

**QUESTION ON NOTICE FOR CLEARANCE**

FOR ACTION:	Minister for Defence
THROUGH:	Minister Assisting
PDR:	
Tabling Date:	17 July 2015

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 1 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.102:

**Senator CONROY:** So if we draw an average of seven in your five focus groups that comes to 35 people who attended as part of the families out of 153 family homes.

**Ms Dermatossian:** I do not have the exact details of the final numbers, but I can take that on notice.

**Response:**

Approximately 6 to 10 people attended each of the focus groups. There were thirteen groups conducted.

Focus groups are designed to produce qualitative data and to identify potential issues before a survey is conducted. Further surveys can provide more accurate information, bearing in mind that the proposed redevelopment is a long term project with a view to improving the quality of housing and amenities for Defence members.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 2 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.103:

**Senator CONROY:** No, I am just using an average of between six and 10. If there were nine at each of them, then that would be 45. Did you write to them all, or did you write to groups of them? So they all got an invitation to five or some got an invitation to each one?

**Ms Dermatossian:** Horizon, the group that we engaged, organised all of the focus groups. I can take that question on notice.

**Response:**

For Defence members, all households living in Seaward Village were sent a letter inviting them to attend focus groups to discuss the redevelopment of Seaward Village. They were asked to register for the focus groups and could choose from a variety of times and dates. The letter contained telephone and email details so that residents could register directly with the focus group facilitator.

For local civilian residents, separate focus groups were conducted for those living near Allen Park. These residents were invited by a local Perth based market research company called Research Panel. It initially asked if residents were interested in a group discussion about development in the local area. If they were interested some further screening criteria were applied in that they had to live within 3-4 km of Allen Park and had to have been residents for a minimum of two years. DHA also stipulated an appropriate mix of genders and ages. In accordance with industry standards, civilians were offered compensation for their time in attending focus groups.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 3 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.103:

**Senator CONROY:** I look forward to hearing back about that. In addition, I have heard that at some focus groups that were held people were paid a small fee of \$80 to participate—is that true?

**Ms Dermatossian:** Again, I will have to take that question on notice.

**Response:**

It is industry standard to compensate focus group attendees for their time and any minor expenses. Local community members were provided an \$80 gift card. DHA complied with Defence's instruction not to compensate ADF members or their spouses.

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**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 4 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.103:

**Senator CONROY:** That is normally how a focus groups works. In a political sense, when we talk about a focus group, people are paid to come in for the evening to talk. Was \$80 offered to the military families or only to the civilian families?

**Ms Dermatossian:** I am not aware if anything was offered to any attendee at the focus groups. I will have to take that question on notice.

**Response:**

DHA complied with Defence's instruction not to compensate ADF members or their spouses.

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**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 5 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.103:

**Senator CONROY:** Outside of Seaward Village? You paid people to come to a focus group about a redevelopment on the base site, and they were not residents of the base? Why would you pay money for people who were not living there to come and tell you their views? That just seems preposterous. You have to pay people to turn up to a focus group about a redevelopment in a specific area, and they do not live in the area?

**Ms Dermatossian:** I will have to take that question on notice.

**Response:**

Seaward Village houses are located outside of Campbell Barracks, as part of the suburb of Swanbourne. DHA considers that the local community is also an important stakeholder for planning the redevelopment of the site.

Separate focus groups were conducted among local civilian residents living near Allen Park. These residents were invited by a local Perth based market research company called Research Panel. It initially asked if residents were interested in a group discussion about development in the local area. If they were interested some further screening criteria were applied in that they had to live within 3-4 km of Allen Park and had to have been residents for a minimum of two years. DHA also stipulated an appropriate mix of genders and ages. In accordance with industry standards, civilians were offered compensation for their time in attending focus groups.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 6 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.104:

**Mr Howman:** DHA is not in charge of the surveys with the members on the married patch; that is being undertaken by Defence.

**Senator CONROY:** Chief, are you able to take that on notice and find out what is going on there?

**Lt Gen. Campbell:** Yes.

**Response:**

The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.

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**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 7 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.104:

**Senator CONROY:** How much money is DHA spending on the firm?

**Mr Howman:** I do not know that answer. I will have to take that on notice.

**Response:**

DHA has paid Horizon Research \$47,386.90 (inc. GST) as at 30 June 2015.

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**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 8 - Seaward Village survey**

**Senator Conroy** asked on 1 June 2015, Hansard p.107:

**Senator CONROY:** Do you know what the scope of the assessment is?

**Lt Gen. Campbell:** I will have to take that on notice.

**Response:**

The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.

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**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 9 - Seaward Village survey**

**Senator Conroy** asked on 1 June 2015, Hansard p.112:

**Mr Howman:** The CFO has looked at that.

**Mr Brocklehurst:** I will need to take the specifics of that on notice, I am sorry.

**Response:**

The answer to this question was provided on page 112 of 1 June 2015 Hansard as Mr Brocklehurst explained the further context.

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**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 10 - Seaward Village survey**

**Senator** Conroy asked on 1 June 2015, Hansard p.112:

**Ms Dermatossian:** One of the outcomes of the focus groups of the Seaward Village residents is that they are happy to relocate on the village as long as they remain on the village.

**Senator LINES:** What percentage of families have said that?

**Ms Dermatossian:** I would have to take that on notice.

**Response:**

Focus groups have highlighted that some residents may be unhappy about relocating. The purpose of the focus groups was to produce qualitative data and to identify potential issues before a survey is conducted. Consequently, DHA is unable to provide the percentage requested.

However, DHA expects further surveys to provide more accurate information.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 11 – Raiders Marketing Agreement**

**Senator Lambie** asked on 1 June 2015, Hansard p.113:

**Senator LAMBIE:** What do you and the Defence Force personnel receive back for the sponsorship of that logo? What do you actually get out of it?

**Mr Howman:** DHA does not take that as a sponsorship. As I say, we take that as a marketing agreement, so we do not take the sponsorship arrangements that comes with a general sponsor.

**Senator LAMBIE:** Okay, can you take that on notice.

**Mr Howman:** I will take that on notice.

**Response:**

The marketing agreement with the Canberra Raiders forms part of DHA's marketing strategy to increase awareness of DHA's property investment program with DHA's key target market. DHA's primary investor demographic is 'mum and dad investors' which aligns with the NRL's audience. The agreement with the Canberra Raiders provides DHA with a targeted opportunity to reach NRL fans and their families across Australia to promote the investment program.

Specifically, the marketing agreement entitles DHA to display its logo on Canberra Raiders on and off-field apparel and signage at games which reaches a national audience via television, online and in print.

The sale of DHA properties to investors is what funds DHA's operations and enables DHA to provide quality homes to Defence members and their families.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 12 – Non-Australian Citizens Employed by the  
Department/Agency**

**Senator Ludwig** provided in writing 17 June 2015:

- (1) What is the Department/Agency's policy with regard to hiring non-Australian citizens?
- (2) Does the agency have a Culturally and Linguistically Diverse (CALD) policy? If yes, please provide a summary.
- (3) How does the Department/Agency determine whether a person is a non-Australian citizen?
- (4) How many staff who were not Australian Citizens have been hired by the Department/Agency since the Federal Election in September, 2013? Please break the numbers down by:
  - (1) Levels at which they are employed
  - (2) Immigration Status (Visa)
  - (3) Cultural Background
  - (4) Linguistic Background
  - (5) How many were hired to satisfy CALD targets?

**Response:**

- (1) As per section 22(8) of the *Public Service Act 1999* all engagements of non-Australian citizens only occurs with the authorisation of the Managing Director. Preferably, this only occurs if the person
  - Has specific skills that are not otherwise available;
  - Is able to work in Australia and has the appropriate Visa;
  - Is a candidate that meets the standard APS expectations for employment (other than in respect of citizenship);
  - Is actively pursuing the acquisition of Australian Citizenship. A decision to employ a non-citizen must take into account the requirements of the *Migration Act 1958*.
- (2) No

(3) DHA follows the guidelines provided by Department of Foreign Affairs and Trade. See below:

- An Australian birth certificate establishes citizenship, as long as it is:
- A full birth certificate showing birth in Australia prior to 20 August 1986 unless one parent was a diplomat at the time of the applicant's birth; or
- A full birth certificate showing birth in Australia on or after 20 August 1986 plus evidence that at least one parent was either an Australian citizen or a permanent resident of Australia at the time of the applicant's birth; or
- A full birth certificate showing birth in Australia on or after 20 August 1986 plus an Australian passport issued on or after 1 January 2000 with at least two years validity.

(4) 1

(1) APS Level 3

(2) Visa – Long term partner no work restrictions

(3) North American

(4) English

(5) 0

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 13 – Departmental Dispute Resolution**

**Senator Ludwig** provided in writing on 17 June 2015:

- (1) How are disputes between departmental and/or agency staff mediated?
- (2) Are any outside firms contracted to assist with this process? If yes: please list them, please include:
  - (1) The structure of payments made to each firm (e.g. retainers, fees for each consultation etc).
  - (2) Amount paid to each firm since the last budget.
  - (3) When the contract with the firm commenced.
  - (4) When the contract with the firm will expire.
  - (5) Why the firm was selected to provide the service.
  - (6) Please provide a list of disputes referred to the firm, including a brief description of the dispute.
- (3) How are code of conduct violations by departmental and/or agency staff mediated?
- (4) Are any outside firms contracted to assist with this process? If yes: please list them, please include:
  - (1) The structure of payments made to each firm (e.g. retainers, fees for each consultation etc).
  - (2) Amount paid to each firm since the last budget.
  - (3) When the contract with the firm commenced.
  - (4) When the contract with the firm will expire.
  - (5) Why the firm was selected to provide the service.

Please provide a list of disputes referred to the firm, including a brief description of the dispute.

**Response:**

- (1) The staff member's manager mediates with support from the Human Resources team.

- (2) Outside firms are contracted occasionally when the manager is unable to facilitate a resolution.
  - (1) Fee for each consultation.
  - (2) Nil.
  - (3) N/A
  - (4) N/A
  - (5) Firms are selected based on value for money and the ability to meet DHA's requirements.
  - (6) N/A
  
- (3) Through DHA's Procedures for Managing Breaches of the APS Code of Conduct.
  
- (4) Yes, if DHA's resources are unable to conduct the process. DHA has previously used Quality Management Solutions. DHA does not currently have a contract with a provider.
  - (1) None since the last budget.
  - (2) Nil.
  - (3) N/A
  - (4) N/A
  - (5) Firms are selected based on value for money and the ability to meet DHA's requirements.
  - (6) N/A

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 14 – Seaward Village**

**Senator Conroy** provided in writing on 12 June 2015:

During Senate Estimates on 1 June 2015, the Deputy Secretary of Defence Support and Reform said the following:

*Mr Grzeskowiak: I am the Deputy Secretary of Defence Support and Reform. As part of that portfolio, I manage the department's commercial relationship with DHA. Defence has conducted a survey. It has been led by Army Special Forces Command. I have not seen the results of that survey. I am sure they will be passed to DHA at some point in the not too distant future. Special Forces Command were very keen to take the lead with the families of the people there. My understanding is that, as we go forward, DHA will become more and more deeply involved with the community through the normal process of—*

In regard to the survey that was conducted by Army:

- (a) Please advise why the survey was not confidential.
- (b) Please outline the process used to develop the questions in the survey.
- (c) Why did the survey only pose questions about a new development at the village?
- (d) Why didn't the survey pose questions about whether members would prefer a renovated house within the existing Village rather than a new house on a smaller block as part of a full redevelopment?
- (e) Please confirm why the survey was sent out only through the Liaison Officer of SASR to the serving members and not directly to the families.
- (f) Please advise whether the results of that survey will be released and to whom they will be released

**Response:**

- (a) The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.
- (b) The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.
- (c) The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.



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- (d) The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.
- (e) The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.
- (f) The survey was conducted by the Department of Defence. Consequently, DHA understands that Defence may answer this question.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 15– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

In regard to the focus groups conducted by DHA:

- (a) Please advise why defence families were not paid to attend the DHA organised focus groups while other local community members were paid.
- (b) Please confirm the numbers of defence families that attended the focus groups, and the numbers of local community members that attended.
- (c) Please confirm the key outcomes from the focus groups.
- (d) Please confirm how many serving members of SASR attended the focus groups.
- (e) Please advise whether the results of the focus groups will be released and to whom they will be released.
- (f) Did DHA receive any opposition regarding the redevelopment concept at the focus groups?

**Response:**

- (a) The survey was conducted by the Department of Defence. DHA understands that the decision to not pay Defence members was made by the Department of Defence.
- (b) Approximately 6-10 people attended each of the focus groups. DHA did not request the attendees to identify themselves as either Defence members or local community members.
- (c) The focus groups were an initial step in the consultation process, given the length and complexity of the proposed redevelopment process. There was a variety of opinions expressed by the attendees. Some attendees did have concerns and wanted further information.
- (d) The houses at Seaward Village are occupied by Defence members and their families who are posted to the 'Perth Central' location. They are not exclusively occupied by members of the SASR and their families. The focus groups, therefore, were comprised of members of SASR and other Defence units.
- (e) As the focus groups were an initial step in the consultation process, DHA does not intend to release the results. The focus groups will inform the questions of a further comprehensive survey.

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- (f) There was a variety of opinions expressed by the attendees and some had concerns about the proposed redevelopment.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 16– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

Please detail the costs to date for the redevelopment concept.

- (a) Please also provide costs to date for each third party organisation involved in the concept, including:
  - (i) marketing and public relations organisations.
  - (ii) consultants for traffic, environment, engineering, planning, childcare developments.
  - (iii) builders.
  - (iv) quantity surveyors.

**Response:**

- (i) DHA has primarily used internal marketing and public relations capabilities to date. However, in April 2015, DHA engaged a marketing and communications consultant who has been paid \$7,830 (inc GST) as at 30 June 2015.
- (ii) As at 31 May 2015, DHA has spent \$179,593.19 consultants for traffic, environment, engineering, planning, childcare developments.
- (iii) Nil
- (iv) Nil

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 17– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

Please advise when each third party organisation was engaged?

- (a) What was the scope and the terms and conditions under which each of these third party organisations were engaged?

**Response:**

- (a) Consultants were engaged, between January 2015 and May 2015 under DHA consultancy agreements to provide:
- town planning and urban design advice
  - landscape architecture advice
  - civil engineering advice
  - survey advice
  - communications advice
  - flora, fauna and bushfire advice
  - geotechnical engineering advice
  - social and culture advice

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 18– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

What is the status of the covenant that currently applies to Seaward Village?

- (a) Please advise how this covenant currently applies to the Village.

**Response:**

- (a) The covenant is an agreement between DHA and Defence that restricts DHA from leasing any houses in Seaward Village to the private sector. The covenant also requires Defence to pay rent to DHA on vacant houses in the Village.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 19– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

Please provide the average stay in Seaward Village for ADF members.

- (a) Please provide the average stay in the village for members of SASR and their families.
- (b) Please provide the number of ADF families in the Village.
- (c) Please provide the number of SASR families in the Village

**Response:**

- (a) The average stay in the Village for members for SASR and their families is 2.2 years.  
For back to back postings the average stay is 6.4 years.
- (b) There are currently 143 dwellings occupied by Defence families.
- (c) There are currently 116 members, who are posted to SASR, in the Village.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 20– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

Please confirm the average maintenance costs for existing DHA housing stock.

- (a) Can DHA confirm what proportion of the maintenance costs are from items that would be replaced as part of the renovation scheme?
- (b) Please provide the average maintenance costs in:
  - (i) Tindal;
  - (ii) Puckapunyal; and
  - (iii) Cerberus.

**Response:**

The average annual maintenance costs for the properties at Swanbourne over the last 5 years, not including this year is \$4,290 per year. The average annual maintenance costs for the Perth region is \$1,319 for the same period.

- (a) The average annual maintenance costs at Swanbourne, above, are an average of both planned and responsive works and capital works. This is a long term redevelopment which is still in concept phase. Nonetheless, DHA expects that the redevelopment would enhance the profile of the annual average maintenance spend over the life of the new properties as opposed to directly providing a ‘like for like’ maintenance cost reduction. The renovations would ensure longevity of the housing stock and quality of the service offering to Defence members.
- (b)
  - (i) Average annual maintenance costs at Tindal for the two year period to 30 June 2015 is \$3,349.
  - (ii) Average annual maintenance costs at Puckapunyal for the two year period to 30 June 2015 is \$3,174.
  - (iii) Average annual maintenance costs at Cerberus for the two year period to 30 June 2015 is \$3,629.



As a Government Business Enterprise, DHA is required to comply with the *Commonwealth Government Business Enterprise Governance and Oversight Guidelines*. Consequently, DHA must meet specified financial governance requirements including the requirement to add to shareholder value in DHA's operations. Accordingly, DHA has to provide a service to Defence members and their families while also delivering value to our Shareholder the Commonwealth Government.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 21– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

What is the payback period for the renovations undertaken at:

- (a) Tindal;
- (b) Puckapunyal; and
- (c) Cerberus

**Response:**

(a), (b) and (c)

The ‘payback period’ concept is based on the weekly increase in rental revenue streams achieved as a result of the renovation specific to the project with reference to the project’s costs.

DHA has undertaken work at Tindal, Puckapunyal and Cerberus. However, much of this work was house specific renovations and improvements. The proposed redevelopment of Seaward Village is effectively replanning and delivering a whole suburb with a variety of Defence and civilian stakeholders, including all three levels of Government. Consequently, DHA considers that direct comparisons, in terms of ‘payback periods’, are not possible.

As a Government Business Enterprise, DHA is required to comply with the *Commonwealth Government Business Enterprise Governance and Oversight Guidelines*. Consequently, DHA must meet specified financial governance requirements including the requirement to add to shareholder value in DHA’s operations. Accordingly, DHA has to provide a service to Defence members and their families while also delivering value to our Shareholder the Commonwealth Government.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 22– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

Based upon the figure of 66 years to payback renovation costs – what is the ‘payback period’ for the construction of the new homes?

**Response:**

The ‘payback period’ concept is based on the weekly increase in rental revenue streams achieved as a result of the renovation specific to the project with reference to the project’s costs. The concept is not transferable to the construction of new homes which are constructed to provide a level of amenity to Defence members and their families.

As a Government Business Enterprise, DHA is required to comply with the *Commonwealth Government Business Enterprise Governance and Oversight Guidelines*. Consequently, DHA must meet specified financial governance requirements including the requirement to add to shareholder value in DHA’s operations. Accordingly, DHA has to provide a service to Defence members and their families while also delivering value to our Shareholder the Commonwealth Government.

**Foreign Affairs, Defence and Trade 1 June 2015  
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**Question on Notice No. 23– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

How is the payback period of 66 years for renovations calculated?

**Response:**

The ‘payback period’ concept is based on the weekly increase in rental revenue streams achieved as a result of the renovation specific to the project with reference to the project’s costs. The concept is not transferable to the construction of new homes which are constructed to provide a level of amenity to Defence members and their families.

As a Government Business Enterprise, DHA is required to comply with the *Commonwealth Government Business Enterprise Governance and Oversight Guidelines*. Consequently, DHA must meet specified financial governance requirements including the requirement to add to shareholder value in DHA’s operations. Accordingly, DHA has to provide a service to Defence members and their families while also delivering value to our Shareholder the Commonwealth Government.

**Foreign Affairs, Defence and Trade 1 June 2015  
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**Question on Notice No. 24– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

At a 1991 Hearing of the Parliamentary Standing Committee on Public Works, the Committee asserted that due to the “*day to day training and preparation for current operations*” there was a need for families of SASR personnel to be co-located with Campbell Barracks.

QUOTE: “*Training and operational tasks place high demands on SASR personnel and their families. Personnel are trained to a high level of fitness and skill and are required to be available for callout at short notice. Callouts are conducted often and at irregular times outside normal working hours.*”

The Committee also stated:

QUOTE: “*The Authority has agreed to conditions that principally mean that the housing and land will not be sold into the private sector while the SASR or a similar special unit is maintained at Swanbourne. The approach being adopted for the site at Swanbourne recognises the scope and special conditions applying, particularly that there will be no avenue for sales of land or houses while the SASR remains at Campbell Barracks, Swanbourne.*”

- (a) Please confirm how this commitment from the Parliamentary Standing Committee on Public Works applies to Seaward Village and the SASR families residing there today.

**Response:**

DHA agrees that the training and operational tasks place high demands on SASR personnel and their families and a significant majority of the houses at Seaward Village are occupied by SASR families at present. However, many SASR members and their families choose not to live at Seaward Village or they have their own home.

The 1991 Report entitled ‘Redevelopment by the Defence Housing Authority of Seaward Village, Perth’ scrutinised a specific proposal for the demolition or sale of 77 poor quality houses, the redevelopment of Seaward Village and its integration with the adjacent Seaview Heights Village of 28 good quality houses, and a significant improvement in the quality of utility services, landscaping and civil works.

The Committee found that the proposal was warranted and DHA followed the Committee’s recommendation regarding not selling houses or land. Indeed, DHA and Defence have signed a Deed formalising this commitment. However, some of the houses built following the Committee’s 1991 Report no longer meet Defence standards and require major upgrades.

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After extensive consultations with Defence, DHA and Defence believe that this redevelopment offers a solution which delivers better quality houses, and more of them, to Defence members funded primarily through private investment. It balances Defence's housing requirements with DHA's obligations to operate commercially.

As a Government Business Enterprise, DHA is required to comply with the *Commonwealth Government Business Enterprise Governance and Oversight Guidelines*. Consequently, DHA must meet specified financial governance requirements including the requirement to add to shareholder value in DHA's operations. Accordingly, DHA has to provide a service to Defence members and their families while also delivering value to our Shareholder the Commonwealth Government.

**Foreign Affairs, Defence and Trade 1 June 2015  
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**Question on Notice No. 25– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

In the ‘*Seaward Village Redevelopment Project Update Autumn 2015*’ newsletter it is stated that:

QUOTE: “*Defence Housing Australia is currently preparing for the redevelopment of Seaward Village*”

It also stated that:

QUOTE: “*The redevelopment involves the phased demolition of 153 existing homes.*”

- (a) Please provide the current timeline for the Seaward Village redevelopment plan.
- (b) Please explain the process to transition the Seaward Village redevelopment from a ‘concept’ to a ‘plan’.
- (c) Will the redevelopment proposal need to be assessed by the Joint Parliamentary Standing Committee on Public Works (PWC)?
- (d) How will the redevelopment provide better outcomes for SASR families than a renovation program?

**Response:**

- (a) The current timeline is:
  - Commence works on new childcare facility in July 2016
  - Phased demolition and construction of new homes begins in early to mid-2017
  - Completion of first new DHA homes in late 2019
  - Redevelopment of all DHA homes complete in late 2022.
- (b) DHA will engage with all project stakeholders in order to refine the current concept into a detailed plan. DHA will then seek the necessary approvals.
- (c) This project will be assessed by the Joint Parliamentary Standing Committee on Public Works in accordance with their regulations
- (d) The redevelopment will significantly improve the housing standards of Defence members. The new homes will be compliant with the current Defence specification. They will be, on average, larger than the current houses at Seaward Village.

There will also be an increase in the total number of dwellings available for Defence families at Seaward Village. Further, the redevelopment will also allow for an

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improvement in the quality of the supporting infrastructure and useability of the public open space areas.



**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 26– Seaward Village**

Senator Conroy provided in writing on 17 June 2015:

The newsletter also states:

QUOTE: “residents who choose to stay within the Village during construction will need to move at least twice within the Village during the redevelopment period. Residents should also be aware, they will be residing adjacent to a construction site for the duration of the development.”

If the redevelopment goes ahead:

- (a) What efforts will DHA make to ensure families that stay in the Village will have a reasonable environment to live in?
- (b) How will DHA manage the moves of ADF families during the construction period?
- (c) How will DHA manage access to and from Seaward Village, given the number of construction vehicles, contractors’ cars and trucks etc. coming and going from the redevelopment site?
- (d) How will DHA manage the health and safety of the childcare workers and children for the 5-6 years that the childcare centre will be located on a construction site?
- (e) How will DHA maintain the commitment made by the Parliamentary Standing Committee on Public Works that “*the housing and land will not be sold into the private sector while the SASR or a similar special unit is maintained at Swanbourne*”?
- (f) How will DHA ensure that SASR families are co-located with the SASR members at Campbell Barracks?

**Response:**

- (a) DHA will ensure its contractors adhere to construction management plans that include provision for managing dust, noise and traffic. While this is a significant and long term redevelopment, DHA is experienced in managing contractors who understand the particular requirements of Defence members and their families.
- (b) In order to minimise disruption to incoming posted members, it will be necessary to cease allocating houses at Seaward Village from July 2015. This will reduce the tenancies on the Village over the next two years which will allow a vacancy chain to be created. Initially the vacant properties will be across the Village. A DHA funded removal will relocate a number of families within the Village into the initial staging area, as requested so construction can commence. At the completion of new properties

families in the Village would be relocated to the newly constructed homes allowing for the staging area to be demolished and rebuilt.

- (c) The phasing will be designed to minimise issues associated with access to the site by construction vehicles and contractors' cars and trucks. DHA is experienced in minimising disruption to residents given the number of similar redevelopments DHA has managed in urban centres.
- (d) DHA will ensure its contractors adhere to construction management plans that include provision for managing dust, noise and traffic. Contractors who work with DHA are explicitly instructed as to DHA's obligations, as a Government statutory agency, to Defence members and the broader public.
- (e) DHA and Defence have agreed to remove the covenant to enable the redevelopment. Upon completion, a new covenant will be placed on the new Defence houses.
- (f) While SASR personnel and their families occupy a significant majority of the houses at Seaward Village, some SASR members and their families choose not to live at Seaward Village. Ultimately, Defence members have the flexibility and choice, within Defence policy parameters and the availability of houses, to live in a particular dwelling.

**Foreign Affairs, Defence and Trade 1 June 2015  
Defence Housing Australia**

**Question on Notice No. 27– Seaward Village**

**Senator Conroy** provided in writing on 17 June 2015:

How did the Commonwealth come to own Seaward Village?

- (a) Was it purchased and, if so, when?
- (b) Was it gifted and, if so, when and what are the conditions of the gift?
- (c) Was it bequeathed and, if so, when and what are the conditions of the bequeathment?

**Response:**

- (a) DHA is not aware of any details around the purchase of land at Seaward Village by the Commonwealth.
- (b) DHA is not aware of any land at Seaward Village being gifted to the Commonwealth.
- (c) DHA is not aware of any land at Seaward Village being bequeathed to the Commonwealth.