

Summary of Housing Assistance Programs 2006–07



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Department of Human Services
Housing and Community Building Division

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Introduction

The Office of Housing (OoH) provides a range of housing assistance programs to Victorians, including direct tenure public rental housing, community-managed housing, financial assistance to people in the private rental sector, homelessness assistance and home ownership assistance.

This publication provides detailed descriptions and statistics on housing assistance activities during 2006–07.

Part 1 provides a brief overview of the various housing assistance programs.

Part 2 provides an overview of the private housing market.

Part 3 reports on each of the OoH's housing assistance programs as described below.

Long term housing

Long term housing programs comprise the majority of rental assistance offered to low income households including direct tenure public rental housing, Aboriginal housing and long term community-managed housing. Community housing includes rooming houses, group housing, rental housing co-operatives, joint ventures and other long term community housing programs. During 2006–07, 7,241 additional households were assisted with long term housing.

Short-medium term housing

Short-medium term housing programs provide short to medium term accommodation for people experiencing homelessness. Tenancy agreements are generally for a period of 6 to 12 months (18 months for young people). An estimated 12,704 new clients were assisted through these programs during 2006–07.

Private Rental Assistance

Private rental assistance includes financial assistance for bonds, relocation expenses or overnight accommodation through the Bond Assistance Scheme and the Housing Establishment Fund. These programs assisted an estimated 43,007 households in 2006–07.

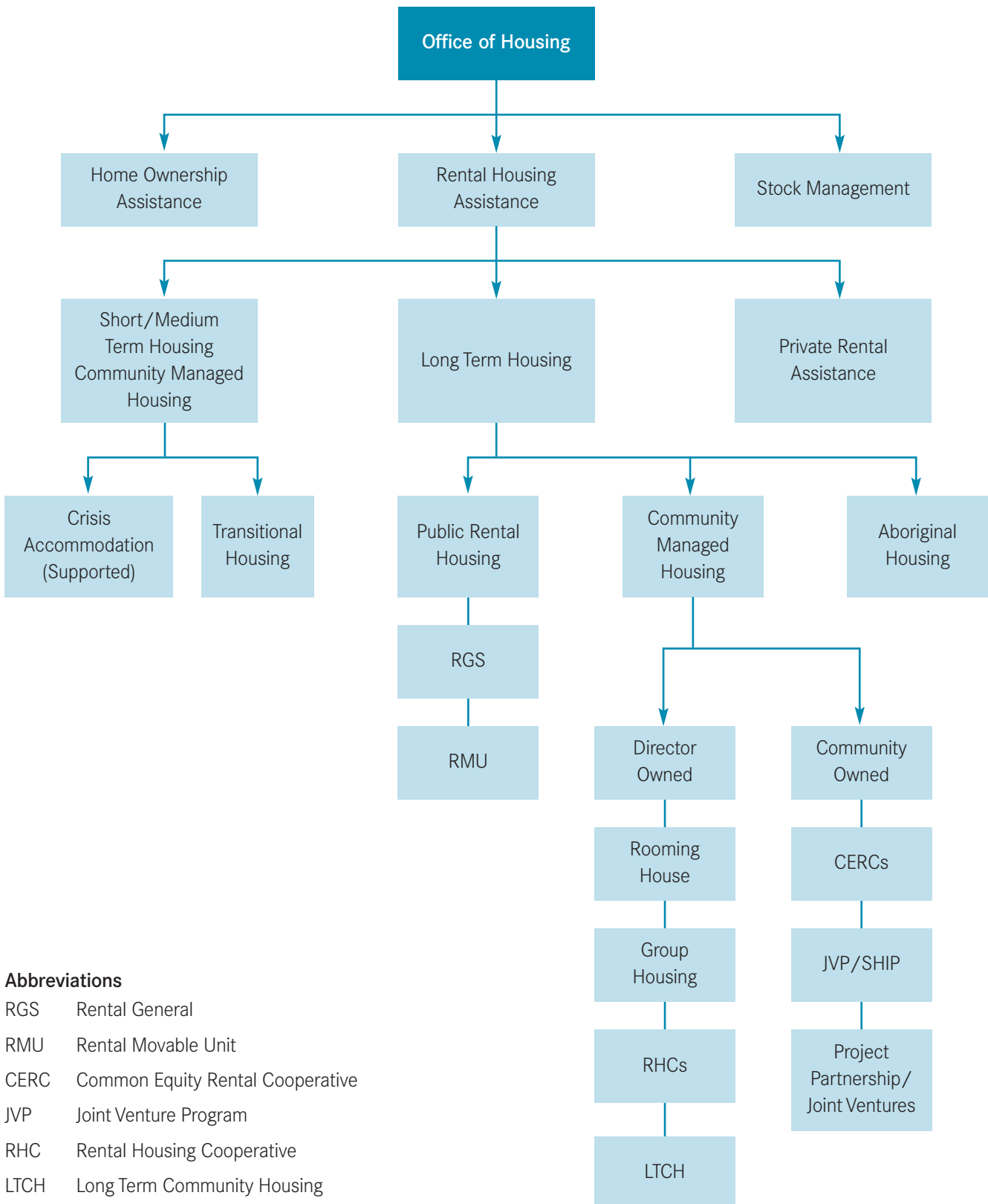
Part 4 reports on each of the OoH's home ownership assistance programs.

Housing finance programs assist people into home ownership and provide support to home owners in need of assistance. During 2006–07, 91 households received loans through the Group Self Build, Home Renovation Loans and the Mortgage Relief Schemes. At 30 June 2007, over 3,700 households were assisted into home ownership through Office of Housing home loans or shared home ownership arrangements.

Part 5 outlines the OoH's stock management activities during 2006–07 including housing acquisition, redevelopment, upgrade, maintenance and public housing sale and demolition activities for the year. A profile of social housing (public and community) in Victoria as at 30 June 2007 is also provided.

Part 6 presents audited financial statements for the financial year ended 30 June 2007, comprising of a consolidated operating statement, consolidated balance sheet, statement of cash flows and statement of changes in equity.

Framework for housing assistance programs



Abbreviations

- RGS Rental General
- RMU Rental Movable Unit
- CERC Common Equity Rental Cooperative
- JVP Joint Venture Program
- RHC Rental Housing Cooperative
- LTCH Long Term Community Housing
- SHIP Social Housing Innovations Project

2006–07 Highlights

Funding

Commonwealth State Housing Agreement

- Under the Commonwealth State Housing Agreement \$301.4 million in funds were provided to the Office of Housing in 2006–07, consisting of \$212.5 million of Commonwealth funds and \$88.9 million of State matching funds.

The State also spent in 2006–07, \$31.8 million on Affordable Housing Initiatives and for Neighbourhood Renewal. In addition to the above the state also injected \$300 million into a Housing Investment Fund which is to be spent over the next four years.

Internal funds

- Internal funds totalling \$455.8 million were available during 2006–07. These were derived from rent and service charges, loan repayments and asset sales.

Rental Housing Assistance

Public Rental Housing

Allocations

- The number of allocations (new and transfers) in 2006–07 was 7,086. Early Housing allocations represented 70 per cent of total allocations.

Applications

- In 2006–07 11,341 new and 3,348 transfer applications were received for rental housing.

Tenants

- At 30 June 2007, 63,277 households were accommodated in public housing dwellings and 83 per cent of these received a rental rebate.

Waiting List

- At 30 June 2007, there were 34,150 applications on the waiting list. In addition there were 7,850 public housing transfer applications.

Aboriginal Housing

Allocations

- In 2006–07 197 allocations were made to the Aboriginal Rental Housing Program.

Applications

- In 2006–07 496 new and 191 transfer applications were received during the year.

Tenants

- At 30 June 2007, there were 1,282 households residing in Aboriginal housing dwellings and 1,030 of these received a rental rebate.

Waiting List

- At 30 June 2007, there were 764 applications on the waiting list.

Community Housing

(figures are estimates—based on survey data)

Long Term Community Housing

- An estimated 1,935 new households were assisted during 2006–07.

Short-Medium Term Community Housing

- An estimated 12,704 new households were assisted during 2006–07.

Private Rental Assistance

Bonds

- During 2006–07, 10,509 clients were assisted. The average level of assistance was \$696 per household.

Housing Establishment Fund

- During the year, 32,498 households were assisted by Housing Establishment funds. In 2006–07, \$7.1m in funds was distributed among 111 agencies.

Home Ownership Assistance

Loans advanced

- During 2006–07, 91 loans (including Group Self Build bridging loans) were advanced to households.

Group Self Build

- During 2006–07, 22 bridging loans advanced.

Home Renovation Inspections

- During 2006–07, 4,434 inspections were conducted.

Household Assists

- At 30 June 2007, 3,102 households were receiving loan assistance.

Housing Stock Management

Acquisitions

- During 2006–07, 930 acquisitions (520 Director-owned, 84 short term leases and 326 joint venture programs and CERCs) were made.

Current Stock

- At 30 June 2007, the Office of Housing had a total stock of 77,456 social housing properties (including leased and community owned and managed housing units).

Sales

- During 2006–07, 75 properties were sold.

Demolitions

- During 2006–07, 252 properties were demolished.

Private Housing Market

In 2006–07 the Victorian housing market was characterised by high levels of demand. This was driven by a number of economic and demographic factors. These factors included continued strong population growth and high levels of economic growth as evidenced by the Victorian unemployment rate falling below 5 per cent during 2006–07.

The number of new dwelling approvals in 2006–07 was broadly consistent with levels of the year before. Dwelling prices experienced significant growth in the metropolitan area in 2006–07. In combination with rising mortgage interest rates, increasing dwelling prices have impacted negatively on first home buyer affordability.

During 2006–07, the private rental market in Melbourne experienced very tight conditions with record low vacancy rates. This was caused by very high levels of demand for private rental accommodation. As a result, the cost of renting also increased significantly, particularly in inner and middle suburban areas.

Part 1: Summary of housing assistance during 2006–07

During 2006–07, the OoH provided housing assistance to over 67,000 new households in Victoria through a broad range of programs. At 30 June 2007, the OoH was providing housing assistance services to about 80,000 households. A summary of housing assistance provision by individual programs is set out below.

	New households assisted during 2006–07	Households assisted as at 30 June 2007
Rental Housing Assistance		
<i>Long Term Housing</i>		
Rental General Stock*	4,931	61,684
Movable units	235	1,593
Total Public Rental Housing†	5,166	63,277
Aboriginal Housing‡		
Rooming House Program	1,234	1,604
Group Housing Program	58	1,050
Long Term Community Housing Program	23	423
Rental Housing Co-operatives	34	665
Rental Joint Ventures	22	196
Common Equity Rental Co-operatives (CERCs)	167	1,477
Joint Venture Program (previously Community Housing Program)	59	535
CSHA Joint Ventures	48	186
Social Housing Innovations Project (SHIP)	70	665
Strategy for Growth (including Director's interest 3rd party leases)	220	330
Total Long Term Community-managed Housing†	1,935	7,131
Total Long Term Housing	7,241	71,690
<i>Short–Medium Term Housing†</i>		
Crisis Supported Accommodation	1,925	222
Transitional Housing Management Program	10,779	4,020
Total Short–Medium Term Housing	12,704	4,242
<i>Private Rental Assistance</i>		
Bond Loan Scheme	10,509	na
Housing Establishment Fund†	32,498	na
Total Private Rental Assistance	43,007	na
Home Ownership Assistance		
Full Home Ownership Loans (excluding loans to CERCs)	–	388
Shared Home Ownership Loans	–	373
Shared Home Ownership Assistance	2	na
Shared Home Ownership with no Loan Component	–	614
Housing Finance schemes prior to HOLS and SHOS	–	1,997
Mortgage Relief	11	49
Home Renovation	58	244
Home Renovation Inspections	4,434	na
Clients assisted under Self Build schemes (privately financed only)	22	51
Total Home Ownership Assistance	4,527	3,716
Total Housing Assistance	67,479	79,648

* Figures include Aboriginal households in general rental housing, but excludes Aboriginal households in Aboriginal Housing Victoria stock.

† Additional households assisted during the year include transfers within Public Housing (1,920) and Aboriginal Housing (57).

‡ Estimates

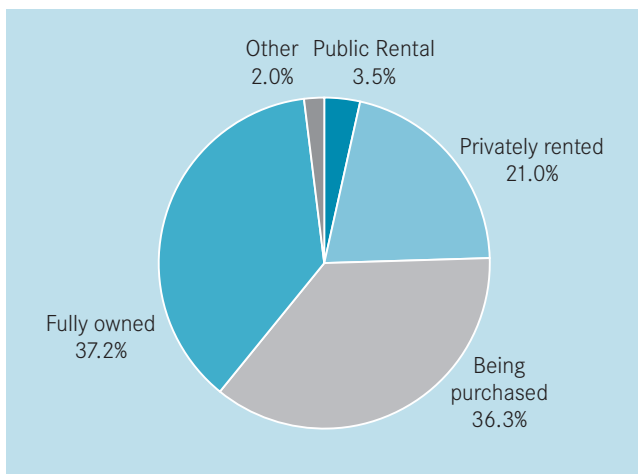
Part 2: Private housing market

Victoria’s Private Housing Market

The wider housing market has a strong influence on OoH activities, affecting demand for housing assistance and the ability to acquire new dwellings.

Housing Tenure, Victoria 2006

(Source: ABS Census 2006 and OoH data)



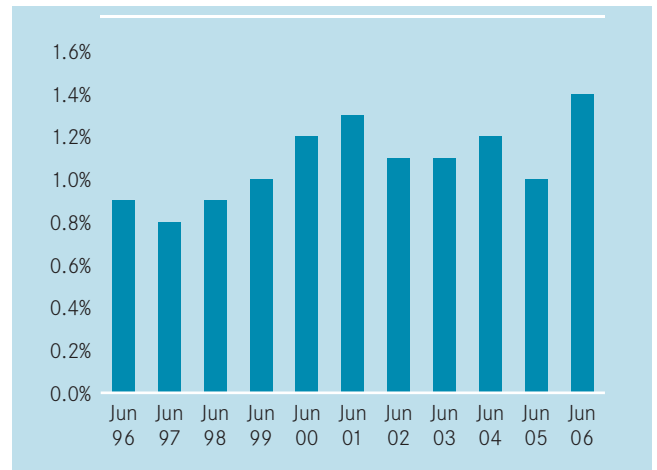
Demand

The demand for housing in Victoria was strong in 2006–07 despite increases in interest rates. Housing demand from new households is influenced by two key factors: population growth and household change. Victoria’s population grew at 1.4 per cent per annum in the year to June 2006 which was the highest rate of growth in 15 years. Combined with the trend growth in smaller households, the demographic pressure on housing demand is strong.

Victoria has also enjoyed strong economic growth and this further drives new household formation and housing demand. The unemployment rate in Victoria continued to fall during 2006–07, dropping below five per cent, compared to levels above eight per cent ten years ago. The above positive demand factors are reflected in the continued growth of home lending for owner occupiers. The number of housing loans in Victoria in 2006–07 grew by six per cent from the year before.

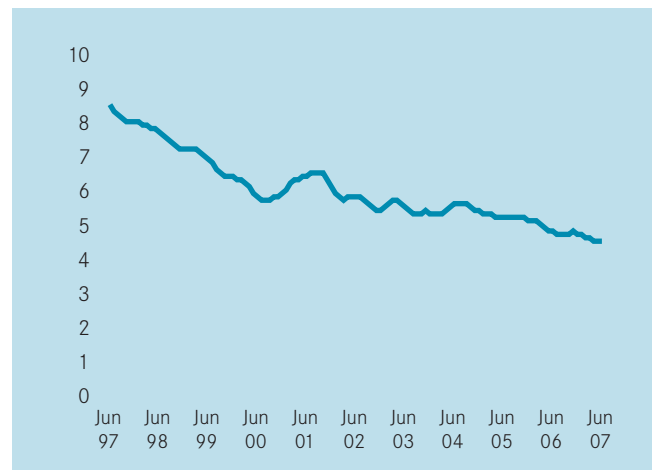
Annual Rate of Population Change, Victoria

(source: ABS. cat. 3201.0)



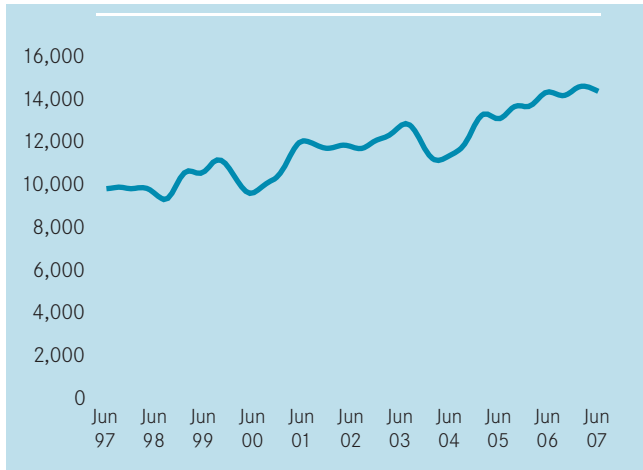
Unemployment Rate, Victoria

(source: ABS. cat. 6202.0)



Number of Loans for Owner Occupied Housing, Victoria

(source: ABS. cat.5609.0)



Supply

New dwelling approvals in Victoria in 2006–07 totalled 38,051. This was a marginal 0.7 per cent increase on the 2005–06 approval’s number. The level of new approvals in early 2000 was affected by the introduction of the GST and the housing boom. However, this level of new dwelling approvals may indicate that supply is falling behind demand.

Dwelling Approvals, Victoria

(source: ABS cat 8731.0)

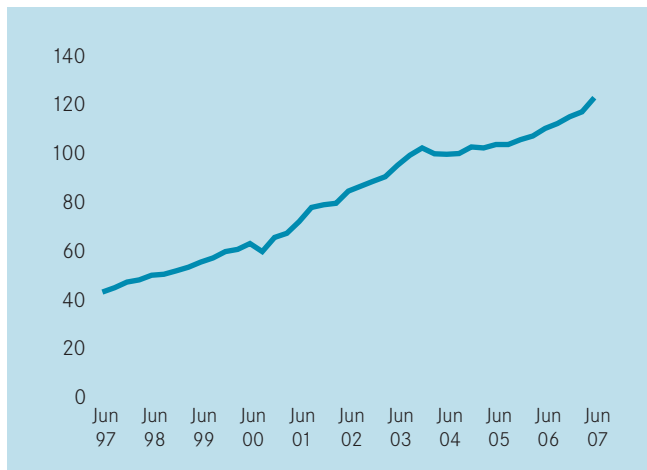


Prices

Residential dwelling prices increased in Melbourne during 2006–07. The ABS established house price index grew by 11.5 per cent in the year to June 2007, after rising by 6.4 per cent in the year before. In combination with a 0.5 per cent increase in home mortgage interest rates during 2006–07, increases in housing costs have resulted in declining housing affordability in many parts of Victoria, especially for first home buyers.

Established House Price Index, Melbourne

(source: ABS cat 6416.0)



Private Rental Market

Supply

Victoria's private rental market comprises around 400,000 dwellings, or 21 per cent of total housing supply. The supply of rental dwellings is provided largely by small-scale landlords holding only a few properties, primarily for rental yield or capital gains. Borrowing by investors for residential housing grew by nine per cent during 2006–07 and made up 24 per cent of all lending for housing. This new investment has been matched by strong increases in demand for rental housing, particularly in inner city areas of Melbourne.

Rents and Vacancies

During 2006–07, there were strong increases in rental costs, particularly in the inner and middle metropolitan areas of Melbourne. The overall Melbourne median rent increased by eight per cent to \$260 per week in year to June 2007. Over the past year, metropolitan rents have been increasing at a rate higher than any time in the past ten years. In addition, the median rent for non-Metropolitan Victoria rose by 5.6 per cent to \$190 per week.

The metropolitan rental vacancy rate has been declining since late 2002. In early 2007, the vacancy rate fell to 1.2 per cent which is the lowest level recorded in the past 25 years. Increasing rents and tight vacancy rates recorded in Melbourne are indicative of very strong levels of demand for rental accommodation.

Private Rental Vacancy Rate, Melbourne

(source: REIA)



Affordability

The upward pressure on rents has had a negative impact on rental affordability. By June 2007 just 27.5 per cent of all new rental lettings across Victoria were affordable for low income households. This was the lowest proportion of affordable lettings recorded over the past eight years and well below the level recorded four years ago (37.1 per cent).

Part 3: Rental housing assistance

Long term housing

Long term housing assistance focuses on providing adequate, affordable and accessible housing targeted to those in greatest need, delivered cost-effectively and in co-ordination with support services where required. Assistance provided includes public rental accommodation, community-managed housing in Director-owned and community-owned stock for designated client groups, and rental accommodation for low income Victorians with identified support needs. Long term public rental housing also includes a movable units program.

In recent years, housing assistance has been increasingly targeted to people in greatest need. Targeting to high needs groups has impacts in terms of stock turnover and costs. Stock acquisition for some high needs groups is more expensive due to requirements for modifications and specific locational requirements to existing services.

Public housing is available to eligible low income households that may pay a subsidised rent according to

household income. Aboriginal applicants are eligible for placement in public housing in either rental general housing or the Aboriginal Rental Housing Program.

The following pages provide details of:

- Direct tenure public rental housing, including the Rental General Housing Program and Movable Units.
- The Aboriginal Rental Housing Program.
- Long term community-managed housing programs including the Rooming House Program, Group Housing Program, Programs (referred to as Long Term Community Housing Programs) delivered through properties owned by the Director of Housing and leased to Housing Associations and the Interim Long Term Financial Model (ILTFM), Rental Housing Cooperatives and Common Equity Rental Co-operatives.

Details of community-managed housing programs that provide short–medium term accommodation during 2006–07 are provided on page 28.

Summary of Housing Assistance—Long Term Housing

Output	New households assisted during		Households assisted at 30 June	
	2005–06	2006–07	2005–06	2006–07
Rental General Program	5,241	4,931	61,543	61,684
Movable Units	224	235	1,615	1,593
Public Rental Housing	5,465	5,166	63,158	63,277
Aboriginal Housing	138	140	1,248	1,282
Rooming House Program*	1,231	1,234	1,560	1,604
Group Housing Program*	57	58	1,038	1,050
Long Term Community Housing Program†*	19	23	379	423
Rental Housing Cooperatives*	33	34	655	665
Rental Joint Ventures*	20	22	186	196
Common Equity Rental Cooperatives	169	167	1,494	1,477
Joint Venture Programs (previously CHP)*	60	59	603	535
CSHA Joint Ventures*	30	48	129	186
Social Housing Innovations Project (SHIP)*	87	70	665	665
Strategy for growth in housing*	139	220	139	330
Long Term Community Managed (Total)*	1,845	1,935	6,848	7,131
TOTAL	7,448	7,241	71,254	71,690

* Estimates based on turnover calculations

† Refers to properties managed under the Long Term financial model and those purchased under *A Fairer Victoria* Program.

Public rental housing

Direct tenure public rental housing consists of the Department's major public rental housing program the Rental General Housing Program, the Movable Units Program and the Housing and Support Program. It provides long term rental housing assistance and is available to low income households that meet eligibility limits as specified in the individual programs.

Aboriginal applicants are eligible for both public rental housing and Aboriginal housing managed with the assistance of Aboriginal Housing Victoria.

Waiting List

At 30 June 2007, there were 34,150 applications on the waiting list. This is a decrease of 2.2 per cent since June 2006. In addition there were 7,850 transfer applications.

Demand for early housing decreased in 2006–07 with early housing approvals down by 0.8 per cent to 10,631.

Allocations

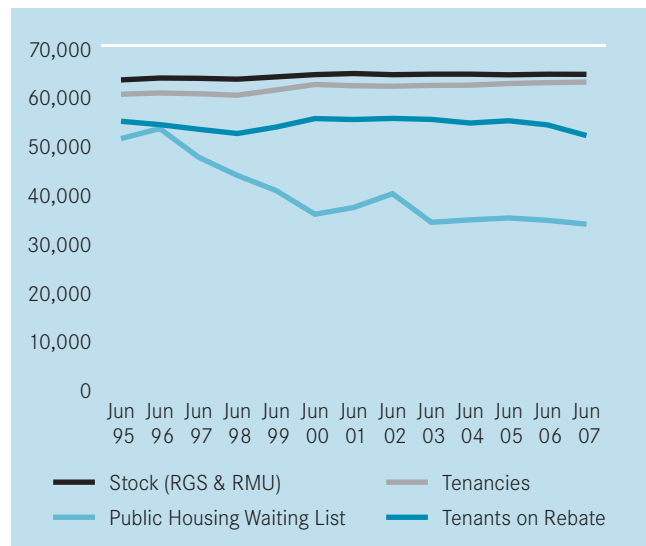
There were 7,086 applicants allocated public housing in 2006–07. Of these 4,981 were to early housing applicants. Early housing allocations represent 70 per cent of all allocations.

Public Rental Stock

At 30 June, 2007, the OoH held a total of 65,307 direct tenure public rental units. This number consists of 63,180 Rental General Stock units (including Supported Housing Units and short term Leases) and 1,685 Movable Units.

There were also a further 442 units comprising primarily of community facilities, commercial tenancies and units awaiting demolition or sale which are temporarily being used for crisis housing (for further details on stock breakdown see page 52).

Stock, Tenancies and Tenants on Rebates, 1996–2007



Summary Statistics

(Excludes community-managed housing)

	2005–06	2006–07
Applications		
New applications	11,301	11,341
Transfer applications received	3,467	3,348
Total applications	14,768	14,689
Revived applications	2,714	2,787
Applications ineligible/rejected/withdrawn	9,985	10,466
Waiting List		
Public Housing waiting list	34,930	34,150
Public Housing transfer list	7,365	7,850
Early housing approvals	10,720	10,631
Allocations*		
Allocations to new tenants	5,465	5,166
Allocations to transfer tenants	2,182	1,920
Total allocations	7,647	7,086
Early housing (recurrent homelessness)	992	979
Early housing (supported housing)	259	270
Early housing (special housing needs)	3,553	3,169
Early housing (other)	562	563
Total early housing allocations	5,366	4,981
Wait turn allocations	2,281	2,105
Tenants*		
Tenants in public housing at 30 June	63,158	63,277
Tenants on rebates at 30 June	54,492	52,310
Stock		
Direct Tenure Public Rental at 30 June	65,244	65,307

* Excludes Aboriginal Housing Victoria allocations and tenancies

Client Assistance Statistics for Direct Tenure Public Rental Housing 2006-07 (RGS and Movable Units)

	Barwon South West	Gippsland	Grampians	Hume	Loddon Mallee	Eastern Metro	North West Metro	Southern Metro
Applications 2006-07*	958	942	639	861	965	913	3,446	2,290
Waiting List 30 June*	2,307	1,082	826	1,217	1,371	4,212	13,854	9,198
Allocations 2006-07	641	634	448	635	731	467	2,348	1,182
Tenancies 30 June	5,027	3,523	2,954	4,198	4,587	5,736	24,092	13,160
Rebated Tenancies	3,744	2,597	2,294	3,445	3,784	4,885	20,380	11,181

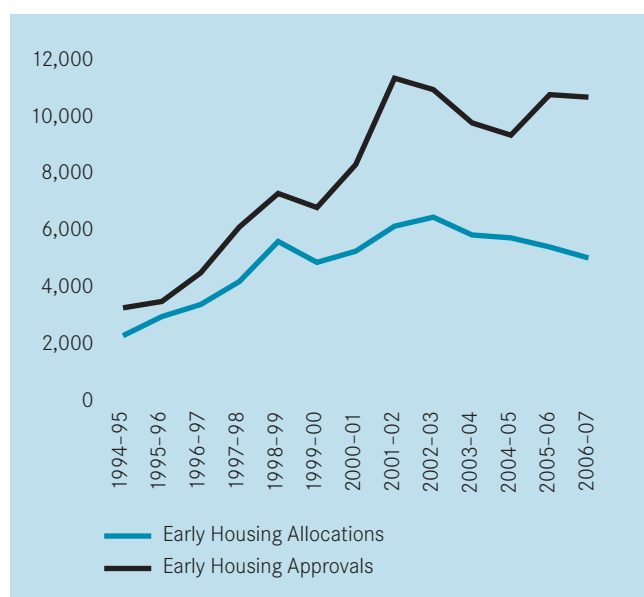
* Excludes transfer list and movable units applications administered by Head Office.

Stock Statistics for Direct Tenure Public Rental Housing (including Leases) 2006-07

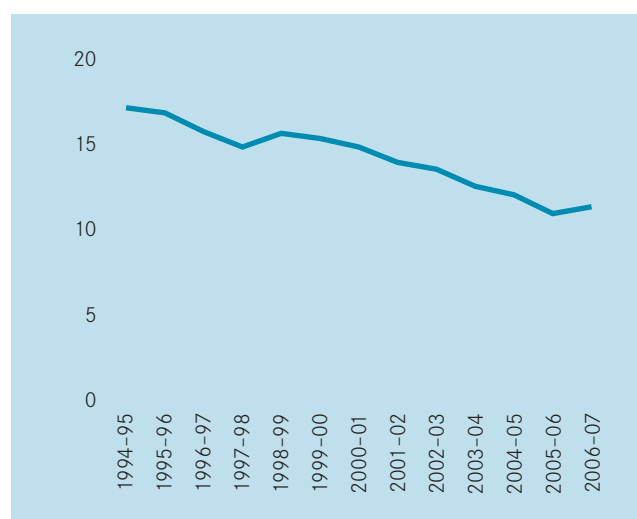
	Barwon South West	Gippsland	Grampians	Hume	Loddon Mallee	Eastern Metro	North West Metro	Southern Metro
Rental general stock and movable units	5,118	3,628	3,045	4,275	4,712	5,802	24,813	13,472
Other direct tenure stock*	31	22	37	23	16	53	186	74
Total direct tenure stock	5,149	3,650	3,082	4,298	4,728	5,855	24,999	13,546

* Consists of 'Crisis Other' (stock awaiting demolition or sale temporarily being used as crisis housing), community facilities, commercial tenancies, sundry various rentals, rental pensioner trust fund and rental to Government departments.

Early Housing Approvals and Allocations 1994-95 to 2006-07



Direct Tenure Stock Turnover Rate 1994-95 to 2006-07



Rental Rebates Statistics 30 June 2007*

Type of income	Rental General		Total Direct Tenure	Total Direct Tenure (%)
	Stock Households 30 June 2007	Moveable Units 30 June 2007		
Aged pension	12,902	818	13,720	26.2
Mature age/widows pension	901	31	932	1.8
Single parenting payment	9,017	1	9,018	17.2
Disability support pension	17,021	375	17,396	33.3
Service pension	1,072	52	1,124	2.1
New Start and partnered payment	6,133	8	6,141	11.7
Sickness allowance	48		48	0.1
Wages/self employed	1,299	4	1,303	2.5
Austudy payment	153		153	0.3
Youth allowance	356		356	0.7
Other	2,116	3	2,119	4.1
Total*	51,018	1,292	52,310	100.0
Rebates Provided (\$):	\$226.35m	\$1.47m	\$227.83m	

* Note: Above figures exclude rebates for community-managed programs and subsidies

Rental general housing program

Rental general housing

The Rental General Housing Program is the major form of long term rental assistance offered to low income people in need of public rental assistance. It includes separate houses, medium density dwellings and flats.

Target groups

The main client groups assisted by public rental housing are low income families, older people, single people, youth and people with disabilities.

Program Statistics

	2005–06	2006–07
Rental General Applications*		
New applications received	11,002	11,014
Transfer applications received	3,467	3,348
Total applications received	14,469	14,362
Revived/reinstated applications	2,684	2,766
Applications rejected/withdrawn	9,848	10,344
Rental General Waiting List*		
Rental General waiting list	34,848	34,067
Rental General transfer list	7,635	7,850
Rental General Allocations		
New allocations	5,241	4,931
Transfer allocations	2,182	1,920
Total allocations	7,423	6,851
Early Housing (recurring homelessness)	992	979
Early Housing (supported housing)	259	270
Early Housing (special housing needs)	3,553	3,169
Early Housing (other)	562	563
Total Early Housing allocations	5,366	4,981
Wait Turn allocations	2,057	2,105
Rental General Tenants		
Total tenants in RGS at 30 June	61,543	61,684
Tenants on rebates at 30 June	53,106	51,018
Proportion on rebates	86.3%	82.7%

* Aboriginal households who apply for housing in Rental General Stock are also eligible for housing under the Aboriginal Rental Housing program. These applicants comprise the Aboriginal Housing waiting list (see page 19) and are also counted as part of the Rental General Housing waiting list.

Rental General Stock by Region

	2005-06	2006-07
Barwon South West	5,101	5,033
Gippsland	3,558	3,551
Grampians	3,018	2,986
Hume	4,165	4,190
Loddon Mallee	4,606	4,597
Eastern Metropolitan	5,464	5,502
North & West Metropolitan	24,323	24,299
Southern Metropolitan	12,932	13,022
Statewide	63,167	63,180

Funding sources

New housing acquisitions and upgrades are funded from Commonwealth State Housing Agreement capital funds and additional state funds. Recurrent costs are funded from OoH internal funds.

Eligibility criteria at 30 June 2007***Income and asset limits for Wait Turn (Segment 4) and Supported Housing (Segment 2)*****Income**

Single Person	\$423 per week
Couple, no dependants	\$705 per week
Family with one dep. child [†]	\$739 per week
Age/Disability single	\$428 per week
Age/Disability couple	\$716 per week
Age/Disability single with 1 dependent child [†]	\$739 per week
Age/Disability couple with 1 dependent child [†]	\$739 per week

[†] For each additional child under 13 years add \$89. For each additional child aged 13-17 years add \$120. The same dollar limit is applied to aged/disability couples with 3 or more children

* Eligibility for group households is determined by the income of each family unit within the household.

Assets

There is an asset limit of \$30,000. Special approval can be given where clients have assets of up to \$60,000 where significant disability modifications are required.

Income and asset limits for Recurring Homelessness (Segment 1) and Special Housing Needs (Segment 3)**Income**

Single Person	\$423 per week
Couple, no dependants	\$705 per week
Single/Couple with one dependent child [†]	\$739 per week

[†] Add \$34 for each additional child.

* Eligibility for group households is determined by the income of each family unit within the household.

Assets

There is an asset limit of \$1,300 for one and two bedroom properties and \$2,100 for three plus bedroom properties. Special approval can be given where clients have assets of up to \$60,000 where significant disability modifications are required.

Clients in Rental General Stock Public Rental Housing

Client Groups Assisted—by Household Income, Age and Sex of Principal Tenant

	Youth	Single	Couple no child	Couple with child	Single parent	Older single	Older couple	Group/ share	Other*	Total
Household type										
New Applications 2006–07	873	2,759	256	683	3,614	1,709	332	779	9	11,014
Waiting List at 30 June	1,667	10,775	971	2,935	11,042	3,172	1,625	1,862	18	34,067
Allocations in 2006–07†	210	1,213	140	530	2,537	1,477	215	524	5	6,851
Tenants at 30 June	563	10,009	2,043	4,586	15,031	19,256	3,799	6,359	38	61,684
Average Weekly Household Income[§]										
Allocations in 2006–07	210	254	565	658	486	262	441	488	189	402
Tenants at 30 June	230	271	458	679	493	270	440	523	568	410
Average Age of Principal Income Earner[‡]										
Allocations in 2006–07	21	41	42	34	33	66	69	42	-	43
Tenants at 30 June	22	42	51	41	37	71	68	52	59	50
Sex of Principal Applicant[‡]										
Allocations in 2006–07										
Male	88	793	84	228	281	739	150	211	2	2,576
Female	122	420	56	302	2,256	738	95	313	3	4,275

Rental General Stock Clients—by Total Household Income

Household income (\$ per week)	<\$100	\$100– \$199	\$200– \$299	\$300– \$399	\$400– \$499	\$500– \$599	\$600– \$699	\$700+	Other*	Total
Allocations 2006–07	36	112	2,664	1,135	1,206	876	410	412	-	6,851
Tenants on rebates [#]	134	291	25,229	6,537	8,606	5,459	2,776	2,166	-	51,018

Rental General Stock Clients—by Age of Principal Applicant

Age group	<20	20–24	25–34	35–44	45–54	55–59	60–64	65+	Other*	Total
Allocations in 2006–07	249	765	1,567	1,526	868	479	446	951	-	6,851
Tenants at 30 June	365	2,007	7,663	12,642	12,098	5,609	4,989	16,311	-	61,684

* Other—not listed or reconciled.

† Allocations include both new and transfers

§ Household income figures include income earned by all income earners within a household

‡ Where not applicable, information on average household income, age and sex of principal applicant has been excluded.

Households on rebates falling within higher income groups are generally group households or households where another independent income earner is present, for example, a young adult living at home.

Moveable units

Movable units are one or two bedroom units designed to offer eligible persons a chance to live independently, while remaining in close contact with family or friends. The units are self contained, and are generally placed in the rear garden of a relative or friend's home and removed from the site when they are no longer required.

It costs \$85 per week to rent a one bedroom movable unit, or where the occupant is eligible for a rental rebate, 25 per cent of a client's income.

Target Group

Low income people over 55 years of age or under 55 if receiving an Australian Disability Support Pension.

Eligibility Criteria at 30 June 2007

- Applicants must be over the age of 55 and meet the eligibility criteria for public rental housing including the income and assets limits; or
- In receipt of at least \$1.00 of an Australian Disability Support Pension and meet the eligibility criteria for wait turn public rental housing, including the income and assets limits.

Funding Source

New housing acquisitions and upgrades from Commonwealth State Housing Agreement capital funds. Recurrent costs are funded from OoH internal funds.

Profile of clients

Household income (\$ per week)	<\$100	\$100– \$199	\$200– \$299	\$300– \$399	\$400– \$499	\$500– \$599	\$600– \$699	\$700+	Other	Total
	Tenants on rebates	7	23	1,169	80	13				
Age group	<20	20–24	25–34	35–44	45–54	55–59	60–64	65+	Other	Total
Tenants at 30 June	23	54	96	75	67	72	89	1,117	-	1,593

Program Statistics

	2005–06	2006–07
Applications		
New applications received	300	327
Revived applications	30	22
Applications withdrawn/rejected	138	122
Waiting List		
Waiting list at 30 June	82	83
Allocations		
Allocations during year	224	235
Tenants		
Total tenants at 30 June	1,615	1,593
Tenants on rebates at 30 June	1,386	1,292
Proportion on rebates	85.8%	81.1
Stock		
Total movable units at 30 June	1,724	1,685

Public Housing Infrastructure Program

The Public Housing Infrastructure Program encompasses the Social Housing Advocacy and Support Program (SHASP), Tenant Participation, Community Facilities Management and Resource Services such as Managing Community Gardens, Training and Education.

SHASP has a strong focus on support for public housing tenants by:

- Providing specific and practical help to address tenancies at risk;
- Establishing successful tenancies; and
- Providing longer- term support where intervention has been identified as necessary to sustain tenancies.

Funding Source

CSHA untied funds.

Program Statistics

	2005-06	2006-07
Expenditure	\$7.77m	\$8.14m
Households Assisted (est.)	na	6,400

Aboriginal housing

Aboriginal and Torres Strait Islander people in Victoria have, as an alternative to the General Rental Program, access to housing managed with the assistance of Aboriginal Housing Victoria (formerly Aboriginal Housing Board of Victoria).

The Aboriginal Rental Housing Program has been managed with the assistance of Aboriginal Housing Victoria since 1981. Aboriginal Housing Victoria also advises the Department of Human Services on all aspects of the program's operations.

A Fairer Victoria (2005-2006) made the commitment that the management and strategic direction of the State's Indigenous social housing sector will be transferred to Aboriginal Housing Victoria with the aim of improving housing options and the supply of affordable housing for Indigenous Victorians. To this end a Strategic Plan has been implemented that sets out a transition plan for the Aboriginal Housing Victoria to take over responsibility for the ARHP in Victoria.

The transition to independence will progress on a staged basis and is scheduled for completion in December 2008 that will culminate in Aboriginal Housing Victoria being registered as a housing agency. The transition to independence includes significant consultation with Aboriginal Rental Housing Program tenants and the option of tenants to choose Aboriginal Housing Victoria as their landlord or remain with the OoH.

Target Groups

The program is available to Aboriginal and Torres Strait Islander people.

Eligibility Criteria at 30 June 2007

The eligibility requirements are the same as for the Rental General Program, but applicants are also required to be Aboriginal and Torres Strait Islanders and must provide documentation confirming Aboriginality as per Aboriginal Housing Victoria's policy.

2006–07 Program Development

Approximately 197 households were allocated to Aboriginal Housing Victoria stock during the year, which is 15 per cent of the total stock designated for Aboriginal Housing. A further 358 households were allocated within the Rental General program. The waiting list for Aboriginal housing has reduced from 838 in 2005–06 to 764 in 2006–07.

Funding Source

CSHA funds including Aboriginal and Torres Strait Islander tied funds and untied CSHA funds.

Program Statistics

	2005–06	2006–07
Applications		
New applications received	498	496
Transfer applications received	225	191
Total applications	723	687
Revived applications	164	154
Applications withdrawn/rejected	451	434
Waiting List		
Aboriginal Housing waiting list	838	764
Aboriginal Housing transfer list	340	321
Tenants		
Aboriginal tenants in RGS	1,217	1,299
Aboriginal tenants in Movable units	16	13
Tenants in AHV stock	1,248	1,282
Tenants assisted at 30 June	2,481	2,594
AHBV tenants on rebates at 30 June	1,085	1,030
Aboriginal tenants in RGS stock on rebates	1,051	1,071
Aboriginal tenants in RMU stock on rebates	15	11
Allocations		
Aboriginal households allocations to AHV stock (new allocations)	138	140
Aboriginal households allocations to AHV stock (transfer allocations)	78	57
Total Aboriginal households allocations to AHV stock	216	197
Aboriginal households allocations to RGS (new)*	264	281
Aboriginal households allocations to RGS (transfer)*	90	77
Total Aboriginal households allocated to RGS*	354	358
Total new allocations to Aboriginal households*	402	421
Total transfer allocations to Aboriginal households*	168	134
Total transfer allocations to Aboriginal households*	570	555
Stock		
Aboriginal Housing units at 30 June	1,295	1,334
Additions during year:		
New units handovers	24	51
Unit transfers from other programs	1	2
Stock gained from conversions/online	–	–
Subtractions during year:		
Unit transfers to other programs	–	1
Sales/demolitions/Offline	11	13
Stock lost through conversions	–	–

* Allocations of Aboriginal households to RGS stock counted here are also included in RGS allocation numbers.

Profile of clients in Aboriginal Housing Victoria stock

Household type	Youth	Single	Couple no child	Couple with child	Single parent	Older single	Older couple	Group/ share	Other	Total
Waiting list applicants	69	234	17	34	328	6	21	55	-	764
Tenants	21	185	29	119	644	121	35	127	1	1,282
Household income (\$ per week)	<\$100	\$100- \$199	\$200- \$299	\$300- \$399	\$400- \$499	\$500- \$599	\$600- \$699	\$700+	Other	Total
Tenants on rebates	5	5	277	122	239	187	92	103	-	1,030
Age group	<20	20-24	25-34	35-44	45-54	55-59	60-64	65+	Other	Total
Tenants at 30 June	19	99	324	387	226	79	56	92	-	1,282

Long term community-managed housing

A range of long term community managed housing options provide affordable accommodation for a wide range of client groups. These client groups include low income and disadvantaged singles, youth, people with disabilities, older persons and families. These programs are managed by community based organisations and local government authorities. Support services may be delivered by agencies funded under various support programs provided by the Department of Human Services.

Housing assistance is provided through the following management arrangements:

- The Rooming House Program;
- The Group Housing Program;
- The Long Term Community Housing Programs;
- Rental Housing Cooperatives;
- Joint Venture Programs (partially government funded, non government owned) and
- Common Equity Rental Co-operatives (non government owned)

The OoH has developed a new administrative arrangement, the Housing Provider Framework, which provides an administrative structure for organisations managing accommodation for people in rooming houses, group housing for people with a range of disabilities, rental housing co-operatives and other long term community housing. It aims to provide affordable long term housing that recognises the rights of tenants, acknowledges the importance of security of tenure, is suitable and is responsive to the needs of a diverse range of people.

As at 30 June 2007, 15 community housing agencies managing 779 properties have signed on to the Housing Provider Framework Lease and Management Agreement.

Rooming house program

The Rooming House program provides housing for low income singles and couples without children.

Accommodation is generally single rooms with shared kitchen, bathroom and laundry facilities, although some rooming house stock provides self contained rooms. Most rooming houses are located in inner metropolitan Melbourne and are managed by community based organisations. Augmentation of the Rooming House program is broadly based on the purchase and upgrade of existing properties in areas identified as high need.

Target Groups

The program is available to low income singles and couples without children.

Eligibility Criteria at 30 June 2007

Income and asset limits are the same as for the Rental General Housing program.

2006–07 Program Development

Further rooming houses, including those with self-contained units are being added to the portfolio. The Government has also embarked on an extensive upgrade of 9 existing rooming houses at a cost of over \$1 million. The upgrades will provide better housing for low income single people. The government also provides land tax exemptions for private rooming house owners. This is a significant contribution to help private businesses invest in rooming house accommodation for low income people in Victoria. These private rooming houses complement the extensive Government funded rooming house program.

Funding Source

Commonwealth State Housing Agreement funds.

Program Statistics

	2005–06	2006–07
Rooming houses handed over	1	0
Rooming houses at 30 June	117	117
Rooming house upgrades commenced	0	1
Rooming houses purchased	0	0
Total rooming house rooms	1,758	1,763
Additions during year: (rooms)		
New handovers (rooms)	75	0
Transfers from other programs (rooms)	7	4
Stock gained from conversions (rooms)	14	23
Stock online (rooms)	0	0
Subtractions during year: (rooms)		
Transfers to other programs (rooms)	1	0
Sales/demolitions (rooms)	0	0
Stock offline (rooms)	8	0
Stock lost through conversions (rooms)	20	22
New households assists during year*	1,231	1,234
Clients receiving rebates/ subsidies (estimated)	90%	90%
Groups managing stock at 30 June	19	19

* Estimates based on turnover calculations

Group housing program

Group Housing provides long term shared accommodation for people with physical, intellectual and psychiatric disabilities or frail aged clients.

The program originally provided low cost, secure and appropriately designed housing to enable clients to live independently with external support if required.

However, in recent years the client profile has changed with an increasing number of tenants requiring more intensive and on site support.

Target Groups

People with disabilities and frail aged.

Eligibility Criteria at 30 June 2007

Income and asset limits are the same as for the Rental General Housing program.

2006–07 Program Development

No significant changes.

Funding Source

Commonwealth State Housing Agreement funds.

Program Statistics

	2005–06	2006–07
Units at 30 June	509	515
Total bedrooms at 30 June	1,327	1,337
Additions during year:		
New unit handovers	0	0
Unit transfers from other programs	4	5
Stock gained from conversions	0	2
Stock online	0	0
Subtractions during year:		
Unit transfers to other programs	2	0
Sales/demolitions	1	0
Stock lost through conversions	0	1
New households assists during year*	57	58
Clients on rental rebates/ subsidies (estimated)	90%	90%
New groups allocated stock	0	0
Groups disbanded/amalgamated	0	0
Groups managing stock at 30 June	49	46

* Estimates based on turnover calculations.

Long term community housing program

Community Housing agencies manage a range of long term Director-owned community housing for low income and disadvantaged households.

Long term community accommodation is provided for low income and disadvantaged people. The properties are owned by the Director of Housing and managed by community based housing agencies under various management arrangements.

Target Group

People with disabilities, older persons, families, singles and young people.

Eligibility Criteria at 30 June 2007

Income and assets limits are the same as for the Rental General Housing program.

2006–07 Program Development

No significant changes in 2006–07.

Funding Source

Commonwealth State Housing Agreement funds.

Program Statistics†

	2005–06	2006–07
Total units at 30 June	462	465
Total bedrooms at 30 June	896	894
Additions during year:		
New unit handovers	10	17
Unit transfers from other programs	4	6
Stock online	0	0
Stock gained from conversions	0	0
Subtractions during year:		
Unit transfers to other programs	7	19
Sales/demolitions	0	1
Stock lost through conversions	0	0
New households assisted during year*	19	23
Clients receiving rental rebates/ subsidies (estimated)	90%	90%
Groups managing stock at 30 June	17	17

* Estimates based on turnover calculations

† This table refers to properties managed under the Long Term financial model and those purchased under *A Fairer Victoria* Program.

Rental housing co-operatives

Rental Housing Co-operatives provide tenant managed, long term housing for low income Rental Housing Co-operative members. The properties are owned by the Director of Housing and leased to tenant groups under the Housing Provider Framework Lease and Property Management Agreement.

Target Group

All client groups but mainly families and older people.

Eligibility Criteria at 30 June 2007

Income and assets limits are the same as for the Rental General Housing Program.

2006–07 Program Development

On 1 January 2007, eleven rental housing cooperatives signed on to the Housing Provider Framework Lease and Management Agreement.

Funding Source

Commonwealth State Housing Agreement funds.

Program Statistics

	2005–06	2006–07
Total units at 30 June	668	679
Total bedrooms at 30 June	1,890	1,916
Additions during year:		
New unit handovers	0	0
Unit transfers from other programs	0	12
Stock gained from conversions	0	0
Stock Online	0	0
Subtractions during year:		
Unit transfers to other programs	10	1
Sales/demolitions	0	0
Stock lost through conversions	0	0
New households assisted during year*	33	34
Clients receiving rental rebates/ subsidies (estimated)	89%	89%
New RHCs established	0	0
RHCs disbanded/amalgamated	2	0
Total RHCs at 30 June	12	12
RHCs receiving operating subsidy at 30 June	2	0
Self-sufficient RHCs at 30 June	10	12

* Estimates based on turnover calculations.

Joint Venture Programs

Joint Venture Programs—CSHA Joint Ventures, Building More Homes Together and previously Community Housing Program

The OoH, through a submission-based process, has provided funding for joint venture projects between the Director of Housing and other organisations such as community based agencies and local governments. Joint venture projects are arrangements whereby the partner contributes significantly to the project, usually providing either land and/or a proportion of capital funding. In such arrangements, the partner generally retains ownership to the property with the Director of Housing's capital contribution to the project being secured either through a mortgage or the registration of a Director's interest as provided for under the Housing Act (1983).

The Government's innovative Building More Homes Together project is delivering more homes for low income Victorians through partnerships with private developers, builders, and non-government community housing providers.

Social Housing Innovations Project (SHIP)

The State Government committed funds in 2000–01 to engage local government, community and private partners in innovative joint venture projects. Under the Social Housing Innovations Project, affordable social housing projects are being delivered to those on low incomes (including those with special needs). Independent living housing projects for older people from diverse ethnic and cultural backgrounds are also being delivered through SHIP.

Target Group

All client groups, but priority targeted to high needs clients.

Eligibility Criteria at 30 June 2007

Income and asset limits are the same as for the Rental General Housing program.

Strategy for Growth in Housing for Low Income Victorians

The Strategy for Growth in Housing for low income Victorians is based on the experience of the Social Housing Innovations Project (SHIP). Under this program, government enters into partnerships with local governments and not for profit agencies, which are generally registered as registered housing agencies in innovative joint venture arrangements.

The government contributes part of the project cost and the partner contributes the balance. Under the strategy, affordable social housing projects are being delivered to those on low to moderate income (including those with special needs).

Target Group

All client groups.

Eligibility Criteria at 30 June 2007

Eligible for assistance under the Eligibility, Targeting and Rent Affordability Framework.

2006–07 Program Development

As at 30 June 2007, there were six registered Housing Associations registered by the Registrar of Housing Agencies. No further projects were funded under the SHIP funding arrangements and all new projects were funded through the Strategy for Growth in Housing for Low Income Victorians. Funding was predominantly made available through agencies registered by the Registrar of Housing Agencies.

Funding Source

State funds for SHIP and Strategy for Growth for Low Income Victorians and CSHA funds for Joint Venture Program.

Program Statistics

	2005–06	2006–07
Joint Venture Programs (previously Community Housing Program)		
Handovers during financial year	0	0
Tenantable units at 30 June	603	588
New households assisted during year [†]	60	59
Total organisations managing stock	80 [§]	80
CSHA Joint Ventures		
Handovers during financial year	15	56 [‡]
Tenantable units at 30 June	129	185 [‡]
New households assisted during year [†]	30	48
Total organisations managing stock	42	42
Social Housing Innovations Project		
Handovers during financial year (SHIP)	56	0
Tenantable units at 30 June (SHIP)	681	681
New households assisted during year [†]	87	70
Total organisations managing SHIP stock	37	37
Strategy for Growth in Housing for Low Income Victorians		
Handovers during financial year	189 [*]	251
Tenantable units at 30 June [*]	191	442
New households assisted during year [†]	116	220
Total organisations managing stock	5	7

* Includes 64 units managed by Housing Associations leased from the private sector.

† Estimates based on turnover calculations.

§ Revised from 2005–06 report.

‡ Includes 40 properties purchased under Building More Homes Together Project.

Common equity rental co-operatives

The Common Equity Rental Co-operatives (CERC^s) provide tenant managed long term affordable housing for low income clients.

A CERC is a co-operative of members who are committed to being accommodated in secure affordable and good quality rental housing. CERC^s are subject to the *Co-operative Act 1986*. Each CERC has between 7 and 25 household members. To become a CERC member an applicant must meet the Office of Housing eligibility criteria.

Common Equity Housing Limited (CEHL) is the managing body of the CERC program. The original financial model enabled private finance to be raised and used to purchase housing for eligible members of individual CERC^s in combination with funding from the Commonwealth and State governments.

CEHL owns the stock within the program and head leases properties to CERC^s; in turn CERC^s lease properties to individual CERC members.

Target Group

Low income client groups.

Eligibility Criteria at 30 June 2007

Income and asset limits are the same as for the Rental General Housing program.

2006–07 Program Development

No significant changes in 2006–07.

Funding Source

Commonwealth State Housing Agreement funds.

Program Statistics

	2005–06	2006–07
Handovers during financial year	-	-
Tenantable units at 30 June	1,525	1,511
Total bedrooms at 30 June	4,688	4,571
New households assisted during year [*]	169	167
Total CERC ^s	107	108

* Estimates based on turnover calculations.

Short-medium term housing

Short to medium term accommodation is provided to Victoria's homeless individuals and families. The provision of housing is linked to support services to assist clients with a range of complex needs to stabilise their housing situation and to achieve self reliance and independence.

Clients assisted under the Crisis Supported Accommodation and Transitional Housing Management (THM) programs include homeless young people, single adults and families and women and children who are victims of family violence.

Housing assistance options include:

- Short term crisis supported accommodation providing accommodation from one night up to six weeks.
- Transitional housing complements the provision of crisis supported accommodation providing medium term housing from three months to twelve months for single adults and families, and up to 18 months for young people.
- Housing Information and Referral services, housing advocacy to households in housing crisis and financial assistance through the Housing Establishment Fund (HEF). HEF provides funds to eligible clients to access overnight accommodation or gain entry to or maintain private rental accommodation.

The support requirements of people experiencing homelessness are often complex and assistance is generally managed by agencies through the Supported Accommodation Assistance Program (SAAP) and other Department of Human Services funded programs such as Mental Health, Aged Care, Drug and Alcohol and Disability.

A range of joined up housing pathways initiatives have also been developed as part of the Victorian Homelessness Strategy. The aim of these initiatives is the prevention of homelessness among particularly vulnerable groups such as people with a mental illness leaving hospital, people leaving prisons and juvenile justice facilities who are at risk of homelessness.

This aim is achieved through the provision of linked transitional housing and support. These initiatives create housing pathways linked to support for:

- People exiting prisons who are at risk of homelessness on exit.
- Young people over 15 with a history of homelessness leaving Juvenile Justice Centres are provided with a range of housing and support services.
- People on Drug Treatment Orders assessed by the Dandenong Drug Court who are at risk of homelessness.
- People on bail at risk of homelessness.
- Unaccompanied young refugees in the care of the State.
- Young people leaving statutory care at risk of homelessness.
- People with disability at risk of homelessness.
- Indigenous people in at risk tenancies.
- People with mental illness at risk of homelessness on discharge from mental health facilities.

The housing stock is owned and leased by the Director of Housing. Property and tenancy management is provided by THM program funded agencies under funding and service agreements.

Summary of Housing Assistance—Short-Medium Term Housing*

Output	New households assisted during		Households assisted at 30 June	
	2005–06	2006–07	2005–06	2006–07
Crisis Supported Accommodation [†]	1,813	1,925	207	222
Transitional Housing Management Program	10,789	10,779	4,021	4,020
Total	12,602	12,704	4,228	4,242

* Estimates for Director of Housing (DOH) owned stock and short term leased stock.

† An additional 5,079 households are estimated to have been assisted during 2006–07 through community owned and managed crisis accommodation—Flagstaff, Hanover, Southbank, Ozanam House etc.

Crisis supported accommodation

Crisis supported accommodation provides an immediate response to people who are homeless and in crisis, including women and children escaping family violence. Accommodation includes women's refuges, youth refuges and major inner city crisis supported accommodation services.

Accommodation is provided from one night to six weeks and is closely linked to support services generally managed by agencies funded under the Supported Accommodation Assistance Program (SAAP).

Target Group

This program is available to people with support needs and a housing crisis. The main target groups are homeless young people, singles, families and women and children experiencing family violence.

Eligibility Criteria at 30 June 2007

Selection of residents is the responsibility of the support organisations as defined in the SAAP funding agreements that are negotiated for each particular project.

The main criteria across the program is homelessness and the demonstrable need for supported housing.

2006–07 Program Development

No new initiatives for 2006–07.

Funding Source

Commonwealth State Housing Agreement and the Supported Accommodation Assistance Program.

Program Statistics[†]

	2005–06	2006–07
OOH supported units at 30 June*	220	235
Total bedrooms at 30 June	463	480
Additions during year:		
New units*	–	15
Unit transfers from other programs*	6	1
Stock online*	–	–
Stock gained from conversions*	–	–
Subtractions during year:		
Units transfers to other programs*	1	1
Sales/demolitions*	3	–
Stock loss through conversions*	–	–
Stock offline*	–	–
New households assisted during year (estimate) [†]	1,813	1,925
New organisations established	–	–
Organisations disbanded/amalgamated	–	2
Organisations managing stock	46	44

* Rooming Houses used for crisis accommodation are counted on a room by room basis in the above figures.

† Estimates based on turnover calculations.

‡ In addition to the above, 5,079 households are estimated to have been assisted during 2005–06 through community-owned and managed assistance, for example, Gill, Ozanam House, etc.

Transitional housing management program

The Transitional Housing Management Program (THM) complements the provision of crisis supported accommodation. Accommodation is provided for up to 12 months (18 months for young people). Property and tenancy management and housing information services are provided by 20 organisations.

Information referral services, housing advocacy and financial assistance through the Housing Establishment Fund (see section on Private Rental Assistance for details) are also provided through the program.

The program is closely linked to the Supported Accommodation Assistance Program (SAAP) to effectively address the housing and support needs of homeless people and those at risk of homelessness.

The Office of Housing has also provided 803 leased properties to complement the Director of Housing owned property portfolio for this program in areas where stock has been difficult to purchase or where the purchase of stock may not be required on a long term basis.

Target Group

Clients experiencing homelessness are assisted by Transitional Housing Management agencies. Clients include low income families, single people, women and children experiencing family violence and people with complex needs.

Eligibility Criteria at 30 June 2007

The primary eligibility criterion for Transitional Housing is homelessness. Financial assistance is also offered on a needs basis through the Housing Establishment Fund.

2006–07 Program Development

Homelessness housing and support program guidelines were reviewed and consolidated for the period 2006–2009 to coincide with the release of the Homelessness Assistance Standards, registration of housing providers and accreditation of homelessness support providers.

Program Statistics[†]

	2005–06	2006–07
Director owned THM stock	2,745	2,732
Short term leased stock	803	813
Total THM stock	3,548	3,545
Total bedrooms at 30 June	8,296	8,303
Additions during year:		
New unit handovers	64	75
Stock online	2	1
Unit transfers from other programs	30	40
Stock gained from conversions	–	–
Subtractions during year:		
Unit transfers to other programs	41	35
Sales/demolitions/lease handbacks	92	83
Stock offline	1	–
Stock lost through conversions	–	1
New households assisted during year (estimate)*	10,789	10,779
New organisations managing stock	–	–
Organisations disbanded/amalgamated	–	–
Organisations managing stock at 30 June	20	20
Worker positions (FTE) at 30 June	235	236

* Average length of stay of 20 weeks, based on THM reports.

The Bail Support—Housing Pathways Program (joint initiative of the Department of Justice and Office of Housing) was expanded to create a specific response to women on bail—‘Better Pathways Initiative,’ and an integrated response through the Magistrate Court system—‘Court Integrated Services Program’. A total of 32 new transitional housing targets were allocated for 2006–07.

Funding Source

Commonwealth State Housing Agreement funds.

Supported Accommodation Assistance Program

This program assists people who are homeless or at imminent risk of homelessness through a range of support and supported accommodation services to achieve the maximum possible degree of self reliance and independence.

Intervention is provided to minimise ongoing dependency and the recurrence of homelessness. Services include supported accommodation, counselling, advocacy, links to health, education and employment services, outreach support and meal services.

SAAPV (2005–2010) is the multilateral and bilateral agreement between the States and the Commonwealth.

Target Groups

Clients assisted include young people, singles, families and women and children escaping family violence with services provided generally through a case management system.

Eligibility Criteria at 30 June 2007

Eligibility is not based on income or assets. Support is provided to people who are homeless or at risk of homelessness.

2006–07 Program Development

Creating Connections Youth Homelessness Action Plan Stage 2: 2006–2010

Building on the Victorian Homelessness Strategy and Youth Homelessness Action Plan first stage report, YHAP2 launched in October 2006, provides funding of \$28.7 million over four years to deliver a range of new youth service responses for homeless young people to commence operation or be developed in Victoria.

Creating Connections will improve homelessness service system responses to stabilise young people's lives through connection to family, significant others and their community, allowing young people to learn new skills and take up new opportunities, whilst providing a range of different housing and support options.

Program Statistics

	2005–06	2006–07
Clients assisted with support	37,650	na*
Agencies providing services	375	517
Worker positions (FTE) 30 June	1,015	na

* Final data not available.

Each Department of Human Services region will have a youth transition hub model incorporated into their existing youth service system. The youth transition hub model is designed to assist homeless young people aged 15–25 from a variety of backgrounds who require extra support to sustain independent living.

Funding Source

Commonwealth State funds under SAAP Agreement and State supplementary funds.

Funds from the Community Support Fund (CSF) and Justice Department.

Private rental assistance

This assistance program is delivered through the Bond Loan Scheme, which makes loans available to low income private rental tenants for assistance with bonds. The Office of Housing provides cheques made payable to the Residential Tenancies Bond Authority (RTBA) to applicants or it pays estate agents or owners directly on behalf of applicants. The Cheques are accompanied by a Bond Lodgement form which are used to lodge the bond with the RTBA.

The program also provides grants and other assistance through the Housing Establishment Fund (HEF). Referral services are provided by community agencies and assist those experiencing a housing crisis to access or retain appropriate accommodation. Through THM and SAAP agencies, funds are provided to assist Victorians renting in the private rental market. Key clients are homeless young people, singles, and families, women and children who are victims of domestic violence.

Summary of Housing Assistance—Private Rental Assistance

Output	New households assisted during	
	2005–06	2006–07
Bond Loan Scheme	11,981	10,509*
Housing Establishment Fund	31,560	32,498
Total	43,541	43,007

* Data source now ISIP MQ Database.

Bond assistance scheme

Under the Bond Loan Scheme, the OoH makes loans available to low income earners for assistance with security deposits required by private landlords when entering private rental accommodation. The scheme is demand driven and is affected by conditions in affordable private rental markets.

A bond loan is an interest-free repayable loan to the applicant. A cheque is given to the applicant or sent directly to the landlord who must lodge the money with the Residential Tenancies Bond Authority within five days. Bond loans do not cover the costs of relocation or storage.

Demand for assistance decreased by 12 per cent during 2006–07. The bond loan program is demand driven. Broader housing affordability issues in the home purchase market and the consequent overall tightening of the private rental market in Victoria are affecting bond loan demand.

Target Groups

People on a low income in need of assistance.

Clients assisted: 2005-06 and 2006–07 by month

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
2005–06	1,089	1,077	1,083	935	1,045	901	924	1,060	1,067	780	1,013	1,007	11,981
2006–07*	924	1,017	889	968	849	783	830	907	885	758	976	723	10,509

* Data source now ISIP MQ Database.

Program Statistics

	2005–06	2006–07*
Total granted bond assistance during year	11,981	10,509
Average level of assistance per household	\$644	\$696

Eligibility Criteria at 30 June 2007

Clients must meet early housing income limits. The following asset limits also apply:

- \$1,300 for households requiring one or two bedroom properties.
- \$2,100 for households requiring three or more bedroom properties.

Funding Source

Commonwealth State Housing Agreement funds.

Housing Establishment Fund

Funds are provided to Transitional Housing Management agencies (THMs) and SAAP Agencies to assist eligible clients to access overnight accommodation or gain entry to or maintain private rental accommodation.

2006–07 Program Development

No new HEF initiatives in 2006–07

Eligibility Criteria at 30 June 2007

Income and assets limits are generally the same as for the Rental General Housing program. However, clients with significantly reduced incomes are eligible for assistance through the THM program and therefore HEF.

Funding Source

Commonwealth State Housing Agreement funds.

Program Statistics

	2005–06	2006–07
New agencies provided with HEF	-	-
Agencies provided with HEF at 30 June	111	111
Funds given to agencies for HEF	\$6.88m	\$7.08m
Households assisted by HEF funds*	31,560	32,498

* Estimates

Part 4: Home ownership assistance

Housing finance

The Director of Housing, through Home Finance, provides home loan products and services targeted to lower to moderate-income households in accordance with the Office of Housing and Commonwealth State Housing Agreement guidelines.

The private sector has continued to meet the need for long term home finance for moderate-income earners, many of whom traditionally sought home finance from government supported loan programs. Access to home ownership by moderate-income earners through the private sector has continued to be enhanced by the availability of the First Home Owners Grant and exemptions from payment of stamp duty.

Mortgage Loans

Full Equity Home Loans

In November 1996, a policy decision was taken to cease the provision of long term home finance to moderate-income earners on the basis that in a highly competitive market place, private sector lenders were able to meet the needs of this segment with a wide range of loan products. The number of loans provided was progressively reduced from 1992–93.

Shared Equity Arrangements

Shared Home Ownership Program

New activity under this program is limited to providing loan assistance (if eligible) to existing co-owners to enable them to purchase part of the Director's share in a property, or to undertake essential works on the property.

Shared ownership arrangements, with no loan component, are also provided to eligible borrowers refinancing full equity loans with the Director of Housing under the Home Loan Support Package or Hardship Support Policy.

Low Cost Housing and Technical Support

Group Self Build Program

The Group Self Build Program offers an avenue to home ownership for people who have been unable to save a sufficient cash deposit to obtain a standard home loan, but have enough regular income to enable them to meet the repayments on a long term home loan.

The program involves a house and land package arrangement under which 12 participants (on average) purchase vacant blocks of land from the Director of Housing and then, in a co-operative environment, construct their homes as owner builders under the guidance of a building adviser appointed by the Director. The program is funded by the Director of Housing and supplemented by grants from the Victorian Property Fund.

The Director of Housing provides short term bridging finance to individual participants to cover the purchase of the land, conveyancing and loan establishment costs as well as the amount required for building materials, trades and other expenses to construct the home. When the house is completed, the bridging loan from the Director is re-financed with a long-term home loan from a private sector lender.

Home Ownership Support

Home Renovation Service

The Home Renovation Service provides a free inspection service and, if required, subsidised loan assistance of up to \$25,000 (to carry out identified essential health and safety works) to homeowners and up to \$2,000 for private renters who are over 60 years of age, or who have a disability, or care for someone with a disability. The inspection service identifies, in consultation with occupational therapists where appropriate, renovation works, home modifications or preventative maintenance requirements so that senior Victorians, or people with disabilities, may continue living independently in their home in a safe and secure environment.

The inspection service is provided state wide through qualified architects from Archicentre Home Services under a contract with the Director of Housing.

Mortgage Relief

The Mortgage Relief Scheme offers eligible Victorian homeowners short-term interest-free loans of up to \$15,000 to ease the burden of mortgage repayments to private sector lenders during times of financial difficulty arising from unemployment or short-term illness.

Financial assistance also covers arrears in loan repayments, subject to certain conditions. Consideration is given to the client's potential capacity to resume normal mortgage repayments after a maximum assistance period of two years.

Hardship Support Policy

The hardship support policy assists existing borrowers and co-owners under the Shared Home Ownership Scheme (SHOS) who are having difficulty in meeting their commitments to the loan or SHOS arrangement, particularly where this is related to a reduction in income since the loan was provided.

Under this policy, borrowers may apply for a short term or permanent reduction in their loan instalments and seek an extension of their loan term.

In circumstances where the loss of income is due to long term unemployment or prolonged illness or disability, and

this means that the borrower can no longer afford the repayments required to pay out the loan within a reasonable time, the Director may consider an application to pay out the loan balance in full by the borrower converting the property from full home ownership to public housing or Shared Home Ownership.

Co-owners paying rent to the Director under a SHOS arrangement may apply to have the amount of rent they pay reviewed if there has been a reduction in household income.

Households Receiving Loan Assistance at 30 June

	2006	2007
Pre-HOLS mortgage schemes	2,554	1,997
Fixed rate, indexed and variable loans (includes 1 rooming house loan)	510	388
Shared Home Ownership Program (SHOS) with loan component	495	373
Home renovation loans	309	244
Mortgage relief loans	57	49
Group self build bridging loans	79	51
Other*	0	0
Total households receiving loan assistance at 30 June	4,004	3,102
Households assisted through SHOS with no loan component	557	614
Total Households Assisted at 30 June	4,561	3,716

New Clients Assisted During the Financial Year

	2005-06	2006-07
Full equity loans	0	0
Shared Home Ownership Loans	0	0
Home renovation loans	52	58
Mortgage relief loans	9	11
Group self build loans (bridging finance)	35	22
Total Loans Advanced to Households	96	91
Home renovation inspections (excluding second inspections)	3,613	4,434
Shared Home Ownership assistance provided	1	2
Total New Clients Assisted During Year*	3,710	4,527
Group self build completions (refinances)	49	50

* Excludes GSB Completions

Mortgage assistance

Full home ownership

The lending program previously known as the HOLS program provided either fixed, indexed or variable loans to low income buyers who generally were unable to obtain home loans from private sector lenders.

The lending program ceased in the 1996–97 financial year due to the competitiveness of the finance markets in the provision of home loans by the private sector.

Funding Source

Housing internal funds.

Shared Home Ownership Scheme

This program involves the Director of Housing and the co-owner jointly purchasing a house as tenants in common with the co-owner share determined by income, deposit and house price.

The co-owner purchases between 20 and 80 per cent equity in the house with an indexed loan and their deposit. The Director of Housing acquires the balance and leased that share to the client. Subject to eligibility, clients can obtain further loans to purchase additional shares or complete essential works to the property. Co-owners pay rent to the Director of Housing on the Director's share of the property.

Where the loan component of the Shared Home Ownership arrangement has been paid out and the co-owner elects not to purchase a further share, the co-owner continues to pay rent on the Director of Housing's share.

Shared ownership assistance was provided to clients who converted to shared ownership arrangements under the Home Loan Support Package from full equity loans with the Director of Housing. These arrangements do not have a loan component as the clients retain their equity in the property.

Funding Source

Housing internal funds.

Program Statistics

	2005–06	2006–07
Full Equity (previously HOLS) Loans Advanced	0	0
	2006	2007
Clients Being Assisted at 30 June		
Full equity Loans	510	388
Current Full Equity Loans by DHS Region		
Barwon South West	39	32
Gippsland	16	13
Grampians	17	14
Hume	26	24
Loddon Mallee	32	22
Eastern Metro	71	48
North and West Metro	180	135
Southern Metro	129	100
Total	510	388
Full Equity Loans since Inception of Program to date		
Loans	13,392	13,392

Program Statistics

	2005–06	2006–07
Shared Home Ownership		
Loans advanced	0	0
SHOS assistance provided	1	2
	2006	2007
Clients Being Assisted at 30 June–		
All Shared Home Ownership		
With loan component	495	373
No loan component	557	614
Total	1,052	987
Shared Home Ownership Arrangements by DHS Region (Loan Component only)		
Barwon South West	15	10
Gippsland	12	8
Grampians	19	13
Hume	24	21
Loddon Mallee	30	24
Eastern Metro	68	52
North and West Metro	182	142
Southern Metro	145	103
Total	495	373
Shared Home Ownership Loans since Inception up to date		
Standard	3,184	3,184

Mortgage relief

The scheme provides short term interest free loans of up to \$15,000 to borrowers with loans from private sector lenders who are experiencing difficulty with mortgage repayments, but who can resume normal loan repayments after a maximum period of two years.

Financial assistance also covers arrears in loan repayments, subject to certain conditions.

Target Group

Borrowers experiencing short term difficulties with repayment of their private sector housing loans.

Eligibility Criteria at 30 June 2007

The original mortgage amount must not exceed \$264,150 and the client must be paying in excess of 27 per cent of income in loan repayments.

Repayments on other liabilities must be less than 12 per cent of gross income.

Self build housing

Group self build

Group Self Build is a self help home ownership program with short term loan assistance and technical support provided by the Director of Housing.

Successful applicants unable to access home ownership because they do not have a deposit, work together in groups of around 12 households contributing a minimum of 20 hours per week to build homes for all households in the group. The program is based on an owner/builder model.

Funds are provided for the purchase of the land in metropolitan and country locations and for the cost of materials and trades. At the completion of construction, participants arrange a home loan from the private sector to repay the cost of land and house construction. Technical advice, architectural drawings of a variety of house designs, supervision and power tools are provided during the construction phase.

The construction component of the loan is interest free while the land component is interest bearing. The applicable interest rate is the Director of Housing one year fixed interest rate.

Program Statistics

	2005–06	2006–07
Applications received	26	38
Arrears only loans approved	1	0
Subsidy only loans approved	1	2
Arrears and subsidy loans approved	4	9
Reassessment loans approved	3	0
Total loans approved*	9	11
Average size of loans advanced	\$6,550	\$11,400
Households assisted at 30 June	57	49

* Includes clients receiving second year assistance

2006–07 Program Development

Nil.

Funding Source

Housing internal funds.

Program Statistics

	2005–06	2006–07
Applications received during year	191	136
Clients entering scheme during year	35	22
Completions (refinances) during year	49	50

Rising interest rates and the drought are believed to have impacted on the level of demand for the Group Self Build program, a program primarily focussed in rural Victoria. The Group Self Build program is currently under review.

Target Group

Households wishing to own their homes who do not have a cash deposit and who are eligible for a home loan with a private lender.

Funding Source

The Group Self Build Program is partially funded by Victorian Property Fund and by Housing internal funds.

Home ownership support

Home renovation service inspections

An external service provider is contracted by the Director of Housing to conduct free home inspections, and provide technical advice for senior or disabled Victorian home owners or a private renter who is a carer for a person with a disability. Property condition reports are prepared by qualified architects setting out the necessary work to be completed and an estimate of the cost of repairs.

Target Group

Older or disabled home owners and private renters or home owners or private renters who are caring for someone with a disability.

Home renovation service loans

Subsidised interest rate loans of up to \$25,000 are provided to assist elderly and disabled homeowners with the cost of home renovations, modifications and maintenance, relating to health and safety issues. Loans of up to \$2,000 are provided to private renters for the same purposes.

Target Group

Older or disabled home owners and private renters or home owners or private renters who are caring for someone with a disability.

Eligibility Criteria at 30 June 2007

Clients must be either elderly or disabled home owners or private renters or a carer for a person with a disability. Loans can only be advanced in relation to health and safety issues. Asset limits apply.

Funding Source

Housing internal funds.

Program Statistics

	2005–06	2006–07
Primary inspections	3,613	4,434
Second inspections	135	78

Eligibility Criteria at 30 June 2007

Clients must be the holder of a Commonwealth Health Care Card, be aged 60 or more, or disabled or a carer for a person with a disability. Clients can be either homeowners or private sector renters.

Funding Source

Housing internal funds.

Program Statistics

	2005–06	2006–07
Applications for Loans	192	168
Loans advanced	52	58
Clients assisted as at 30 June	309	244

Housing finance schemes prior to Home Opportunity Loans and Shared Home Ownership schemes

	2005–06	2006–07
Capital Indexed Loan Scheme (CAPIL)		
Pilot (1984–85)		
Households being assisted at 30 June	31	27
Standard DPD Loans (1985–91)		
Households being assisted at 30 June	675†	595
Standard Co-op Loans (1985–90)		
Households being assisted at 30 June	15	0
CAPIL for the Over Fifties (1986–90)		
Households being assisted at 30 June	26	26
Indexed Repayment Loans (1986–90)		
Households being assisted at 30 June	242	208
Deferred Interest Scheme (1985–86)		
Households being assisted at 30 June	21	20
Credit Foncier Loans		
Direct DPD Loans (1956–84)		
Households being assisted at 30 June	44	40
CHS Loans (1956–84)*		
Households being assisted at 30 June	95	0
House Sales Scheme (1956–82)		
Households being assisted at 30 June	1,405	1,081
All Pre-HOLS Mortgage Schemes		
Households being assisted at 30 June	2,554	1,997

* All CHS loans have either been assigned to the Director of Housing or refinanced in the private sector..

† Includes 71 CHS CAPIL buyback loans at 30 June 2006.

Part 5: Housing stock management

Introduction

At 30 June 2007, the OoH had a total stock portfolio of 74,049 rental units (including short term leases and excluding community-owned and managed housing units). Strategic asset investment is changing the stock profile to reflect the emerging requirements of people needing housing assistance, including smaller households and people with a disability.

In 2006–07, approximately \$345.6 million (excluding administration) was spent on stock-related capital projects and maintenance, of which 17 per cent was spent on acquisitions. A total of 604 units, including short-term leases, were added to the stock owned or leased by the Director of Housing, of which the majority were public rental housing dwellings. A further 326 properties were acquired under the Common Equity Rental Co-operatives and joint venture programs.

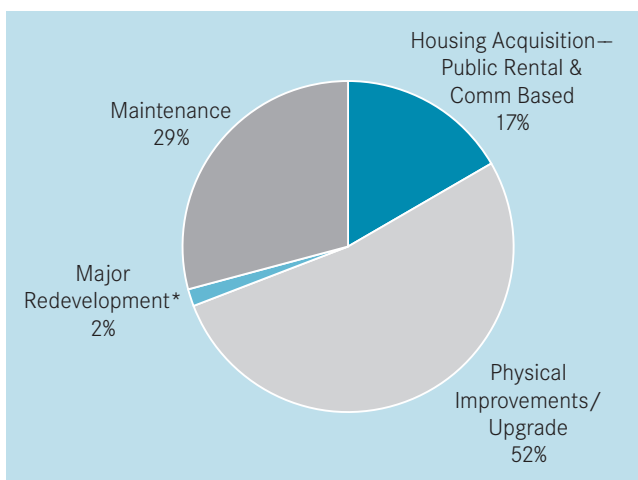
With acquisition programs in recent years emphasising one and two bedroom properties, small dwellings (including rooming house rooms and bedsits), now account for

57.3 per cent of the OoH stock portfolio (Diagram 5.2), with three bedroom properties comprising 38.1 per cent and larger housing 4.8 per cent. These proportions are a better reflection of the household size of applicants than the traditional stock profile.

In order to improve the overall condition and sustainability of the OoH stock portfolio, 54 per cent of the stock-related budget was spent on redevelopment and physical improvements or upgrades, with a further 29 per cent expended on maintenance. This reflects the government’s focus on providing quality living environments for clients. Sales of properties in the poorest condition and in areas of lower demand continued in order to contribute to asset management objectives.

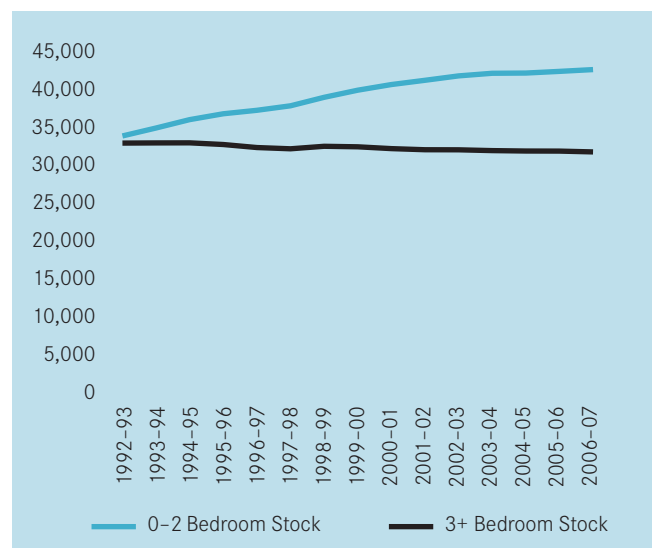
The tables on the following pages provide a summary of the OoH’s stock management program activities during 2006–07, as well as a profile of Victoria’s public and community housing stock at 30 June 2007.

Expenditure on Stock-related Capital Projects and Maintenance 2006–07



* Excludes Stock Replacement

Number of 0–2 and 3+ Bedroom Stock 1992–93 to 2006–07

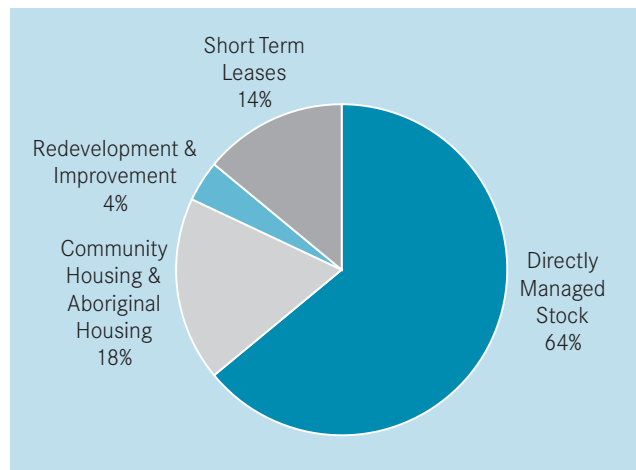


Housing acquisition

Total Social Housing Acquisitions 2006-07 by Program

	Units Acquired
Managed Stock Sub-program	
Family	195
Older Persons	20
Singles	25
Youth	0
Medium Term Housing	39
Conversion Additions	12
Additional Online Creations	97
Managed Stock Sub-program Total	388
Redevelopment & Improvement Sub-program	
Major Projects	22
Better Cities	0
Redevelopment and Improvement Total	22
Community Housing Stock Sub-program	
Long Term Community Housing	17
Crisis Supported	15
Transitional Housing	1
Aboriginal	51
Conversion Additions	25
Additional Online Creations	1
Community Housing Stock Total	110
Short Term Leases program	
RGS Leases	10
Transitional Housing Leases	74
Short Term Leases Total	84
Stock Acquisitions Community-owned Housing Program	
CSHA funded Joint Ventures	16
Building More Homes Together (BMHT)	40
Social Housing Innovations Project	0
Strategy for Growth	251
Common Equity Rental Co-operatives	19
Community Owned Acquisitions Total	326
Total Acquisitions	930

Office of Housing Stock Acquisitions (including Leases) by Program



Office of Housing Units Acquired (including Leases) 2006–07 by Dwelling Type by Area Office within Region*

Region	Separate House	Semi-Det. House	Medium Density	Flat, Low-rise	Flat, High-rise	Movable Units	Rooming House Rooms	Other	Total
Geelong	1	0	3	2	0	0	0	3	9
Portland	0	0	0	0	0	0	0	0	0
Warrnambool	0	2	0	4	0	0	0	2	8
Barwon South West	1	2	3	6	0	0	0	5	17
Bairnsdale	4	4	3	0	0	0	0	0	11
Morwell	0	8	16	1	0	1	0	2	28
Sale	0	0	0	0	0	1	0	0	1
Gippsland	4	12	19	1	0	2		2	40
Ballarat	3	5	0	2	0	1	0	1	12
Horsham	2	0	1	13	0	0	0	0	16
Grampians	5	5	1	15	0	1	0	1	28
Benalla	0	0	0	0	0	0	0	0	0
Seymour	1	4	0	0	0	0	0	0	5
Shepparton	17	12	8	7	0	0	0	0	44
Wangaratta	0	0	0	0	0	0	0	0	0
Wodonga	1	2	1	2	0	2	0	0	8
Hume	19	18	9	9	0	2	0	0	57
Bendigo	2	2	0	3	0	1	0	0	8
Mildura	8	2	3	0	0	0	0	0	13
Swan Hill	4	2	1	1	0	0	0	0	8
Loddon Mallee	14	6	4	4	0	1	0	0	29
Box Hill	10	16	12	0	0	1	0	1	40
Ringwood	2	0	34	26	0	1	0	0	63
Eastern Metro	12	16	46	26	0	2	0	1	103
Ascot Vale	3	0	2	6	8	0	0	0	19
Broadmeadows	8	0	4	0	0	0	0	0	12
Carlton	0	0	0	0	2	0	0	0	2
Collingwood	0	0	2	2	4	0	0	1	9
Fitzroy	0	0	0	0	3	0	0	0	3
Footscray	0	0	5	0	1	1	0	0	7
North Melbourne	1	0	0	1	5	0	0	0	7
Preston	8	16	12	1	0	0	0	0	37
Richmond	1	0	1	0	6	0	0	0	8
Sunshine	9	22	3	2	0	0	0	0	36
North and West Metro	30	38	29	12	29	1	0	1	140
Cheltenham	2	0	6	1	0	0	0	1	10
Dandenong	15	2	9	15	0	1	0	1	43
Frankston	7	0	1	0	0	0	0	0	8
Prahran	0	0	3	4	104	0	0	0	111
South Melbourne	1	0	9	1	7	0	0	0	18
Southern Metro	25	2	28	21	111	1	0	2	190
Total	110	99	139	94	140	10		12	604

* Excludes 326 community owned social housing properties acquired under joint venture, CERCs and SHIP programs.

Summary of Office of Housing Acquisitions (including Leases) for 2006–07 by Type of Acquisition and by Region*

Region	Spot Purchase	New Construction	Redevelopment	Stock Online	Conversion Additions	Short Term Leases	RCOM Handovers	Total
Barwon South West	2	6	0	2	0	0	7	17
Gippsland	13	19	0	2	0	3	3	40
Grampians	2	9	0	2	14	0	1	28
Hume	25	28	0	4	0	0	0	57
Loddon Mallee	6	20	0	2	0	1	0	29
Eastern Metro	0	47	0	8	22	25	1	103
North and West Metro	8	35	22	41	1	31	2	140
Southern Metro	6	137	0	19	0	24	4	190
Total	62	301	22	80	37	84	18	604

* Excludes 326 community owned social housing properties acquired under joint venture, CERCs and SHIP programs.

Summary of Office of Housing Acquisitions (including Leases) for 2006–07 by Number of Bedrooms and by Region*

Region	1 B.R.	2 B.R.	3 B.R.	4 B.R.	5 B.R.	6+ B.R.	Total Units	Total bedrooms
Barwon South West	11	4	0	2	0	0	17	27
Gippsland	11	25	4	0	0	0	40	73
Grampians	19	5	1	2	0	1	28	46
Hume	6	33	10	6	2	0	57	136
Loddon Mallee	3	14	4	8	0	0	29	75
Eastern Metro	48	39	8	7	1	0	103	183
North and West Metro	60	45	23	11	1	0	140	268
Southern Metro	100	61	6	10	3	0	190	325
Total	258	226	66	46	7	1	604	1,133

* Excludes 326 community owned social housing properties acquired under joint venture, CERCs and SHIP programs.

Housing sales

Office of Housing Units Sold by Product Type

	2005-06	2006-07
Direct Tenure Schemes		
Rental general stock	42	72
Movable units	0	0
Other direct tenure stock	0	0
Aboriginal Housing	2	2
Community-Managed Housing		
Rental housing co-operatives	0	0
Rooming houses	0	0
Group housing	0	0
Crisis housing	3	0
Transitional housing	0	1
Long term community housing	0	0
Total Direct Tenure, Aboriginal and Community-managed Housing Sales	47	75
Community Facilities and Commercial Tenancies		
Commercial properties	0	0
Community facilities	0	0
Total Sales	47	75

Physical improvements and maintenance

Maintenance Expenditure*

Type of Expenditure**†	2005–06 (\$m)	2006–07 (\$m)
Responsive	35.99	39.34
Programmed	37.20	35.34
Vacated	11.34	14.75
Community facilities	0.17	0.44
Building services	9.48	9.74
Underpinning and spalling	3.25	1.19
Total Maintenance	97.43	100.79

* Figure excludes administrative expenditure.

† Maintenance expenditure on Public Rental, Community and Aboriginal Housing is included in the above figures.

Physical Improvements and Redevelopment by Type of Expenditure*

	2005–06 (\$m)	2006–07 (\$m)
Physical Improvements and Minor Capital		
Minor Capital†	20.09	22.88
Neighbourhood Renewal high rise services	3.07	3.64
Neighbourhood Renewal high rise upgrades	11.94	11.92
Neighbourhood Renewal villa upgrades	16.7	19.70
Total Neighbourhood Renewal	31.71	35.25
High rise services	18.05	20.60
High rise upgrades	33.89	34.15
Total High Rise	51.95	54.75
Villa Services	3.89	3.07
Villa Upgrades	26.12	55.41
Total Villas	30.01	58.47
Community Housing†	8.91	10.17
Total Physical Improvement & Minor Capital Upgrades	142.66	181.53
Major Redevelopment	7.47	5.74

* Figures exclude administration expenditure.

† Includes Community and Aboriginal Housing.

‡ Presentation of Minor Capital figures has been updated to reflect the change in management responsibility.

Total Office of Housing dwellings at 30 June 2007

Office of Housing Units (including Leases) by Dwelling Type by Area Office within Region*

Region	Separate House	Semi-Det. House	Medium Density	Flat, Low-rise	Flat, High-rise	Movable Units	Rooming House Rooms	Other	Total
Geelong	2,188	107	857	692	0	64	0	2	3,910
Portland	219	4	63	74	0	8	0	0	368
Warrnambool	782	33	247	262	0	14	0	2	1,340
Barwon South West	3,189	144	1,167	1,028	0	86	0	4	5,618
Bairnsdale	410	16	198	86	0	7	0	0	717
Morwell	1,576	89	596	521	0	48	12	6	2,848
Sale	367	6	107	106	0	22	0	0	608
Gippsland	2,353	111	901	713	0	77	12	6	4,173
Ballarat	1,517	66	410	599	0	46	44	1	2,683
Horsham	407	8	83	246	0	13	0	0	757
Grampians	1,924	74	493	845	0	59	44	1	3,440
Benalla	452	17	94	99	0	13	0	1	676
Seymour	326	11	75	104	0	22	1	0	539
Shepparton	850	43	257	215	0	21	14	1	1,401
Wangaratta	462	14	114	187	0	12	10	0	799
Wodonga	815	14	278	215	0	17	7	1	1,347
Hume	2,905	99	818	820	0	85	32	3	4,762
Bendigo	1,430	80	622	660	0	84	13	2	2,891
Mildura	718	18	420	123	0	12	20	0	1,311
Swan Hill	648	32	139	296	0	19	11	0	1,145
Loddon Mallee	2,796	130	1,181	1,079	0	115	44	2	5,347
Box Hill	922	206	1,033	821	0	89	91	5	3,167
Ringwood	1,413	116	1,442	475	0	213	20	4	3,683
Eastern Metro	2,335	322	2,475	1,296	0	302	111	9	6,850
Ascot Vale	130	124	313	1,488	811	15	37	5	2,923
Broadmeadows	1,585	299	936	471	0	157	28	8	3,484
Carlton	99	71	369	534	975	2	77	2	2,129
Collingwood	194	43	383	873	717	9	58	3	2,280
Fitzroy	57	20	229	393	803	0	236	6	1,744
Footscray	399	69	974	264	331	29	83	3	2,152
North Melbourne	87	20	394	440	948	0	43	3	1,935
Preston	2,046	814	1,365	1,102	0	155	20	3	5,505
Richmond	35	43	171	384	1,028	1	90	4	1,756
Sunshine	2,129	319	940	490	0	146	30	2	4,056
North and West Metro	6,761	1,822	6,074	6,439	5,613	514	702	39	27,964
Cheltenham	514	147	961	1,192	0	52	30	3	2,899
Dandenong	2,340	200	1,328	733	0	270	24	5	4,900
Frankston	1,496	98	945	428	0	126	21	0	3,114
Prahran	21	4	352	1,029	1,033	1	360	5	2,805
South Melbourne	75	117	375	699	561	1	345	4	2,177
Southern Metro	4,446	566	3,961	4,081	1,594	450	780	17	15,895
Total	26,709	3,268	17,070	16,301	7,207	1,688	1,725	81	74,049

* Excludes 3,407 community owned housing units.

Office of Housing Units (including Leases) by Dwelling Type by Local Government Area*

Region	Separate House	Semi-Det. House	Medium Density	Flat, Low-rise	Flat, High-rise	Movable Units	Rooming House Rooms	Other	Total
Alpine	82	1	8	33	0	1	0	0	125
Ararat	124	7	13	38	0	2	0	0	184
Ballarat	1,150	45	361	408	0	17	44	1	2,026
Banyule	779	318	567	518	0	47	9	2	2,240
Bass Coast	71	10	80	109	0	7	0	1	278
Baw Baw	232	3	91	52	0	7	0	1	386
Bayside	211	77	303	633	0	17	2	1	1,244
Benalla Rural City	236	5	35	52	0	4	0	1	333
Boroondara	129	26	152	445	0	12	69	1	834
Brimbank	1,050	54	377	106	0	57	30	1	1,675
Buloke	32	0	0	52	0	2	0	0	86
Campaspe	412	17	75	229	0	13	0	0	746
Cardinia	162	0	86	61	0	22	0	0	331
Casey	1,166	71	429	155	0	134	0	2	1,957
Central Goldfields	131	7	57	56	0	7	0	0	258
Colac-Otway	203	9	31	62	0	3	0	1	309
Corangamite	73	0	18	83	0	0	0	0	174
Darebin	870	494	789	1,053	145	69	39	3	3,462
East Gippsland	410	16	198	86	0	7	0	0	717
Frankston	886	65	569	135	0	83	21	0	1,759
Gannawarra	127	0	13	39	0	7	0	0	186
Glen Eira	78	17	259	253	0	17	24	0	648
Glenelg	222	4	63	74	0	8	0	0	371
Golden Plains	0	0	0	0	0	3	0	0	3
Greater Bendigo	919	57	467	371	0	41	13	2	1,870
Greater Dandenong	807	123	777	517	0	71	24	2	2,321
Greater Geelong	1,931	98	809	607	0	57	0	1	3,503
Greater Shepparton	784	43	257	194	0	17	14	1	1,310
Hepburn	52	12	4	69	0	5	0	0	142
Hindmarsh	22	0	2	19	0	1	0	0	44
Hobsons Bay	274	47	488	167	203	22	19	2	1,222
Horsham	241	2	49	140	0	5	0	0	437
Hume	1,150	180	547	120	0	123	0	5	2,125
Indigo	45	1	13	53	0	7	0	0	119
Kingston	337	70	545	279	0	27	4	3	1,265
Knox	563	37	370	145	0	93	0	2	1,210
Latrobe	1,155	71	385	322	0	27	12	3	1,975
Loddon	14	0	9	43	0	5	0	0	71
Macedon Ranges	123	11	20	30	0	16	0	0	200
Manningham	69	9	81	61	0	19	0	0	239
Mansfield	57	8	15	0	0	3	0	0	83
Maribyrnong	549	242	793	422	128	19	64	2	2,219
Maroondah	291	30	558	122	0	49	8	0	1,058
Melbourne	92	13	238	476	1,162	0	88	4	2,073
Melton	187	12	116	37	0	29	0	0	381
Mildura	629	16	403	105	0	10	20	0	1,183
Mitchell	295	9	55	71	0	17	1	0	448
Moira	267	10	78	76	0	13	0	0	444
Monash	517	124	514	218	0	54	10	2	1,439
Moonee Valley	167	137	512	1,623	1,438	15	37	6	3,935

Office of Housing Units (including Leases) by Dwelling Type by Local Government Area* (continued)

Region	Separate House	Semi-Det. House	Medium Density	Flat, Low-rise	Flat, High-rise	Movable Units	Rooming House Rooms	Other	Total
Moorabool	185	2	32	62	0	18	0	0	299
Moreland	480	164	689	523	134	34	60	3	2,087
Mornington Peninsula	683	21	241	214	0	70	0	0	1,229
Mount Alexander	56	5	47	92	0	6	0	0	206
Moyne	35	0	14	27	0	4	0	0	80
Murrindindi	22	2	18	20	0	5	0	0	67
Nillumbik	39	1	77	13	0	10	0	0	140
Northern Grampians	111	6	32	44	0	4	0	0	197
Port Phillip	85	119	607	1,182	804	1	654	5	3,457
Pyrenees	6	0	0	22	0	3	0	0	31
Queenscliff	1	0	4	9	0	1	0	0	15
South Gippsland	118	5	40	38	0	7	0	1	209
Southern Grampians	189	2	21	47	0	3	0	0	262
Stonnington	22	3	152	648	790	2	51	4	1,672
Strathbogie	42	0	4	35	0	1	0	0	82
Surf Coast	53	0	13	14	0	1	0	0	81
Swan Hill	353	17	90	62	0	8	11	0	541
Towong	29	0	2	9	0	2	0	0	42
Wangaratta	345	7	65	110	0	3	10	0	540
Warrambool	482	31	194	105	0	7	0	2	821
Wellington	367	6	107	106	0	22	0	0	608
West Wimmera	2	0	0	12	0	0	0	0	14
Whitehorse	474	94	670	178	0	26	24	4	1,470
Whittlesea	486	45	140	49	0	40	0	0	760
Wodonga	701	13	268	167	0	12	7	1	1,169
Wyndham	466	33	142	22	0	48	0	0	711
Yarra	172	82	600	1,310	2,403	1	356	11	4,935
Yarra Ranges	301	2	122	131	0	55	0	0	611
Yarriambiack	31	0	0	31	0	3	0	0	65
Total	26,709	3,268	17,070	16,301	7,207	1,688	1,725	81	74,049

* Excludes 3,407 community owned housing units.

Office of Housing Sales, Demolitions and Lease Handbacks for 2006–07 by Region*

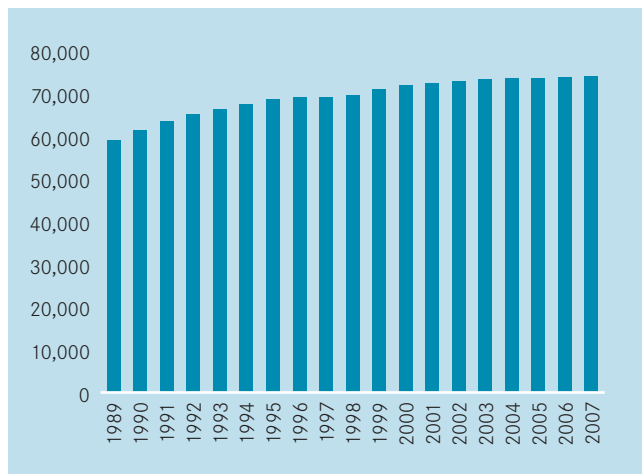
	Sales	Demolitions	Lease Handbacks	Total
Barwon South West	9	62	0	71
Gippsland	4	13	1	18
Grampians	24	12	0	36
Hume	6	11	0	17
Loddon Mallee	14	17	0	31
Eastern Metro	0	20	32	52
North and West Metro	13	84	35	132
Southern Metro	5	33	28	66
Total	75	252	96	423

* Excludes disposals of community owned housing units.

Office of Housing Units (including leases) by Number of Bedrooms Available by Region*

Region	Bedsits	1 B.R.	2 B.R.	3 B.R.	4 B.R.	5 B.R.	6+ B.R.	Total Units	Total bed rooms
Barwon South West	12	1,179	1,593	2,604	214	11	5	5,618	13,134
Gippsland	18	1,051	1,039	1,918	137	4	6	4,173	9,512
Grampians	45	913	639	1,680	141	3	19	3,440	7,983
Hume	44	975	1,023	2,474	229	11	6	4,762	11,499
Loddon Mallee	90	1,301	1,212	2,486	247	5	6	5,347	12,323
Eastern Metro	61	1,983	2,156	2,222	333	52	43	6,850	14,883
North and West Metro	803	6,924	9,531	9,446	1,089	110	61	27,964	60,414
Southern Metro	503	4,852	4,503	5,210	715	72	40	15,895	33,459
Total	1,576	19,178	21,696	28,040	3,105	268	186	74,049	163,207

* Excludes 3,407 community owned housing units.

Total Office of Housing Dwellings (including Leases)
at 30 June 1989 to 2007

Changes to Office of Housing dwellings for 2006–07

Additions and Reductions to Stock (including Leases)

	Units
Stock at 30 June 2006 including Leases	73,919
Additions[†]	
New Handovers	385
New Leases	84
Stock Online	80
RCOM Handovers	18
Stock Conversion Additions	37
Subtractions	
Sales	75
Demolitions	252
Stock offline	5
Stock Conversion Reductions	46
Short Term Lease Handbacks	96
Stock at 30 June 2007 including Leases*	74,049

* Excludes 3,407 community owned housing units (See page 55 for community owned housing programs).

† Excludes 326 Joint Venture, CERCs and SHIP Acquisitions.

Total Office of Housing Funded Social Housing Stock as 30 June by Housing Program

Program	2005–06	2006–07
Direct Tenure Public Rental		
Rental General stock (including Leases)	63,167	63,180
Movable units	1,724	1,685
Other direct tenure*	353	442
Total—Direct Tenure Public Rental Housing	65,244	65,307
Aboriginal Housing Victoria	1,295	1,334
Community-Managed Rental Housing		
Rooming House program	1,758	1,763
Rental Housing Co-operatives	668	679
Group Housing program	509	515
Long term community housing program†	462	465
Rental Joint Ventures	215	206
Sub-total—Long Term Community-Managed Rental Housing	3,612	3,628
Crisis supported accommodation	220	235
Transitional Housing Management Program (including Leases)	3,548	3,545
Sub-total—Short-Medium Term Community-Managed Rental Housing	3,768	3,780
Total—Community Managed Rental Housing	7,380	7,408
Total Office of Housing Dwellings (including leases) at 30 June	73,919	74,049
Community-Owned and Managed Housing Program		
Joint Venture program (previously Community Housing program)	603	588
CSHA Joint Ventures	129	145
Building More Homes Together (BMHT)	na	40
Social Housing Innovations Project (SHIP)	681	681
Strategy for Growth (including Director's interest third party leases)	191	442‡
Common Equity Rental Co-operatives	1,525	1,511
Total—Community-Owned and Managed Rental Housing	3,129	3,407
Total Office of Housing Funded Social Housing Stock	77,048	77,456
Short Term Leases (included in above figures)		
Rental General stock (Leases)	296	274
Transitional Housing Management program (Leases)	803	813
Total Short Term Leases at 30 June	1,099	1,087

* Other direct tenure includes 'Crisis Other' (Stock awaiting demolition, sale, etc. being temporarily used as crisis housing), Community Facilities, Commercial Tenancies, Sundry Rentals, Rental Various, Rental Pensioner Trust Fund and Rental to Government Departments.

† Includes ILTFM properties and those purchased under *A Fairer Victoria* Program and stored under product code RYTH.

‡ Includes Director's interest—Third party leases, *A Fairer Victoria* 2 properties and three Commonwealth Games demountables in East Gippsland.

Part 6: Financial statements

Operating statement for the financial year ended 30 June 2007

Financial Statements—Department of Human Services

Office of Housing Segment

Operating statement for the financial year ended 30 June 2007

	2005–06 (\$m)	2006–07 (\$m)
INCOME		
Revenue		
Annual appropriations	312.3	285.7
Funds from other authorities	1.7	305.2
Resources received free of charge	5.2	1.2
Other revenue	359.1	370.0
Total revenue	678.3	962.2
Other income	3.4	4.0
Total income	681.7	966.2
EXPENSES		
Employee benefits	63.4	63.0
Supplies and services	33.5	33.7
Financing—Housing debt assumption costs	-	50.5
Grants and other payments to service providers	103.2	128.9
Depreciation and amortisation	133.3	136.0
Rental operating costs	236.7	243.8
Home finance operating costs	2.0	2.0
Resources provided free of charge	5.3	0.1
Other expenses	9.6	12.0
Total expenses	586.9	669.9
Net result for the period	94.7	296.3

Balance sheet as at 30 June 2007

Financial Statements—Department of Human Services

Office of Housing Segment

Balance sheet as at 30 June 2007

	2005–06 (\$m)	2006–07 (\$m)
Current Assets		
Cash and cash equivalents	154.0	426.2
Receivables	37.4	11.7
Loans	35.3	31.9
Prepayments	1.5	1.5
Total Current Assets	228.1	471.3
Non-Current Assets		
Receivables	0.6	0.7
Loans	86.9	70.5
Properties, plant and equipment	12,033.3	12,123.6
Intangible assets	36.9	44.9
Total Non-Current Assets	12,157.6	12,239.6
Total Assets	12,385.9	12,710.9
Current Liabilities		
Payables	46.0	51.9
Provisions	17.3	17.6
Total Current Liabilities	63.3	69.5
Non-Current Liabilities		
Payables	0.8	0.8
Provisions	47.0	42.0
Total Non-Current Liabilities	47.8	42.8
Total Liabilities	111.1	112.3
Net Assets	12,274.6	12,598.6
Equity		
Contributed capital	5,019.3	5,069.9
Asset Revaluation Reserve	6,709.3	6,686.3
Accumulated surplus	546.0	842.4
Total Equity	12,274.6	12,598.6

Cash flow statement for the financial year ended 30 June 2007

Financial Statements—Department of Human Services

Office of Housing Segment

Cash flow statement for the financial year ended 30 June 2007

	2005–06 (\$m)	2006–07 (\$m)
Cash Flows from Operating Activities		
Receipts		
Receipts of output appropriations	312.3	285.7
Receipts of funds from other authorities	1.8	305.5
Rent received	311.4	323.1
User charges received-rental properties	4.7	4.8
Interest received	14.4	20.3
Other receipts	(3.3)	35.9
GST recovered from Australian Tax Office	10.4	9.5
Total receipts	651.8	984.9
Payments		
Payments for employee benefits	(61.3)	(62.6)
Payments for supplies and services	(31.5)	(34.6)
Finance costs	-	(50.5)
Payments for services provided by external agencies	(110.9)	(140.9)
Rental operating payments	(229.9)	(243.6)
Home finance operating payments	(1.0)	(2.0)
Other payments	(9.2)	(8.9)
Total payments	(443.8)	(543.1)
Net cash provided from/(used in) operating activities	208.0	441.7
Cash Flows from Investing Activities		
Proceeds from the disposal of properties, plant and equipment	32.2	32.8
Client loans repaid	30.3	28.6
Payment for properties, plant and equipment	(283.3)	(275.3)
Client loans granted	(4.8)	(6.3)
Net cash provided by/(used in) investing activities	(225.6)	(220.2)
Cash Flows from Financing Activities		
Proceeds from capital contribution by state government	78.9	50.7
Net cash provided from/(used in) financing activities	78.9	50.7
Net increase in cash and cash equivalents	61.2	272.2
Cash and cash equivalents at the beginning of the financial year	92.8	154.0
Cash and cash equivalents at the end of the financial year	154.0	426.2

Statement of changes in equity for the financial year ended 30 June 2007

Financial Statements—Department of Human Services

Office of Housing Segment

Statement of changes in equity for the financial year ended 30 June 2007

	2005–06 (\$m)	2006–07 (\$m)
Total equity at beginning of financial year	12,070.4	12,274.6
Impairment losses	(13.9)	(23.0)
Gain/(loss) on property revaluation	44.5	-
Net income recognised directly in equity	30.6	(23.0)
Net result for the period	94.7	296.3
Total recognised income and expense for the period	125.3	273.4
Transactions with the State in its capacity as owner	78.9	50.7
Total equity at the end of the financial year	12,274.6	12,598.6

