

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Yan to the Minister for Housing and Homelands:

**Public Housing at 4 Shiers Street, The Narrows**

In June 2022, your Department published a Market Sounding Summary Report – Shiers Street Redevelopment, following a public stakeholder consultation process, which resulted in 9 formal submissions.

**Questions:**

**1. What is the time frame for the redevelopment of the 4 Shiers Street Public Housing Complex?**

An Expression of Interest will be undertaken in the first half of 2023 as part of the procurement process for the redevelopment of 4 Shiers Street. It is expected following this process a Requests for Proposals will occur later in 2023 and Agreement made with the successful developer by mid-2024.

Planning and approvals for the redevelopment are expected to take approximately 12 months; with construction anticipated to commence in 2025-26.

This timeline is subject to a number of variables including market interest in the redevelopment opportunity, the outcome of tender processes and development planning approvals.

**2. Will the exiting flats be upgraded or demolished and replaced with new housing?**

The plan is for the existing complex at 4 Shiers Street to be demolished and replaced with new housing.

**3. Will current tenants be relocated elsewhere permanently or will they relocate temporarily and then move back when upgraded or new housing is completed?**

The Department has been working with tenants of 4 Shiers Street to be placed in alternate suitable accommodation.

Where any new social housing is developed on the site of an existing public housing complex, the Department of Territory Families, Housing and Communities will consider previous tenant requests to move back in-line with departmental policy and eligibility.

**4. How will the redevelopment be funded? What is the expected budget?**

The Department of Territory Families, Housing and Communities is planning to undertake the redevelopment of the site in partnership with the community housing sector.

The community housing sector draws on innovative financing models and has access to revenue sources not available to private developers and the Government. This helps to improve the financial viability of the project and to reduce the cost to the Northern Territory Government.

It is expected that the Shiers Street redevelopment will be funded from a combination of streams, including equity finance from project partners, debt finance for example from the National Housing Finance Investment Corporation, and a Northern Territory Government financial contribution.

The cost of the project and agreed funding streams will be confirmed through the two stage procurement process.

**5. How many 1, 2 and 3 bedroom units are there in the existing complex at 4 Shiers Street? How many of these are currently occupied by public housing tenants?**

The Shiers Street public housing complex comprises of 76 units including:

- 43 one-bedroom units; and
- 33 two-bedroom units.

In preparation for redevelopment, tenants living in the Shiers Street complex are gradually being transferred to other suitable dwellings. As of 31 October 2022, 24 of these units were occupied by public housing tenants:

- 14 one-bedroom units; and
- 10 two-bedroom units.

**6. How many people reside in the tenanted units at 4 Shiers Street?**

As of 31 October 2022, a total of 29 tenants are residing in the 24 occupied units.

7. Are statistics kept of how many domestic violence and antisocial behaviors are reported to Police from 4 Shiers Street? If yes, what are the numbers, and if no, why aren't these figures recorded?

During the period of 1 July 2021 to 30 June 2022, the following incidents were reported to the Northern Territory Police:

<b>Antisocial behaviour and Domestic Violence</b>	<b>Distinct Count of Incidents</b>
Disturbance - General	209
Disturbance - Domestic	126
Drunk Person	48
Assault - Aggravated	14
Breach - Other Order/S	13
Breach - DVO	11
Armed Person	10
Disturbance - Neighbours Or Others	7
Disturbance - Noise Complaint	7
Assault	7
Child Welfare	5
Disturbance - Youth	3
Disturbance - Disorderly In Street	2
Disturbance - Indecent Behaviour	1
Liquor - Public Place	1
Drug Offence	1
Threats Against The Person	1

8. How many pedestrians have been hit by passing cars attempting to cross the road from 4 Shiers Street to the public bus stop across the Stuart Highway? Is there a plan to address public crossing at this location?

During the period of 1 July 2021 to 30 June 2022, the Northern Territory Police Force have had no reports of a pedestrian being hit at the location.