

# 2014 Estimates Committee

## Response to Written Question on Notice

Minister	The Hon Matt Conlan MLA
Portfolio	Minister for Housing
Agency	Department of Housing

Question Reference	WQ 122
From	Ms Alison Anderson MLA

### Question 8.

How many houses have been deemed to be Beyond Economic Repair (BER) in the Northern Territory since 30 June 2009? Of these houses:

- How many have been demolished and will be rebuilt?
- How many will be demolished and rebuilt?
- How many will not be rebuilt?
- How many have been rebuilt, by community?
- How many are occupied, by community?
- How many are unoccupied by community?

**Legislative Assembly of the Northern Territory**

### TABLED DOCUMENTS

Committee: Estimates  
 Paper No: 7.3 Date: 12 / 6 / 14  
 Submission No: Conlan  
 Signed: [Signature]

### Answer

For the 2013-14 financial year, as at 31 March there were 359 houses deemed Beyond Economic Repair.

A dwelling is considered as Beyond Economic Repair if the repair and ongoing costs of the existing dwelling outweigh the replacement and ongoing costs of the proposed dwelling. The critical factors in assessing the repair costs of a dwelling are usually whether it has deficiencies in the structure, such as corrosion or termite damage, as well as the amenity, such as a non-functioning bathroom or kitchen. In an effort to quantify the issues and costs, a structural engineer is often used to confirm the extent and nature of works required and the anticipated remaining life of the structure.

- 93 Beyond Economic Repair dwellings were demolished and 125 dwellings were built.

- b. The number of dwellings to be demolished and rebuilt is subject to negotiation of 2014-2015 funding being confirmed through the National Partnership Agreement Remote Indigenous Housing and also subject to the further scoping of Capital Works funded in 2014-15. In addition the final number is subject to consultation with communities.
- c. The number to be rebuilt depends on the continuation of Commonwealth funding and scoped cost of the remaining houses within available budget to the end of the National Partnership Agreement on Remote Indigenous Housing in 2018.
- d. For the 2013-14 financial year, as at 31 March 2014 there were 125 new dwellings built to replace 93 Beyond Economic Repair dwellings.

COMMUNITY	New	Beyond Economic Repair
Ali Curung	10	8
Ampilatwatja	9	9
Barunga *	0	6
Beswick	13	13
Canteen Creek	4	3
Imangara	7	7
Maningrida	15	9
Milingimbi**	2	0
Papunya	2	2
Ramingining	27	12
Yirrkala***	6	0
Yuendumu	30	24
<b>Total</b>	<b>125</b>	<b>93</b>

\* Barunga will receive 8 new dwellings after 31 March 2014

\*\* Milingimbi BERs were demolished in financial year 2012-13

\*\*\* Yirrkala BERs will be demolished after 31 March 2014

- e. For the 2013-14 financial year, as at 31 March 2014 there were 171 Beyond Economic Repair dwellings occupied.

COMMUNITY	Occupied
Alpururulam	2
Amanbidji	3
Angurugu	10
Areyonga	2
Binjari	2
Bulman	3
Daguragu	2

Galiwinku	35
Gunbalanya	1
Gunyangara	4
Jilkminggan	1
Milikapiti	10
Minjilang	11
Minyerri	7
Mutitjulu	1
Nganmarriyanga	5
Numbulwar	1
Peppimenarti	1
Rittarangu	6
Santa Teresa	2
Warruwi	18
Weemol	1
Wilora	6
Wutunugurra	10
Yarralin	7
Yirrkala	19
Yuelamu	1
<b>Total</b>	<b>171</b>

- f. For the 2013-14 financial year, as at 31 March 2014 there were 95 Beyond Economic Repair dwellings unoccupied.

COMMUNITY	Unoccupied
Alpurrurulam	2
Amanbidji	7
Angurugu	6
Atitjere	3
Belyuen	6
Beswick	4
Bulla	3
Daguragu	2
Galiwinku	7
Gapuwiyak	1
Gunbalanya	9
Imanpa	4
Jilkminggan	2
Kintore	4
Minjilang	3
Minyerri	1
Mutitjulu	3
Ngukurr	2
Papunya	2

Pigeon Hole	2
Rittarangu	2
Santa Teresa	2
Titjikala	1
Umbakumba	2
Wadeye	3
Wallace Rockhole	2
Warruwi	7
Willowra	1
Wutunugurra	2
<b>Total</b>	<b>95</b>