

## Estimates Committee 2012

### Questions Taken On Notice

( 12/06/2012 to 21/06/2012 )

Date: 14/06/2012

Output:

Sub Output:

Subject: Location and Length of time Re; vacancies

**From:** Mr Terry Mills to Dr Chris Burns  
Public and Affordable Housing

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#### **4-15**

**Question:**

The vacancies that were described, could the data be provided on the location of those vacancies and the length of time that those vacancies have existed for?

Through the Chair, so that we do not over complicate, it member for Blain, I just suggest we give you that information as at 30 March 2012, at a time fixed date.

**Answer:**

Answered On:

# ESTIMATES COMMITTEE

## Questions Taken on Notice

Date: 14 June 2012

Output Group: Territory Housing Services

Output: Urban Public and Affordable Housing

Subject: Vacant Dwellings

From: Mr Terry Mills MLA

To: Dr Chris Burns MLA

Department of Housing, Local Government and Regional Services

**Number:** 4:15

**Question:** Could the data be provided on the location of those vacancies that vacancies that were described, and the length of time that those vacancies have existed for at 31 March 2012.

**Answer:**

Region	Darwin			Central Australia	Big Rivers	Arnhem	Barkly	Total
	Darwin	Casuarina	Palmerston					
Total unoccupied dwellings as at 31 March 2012	35	15	72	38	19	0	9	188
- vacant	2	1	2	7	2	0	5	19
- maintenance	15	3	42	4	8	0	0	72
- upgrade	8	9	7	22	2	0	4	52
- pending	7	-	-	3	3	0	0	13
- available	3	2	21	2	4	0	0	32

- At 31 March 2012, there were 188 unoccupied public housing dwellings across the Northern Territory, representing 4% of total stock.
- Of the 188 dwellings:
  - 19 (10%) were vacant and pending assessment prior to maintenance or upgrade works commencing;
  - 72 (38%) were in maintenance;
  - 52 (28%) were undergoing major upgrades;
  - 13 (7%) were pending redevelopment; and
  - 32 (17%) had maintenance completed and were awaiting allocation.
- Maintenance works are undertaken when properties become unoccupied to bring them back to a minimum lettable condition standard.
- In some instances, a decision is made to undertake an upgrade when a property is unoccupied as it is more efficient to coordinate trades and has less impact on tenants.

- Works are generally undertaken through Repairs and Maintenance (works below \$10,000) or Minor New Works programs (works over \$10,000).
- Of the thirteen properties listed as “pending” at 31 March 2012:
  - 6 properties were identified for redevelopment,
  - 5 for disposal,
  - 1 was being used as temporary accommodation for tenants while maintenance upgrade works are undertaken on their dwelling; and
  - 1 unit is in a complex that has extensive fire damage and has been deemed to be beyond economical repair.

Vacancy periods are calculated when a dwelling is returned to stock for allocation to a new tenant. Average days vacant for all dwellings returned to stock in March 2012 are detailed in the table below:

Region	Darwin			Central Australia	Big Rivers	Arnhem	Barkly	Total
	Darwin	Casuarina	Palmerston					
<i>Average days vacant for normal vacates returned to tenanted stock during March 2012</i>	48	37	58	8	44	N/A <sup>1</sup>	N/A <sup>1</sup>	43
<i>Average days vacant for all vacates returned to tenanted stock during March 2012 (normal and upgraded dwellings)</i>	73	71	131	134	55	N/A <sup>1</sup>	97	92 <sup>2</sup>

1 No dwellings returned to tenanted stock during March 2012

2 This figure comprises dwellings undergoing major upgrades.

As at the end of June 2012, 137 of these dwellings (or 73 per cent) had been occupied. Of the remaining 51 dwellings:

- 10 were undergoing allocation;
  - 8 were in maintenance;
  - 6 properties were undergoing redevelopment,
  - 2 were being used as temporary accommodation for tenants while maintenance upgrade works are undertaken on their dwelling;
  - 1 unit is in a complex that has extensive fire damage and has been deemed to be beyond economical repair;
  - 18 were being upgraded; and
  - 6 were pending assessment for redevelopment and/or disposal.
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