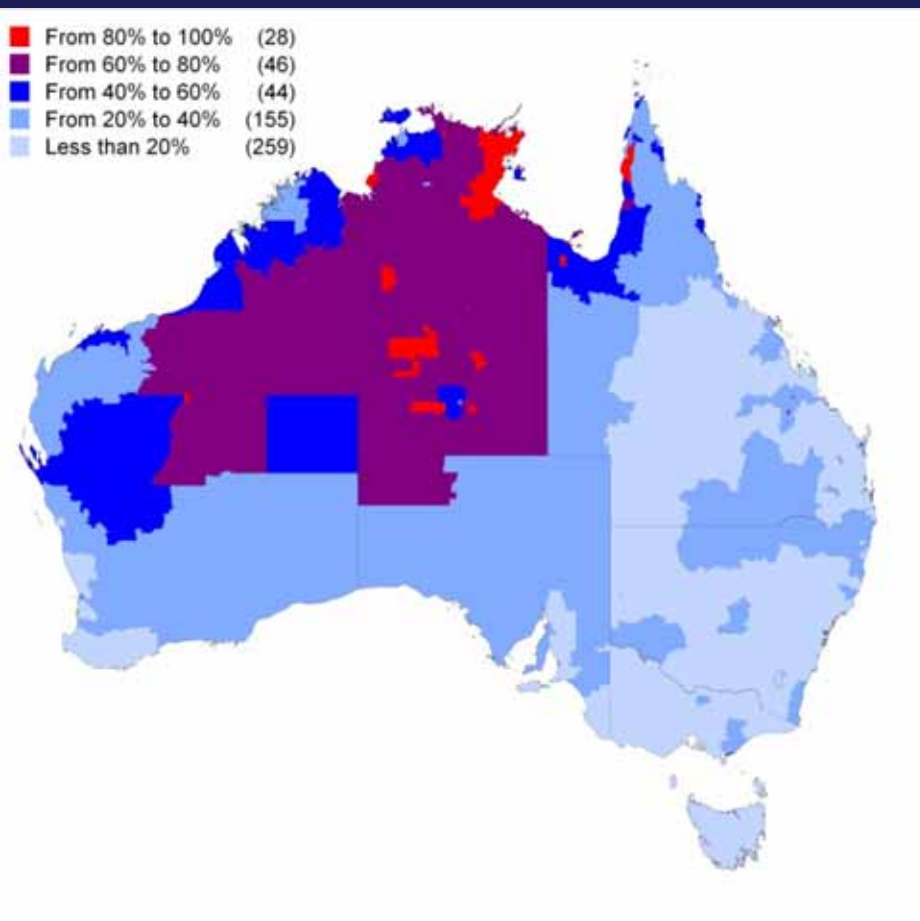
Housing utilisation – Extra bedrooms required in 2006

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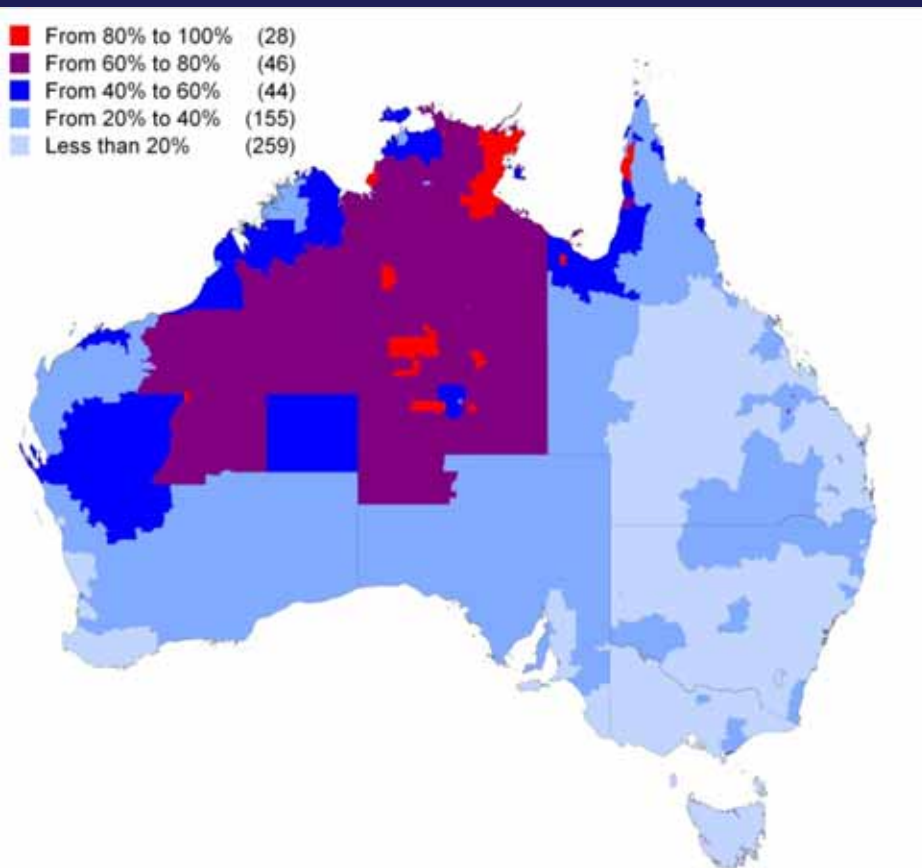
Indigenous per cent in houses requiring extra bedroom



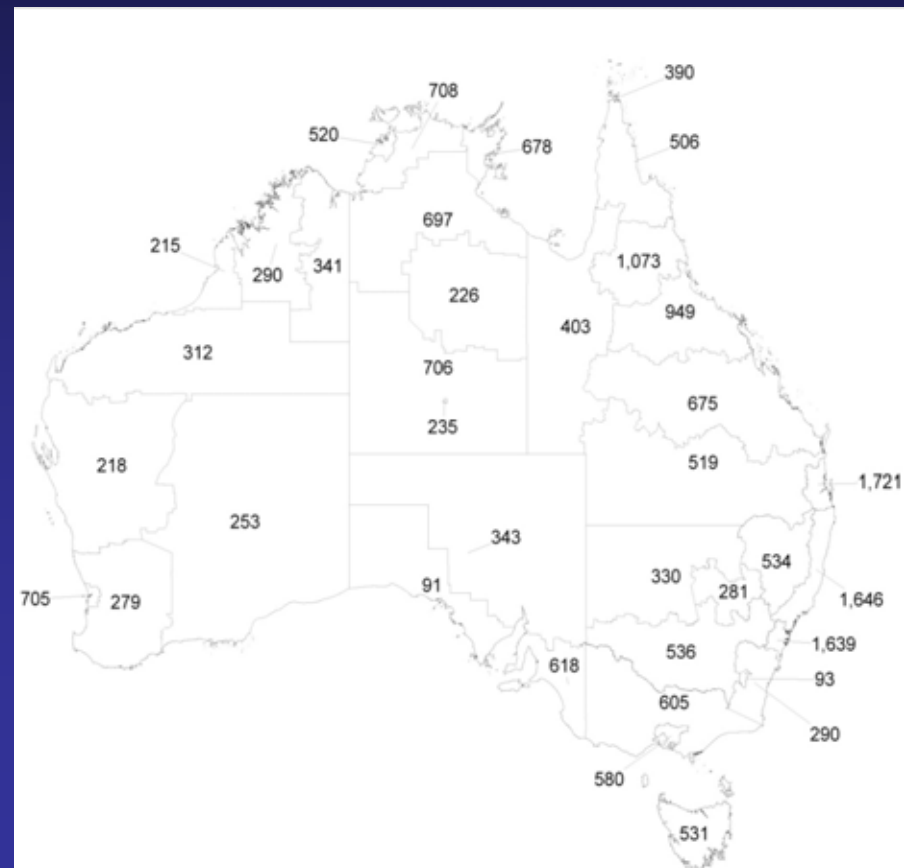
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Indigenous households requiring extra bedroom



Overcrowding – 2001 to 2006

- Using crude measure (more than one person/bedroom) for change through time
- Results depend on whether Indigenous outcomes are treated in isolation or relative to the non-Indigenous population

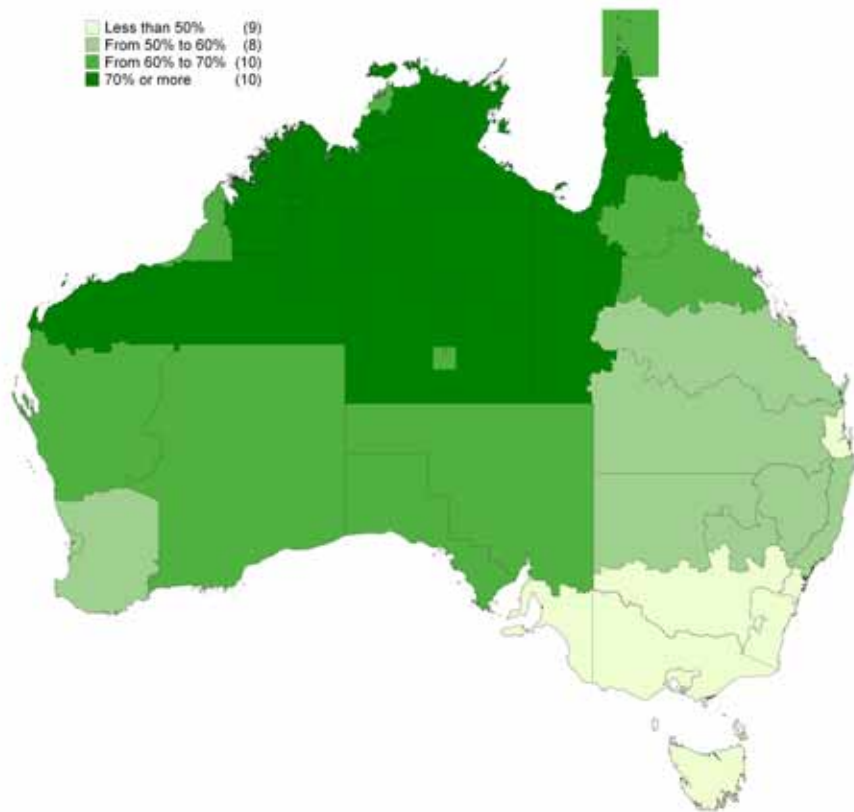
Indigenous – 2006

Non-Indigenous 2006

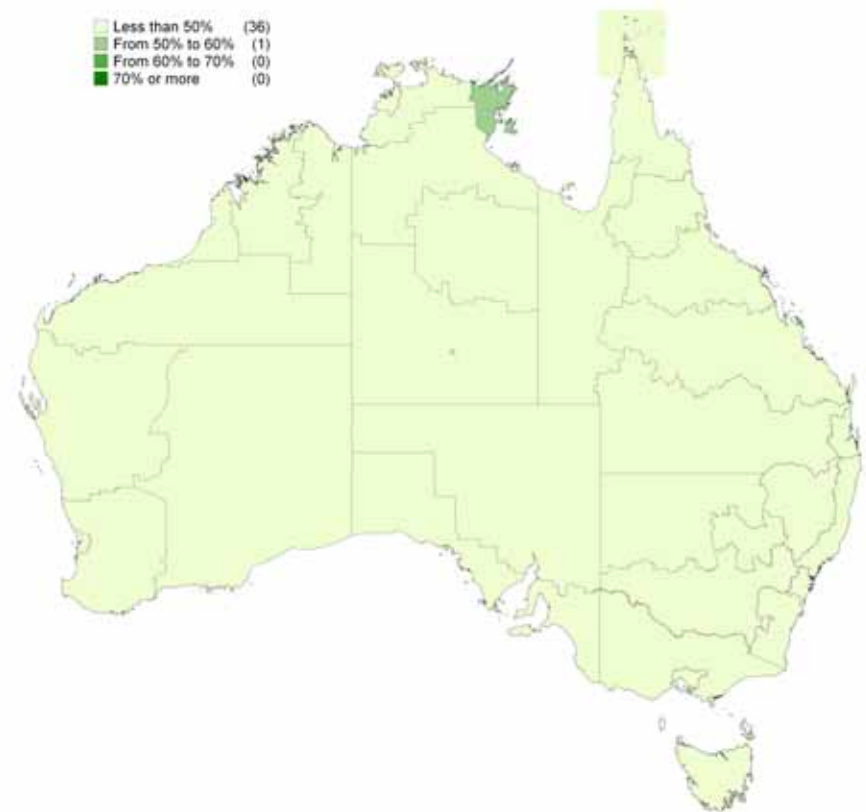
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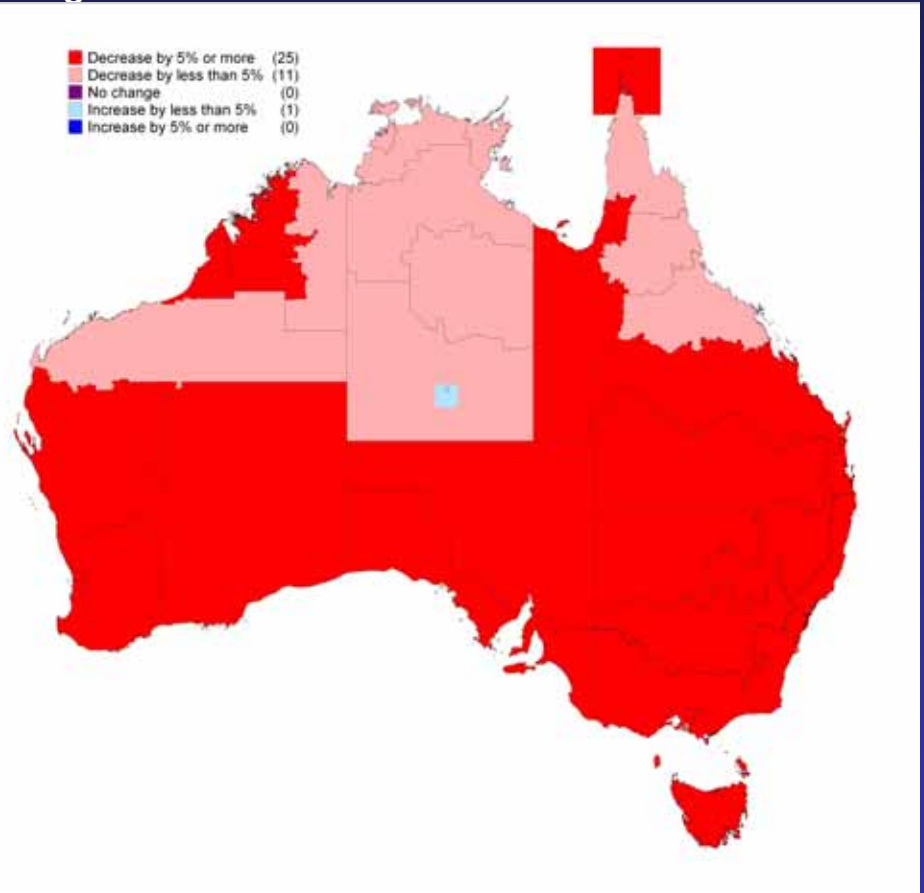
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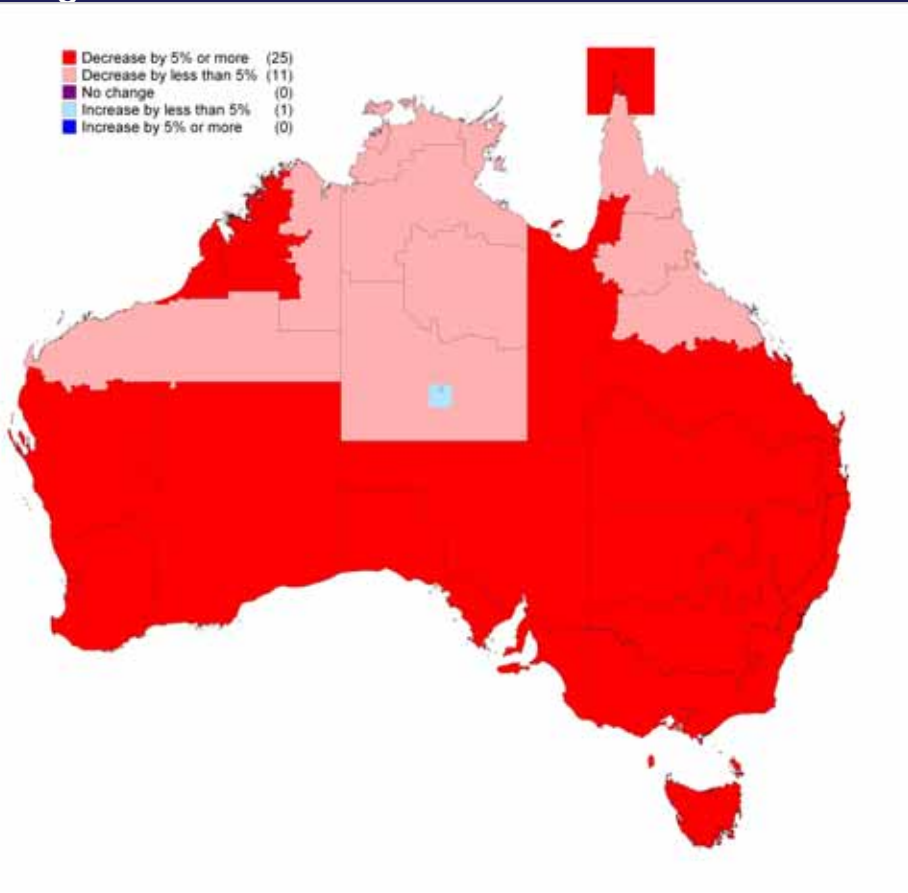
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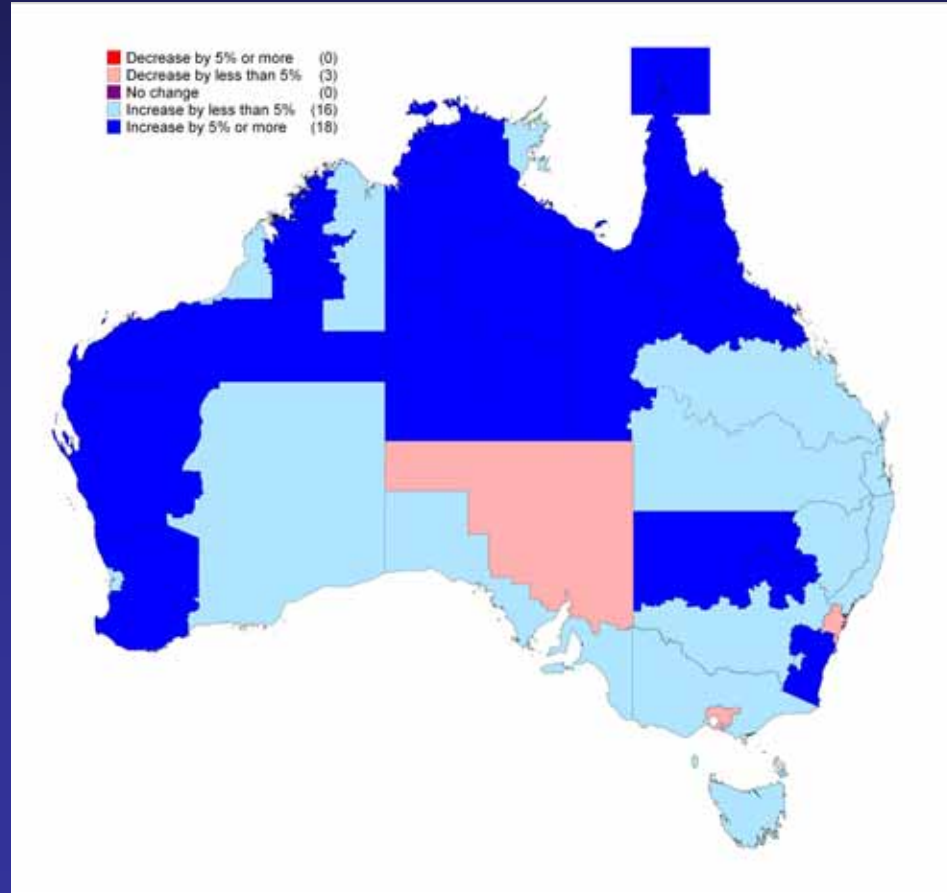
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Indigenous – 2001 to 2006



Ratio – 2001 to 2006





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Net migration/mobility and the effect on housing utilisation

- In addition to changes in the housing stock, population change is the major determinant of changes in overcrowding
 - Between 2001 and 2006, a 1% increase in net migration was associated with a 0.17% increase in overcrowding
 - Non-Indigenous migration does not seem to have an association

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Migration – 2001 to 2006

Out In Net

City Areas	10.5	12.2	1.7
Large regional towns	17.0	20.6	3.6
Small regional towns and localities	19.4	17.3	-2.1
Regional rural areas	25.7	29.2	3.5
Remote towns	27.2	23.0	-4.3
Indigenous towns	17.9	12.8	-5.1
Town camps	89.0	90.9	1.9
Remote dispersed settlements	36.6	33.6	-3.0

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	Migration – 2001 to 2006			Temporary mobility – Census night		
	Out	In	Net	Out	In	Net
City Areas	10.5	12.2	1.7	1.7	2.0	0.3
Large regional towns	17.0	20.6	3.6	3.1	3.2	0.2
Small regional towns and localities	19.4	17.3	-2.1	3.0	2.7	-0.3
Regional rural areas	25.7	29.2	3.5	3.0	3.1	0.1
Remote towns	27.2	23.0	-4.3	5.4	5.3	-0.1
Indigenous towns	17.9	12.8	-5.1	4.4	2.7	-1.8
Town camps	89.0	90.9	1.9	3.5	14.0	10.5
Remote dispersed settlements	36.6	33.6	-3.0	6.5	7.3	0.8

Housing tenure 2006

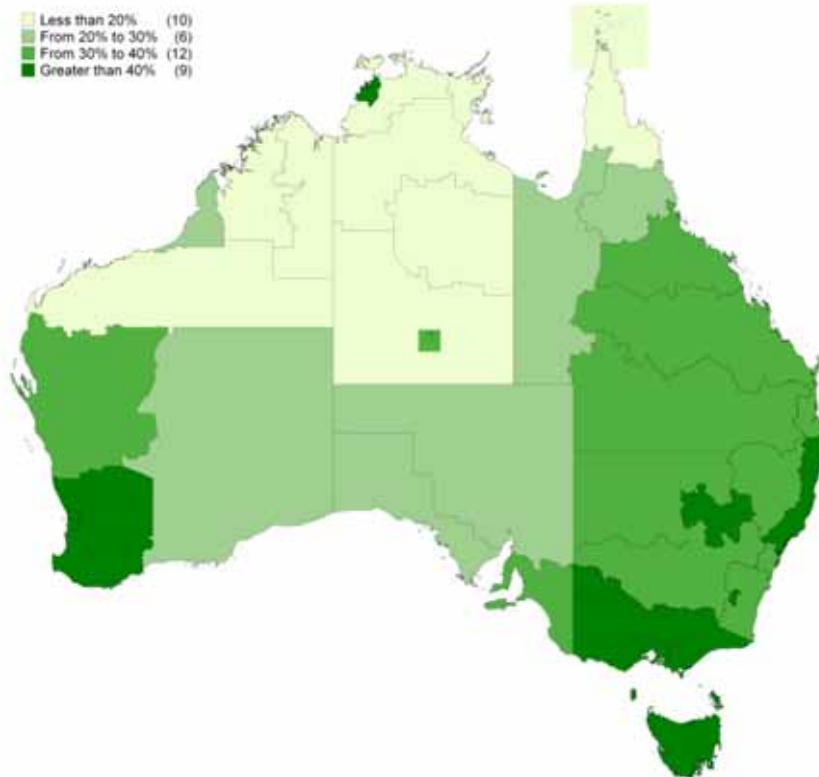
- Private home ownership a store of wealth and stable housing tenure
 - Requires relatively high and consistent income and well developed markets
- Public/community rental most affordable option and can be more stable
 - Availability determined more by government decisions than by the market

Indigenous households - owned/being purchased

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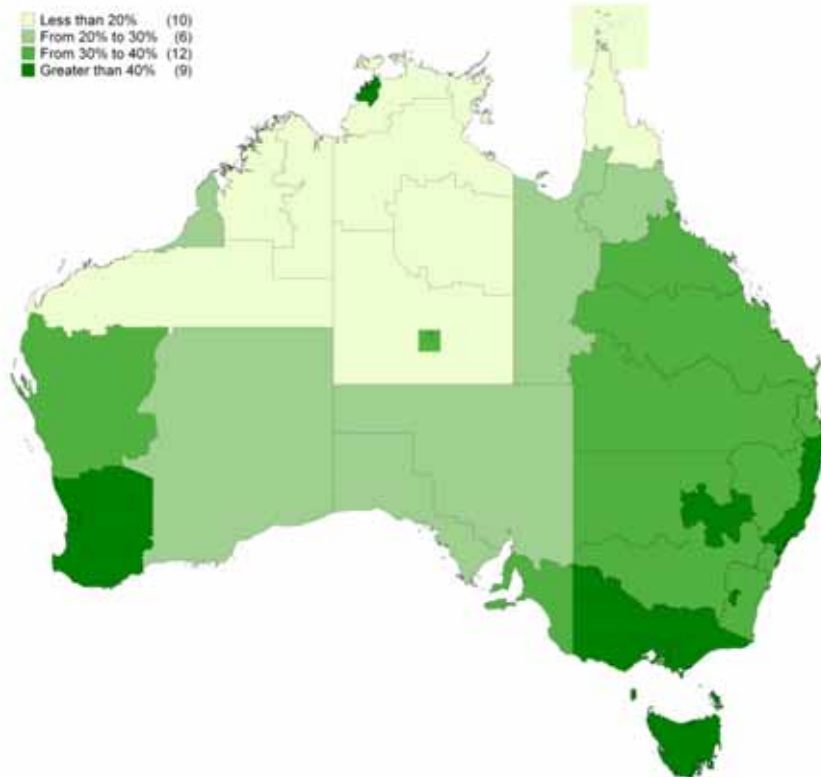
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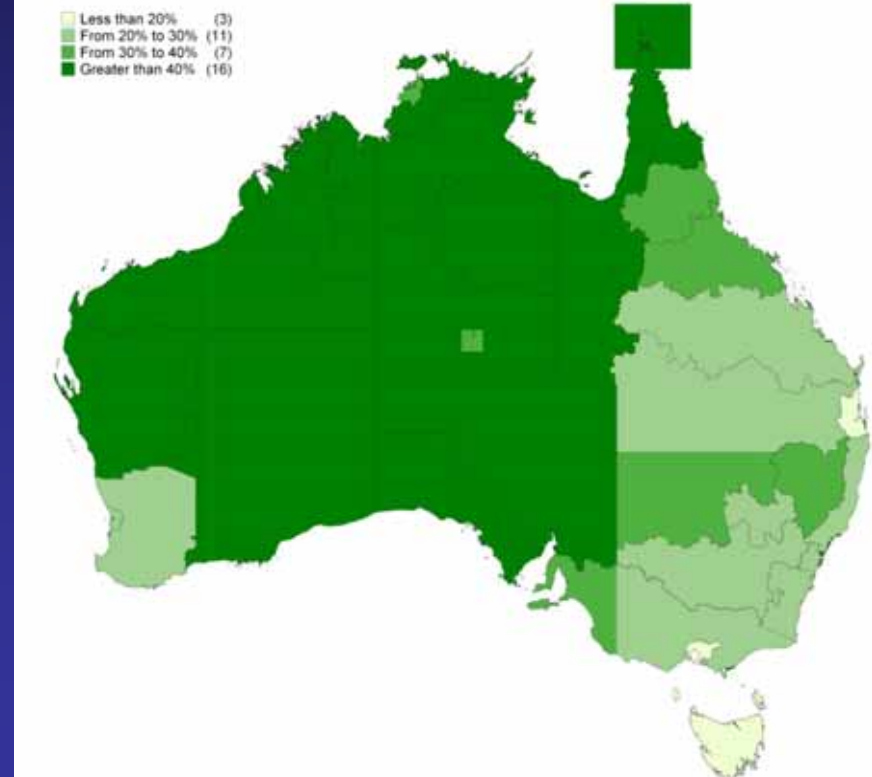
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Indigenous households - public/commun. rental



The quality of the housing stock

- Community Housing and Infrastructure Needs Survey (CHINS) - Dwellings managed by IHOs in discrete communities
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State	Counts		Dwellings requiring major repairs or replacement (%)
	Dwellings	Population	
New South Wales	4,176	5,082	21.4
Queensland	6,250	27,446	32.4
South Australia	935	4,567	28.1
Western Australia	3,462	13,838	38.0
The Northern Territory	6,448	41,681	31.3
Australia	21,854	103,884	30.5

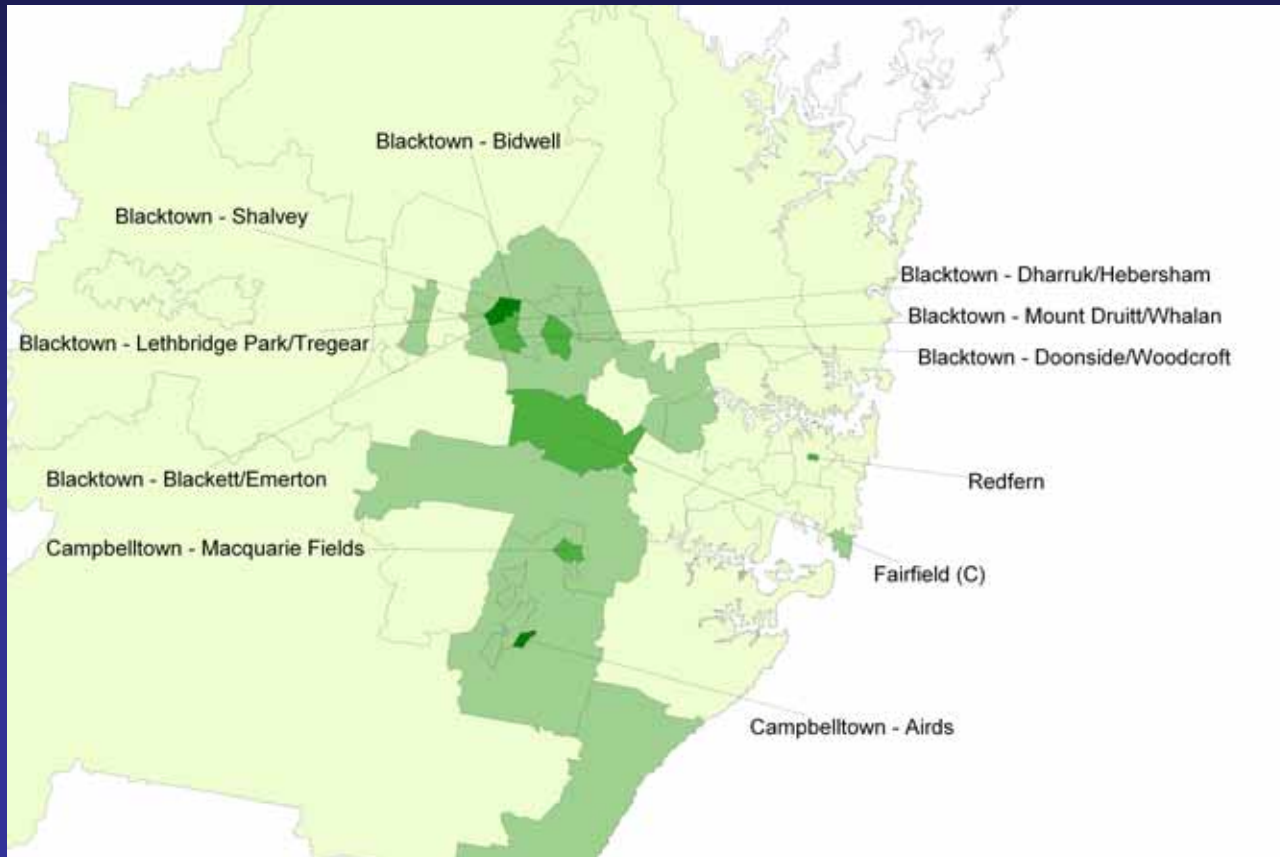
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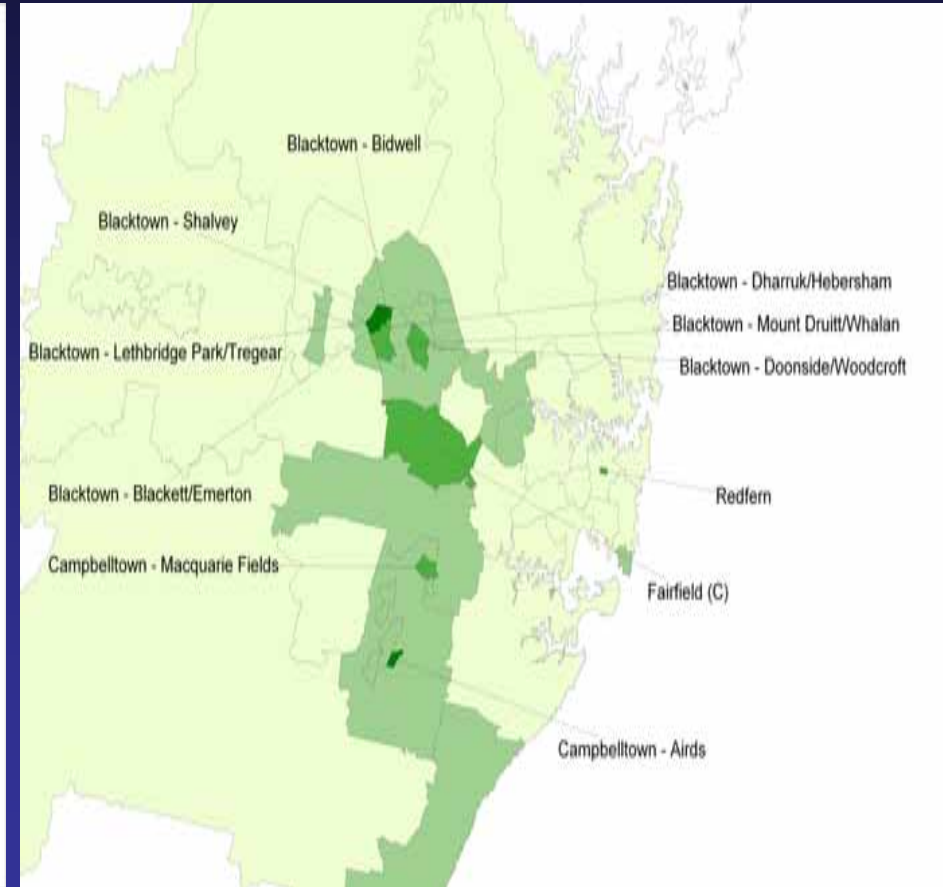
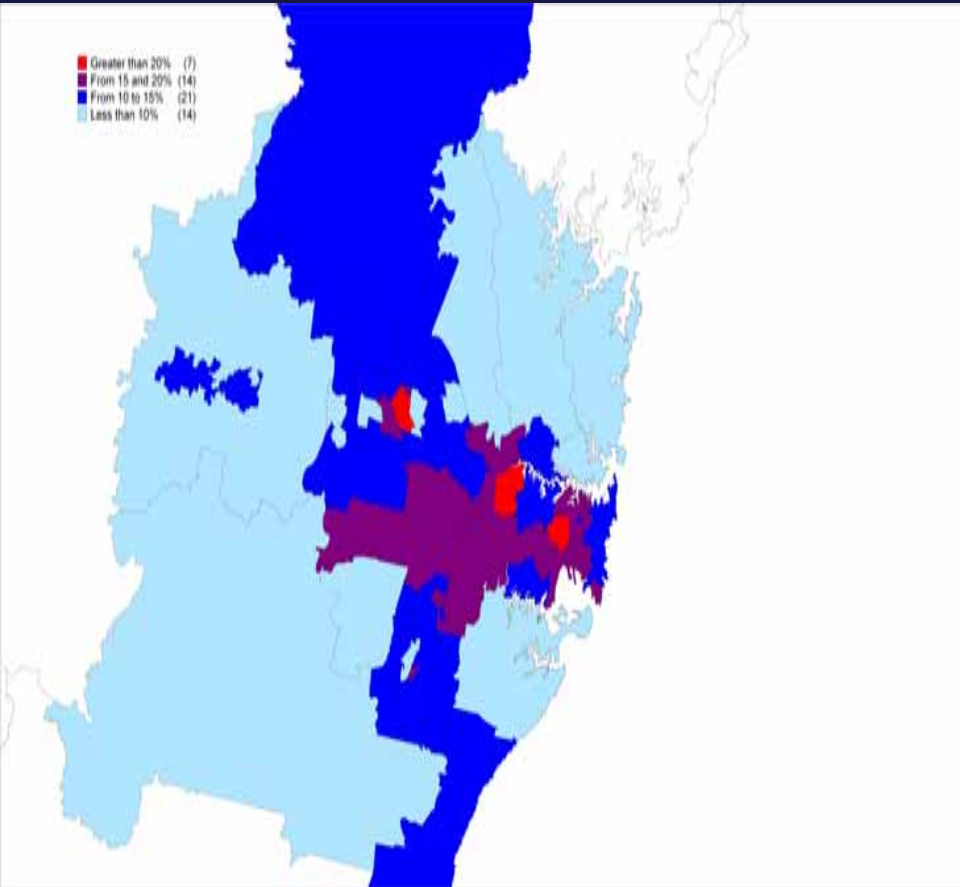
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Focussing on Sydney – Index of Indigenous outcomes

- Index of outcomes – Summary across nine socio-economic variables
- Sydney ranks in top quartile...
 - ...but six Indigenous Areas in bottom quartile



Focussing on Sydney – Housing utilisation



Summary and conclusions (I)

- Majority of Indigenous Australians live in urban or regional parts of Australia...
 - ...but make up a relatively large proportion of remote Australia
- Indigenous population still experiencing substantial overcrowding
 - Per cent living in overcrowded households 4.8 times that of non-Indigenous population
- Level of need greatest in remote parts of Australia
 - Four out of five Indigenous Australians in many areas live in a house with more than one person per bedroom
- But absolute numbers highest in cities
 - Over 1,500 houses requiring additional bedrooms in Coffs Harbour, Sydney and Brisbane
- Some improvements since 2001 but gap with non-Indigenous Australians widening

Summary and conclusions (II)

- Indigenous population change is the major determinant of changes in overcrowding
- If trends continue migration may...
 - ease some of the pressure in small regional towns, remote towns, Indigenous towns and remote dispersed settlements...
 - ...but will make things worse in city areas, large regional towns, regional rural areas and town camps
- Solutions to overcrowding will need to take into account dominant tenure type in particular area
 - Financial constraints, not land title the main barrier to home ownership in remote Australia
- 30.5 % of dwellings in discrete communities need repair or replacement
 - Would take 23 years at current rate to reduce effective to actual occupancy rate
 - Population growth means huge investment needed just to maintain current levels
- Substantial variation in socio-economic outcomes across Sydney
 - Some correlation with overcrowding, but age and density of area also has an impact
- Indigenous housing presents two major challenges - Catch-up and Keep-up

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