

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Adam Giles

to Chief Minister

The Question, which has nine parts, refers to a speech made by the Chief Minister on 4 February 2009 regarding Dwelling/Housing Unit Projections between 2001-2013.

ANSWER

(1) What was the population increase for the Northern Territory in each calendar year from 2001 to 2008:

This information is available from the Northern Territory Government's Budget Paper No. 3 (2008-09).

(2) How many dwellings were constructed in the Northern Territory in each calendar year from 2001 to 2008:

Calendar Year	Dwellings Constructed
2001	1009
2002	1030
2003	937
2004	816
2005	1213
2006	1395
2007	1104
2008	794

(3) At the end of each year, 2001 to 2008, what was the number of dwellings approved for construction but not commenced:

Regarding the number of approvals which are not ultimately commenced, data is not currently collected by Government agencies. In any case, a meaningful count would be difficult given that timeframes for approvals exceed any given calendar year.

(4) What is the projected population increase in the Northern Territory each year for the period 2009 to 2012:

This information can be obtained from the website of the Northern Territory Treasury (NTT) - <http://www.nt.gov.au/ntt>.

(5) What is the occupation density figure (number of people per unit of dwelling) used to calculate the number of additional dwellings required in the 4 February 2009 statement:

The occupation density figure used to make the calculation was 2.64, in line with the Greater Darwin average household size calculated by the Australian Bureau of Statistics (ABS) using the 2006 census data (remembering that the calculation of 1 700 refers to Greater Darwin only). ABS and NTT estimate that this average will fall to 2.57 by 2011 and 2.51 by 2016.

(6) What variations, if any, are used in calculating the occupation density to account for differences in the type of dwelling counted or for any local or regional effect:

The occupation densities, as described in (5), apply only to Greater Darwin and do not take into account dwelling type or other locations.

(7) What proportion in the estimate of 1700 housing units are for stand alone (single occupancy use) dwellings:

The proportion of the 1700 housing units for stand alone dwellings cannot be quantified at this time because this will be determined by future market supply and demand.

(8) What proportion of all blocks to be released in the years 2009 to 2012 are for stand alone (single occupancy use) dwellings:

The blocks to be released in the years 2009 to 2012 will be for apartments, duplexes, triplexes, single dwellings and town houses. The mix of these possible types will reflect unit developers' activities and the market analysis by land developers.

(9) What, if any, additional land is proposed to be released in each year 2009 to 2013 to meet the demand for 1700 housing units:

In his speech of 4 March 2009 (mentioned earlier), the Chief Minister identified several additional land release areas outside of the four new suburbs in Palmerston. Please refer to the Housing the Territory information pack, provided for the Chief Minister's speech on 4 March. Also, information about some of these additional areas is available on the Northern Territory Government's Housing the Territory website.