

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mrs Lambley to the Minister for Infrastructure, Planning and Logistics:

Remote Housing Construction

- 1. How much does it cost on average to build a three-bedroom home in a remote community?**

The average price to construct a three bedroom home over the life of the Remote Housing Investment Package is \$554,499.

- 2. How much does it cost on average to build a three-bedroom home in an urban setting?**

Costs from urban homes constructed in prior years do not accurately reflect current housing construction costs and respective changes in the construction market.

- 3. Remote housing land doesn't need to be bought. It is owned by the Aboriginal people who live there, land they gained under the *Aboriginal Land Rights (Northern Territory) Act 1976* or on town leases in Alice Springs. Is this correct?**

The Northern Territory Government cannot own or buy the land on which remote community houses are situated. The land is either:

- 1) Aboriginal land held by a Land Trust under the *Aboriginal Land Rights (Northern Territory) Act 1976* and is not transferable under the statute; or
- 2) held in freehold or under a perpetual lease by a corporation or association comprised of Aboriginal people who live there.

- 4. Is there a minimum requirement in the remote housing contracts for a number of apprentices and trainees?**
- a. How many?**
 - b. For what periods?**
 - c. What trades?**
 - d. Is the progression of those apprenticeships monitored, and if so, how?**

Under the Conditions of Tendering that is mandated for all Northern Territory Government agencies, the minimum number of apprentices and trainees required in standard construction vary depending on the value of the contract. For example:

- A contract of \$500,000 requires one apprentice and no trainees.
- A contract for \$3 million requires five apprentices and one trainee within the period of the contract.
- For contracts less than \$1 million, a trainee may replace one apprentice.

Any stipulation of trades will be specific to the tender and will be monitored as part of the audits undertaken by the Department of Infrastructure, Planning and Logistics through the Contractor Compliance Unit.

The level of compliance is reported at the end of the contract in the Contractor Performance Report and is taken into consideration on future quotations and tenders.

- 5. Contractors need to submit an Indigenous Development Plan which is monitored throughout the life of the contract, including employment. Are copies of this Plan available to the public? If so, where can they be found?**

All remote housing contracts require an Indigenous Development Plan to be submitted within 14 days of contract award. The plan is Commercial-in-Confidence and is included in the audit undertaken by the Department of Infrastructure, Planning and Logistics through the Contractor Compliance Unit.

- 6. What are the consequences if apprenticeships are terminated ahead of their terms (by the employer and/or the apprentice)?**

The level of compliance regarding apprentices, trainees and the Indigenous Development Plan is reported at the end of the contract in the Contractor Performance Report and is taken into consideration on future quotations and tenders.

7. Please provide details as to a typical new remote house – square metres, materials, numbers of bedrooms, toilets, bathrooms and provide a plan drawing of a typical dwelling.

The average enclosed area for a three or more bedroom home is 144 square metres.

The number of bedrooms are determined in consultation with the community, as is the built form and materials.

One toilet and bathroom is provided for two bedrooms and under, while two are included in homes with four bedrooms or more. Three bedroom homes have two toilets and one bathroom.