

**LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY**

**WRITTEN QUESTION**

Mr Higgins to the Minister for Housing:

**Public Housing in Tennant Creek**

1. From the Housing Department's figures there are 157 public housing dwellings in Tennant Creek, 18 of which are unoccupied and programmed for upgrades. What are the details of the upgrade/refurbishment schedule for public housing properties in Tennant Creek?
2. Who determines the upgrade schedule and what are the parameters for making that judgement?
3. How many new public housing properties in Tennant Creek plan to be built from 1 Jan 2018 - 31 Dec 2018?

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1. Of the 18 vacant public housing dwellings in Tennant Creek:
    - five are being used as transitional dwellings;
    - two are being refurbished under the Julalikari refurbishment program;
    - one is being refurbished;
    - one is an Industry Housing Assistance Scheme/Government Employee Housing dwelling being used for additional Territory Families staffing;
    - four are being rebuilt as they are Beyond Economic Repair;

- three are vacant, including one where the Department of Housing and Community Development is waiting on Executors to hand over the keys following a tenant's passing, and two are undergoing maintenance and will be used as transitional housing for the stimulus package; and
  - two dwellings (12 Limonite Street and 10 Paterson Street) were allocated in February 2018 and March 2018 respectively.
2. The Department of Housing and Community Development manages the schedule for upgrades as dwellings become vacant, with dwellings being identified for upgrades through either a tenant raising an issue with the Department, or through a tenant vacate process.

Existing vacant dwellings previously scheduled for refurbishment or rebuild are packaged for works. Technical Officers scope all works.

The Department conducts a Strategic Asset Assessment. This assessment is conducted in collaboration between the region and the Department's Housing Program Delivery team, taking into account:

- the current condition of the asset and required repairs and maintenance to return it into services in a 'like new' condition;
- specific attributes and demand for the asset (that is, ages or disability modifications);
- the expenditure to date on the asset, including recent large capital expenditure items (such as a new roof or kitchen);
- density of immediate and surrounding public housing stock, with a view to promote integration with private ownership;
- proximity to services (schools, work opportunities, health) and public transport; and
- potential for increasing yield of site or alternate usage.

3. The 2018-19 urban public housing program sets out that the Department will build the following in Tennant Creek:
  - three replacement dwellings; and
  - one new additional dwelling.

In 2017-18, four replacement and five new dwellings are programmed for Tennant Creek.

This work is currently with the Department of Infrastructure, Planning and Logistics and the Department of Housing and Community Development anticipates that the design and construct tenders will be released to the market in the next month.

Construction is expected to commence before the end of the financial year and completed by the end of the calendar year.