

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2010-11 Additional Estimates Hearings

Outcome Number 7 - Indigenous

Question No: 167

Topic: SIHIP – Community consultations on house size and design

Hansard Page: Written

Senator Scullion asked:

- Were minutes kept of the consultations with the Wadey Housing Reference Group?
- Do these minutes contain details of the outcome of discussions relating to house size and design?
- Can copies of these minutes be provided to the Senate?

Answer:

Minutes were kept of the consultations with the Wadey Housing Reference Group. These minutes contain discussions relating to house size and design. Extracts from the minutes that relate to house size and design follow (**Attachment A** refers). The names of residents and committee participants have been removed for privacy reasons.

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Attachment A

Thamarrurr (Wadeye) Housing Reference Group Meeting - 29 April 2010

Minutes of Meeting

Agenda Items

Item	Action	Who
<u>NFA Update</u>		
<p>(Name deleted) reported that NFA is looking at the new Lots for houses and some Lots are difficult to build on including:</p> <ul style="list-style-type: none"> • Lot 231 has a 2 bed duplex marked down to be built on it but the Lot is too small. Can a 3 bed house be built on that lot? • Lot WL has a drain running through it and requires extensive fill which is expensive and the costs exceed the budget allowed under SIHIP. This lot can be used for housing at a later date under another program. A new Lot will need to be found for the tenant allocated to this Lot (name deleted). The HRG and (name deleted) will talk to (name deleted) though it has been suggested that he may prefer to stay on the Lot he is currently living on. • A 2 bedroom duplex has been planned to be built on Lot WT but this Lot is too small for a duplex. HRG will talk to (name deleted) about building a 3 bedroom house • The HRG has spoken to (name deleted) and report that she is happy for a 3 bedroom house to be built on Lot 444 which requires a lot of expensive fill to level the ground before building 	Discussions with people and tenants on these lots	DHLGRS Housing Reference Group
NFA reported that the number of concrete tilt wall houses is almost at its limit and that the remainder of the houses will need to be built in steel	DHLGRS to explain to tenants allocated new housing from now on that their house will have to be built in steel	DHLGRS staff

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Thamarrurr (Wadeye) Housing Reference Group Meeting – 10 March 2010

Minutes of Meeting

Agenda Items

NT Housing

Item	Action	Who
<p><u>NT Housing & NFA update</u> NT Housing is still trying to collect information about the types of dwellings eg colour choices, steel or tilt slab.</p> <p>(Name deleted) suggested that in consultation with NFA there could be a possibility of a 6 bedroom quarters that could accommodate for 2 families instead of single men.</p> <p>(Name deleted) explained that the proposal of the 4 bedroom houses was made before the SIHIP review was done. All the changes that have been made have been per the budget.</p> <p>The HRG said to forget the Single Men's Quarters and focus on more houses for families.</p> <p>The SMQ's at Manthathpe can go ahead for construction as previously approved by HRG but will not agree that it will count as 2 dwellings.</p>		

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Thamarrurr (Wadeye) Housing Reference Group Meeting – 24 February 2010

Minutes of Meeting

Agenda Items

NT Housing

Item	Action	Who
Questions have been raised in the community about the Electric Hot water systems that are being installed in the new houses. People are concerned that by being electric instead of solar it would cost more to run and would “chew” up more of the power cards. (Name deleted) asked (name deleted) from NFA to explain the energy rating of the houses. (Name deleted) said that the houses have an average energy rating of 7.5 – 8.		

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Minutes of Meeting

Agenda Items

NT HOUSING – (Name deleted)

(Name deleted) recommended that the people allocated with priority housing should choose the steel frame construction as this could be completed in a shorter time frame.

NFA – (Name deleted) & (Name deleted)

If families chose steel frame construction then houses will be completed a lot quicker.

Proposed plans for the duplexes at Manthathpe and Nilinh were submitted to the HRG. Any feedback would be appreciated.

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Thamarrurr (Wadeye) Housing Reference Group Meeting - 28 January 2010

Minutes of Meeting

Business arising from previous minutes

(Name deleted) enquired the lot number and design for the single men's quarters to be constructed at Manthathpe as he was not present at the last meeting. This was explained by the group and had been previously approved.

Agenda Items

Funding Letters

Item	Action
Due to the high amount of break ins in the community there is a need for extra security at some houses. The request is for \$140,000. Expenses will be for the upgrade of security screens, lights etc.	(Name removed) to post
<u>NFA Update</u>	
Lot 276 is a big block and was previously suggested the possibility of building a duplex. This was discussed with (name removed) and he was adamant that he wants a 3 bedroom house built on lot 276.	
(Name removed) submitted to the group an updated design for the 5 bedroom Single men's quarters to be built at Manthathpe on lot 544. The architect has some questions relating to the design. Kitchen to be open or closed? Will people have own fridge/linen cupboard in rooms? (Name removed) believed it had already been discussed that the kitchen was to be an open plan. This will be looked at by the HRG at a later date to discuss.	
(Name removed) suggested to the group that discussions need to be made with people re: the suitability of their new house to cater for their family structure, i.e. 2 adults and 2 children are better suited to a 2 bedroom duplex.	
There are currently 5 slabs completed for tilt panel houses. There needs to be steel frame houses selected. Suggested lots for steel frames are 587, 588, 590, 578, 579 & 584 all at Nilinh. This is to be discussed with the families.	

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Colours of houses need to be discussed ASAP. NFA asked if there could be a process in which the people tell the HRG their choice of colour and this can be passed directly onto NFA. The colour boards that were situated in the NFA office have now been moved to (Name removed's) office for people to look at.	
Minor changes have been made to the Type 2, 3 bedroom house. This has been looked at by the HRG.	
<u>Other Business</u>	
There has been many questions raised about the 'add ons' to current housing. (Name removed) said he will look at the funding.	(Name removed) to look at funding availability for 'add ons' to some houses
(Name removed) asked HRG to discuss with people the positioning of their carports. They should consider the sun and shade when making their decision.	

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Thamarrurr (Wadeye) Housing Reference Group Meeting – 17 December 2009

(Name removed) NTGH informed the meeting that as the houses are being built people are being given the choice of steel frame or tilt slab, but 50% will be steel and 50% will be tilt slab so as time goes on the choices may lessen and people need to be aware that there may not be a choice in the later stages of building.

(Name removed) said people have been asking about fencing. (Name removed) NFA replied that fencing is part of the yard works but due to cost they may have to go back to chain mesh. (Name removed) asked could they be higher, (name removed) said that it would have to go back to NFA to change the height; the members discussed it and agreed to keep the fences at 1200.

(Name removed) put forward the type 2 design to the members and asked them to endorse the design as an alternative choice. A motion was put to accept the 3 bedroom type 2 design to be presented to the people.

(Name removed) asked the members to consider the 2 designs offered for the single men's quarters to be built at Manthatpe. The members unanimously agreed on design 2. A motion was put to accept design 2 single men's quarters.

(Name removed) presented a plan for a single bedroom duplex asking for feedback on who would live in one. Would the HRG endorse the plan so that it can be used if needed. The members discussed the possibility of using this type of dwelling, and although they did not feel that there would be much call for one bedroom places they decided to endorse the plan. A motion was put to approve the plan.

(Name removed) had some queries from the architects on some of the blocks. Lot 231 is too narrow for a duplex to be built facing the road, but if the design is turned sideways this will make it difficult to access the second carport. (Name removed) will talk to (name removed) first to see what his needs are. (Name removed) asked if (name removed) block is not large enough can the boundaries be redefined to take a small part of adjoining land. NFA said this may be difficult but would look into it.

Lot 276 is a large block and would be better for a duplex, not a 3 bedroom house. (Name removed) and his family are living with his sister and wants a 3 bedroom house so someone will talk to him about this.

Lot 466 (name removed) was shown a plan of her new block and it was explained that she may want to consider the orientation of the house to make the driveway more accessible.

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Thamarrurr (Wadeye) Housing Reference Group Meeting – 16 September 2009

	Item	Key Points	Action	Date
07	Lot 263	The family who reside in the house at Lot 263, have advised that a Duplex would best accommodate their family adequately.		
08	Lot 407	Family residing in residence on Lot 407, have advised that they would like a 3 bedroom home as it will accommodate their family better		
09	Lot 235	Has expressed interest in a 3 bedroom residence		
10	(name removed) residence	It has been stated that a 3 bedroom house would be more suited to family requirements, with a verandah and outside toilet		
11	Lot 444	...what the family has requested is a Duplex however trouble may arise due to the size of the lot and the close proximity of buildings surrounding it, if Duplex can not be constructed happy to go with 3 bedroom house.		
12	(name removed)	Family has requested a 3 bedroom house		

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Thamarrurr (Wadeye) Housing Reference Group Meeting – 25 August 2009

SIHIP

New Future Alliance requested that the members approve the design of a 3 bedroom house (House Type: 01 Modified – Floor Plan – Option 1).

The members discussed the house design and asked that New Future Alliance change the design to combine the separate toilet and shower into one and that the door open into the house.

That the house design for the three bedroom house (House Type: 01 Modified – Floor Plan – Option 1) is approved with the amendment that the separate toilet and shower are combined into one.

Moved: (name removed)

Seconded: (name removed)

Carried

(Name removed) requested that the members think about the need to construct duplex housing to meet the needs of couples or single families.

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Thamarrurr Incorporated (performing its role and function as a Housing Reference Group)

Wednesday 4 August 2009

Meeting Notes

(Name removed) briefed the members of Thamarrurr Incorporated in relation to:

- Housing design

(Name removed) briefed the members as to the housing design process to date; drawing on ideas from NFA works in Tennant Creek and narrowed down to a couple of designs after consultation with members of the community. Houses are basically 3 bedroom designs.

(Name removed) recommended that Thamarrurr Incorporated take one week to identify six families for allocation to the new housing and to be actively involved in the design process for the six new houses and another week to design the houses.

(Name removed) indicated to the membership that with a modular design opportunities exist for residents to have different looking houses made from the same modules