

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2012-13 Budget Estimates Hearings

Outcome Number: 7

Question No: 292

Topic: Remote Housing

Hansard Page: Written

Senator Siewert asked:

1. How many houses have been built in the Northern Territory under SIHIP?
2. How many houses constructed under SIHIP in the Northern Territory have had defect works undertaken after completion?
3. How many houses refurbished under SIHIP in the Northern Territory have had defect works undertaken after completion?
4. What budget allocation is there for the rectification of defects for houses refurbished or constructed in the Northern Territory under SIHIP?

Answer:

1. As at 31 May 2012, 658 new houses have been constructed and 2219 existing houses have been refurbished or rebuilt under the National Partnership Agreement for Remote Indigenous Housing that now incorporates SIHIP.
2. All work completed under the program draws on the principles of the National Indigenous Housing Guide and must meet the rigorous standards set out in the National Construction Code, as well as other relevant Australian construction standards and legislation. The NT Government advises that any necessary rectification work is identified by Territory Housing staff members during the final inspection and is completed by the contractors before the final handover of work. The Northern Territory Government manages defects corrections on works under the National Partnership Agreement on Remote Indigenous Housing in line with good industry practice. Defects correction is implemented as part of a robust quality assurance process which ensures that defects are identified quickly and rectification work is undertaken in a timely way. The Northern Territory Government advises it does not report on the number of individual defects that are rectified after the completion of new or refurbished houses. The only exception to this was the separate reporting regarding the cracking of the sealant used on the external walls of 192 new houses across Alice Springs and the Top End. Due to its extent and common nature, this defect was reported separately and is being rectified at the contractor's expense with no impact on the program budget. Rectification works are 93 per cent complete. Galiwin'ku is the outstanding community with 16 houses complete, six houses underway and eight yet to commence. Works are expected to be completed by the end of August 2012.

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3. As above.
4. Under NPARIH-NT (now incorporating SIHIP) the rectification of defects is included within the program's cost parameters. Defects corrections are covered by normal industry provisions such as manufacturer warranty or an agreed amount held back from a sub-contractor.