

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Burgoyne to the Minister for Territory Families and Urban Housing:

Demolition of Moulden Public Housing Units

Background:

On 18 March 2021 the Northern Territory (NT) Government announced the demolition of 32 units at the 35 year old Public Housing Complex on the corner of Davoren Circuit and Bonson Terrace, Moulden. The NT Government has stated that these units are beyond economical repair and past their use by date.

The tender for the demolition closed on 7 April 2021 and was awarded on 12 May 2021. The last tenant transferred out on 8 May 2021 to enable the demolition to commence.

Questions:

1. What is the current market value of these 32 units, including the land on which they are located?

A valuation has not been undertaken to determine the potential market value of the buildings. The Department's asset register and the land value over four separate titles (complexes) is \$6.1 million.

2. How much has been spent in total, on maintenance, upgrades and renovations to these units in the past 4 years? (i.e. painting, fencing, roofing, solar hot water systems, kitchen appliances, doors/windows/screens etc.)

Over the past four years from July 2017 to May 2021, the Department expended \$3.1 million on maintenance and upgrades across the four public housing complexes located at the corner of Davoren Circuit and Bonson Terrace, Moulden. These works included:

- repair and maintenance works as required, including repairs to kitchens, bathrooms, electrical, plumbing, cabinetry and painting;
- renovation works on vacant and some occupied properties, included internal upgrades to kitchen, bathrooms and painting, and upgrading of floor covering. External upgrades included roofs, fencing and driveway works; and security lighting.

3. What plans does Urban Housing have to redevelop these sites once the demolition and de-densification is completed or will the site be handed back to the NT Government?

Once demolished, the vacant land will be grassed in the first instance. The Department will carry out an assessment of the site and feasibility to redevelop the land. Options could include redevelopment by the Community Housing Sector to include social, affordable and private housing, or redevelopment for a different community use.

4. How much money has been spent on other Public Housing dwellings that are beyond economic repair over the last four years?

The purpose of classifying a dwelling as beyond economic repair is to assist planning for the divestment or replacement of the property. The agency actively considers the life cycle of the asset to ensure the future investment on the asset is economical.