



**Australian Government**  
**Department of Regional Australia,  
Local Government, Arts and Sport**

10/10557

5 March 2012

Ms Janelle Saffin MP  
Committee Chair  
Joint Standing Committee on Public Works  
Department of the House of Representatives  
Parliament House ACT 2600

Dear Madam Chair

**Additional information following the Public Hearing into Project's Two and Three of the Christmas Island New Housing Program - 2 March 2012**

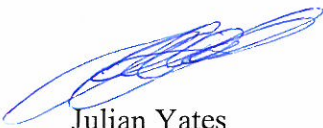
I am writing to provide additional information following Mr Forrest's question during the public hearing into the Christmas Island New Housing Program on 2 March 2012. Mr Forrest's question goes to the possibility of strata titling the individual dwelling on the Drumsite and if this would be permissible under the relevant planning legislation. A second part of the question asked about the Department's planning around future strata titling of the proposed dwellings on the Drumsite.

I can confirm that strata titling of the units proposed for construction on the 'Drumsite' is permissible under the applicable Western Australian planning policy. Secondly the 'Principals Project Requirements' clearly require the design and construct contractor to ensure these planning requirements are addressed and met in their designs. This will enable the Department to strata title the dwellings in the future at a minimal cost.

More specifically, the 'Principals Project Requirements' require the design and construct contractor to undertake work now to facilitate this including appropriate road design, the installation of individual water and electricity meters, adequate storage, adequate street lighting, and appropriately designed and laid out sewer lines. The adequacy of the proposed designs in meeting the strata title planning requirements will be addressed by GHD as part of the design review process.

The Department does not intend to proceed with strata titling of the dwellings proposed for the Drumsite at this stage. In the event that the Department decides to reduce the number of dwellings owned on Christmas Island, it would in the first instance select older housing stock which is nearing or beyond its economic life prior to proceeding with the strata titling of the new dwellings at Drumsite.

Yours sincerely



Julian Yates  
First Assistant Secretary  
Territories and Disaster Recovery Division