



Submission No. 01.3

DHATindal

Date: 26/02/14

Response to PWC questions dated 6 Feb 2014

Question 1

The current version of the Defence minimum standard for housing and any relevant supporting documentation?.

Attached are documents that provide the current definition of a suitable Service Residence.

Chapter 7 of Defence's Pay and Conditions Manual (PACMAN) details the minimum standard of a compliant Service residence (**Attachment A**). This minimum standard was established as part of the New Housing Classification Policy (NHCP) which was implemented in 2007.

PACMAN sets out the minimum standards for the configuration of a house. For example it sets out the minimum number of bedrooms, other room requirements and basic facilities such as yard sizes.

The Services Agreement on Housing and Related Matters (Services Agreement) is the contractual agreement between Defence and DHA that includes a list of required Capital Inclusions for a Service residence to be compliant. This Schedule is at **Attachment B**.

Question 2

Clarification on why the housing is to be built on base, and all considerations and reasons for this decision.

The decision to build the Service residences (houses) on RAAF Base Tindal was made in 2007 following a review by Defence and Defence Housing Australia (DHA). This decision was confirmed in 2010/2011.

RAAF personnel who relocate to Tindal are provided access to Defence housing to lessen the impact of relocation on family welfare. There is a strong preference for Air Force and ADF tenants to have the new housing built on RAAF Base Tindal due to locational and social considerations. The provision of quality housing for Defence personnel and their families is an important factor necessary to entice members to this remote airbase. New housing at RAAF Base Tindal is very important for Air Force and is in line with projected requirements and family preferences. The construction of new housing at RAAF Base Tindal, in line with current Defence standards, is required to replace older housing in Katherine that is not economically viable to upgrade.

For many members living in on base housing is seen as a means of reducing the effect of isolation on spouses moving to the area when members are deployed or are shift workers. It is clear that the majority of families find it easier adapting to this different environment as living with other Air Force families and other Air Force members on the base can provide the support mechanisms usually provided by wider family connections.

A joint Defence/DHA review of the RAAF Base Tindal/Katherine area was finalised in 2007. It recommended the upgrading of the 193 existing on-base houses at RAAF Base Tindal to contemporary standards, to be progressed as a priority. It also recommended Defence retain 80-90 houses in Katherine for members and their families who preferred to live there. This is down from 146 houses. It also recommended that 50 new houses be constructed on RAAF Base Tindal. These recommendations were agreed as a more appropriate balance.

The decision to build on base was influenced by an analysis of the property market conducted as part of the 2007 review and confirmed in 2010-11. The review determined that there was insufficient land available in Katherine for the construction of 50 houses in the timeframe sought by Defence. The requirement for 50 new houses was driven by the need to upgrade or replace housing in Katherine to meet Defence's minimum standard and the expiry of current DHA leases by 2017.

In 2010, DHA provided in-depth information for a Site Selection Board which considered the merits of the proposed site for the construction of the 50 houses and other on-base siting options. The Board was convened in May 2011 and its findings were approved in June 2011.

Since the PWC hearing held in Katherine, staff of the Department of Lands, Planning and Environment of the Northern Territory Government have advised Defence that negotiations are continuing with the preferred tenderer for the release of land in Katherine East. The successful tenderer will be announced shortly. Defence was also advised that the land needs to be re-zoned and a Development Application submitted and approved. Anticipated dates of land availability are not known and will need to be considered against Defence requirements to replace leased and substandard housing within the next three years. The proposed project at RAAF Base Tindal is further advanced than the Katherine East land release and will meet Defence's timing requirements.

7.5.12 Minimum standard for a market-rent-based classification

A Service residence is only to be given a market-rent-based classification if meets at least the minimum housing standard, which includes all of the following amenities.

- a. Three bedrooms.
- b. Lounge.
- c. Dining area.
- d. Kitchen.
- e. Laundry.
- f. Bathroom.
- g. Toilet.
- h. Ensuite bathroom.
- i. Single lock-up garage.

Exception: For Service residences in Darwin the minimum standard is a carport.

- j. Storage.
- k. Security features.

Exception: Back-to-base security system.

Example: Deadlocks on external doors.

- l. Covered outdoor entertaining area.

Exception: Residences acquired by Defence Housing Australia before 1 July 2007 are exempt.

- m. A yard, that has a minimum size in accordance with the following table.

Exception: Residences acquired by Defence Housing Australia before 1 July 2007 are exempt.

Item	Location	Minimum yard size
1.	Greater Sydney area	25 square metres
2.	All other locations	35 square metres

Exception: Clause 7.5.68, Apartment minimum standards, provides alternative standards for members who choose an apartment as part of the Sydney apartment trial.

[illegible]

ANNEXURE B (CAPITAL INCLUSIONS) TO SCHEDULE 1 (HOUSING FORECAST AND RESPONSE)

Inclusions for houses in all Regions (New Construct, Spot Purchase and Direct Lease)

	ITEM	COMMENT
1	Security doors	All houses must have security doors to all external doors
2	Deadlock	- All external doors must have deadlocks - All sliding glass external doors to have lockable patio bolt or deadlocks
3	Insulation	- Ceiling Insulation - Wall insulation essential in new constructions only
4	Covered Outdoor Area	- Minimum 15m² in freestanding houses - Minimum 10m² in medium density (defined as a dwelling being under a Body Corporate) - Cover must be solid and waterproof cover (no sails)
5	Hot Water Service (HWS)	Minimum Sizes by type - Instantaneous Hot Water - Gas Storage 130L minimum - Electric Storage 300L minimum - Solar Storage 300L min. with booster (150L in Tropical areas) - Heat Pumps 250L minimum
6	Linen Cupboard	With shelves
7	Laundry	- High Shelf - Clothes Dryer Support - Laundry Tub
8	Bathroom & Ensuite	- Separate shower cubicle with ventilation/extraction - Towel Rails to suit minimum of 2 towels
9	Kitchen	- Exhaust fan / range hood or equivalent - Separate Pantry Cupboard - Provision for Dishwasher - Minimum of 2 x Double Power Points or equivalent in kitchen
10	Bedrooms	- Built-in-Robes with shelving to all bedrooms - Full length mirror in master bedroom - Master Bedroom robe minimum 3 lineal meters hanging
11	Family / Meals / Kitchen	- One Telephone outlet should be in this area - One TV Aerial Outlet should be in this area
12	External	- Doorbell or knocker - Minimum of 9m² secure external storage space
13	Other	- If Fibre Optic communications are connected and uninterruptable back-up battery must be provided - Broom Cupboard

For Spot Purchases, Direct Leases and Lease Extensions some items can be negotiated through the usual PCC Exemption Process as detailed in the HMIs.

1. CANBERRA – Includes Armidale & Tamworth
2. HUNTER / NEWCASTLE – includes Broken Hill
3. CAIRNS – includes Rockhampton, Weipa & Thursday Island
4. DARWIN – includes Nhulunbuy, Broome & Learmonth
5. KATHERINE – includes Karratha, Tom Price, Exmouth & Port Hedland