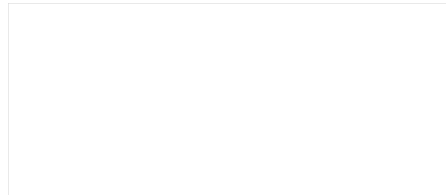**Question No :** 305

Question :   Vacant Housing Commission Accommodation

Question Date :   12/10/92
Member :   Mr BAILEY
To :   MINISTER for LANDS, HOUSING and LOCAL GOVERNMENT

1.   How many houses and flats does the Northern Territory
        Housing Commission own in the greater Darwin area.

2.   How many of the houses are vacant.

3.   For how long has each house been vacant.

4.   Have any of the houses been vacant for over 3 months; if so, why.

5.   How many of the flats are vacant.

6.   For how long has each flat been vacant.

7.   Have any of the flats been vacant for over 3 months; if so, why.

ANSWER

1.   The Housing Commission owns 3634 houses and 1796 flats in the
        Darwin area.

2.   88 of the houses were vacant as at 6 October 1993.

3.   The average house vacancy period for those houses is 35 days.

4.   10 of the houses have been vacant for over 3 months. Reasons are -

        (a)   2 houses awaiting disposal;

        (b)   1 house repossessed and delays were incurred
                 having ex-tenants remove their possessions to allow
                 maintenance to commence;

        (c)   1 specially-modified dwelling awaiting a tenant
                 who has the requirement;

        (d)   1 dwelling having special modifications carried
                 out to meet the specific needs of the tenant and
                 family;

(e)   1 dwelling extensively damaged by previous tenants;

(f)   1 dwelling undergoing upgrade; and

(g)   3 dwellings were vacated in the Casuarina area just prior to cessation of vacate maintenance contractor. Delays occurred until commencement of the new contractor.

5.   96 of the flats were vacant as at 6 October 1993.

6.   Average vacancy period for these flats is 39 days.

7.   12 of the flats have been vacant for more than 3 months for the following reasons -

(a)   1 flat burnt by tenant;

(b)   1 flat required full repaint;

(c)   3 flats held over pending relocation of tenants from other flats requiring upgrade;

(d)   1 flat in an unpopular location - rejected by numerous prospective tenants;

(e)   1 flat due to an unnotified and undetected vacancy; and

(f)   5 flats vacant awaiting major upgrade.