

The need for the work

Introduction

- 2.1 In evidence to the Committee, the Defence Housing Authority (DHA) advised that at the end of 2000-2001, DHA managed a total of 1124 properties in Brisbane.¹ DHA also advised that the most recent review of the Defence Housing Forecast for Brisbane has seen an increase in requirement of 1320 as at 1 July 2001 and future growth is expected.²

Need

- 2.2 In evidence to the Committee DHA advised that it satisfies Defence accommodation requirements through the following delivery methods:
- construction off-base with a view to retaining the properties or selling them with a lease attached;
 - construction on-base to accord with Defence operational or policy requirements and/or if such construction is the most cost-effective for all concerned;
 - direct purchase with a view to retaining the properties or selling them with a lease attached; and
 - direct leases from the private rental market.³

1 Submissions, p. 1 and Evidence, p. 1.

2 Submissions, p. 1 and Evidence, p. 1.

3 Submissions, p. 2.

- 2.3 DHA advanced the following rationale to the Committee for selecting the – construction off-base with a view to retaining the properties or selling them with a lease attached option with respect to the housing redevelopment at Enoggera:

All options are pursued to meet the significant Defence requirement for residence in Brisbane, however in locations where there is a high level of Defence demand, constructed housing delivered through bulk procurement contracts is the most effective provisioning option because plans can be geared to Defence requirements.

Construction in Enoggera, on land owned by DHA adjacent to the Gallipoli Barracks, is considered a most effective means of partially meeting Defence housing requirements in Brisbane.⁴

- 2.4 Additional rationale for a housing development in close proximity to Gallipoli Barracks were advanced to the Committee by the Commander of the 7th Brigade, Gallipoli Barracks and Commander 1st Division Gallipoli Barracks. They were:

- a reduction in time pressures and stress on service personnel;
- the availability of family support, individual and unit moral is essential for retention of personnel in the Army;
- the close proximity to Gallipoli Barracks of many schools, shopping centres, train and public transport networks; and
- reduced travel time. Currently 7th Brigade personnel are often driving 40 minutes one way to work from their married quarter residence.⁵

- 2.5 The submission from the South Queensland delegate to the National Consultative Group of Service Families and the Group's evidence at the public hearing echoed the rationale advanced by the Commander of the 7th Brigade, Gallipoli Barracks and Commander 1st Division Gallipoli Barracks.⁶

- 2.6 At the public hearing the Committee questioned DHA as to what assumptions had let it to believe there was going to be an increased need for defence housing in Brisbane.⁷ DHA advised the Committee that the

4 Submissions, p. 2.

5 Exhibit 2, p. 1.

6 Submissions, pp. 1-2 and Evidence, p. 15.

7 Evidence, p. 2.

assumption was based on advice from the Department of the Defence of changes in unit numbers.⁸

- 2.7 The Committee noted that the proposed works would not cover the expected increased need and questioned DHA as to what other proposals it has for meeting Defence housing needs in the Brisbane area. DHA advised:

... we have to meet the market wherever we can to find the houses to replace the leases that are due to expire. So apart from construction programs where land is available, we also seek to lease houses directly from the public and also to purchase houses that have been constructed by individual builders—spec homes, basically.⁹

- 2.8 The Committee also questioned DHA as to what its policy regarding the mix between on-base and off-base houses. DHA stated:

We have no houses here on base. All the housing is provided off base. There is accommodation on the base for single members, but this development is for married members. The primary reason for this development relates to the need to provide housing closer to the base. Also, it is in the context of some 530 leases expiring over the next three years. So it is more to do with the replacement of stock than it is to do with significant changes in the defence housing forecast.¹⁰

Conclusion

- 2.9 During the Inquiry, Defence, DHA and other witnesses provided the Committee with written and oral evidence for why the proposed works are needed. This evidence provided a clear basis for the need for the proposed works.

8 Evidence, p. 2.

9 Evidence, p. 3.

10 Evidence, p. 3.