

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Giles to Minister for Public and Affordable Housing.

Wadeye House Number 232 Construction Costs

1. For house number 232 at Wadeye, please provide a breakdown of the original scope of works for this house, whether this was classified as a rebuild or refurbishment and the total construction cost for this work.
2. What was the total construction cost for this work – how much was originally budgeted, how much was claimed for payment and how much was actually paid.

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- 1. For house number 232 at Wadeye, please provide a breakdown of the original scope of works for this house, whether this was classified as a rebuild or refurbishment and the total construction cost for this work.**

The Program will deliver 105 new houses, 28 rebuilds and 77 refurbished homes at Wadeye.

Refurbishments and rebuilds aim to restore the functionality and improve the level of amenity within the home. As each individual scope of works is developed, it should balance the capacity to deliver prioritised works against the allocated budget. A house will be included in the rebuild category where it is estimated that \$100,000 to \$300,000 (while maintaining an average cost of up to \$200,000 for rebuilds across the package) will be required to restore functionality and, as far as possible, to return it to its original 'fit for purpose' condition.

The houses included under the refurbishments and rebuild program at Wadeye were all block houses and there was very little structural work required. Any structural work was generally limited to slab extensions and the repair or replacement of steel verandah posts. This resulted in expenditure for this house being at the lower end of the range for rebuilds to address the priority works.

Lot 232 scope of works

Lot 232 was assessed for structural integrity by New Future Alliance and it was determined that the veranda posts and undermining of the concrete slab in a small section required structural rectification work.

Works completed:

- Veranda structural work including slab extensions and the repair or replacement of steel veranda posts;
- Unsafe conditions were rectified including all electrical and plumbing items;
- Pressure cleaning (270 square metres) and pest removal were undertaken to bring the work site up to a level to meet OH&S standards;
- Repaired and replaced steel door frames and replaced doors (six steel door frames and six doors) including fitting anti vandalism plates, robust locks on entrance doors and weather grips;
- Installation of a new large laundry tub including tapware and waste disposal;
- Adjusted and eased windows, fixed light switches, repaired fly screens (remesh and gasket);
- Internal painting (83 square metres);
- The kitchen received new stainless steel benches, stove, splash back, double sink and wash up areas;
- Bathroom and toilet received repairs and upgrades to sanitary fixtures and fittings and tiles were replaced where they were damaged or where they had been removed during rebuild work to access plumbing systems behind walls in both the bathroom and the laundry. Waterproofing was required where tiles had been removed and replaced. All the necessary work to the supporting electrical and plumbing systems required to bring the systems up to NT certification standards was completed. The work was certified by licensed trades people.

In late May 2011, the Alliance reported the likelihood of underrun in rebuilds due to the houses not needing the same extent of structural work as other packages, but noted higher average refurbishment costs. Following the completion of higher priority works, lower priority works were authorised including external painting, rectification work to window awnings and repairs to window sills.

2. What was the total construction cost for this work – how much was originally budgeted, how much was claimed for payment and how much was actually paid.

A total of \$62.3 million was allocated for housing works across the Wadeye package. All of these costs are accounted for and averaged out on a 'per house' basis as each package of work is completed. Works are still underway on the package of works at Wadeye, an average cost for the rebuilds in the community will be available on completion of the package.