

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Giles to Minister for Public and Affordable Housing;

Public Housing in Territory Growth Towns

In relation to the delivery of public housing in Northern Territory Growth Towns:

For each of the identified growth towns of Maningrida, Wadeye, Borrooloola, Galiwinku, Nguiu, Gunbalanya, Milingimbi, Ngukurr, Numbulwar, Angurugu/Umbakumba, Gapuwiyak, Yuendumu, Yirrkala, Lajamanu, Daguragu/Kalkarindji, Ramingining, Hermannsburg, Papunya, Elliott and Ali Curung -

1. What planning has been put in place to answer the delivery of public housing needs of the proposed Territory Growth Towns.
2. For each town, please advise;
 - (a) the current amount of publicly owned housing, identifying that proportion that is used for Northern Territory government personnel;
 - (b) the number of privately owned homes, identifying that proportion owned by any Non-Government organisation;
 - (c) the projected demand for public housing over the next 10 years; and
 - (d) the projected population over the next 10 years.

ANSWERS TO QUESTIONS

Question 1 What planning has been put in place to answer the delivery of public housing needs of the proposed Territory Growth Towns.

- Planning for the implementation of housing reforms began in 2007-08 with the development of the Remote Public Housing Management Framework (RPHMF). This was adopted as the vehicle for remote housing reform under the Northern Territory Government (NTG) *A Working Future* and the National Partnership Agreement on Remote Indigenous Housing (NPA RIH).

- Significant changes to the NT Planning Scheme in 2007 initiated the development of remote community area plans to guide development of community land use for major Indigenous communities
- In line with the NPA RIH, significant public investment in remote public housing must be underpinned by secure land tenure. Progress with this in the growth towns is as follows:
 - Nguiu, and Angurugu and Umbakumba have section 19A (ALRA) township leases in place of 99 and 80 years respectively from which the Territory holds or will hold sub-leases for remote public housing.
 - Maningrida, Gunbalanya, Wadeye and Galiwinku have 40 year, section 19 (ALRA) leases in place. Relevant Land Council and Land Trusts have given “in principle” approval for similar leases at Milingimbi, Gapuwiyak, Numbulwar, Ngukurr, Hermannsburg and Lajamanu.
 - Negotiations for long term lease arrangements for remote public housing are ongoing at Yuendumu, Yirrkala, and Borroloola town camps
 - Although there is no new housing investment planned in the short term at Papunya, Elliott, Ali Curung, Ramingining and Kalkarindji/Daguragu, tenure is being progressed as part of the Territory’s overarching land tenure reform program.
- At the current rate of completion of leasing negotiations, it is anticipated that the full program will be completed well ahead of the scheduled completion date of June 2013 which means long-term secure land tenure will be in place for major works including new houses after that date.
- Extensive planning has been conducted as part of the Strategic Indigenous Housing and Infrastructure Program (SIHIP) under which 480 new houses, 154 rebuilds and 462 refurbishments will occur in the growth towns of Maningrida, Wadeye, Galiwin’ku, Gunbalanya, Angurugu/Umbakumba, Nguiu, and Ali Curung by 2013. Once land tenure is resolved and scoping has been finalised, targets will be published for the remaining growth towns.
- Planning for SIHIP includes new housing subdivisions in growth towns, design of housing, refurbishment programs and employment and workforce development plans. Indigenous employment and workforce development is a fundamental aspect of SIHIP and each of the Alliance Partners have committed to at least 20% of the local workforce being Indigenous.
- The RPHMF, which is being progressively implemented in the growth towns, includes 3 key elements:
 - **Tenancy Management Planning** focused on developing an appropriate remote housing management regime regulated by the *Residential Tenancies Act* and aligned with the urban public housing model. Planning has included the establishment of local housing

reference groups (HRG) to provide community-based advice to inform and support the implementation of the RPHMF

- **Tenancy Support:** the Department of Housing, Local Government and Regional Services (DHLGRS) offers Intensive Tenancy Support (ITS) to all residents allocated newly constructed, upgraded or refurbished housing. This provides training and education to tenants to understand their rights and obligations under a Tenancy Agreement and how to maintain a safe, healthy home.
- **Property Management** for which Shire Councils are funded through grants to facilitate regular property inspections and tenant reports. Repairs and maintenance issues will be identified and addressed through established processes.
- In the NT to 2018, \$1.7 billion will be allocated under the NPA RIH including \$672 million to 2013 allocated under SIHIP. Continued, integrated Australian Government and NTG efforts will be required to deliver sustainable housing outcomes in remote Indigenous communities, including the growth towns after the NPA RIH ceases in 2018. It is understood that Australian Government funding for all social housing will come from the national funding pool for the National Affordable Housing Agreement.

Question 2 For each town, please advise:

(a) the current amount of publicly owned housing, identifying the proportion that is used for Northern Territory Government personnel.

(b) The number of privately owned homes identifying that proportion owned by Non-Government organisations.

- The table below shows the breakdown of total public housing and Government Employee Housing (GEH) and the proportion of GEH. Limited information is available about private ownership and no information is available to DHLGRS about houses owned by Non-Government Organisations (NGOs). More information may become available when FaHCSIA publishes baseline reports on the 15 Remote Service Delivery (RSD) priority communities as part of its commitments under the RSD NPA.

Growth Town	Remote public housing + Government Employee Housing³ (GEH)	GEH (number)	GEH (%)	Privately owned homes
Ali Curung	95	17	18%	nil identified
Angurugu/Umbakumba ¹	176	4	2%	nil identified
Borrooloola	136	33	24%	379
Daguragu/Kalkarindji	121	24	20%	5
Elliott	61	13	21%	48
Galiwinku	201	40	20%	nil identified
Gapuwiyak	100	22	22%	nil identified
Gunbalanya	134	27	20%	nil identified
Hermannsburg	92	21	23%	nil identified
Lajamanu	105	18	17%	nil identified
Maningrida	217	54	25%	nil identified
Milingimbi	125	26	21%	nil identified
Nguiu	262	11	4%	9
Ngukurr	149	23	15%	nil identified
Numbulwar	116	22	19%	nil identified
Papunya	66	18	27%	1
Ramingining	104	25	24%	nil identified
Wadeye	227	20	9%	nil identified
Yirrkala ²	102	19	19%	nil identified
Yuendumu	136	24	18%	1

Notes:

1. NTG staff are housed in Alyangula GEH and travel to Angurugu and Umbakumba

2. NTG staff are housed in Nhulunbuy GEH and travel to Yirrkala

3. includes PFES-managed accommodation

Source: DHLGRS program sources (February 2010)

(c) The projected demand for public housing over the next 10 years; and

(d) The projected population over the next 10 years

- It is a complex task to project the population even at the total Northern Territory level. The Northern Territory Treasury (NTT) publishes projections of the total Territory population and for the Northern

Territory Government Statistical Regions. See
http://www.nt.gov.au/ntt/economics/nt_population.shtml

- Population projections for smaller areas are especially difficult because of the absence of timely, consistent and accurate information about the components of population growth – births, deaths and net migration.
- Migration in particular can be strongly influenced by policy. The Northern Territory Government 's policy, A Working Future will promote growth through the provision of infrastructure, economic development, education, and other opportunities. Some growth could be expected to occur from movement of people from smaller communities and outstations to the growth towns.
- The Charles Darwin University (CDU) is conducting detailed studies into the nature of growth towns with a view to among other things, developing sound models of population growth. The Commonwealth Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) has also commissioned the Centre for Aboriginal Economic Policy Research (CAEPR) to develop population projections for the 15 priority communities under the RSD NPA.