

**LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY**  
**WRITTEN QUESTION**

Mr Yan to the Minister for Remote Housing and Town Camps:

**Remote Community Housing – 10 Year Projection**

- 1. Under the NT Government \$1.1 Billion remote community housing program “Our Communities, Our Future, Our Homes”, what is the schedule of delivery for the remainder of the program? How many homes will be built each year and where will they be built? Who will they be given to?**

The number of homes built each year varies between communities and programs taking into consideration local decision making, community engagement, transitional accommodation, planning and approvals, serviced land availability and future growth.

The program is reviewed regularly where adjustments may be required due to unforeseen delays in delivery such as COVID-19 events, essential services infrastructure, and complexities with land servicing assessments (water supply solutions).

The Department of Territory Families, Housing and Communities’ Tenancy unit collaborate with Housing Reference Groups in each community, who provide advice and recommendations on acceptance and allocation of housing applications in remote communities.

- 2. Under the National Partnership for Remote Housing NT, the NT Government will receive \$550 million over 5 years (18/19 – 22/23) in Australian Government funding for housing in 73 remote communities and 17 Alice Springs town camps, to reduce overcrowding for Aboriginal people.**
  - a) Is the total budget for this program \$550 million or has the NTG also contributed additional funding?**

The NTG has contributed additional funding.

- b) How many homes have been delivered through this program so far and where have they been built?**

As at 30 September 2021, a total of 316 houses have been constructed and 338 houses have received extensions, achieving a total of 1,223 new bedrooms.

Attachment A provides a community breakdown of capital works completed.

- c) How many new homes are planned to be delivered each year in the remainder of the program, and where will they be built?**

A minimum of 1,950 bedrooms are to be delivered by 30 June 2023 across various remote communities. Location and numbers between years could vary for the reasons outlined in the response to Question 1.

- d) Are the new homes delivered under this program also included in the “Our Communities, Our Future, Our Homes” program or are these all additional homes to that program?**

To avoid duplication of effort, the Government’s agreed the primary mechanism for the delivery of the \$550 million Commonwealth investment in remote housing will be delivered through the Northern Territory Government’s program Our Community. Our Future. Our Homes; including the Northern Territory Government’s principles of local decision making and procurement policies.

**3. Why has the NT Government starting referring to the number of bedrooms built rather than the number of new homes?**

The National Partnership for Remote Housing Northern Territory specifies that the objectives will be achieved through the construction of additional and replacement houses and extensions to existing homes, informed by Local Decision Making, to reduce overcrowding, including through improving housing quality. The minimum total output is 1,950 bedrooms, providing an equivalent impact of 650 three-bedroom houses.

- a) By definition, does a bedroom has a specific size or dimension?**

No, but all bedrooms must comply with specified guidelines and requirements.

- b) Does a bedroom come with one window and one door?**

Yes.

- c) What fixtures and fittings does a standard bedroom include? Can this be lights, fans, power points and a wardrobe for keeping clothes and belongings?**

Fixtures and fittings includes wardrobes, lighting, ceiling fans (tropical), evaporative cooling outlet (arid) and two or more double general power outlets to each bedroom.

- d) What is the average cost of a bedroom?**

The average cost per bedroom varies from design, built form and location. Average bedroom cost is \$2,831.75 per square metre for a three-bedroom home.

- 4. A NT Government statement on 4 October states that as part of an agreement with the Federal Government, the NT Government will be able to claim the cost of building a total of 1,950 bedrooms if they are constructed by the end of June 2023. What is the current number of bedrooms constructed as at end September 2021? Can a breakdown be provided of dwellings by number of bedrooms with expected completion timeframes?**

Refer to Attachment A. The remainder of the homes are to be completed by 30 June 2023.

- 5. Are you aware how many homeless people there are in remote Aboriginal communities across the NT? Is there a plan to rectify this situation and over what period of time?**

The Australian Bureau of Statistics (ABS) collects information on homelessness as part of its census.

Overcrowding is the major driver of homelessness in the Northern Territory. To address overcrowding and improve living conditions in remote communities, the Department is delivering the, \$1.1 billion, Our Community. Our Future. Our Homes. 10 year Program from 2017-18 to 2026-27. This investment by the Northern Territory Government includes the construction of new housing stock, additional bedrooms and living areas and the repair and upgrade of existing dwellings.

- 6. Overall, what has been the lowest cost expended on an individual house constructed and installed as part of the remote housing package?**

The lowest cost expended on an individual house constructed and installed as part of Our Community. Our Future. Our Homes. was \$425,000.

- 7. Overall, what has been the highest cost expended on an individual house constructed and installed as part of the remote housing package?**

The highest cost expended on an individual house constructed and installed as part of Our Community. Our Future. Our Homes. was \$739,000, which is largely attributed to site preparation works.

- 8. What is the median cost of a three-bedroom dwelling built on site using bricks and mortar?**

The median cost of a three-bedroom dwelling built on site using bricks and mortar is \$513,000

**9. What is the median cost of a transportable 3 bedroom home (installed)?**

The median cost of a transportable (modular) three-bedroom home (installed) is \$536,000.

**10. In 2021, how does Local Decision Making impact on the delivery of housing in remote communities and town camps?**

Local decision making is achieving improved place based approaches to the program from the initial stages of planning through to delivery. Local decision making groups are different in each community and can include local authorities, housing reference groups, Aboriginal corporation boards, and traditional governance groups.

Attachment A - Completions (as at 30 September 2021)

Community	Completed as at 30 September 2021				
	HomeBuild		Room to Breathe		Combined
	Homes	Bedrooms	Homes	Bedrooms	Bedrooms
Acacia Larrakia	0	0	0	0	0
Ali Curung	4	13	22	18	31
Alpurrurulam	6	19	0	0	19
Amanbidji	0	0	0	0	0
Amoonguna	10	35	0	0	35
Ampilatwatja	0	0	5	4	4
Angurugu	3	9	0	0	9
Apatula (Finke)	4	12	0	0	12
Areyonga	0	0	24	16	16
Arlparra	0	0	0	0	0
Atitjere (Harts Range)	7	21	2	3	24
Barunga	16	31	0	0	31
Belyuen	0	0	0	0	0
Beswick	1	3	4	4	7
Binjari	3	9	0	0	9
Borroloola	24	62	0	0	62
Bulla	0	0	0	0	0
Bulman	4	12	3	3	15
Canteen Creek	0	0	0	0	0
Daguragu	5	20	0	0	20
Elliott	1	4	0	0	4
Engawala	2	6	2	2	8

Epenarra (Wutunugurra)	0	0	0	0	0
Galiwinku	0	0	0	0	0
Gapuwiyak (Lake Evella)	10	28	5	5	33
Gunbalanya (Oenpelli)	13	36	0	0	36
Gunyangara	0	0	0	0	0
Haasts Bluff	0	0	0	0	0
Hermannsburg (Ntaria)	10	39	14	6	45
Imangara (Murray Downs)	0	0	0	0	0
Imanpa	6	18	0	0	18
Jilkminggan	7	24	0	0	24
Kalkarindji	2	5	11	7	12
Kaltukatjara (Docker River)	2	7	0	0	7
Kintore	8	27	4	1	28
Kybrook Farm	0	0	12	13	13
Lajamanu	2	6	7	4	10
Laramba	0	0	12	10	10
Maningrida	35	106	30	24	130
Manyallaluk (Eva Valley)	2	6	0	0	6
Mataranka	0	0	0	0	0
Milikapiti	6	9	8	2	11
Milingimbi	0	0	0	0	0
Milyakburra	0	0	14	10	10
Minjilang	3	8	0	0	8
Minyerri	6	20	0	0	20
Mount Liebig	3	10	11	11	21
Mutitjulu	0	0	0	0	0
Nauiyu (Daly River)	0	0	11	8	8
Nganmarriyanga	6	19	0	0	19
Ngukurr	18	58	8	8	66
Nturiya	1	4	7	5	9
Numbulwar	0	0	4	3	3
Nyirripi	0	0	9	6	6
Papunya	3	10	13	18	28
Peppimenarti	1	2	0	0	2
Pigeon Hole	6	18	0	0	18

Pirlangimpi	0	0	20	17	17
Pmara Jutunta and Ti Tree	1	3	13	7	10
Ramingining	2	6	7	7	13
Rittarangu	6	19	0	0	19
Robinson River	2	6	0	0	6
Santa Teresa	12	41	16	18	59
Tara	2	7	13	6	13
Tennant Creek	4	14	0	0	14
Titjikala	3	12	3	3	15
Umbakumba	0	0	0	0	0
Wadeye	15	39	8	2	41
Wallace Rockhole	0	0	0	0	0
Warruwi	4	11	2	0	11
Weemol	0	0	13	16	16
Willowra	5	19	0	0	19
Wilora	5	17	0	0	17
Wurrumiyanga	0	0	1	1	1
Yarralin	10	30	0	0	30
Yirrkala	5	15	0	0	15
Yuelamu (Mt Allen)	0	0	0	0	0
Yuendumu	0	0	0	0	0
<b>Total</b>	<b>316</b>	<b>955</b>	<b>338</b>	<b>268</b>	<b>1,223</b>