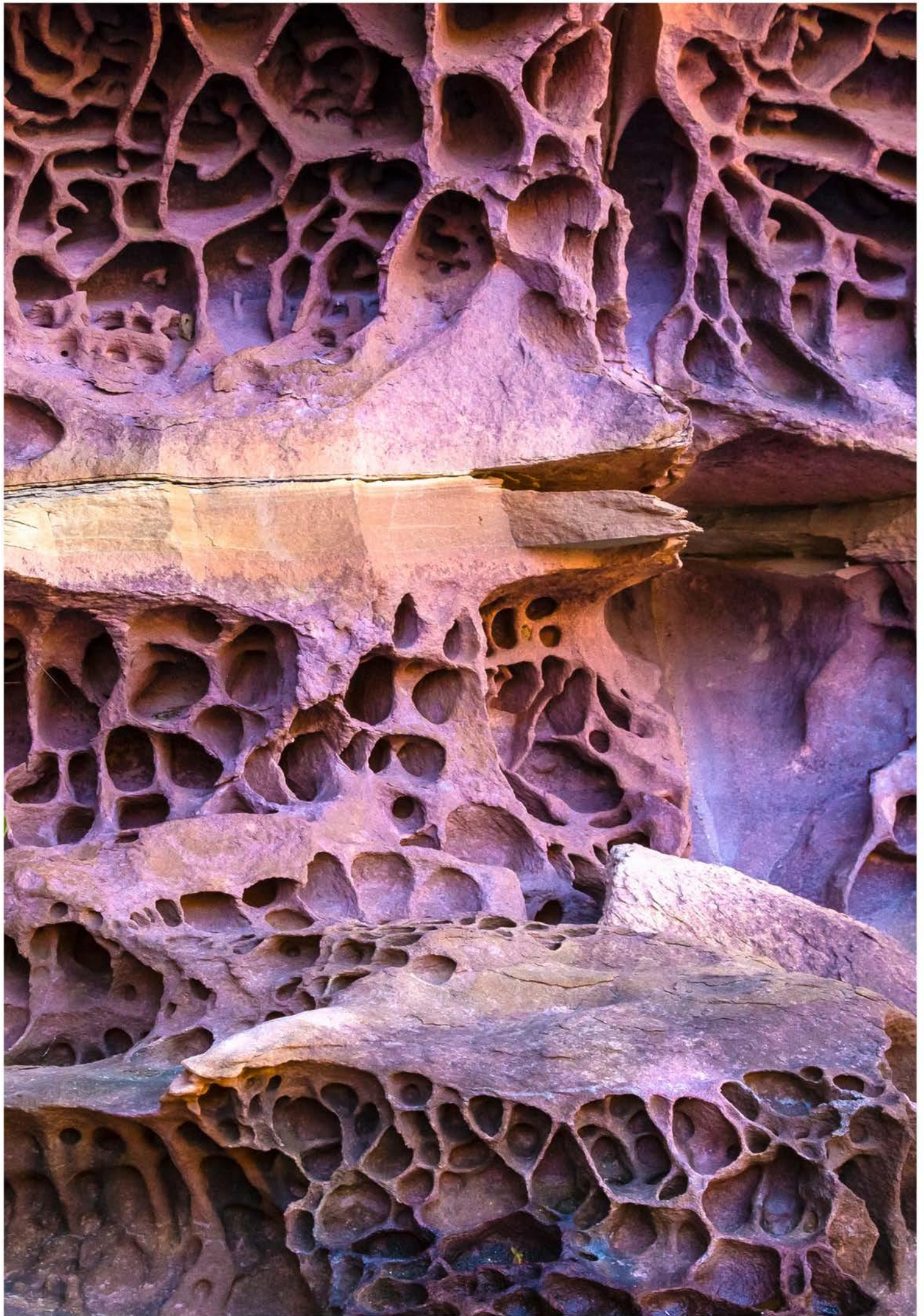


Town Camps

Elliott North & South Camp	176
Blueberry Hill	202
Dump Camp	218
Kargaru	236
Ngalpa Ngalpa (Mulga)	254
Village Camp	272
Tingkarli	294
Wuppa	312
Akngwertnarre	331
Anthelk Ewlpaye (Charles Creek)	351
Anthepe	373
Ilparpa	393
Ilperle Tyathe (Walpiri)	413
Ilyperenye (Old Timers)	435
Inarlenge (Little Sisters)	457
Nyewente (Trucking Yards)	479
Hoppys	499
Ilpiye Ilpiye	521
Kunoth	539
Warlpiri Transient Camp (Gewyulkgan)	559
Miali Brumby	575
Mara	593

Garawa 1	613
Yanyula	631
Garawa 2	649
Pine Creek Compound	665
Mulggan	679
Aper Alwerrkngge (Palmers)	695
Ewyenper Atwatye (Hidden Valley)	715
Bassos	735
Karnte	757
Yarrenty Altere (Larapinta Valley)	777
Mpwetyerre (Abbotts)	793
Mt Nancy	815
Manabadurma	837
Bagot	853
Kulaluk	869
Minmarama Park	893
Knuckey Lagoons	917
Palmerston Town Camp	937
Railway Dam	953
Amangal	969



Elliott North Camp

Current State

March 2017

Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor

Legal and Legislative



Housing



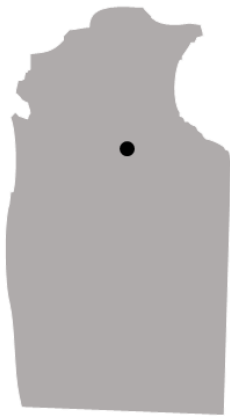
Infrastructure



Economic Opportunity



Governance



Details

Region	Elliott
Lease	Aboriginal freehold
Purpose	N/A

Governance Structure

- Leaseholder:** Gurungu Aboriginal Land Trust
- Service Provider:** Barkly Regional Council

Current number of Houses

x 36

Number of residents per room

TBA*

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Freehold – no need to change legislation

Housing

TBA*

Number of replacement houses

*Unable to assess due to unavailable population data



Cost of replacement houses
TBA*



Deferred Housing Maintenance Cost
\$5.02m

Infrastructure

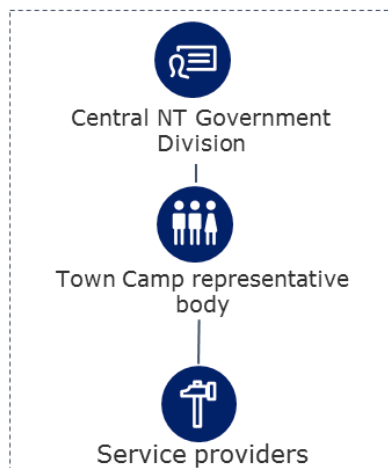


Deferred Maintenance Costs
\$338,000



Cost to meet Design standard
\$2.53m

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Elliott South Camp

Current State

March 2017

Legal and Legislative

Housing

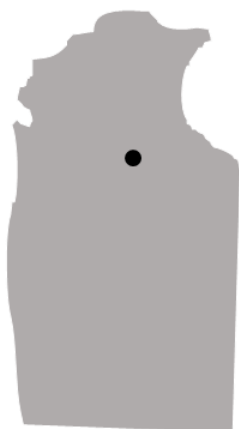
Infrastructure

Economic Opportunity

Governance

Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region	Elliott
Lease	Special Purpose Lease 478 (in perpetuity)
Purpose	Aboriginal Communal Living

Governance Structure

- Leaseholder:** Commissioner of Consumer Affairs
- Service Provider:** Barkly Regional Council

Current number of Houses



Number of residents per room



Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



Number of replacement houses

*Unable to assess due to unavailable population data



Cost of replacement houses
TBA*



Deferred Housing Maintenance Cost
\$1.79m

Infrastructure

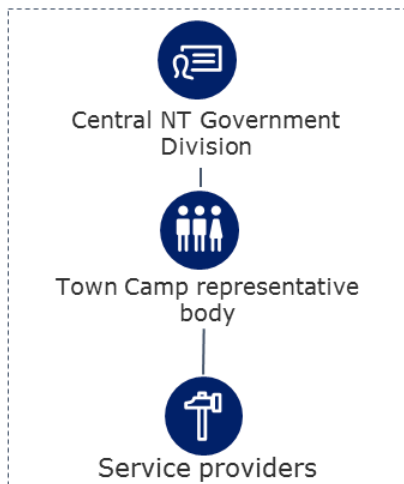


Deferred Maintenance Costs
\$58,000



Cost to meet Design standard
\$757,000

Governance



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Elliott North Camp and South Camp

Executive Summary

Land	Elliott North: Aboriginal freehold owned by Gurungu Aboriginal Land Trust Elliott South: Special Purposes Lease 478 in perpetuity owned by Commissioner of Consumer Affairs
Service Provider	Barkly Regional Council
Findings <u>Elliott North:</u>	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The land is owned by Gurungu Aboriginal Land Trust that has collapsed and no other land trust or Aboriginal Corporation has taken over the Land • The governance structure is almost non-existent and is not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Elliot North is generally in good condition • The sewer network does not comply with relevant standards, however its capacity cannot be assessed as the community uses a septic system • The water network generally comply with relevant standards • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$338,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$2.53 million • The houses in Elliot North vary significantly with 28% considered poor. The cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$5 million • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Findings <u>Elliott South:</u>	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is Commissioner of Consumer Affairs that has very limited connection to the camp and therefore limited capacity to drive change. • There is no compliance monitoring undertaken in respect of Town Camp special purpose leases for either the lessee or the lessor • The purpose of the special purpose lease restricts the use of land to Aboriginal Communal Living • The governance structure is unclear, complicated and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Elliot South is generally in good condition • The sewer network is in a very poor condition and does not comply with relevant standards, however its capacity cannot be assessed as the community uses a septic system • The water network generally comply with relevant standards • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$58,000

-
- Estimated costs of infrastructure upgrades required to meet current design standards is circa \$757,000
 - The houses in Elliot South vary significantly with 50% in an average condition and 50% considered poor. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective
 - The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$1.79million
 - Limited economic development opportunities currently exist
 - There is currently no established pathway to private investment
 - There is currently no established pathway to home ownership

Recommendations

Elliott North:

- A process should exist for streamlined ministerial consent for dealings with the land
- A summary of the recommended infrastructure maintenance works required can be found in works required section below
- All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act
- Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs
- Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership
- Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.
- Invest in public housing in areas with the economic capacity to support to the development of residents in transition
- To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)
- It is recommended that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.
- It is recommended that any private investment in Elliott have a guaranteed income from the government. Otherwise investment will in Elliot will be limited to government.
- Economic Opportunities are limited to Town Camp Services

Recommendations

Elliott South:

- The purpose of the lease be amended, to allow wider uses of the land
 - The Special Purposes Leases Act should be amended to remove prohibition on subdivision
 - A process should exist for streamlined ministerial consent for dealings with the land
 - To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)
 - A summary of the recommended infrastructure maintenance works required can be found in the works required section below
 - All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act
 - Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs
 - Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership
-

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- Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic Opportunities are likely to be limited to Town Camp Services
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

The situation in the Elliott Town Camp communities present some significant challenges. The residents are a large part (82%) of the Elliott community and vital to the local economy.¹ They have been the subject of a number of television exposes, including the latest SBS program First Contact (aired on 4 December 2016). These programs, and responses to them, have created an expectation among local people that something should and will change, but nothing has. The residents say that they have been promised large numbers of houses by previous governments. Including recent claims during electioneering that these new houses would be rent free.

People say they like living in Elliott and generally find the place in which they live enjoyable. Most people have been living in Elliott for generations and originally came into town as a result of being moved off the surrounding cattle stations in the 1970's. Their families came from as far afield as Queensland in the east and Wave Hill in the west. They don't express any desire to return to their historic roots and have become comfortable with urban living.

Unfortunately, their current urban life style lacks some of the expectations that other Australians might have of urban living. Housing is generally poor with sporadic repairs and maintenance. The housing is overcrowded and there appear to be no functioning tenancy management system and subsequently no waitlist or ability for new residents to obtain housing. The Barkly Regional Council is the current service provider who do request a voluntary repairs and maintenance service payment. But because the payment is voluntary and must be advertised as so, few residents are willing to pay it.

Resident's relationships with the primary stakeholder, Barkly Regional Council is good, but there are complaints about repairs and maintenance as well as the time it takes to get anything fixed. As many of the homes are relatively old there are a lot of repairs and maintenance required. For example, many of the homes need electrical repairs and the nearest electrician is in Tennant Creek. There appears to be quite a lot of confusion around who owns the houses and therefore who has responsibility for ongoing repairs and maintenance.

According to local residents the lease for Elliott South (Wilyugu), was formerly held by the Wilyugu Aboriginal Corporation which no longer exists. They were also the original organisation that provided housing management as well as repairs and maintenance. They ceased to operate quite some time ago, and nobody seems to remember why they collapsed or ceased to function. Gurungu which came after Wilyugu held a lease for Elliott North (Gurungu), but no-one knows whether they ever held the lease for Wilyugu. According to residents the collapse of Gurungu was through corruption, theft and bad management has meant that they believe the lease is no longer held by anyone. They would be interested in having the leases all held by one organisation, locally based with

¹ Elliott District (CGC) (Local Government Area) ABS Statistics

proper governance. The issue of the possibility of private home ownership was raised but not pursued.

There are issues with social breakdown, especially with youth, and the community say they feel unable to impose discipline on their children in the current "child abuse" environment. The lack of structured activity, and the apparent inability of parents to develop structured activities for their children, needs to be considered if Elliott is to grow in a sustainable manner. The location of Elliott, 300 kilometres from its service hub, Tennant Creek, presents unique challenges that can probably only be resolved through a local authority.

Alcohol always presents problems and the constant changing Government policy has resulted in people using Tennant Creek and Katherine as sources of alcohol and this occasionally is an issue. The Banned Drinker Register seemed to work well in Elliott. While the tyranny of distance is a factor in the ability of service providers to deliver cost effective programs, it does not seem to be an issue when people want to purchase alcohol.

Approval has recently been given for the construction of a Men's Shed, a local initiative. The location away from the community has been selected by the men in the community, however the tender for construction has gone to an external builder, so will not provide any local opportunity for training and employment. It would be beneficial if the staff at Barkly Regional Council were trained to seek out local business opportunities, so that there is some impetus for local engagement.

Space

Housing is generally poor and many houses are overcrowded. Local people say it has been many years since they can remember a new house being built. NTG undertook a Housing review in Elliott in 2015 and there was an expectation of additional housing stock being provided. A subdivision plan was drawn up and displayed and, according to local people, there is a serviced subdivision in Elliott ready for houses to be built. The manager of the Barkly Regional Council suggests that one of the issues with housing is the unwillingness of people to pay rent, even if subsidised. There is one Territory Housing dwelling in Elliott and the former tenant vacated because she didn't want to pay rent. In the view of the residents the current tenants appear settled, but it is difficult to imagine how attitudes can change without a significant increase in housing stock, a solid tenancy support program, and a normal tenancy management system in place. The residents believe such a model would fit a locally based Indigenous Housing provider that can be responsive and integrated into the community.

The residents have no real understanding of who controls the houses. Knowledge of leasing arrangements is vague with most people lacking interest in who holds the lease. They just want their house fixed but at little or no cost to them. Discussions with residents indicates a very strong connection to the place they live in. People want new houses, but they are reluctant to move away from either Gurungu or Wilyugu. They are happy for young people to move into a more "normalised" suburb in Elliott, and perhaps any new people who come there to live, but they want to stay in the place in which they are currently living.

Interface

Residents do most of their shopping locally with occasional visits to either Tennant Creek or Katherine depending on availability of transport and reason for travel. If the driver is going to either centre for drinking, then there is a high likelihood that a return lift will not be available. At the moment most of the

economic activity is non-Aboriginal small businesses providing a range of services to Aboriginal residents and travellers. Prices are high, particularly for people in receipt of welfare and therefore on low fixed incomes. This is truly a town that lives on welfare and the residents believe that it would take a radical redesign of how services are delivered to change that. The residents suggest that a locally based housing delivery model would form an important part of that. It would allow the long-term training and employment of local people and create the opportunity for small Aboriginal businesses to be developed.

Most people are on basic cards and this limits their purchasing options. There are claims a number of the roadside commercial enterprises along the Stuart Highway have found creative ways to allow people to use their basic cards to buy alcohol. There needs to be an examination of how alcohol can be managed in Elliott to limit the harm caused by profiteers.

Barkly Regional Council is probably the primary employer. Julalikari operates the Community Development Programme in Elliott on contract but there is conflict at a senior level between Julalikari and Barkly Regional Council in Tennant Creek so locally the Barkly Regional Council cannot use their services. Julalikari is currently experiencing compliance issues with The Office of the Registrar of Indigenous Corporations and may be placed into administration. If this happens no-one is quite sure what will happen to the Elliott Community Development Programme office. Most of the interface between Elliott and service providers is personality based. If the community likes you your program will get some traction otherwise not. There is little trust between the community and anyone to do with housing. They feel they have been promised things that never materialised.

Vision

Although Elliott consists of two living spaces Elliott South (Wilyugu) and Elliott North (Gurungu) it really needs to be considered as one community. Though people have tended to reside according to their origin, the final outcome for Elliott should be a more normalised housing environment similar to, though not necessarily the same as, most urban areas in the Northern Territory.

- The focus for most residents is on housing and the majority are just concerned about short-term issues. Living conditions, accessing more money, managing family relationships, etc.
- People want new housing, as promised, and they are very vocal about it.

Some however have a broader view. A small group of residents understands the need for change, but they are very cautious because of events in the past. Promises have been made, in their view that have not been honoured. Over the years, they say, some of the people who came to "work for them" were really only interested in their own well-being. It is therefore important that whatever happens in Elliott includes local people at all levels of planning and implementation and moves at a pace they can deal with.

People have been habituated into not taking responsibility for the conditions in which they find themselves. There has been limited consistency in either service delivery or in helping people transition to their new reality. As a result they learned behaviours that allowed them to exist in very uncertain environments. Some people will not be able to learn new behaviours, others will. Habituation to a new set of behaviours that would result in a greater participation in the economy and a more sustainable use of housing will take time. Local people who are concerned about the current situation say that any housing program must be

locally based, employ local people, move at a local pace, and have strong tenancy support programs, including sanctions for non-compliance to the rules that are established. It has been suggested that if Elliott developed a better housing system with proper tenancy management then more people from the surrounding area would want to come and live there.

- People in Elliott want a local Aboriginal organisation that will be controlled by them that will build houses that suit their needs and will maintain those houses.
- They want this organisation to have a strong tenancy support and management program with clear rules about peoples' rights and responsibilities, enforceable for both parties;
- They want the current leases sorted out and are talking to the Northern Land Council about this.

Land Tenure, Leasing and Legislation – North camp

Owner	Gurungu Aboriginal Land Trust
Location	224 Stuart Highway, Pamayu, Elliott
Land	NT Portion 3720; CUFT Vol 249 Fol 036 NT Portion 3869; CUFT Vol 249 Fol 036
Type of Tenure	Aboriginal freehold
Commencement date SPL/CL	N/A
SPL/CL Purpose	N/A
Planning scheme zone	PS (Public Open Space) – N.T. Portion 03720 plan(s) S 89/038A No Zone (No NT Planning Scheme Zone applies) – N.T. Portion 03869 plan(s) S 89/038A
Summary of Land Dealing Documents	<p>1. Search Certificate (Date Registered: 5 December 1991; Volume 249, Folio 036) No dealings are listed.</p> <p>2. Commonwealth of Australia Aboriginal Land Rights (Northern Territory) Act 1976 Section 12 Deed of Grant (Seal Date: 5 December 1991; Volume 249, Folio 036)</p> <p>Deed of Grant for an estate in fee simple in N.T. Portion 3720 and N.T. Portion 3869 from plan(s) S 89/038A for an area of 27 km² 74 hectares 8000 m² from the Governor-General, upon recommendation from the Minister of State for Aboriginal Affairs, to the Gurungu Aboriginal Land Trust subject to the provisions of the Aboriginal Land Rights Act 1976 (NT) and conditions, reservations and exceptions. Public right of way access roads (namely Stuart Highway, adjacent road and within 100 metres on each side of the centre line; the road from Stuart Highway to Lake Woods, adjacent road and within 50 metres on each side of the centre line; road from the Stuart Highway to Northern Territory Portion 774, land adjacent to the road and within 25 metres on each side of the centre line) are excluded from the deed of grant</p> <p>The following reservations and exceptions are granted to the Commonwealth of Australia and the Northern Territory of Australia:</p> <ol style="list-style-type: none"> Right to any minerals existing in their natural condition or in deposit of waste material obtained from any underground or surface working, on or below the surface of the said land Reservation of right of entry to the Commonwealth of Australia, its officers, servants and agents (including full and free ingress, egress and regress) for several purposes, inspection and removal of minerals
Level of Understanding	N/A
Compliance with lease conditions and legislation	N/A
Impediments in lease conditions and suggested amendments	N/A
Relevant legislation for land dealings;	Aboriginal Land Rights (Northern Territory) Act 1976 (Cth)

Legislative impediments; and Suggested amendments

Section 19 – Aboriginal land cannot be bought, sold or mortgaged, only transferred to another land trust or surrendered to the Crown.

An Aboriginal land owner is able to grant estates or interests in land vested in it to:

- an Aboriginal or an Aboriginal and Torres Strait Islander corporation for residential, business or community purposes;
- the Commonwealth, Northern Territory or an Authority for any public purpose or to a mission for any mission purpose; or
- any person for any purpose.

Section 19(7) - Ministerial consent is required for grants of estates or interests in the land described above where the term exceeds 40 years.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Public Open Space are:

- The primary purpose of Zone PS is to provide public areas for recreational activity.
- Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.

Unzoned land is not subject to land use controls under the *Planning Act* other than for:

- Clearing of native vegetation in excess of 1 ha; or
- Subdivision or consolidation of the land.

So the *Planning Act, Regulations* and the NT Planning Scheme will still apply in respect of potential subdivision of the land for the area without zoning.

An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to 'home ownership' then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord's obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder N/A

Level of support provided to lease holder and suggested amendments N/A

Land Tenure, Leasing and Legislation – South camp

Owner	Commissioner of Consumer Affairs
Location	5 Stuart Highway, Elliott
Land	Lot 62 Town of Elliott; CUFT Vol 760 Fol 447
Type of Tenure	Special Purpose Lease 478 (in perpetuity)
Commencement date SPL/CL	2 May 1980
SPL/CL Purpose	Aboriginal Communal Living
Planning scheme zone	MZ (Multi Zone) including areas of PS (Public Open Space), MD (Multiple Dwelling Residential), OR (Organised Recreation)
Summary of Land Dealing Documents	<p>1. Search Certificate Special Purposes Lease 478 (Date Registered 20 October 2011; Volume 760, Folio 447)</p> <p>Search lists the following dealings:</p> <ul style="list-style-type: none"> • Previous title is Register Book CUCL Volume 191 Folio 049 <p>Grant of a special purpose lease an annual rent of 10 cents, if and when demanded by the Minister (and subject to re-appraisalment), with the following reservations:</p> <ul style="list-style-type: none"> • A right of entry and inspection on and/or part of leased land and improvements in favour of the Minister, or officer authorised in writing, at all reasonable times and in any reasonable manner • All minerals and mineral substances in or on leased land and right to authorise any persons entering upon the land to mine, work for, win, recover and remove them or any of them and to do all things necessary or convenient for those purposes • A power of resumption • A right of entry and inspection for the purposes of providing and maintaining water, sewer, electricity and other services on the leased land or on other lands <p>Provisions include purpose of lease, annual rent, late rental fees, forfeiture liabilities, compliance with covenants and conditions and right to surrender lease.</p> <p>Lessee covenants include duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; construction of improvements by certain dates; submission of detailed sketch plans for site development to the Planning Branch prior to submission of building plans for building approval; land to be dust suppressed and drained for stormwater; all internal roads and pathways to be well drained and of good all weather construction; no building or structure to be within 8 metres of road frontage; maintain and repair improvements, infrastructure and landscaping; all water and sewerage works to be carried out in accordance with local authority requirements; adequate firefighting equipment provided on site; no building or structure to be constructed more than one storey above ground level; provision of minimal restroom facilities; electrical reticulation to comply with appropriate by laws, standards and specifications of the NT Electrical Commission.</p>
Level of Understanding	<p>Owner – rights and responsibilities</p> <p>There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.</p> <p>Residents – understanding of lease arrangement</p>

	<p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned the house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
<p>Compliance with lease conditions and legislation</p>	<p>There is no compliance monitoring undertaken in respect of Town Camp SPLs, so compliance with conditions are unknown.</p>
<p>Impediments in lease conditions and suggested amendments</p>	<p>Purpose of SPL is limited to Aboriginal Communal Purposes. Recommend this be amended to 'Purposes consistent with the zoning of the land'.</p>
<p>Relevant legislation for land dealings; Legislative impediments; and Suggested amendments</p>	<p>Associations Act (NT)</p> <p>The owner association of the SPL has been dissolved and the land now vests in the Commissioner pursuant to s 67 of the Act. The Commissioner has broad powers to deal with the property under s 68 of the Act and accordingly could transfer the SPL to an Aboriginal corporation that was set up by the residents of the Town Camp.</p> <p>Special Purposes Leases Act (NT)</p> <p>Section 9A – prohibition on subdivision. Recommend Act be amended to remove prohibition.</p> <p>Section 6(1) – dealings with the land require the Minister's consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Recommend that the provisions of the Act are amended to reflect the same rights and obligations as crown lease holders have under the <i>Crown Lands Act</i> (NT).</p> <p>Planning Act (NT)</p> <p>Any proposed development on the land must comply with the <i>Planning Act, Regulations</i> and NT Planning Scheme.</p> <p>The zoning rules for Public Open Space are:</p> <ul style="list-style-type: none"> • The primary purpose of Zone PS is to provide public areas for recreational activity. • Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property. <p>The zoning rules for Multiple Dwelling Residential zone are:</p> <ul style="list-style-type: none"> • The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys above ground level. • The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development. • A single dwelling on a lot less than 600m² should be integrated in terms of design and site layout with adjacent development and street infrastructure. <p>The zoning rules for Organised Recreation zone are:</p> <ul style="list-style-type: none"> • The primary purpose of Zone OR is to provide areas for organised recreational activities. • Development is to be limited to that which is consistent with the recreational opportunities of the land. <p>An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.</p> <p>Stronger Futures in the Northern Territory Act 2012 (Cth)</p> <p>Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be</p>

removed, however as this is Commonwealth legislation any changes are not at the NT Government's discretion.

Native Title Act 1993 (Cth)

The *Native Title Act* is potentially relevant if section 47A applies to enliven any extinguishment of native title rights where the area is held expressly for the benefit of Aboriginal peoples and one or members of the claimant group occupy the area. Any potential native title rights and interests will need to be considered in greater depth prior to any prospective variations to the underlying tenure.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to 'home ownership' then that form of leasing may require exemption from the *Residential Tenancies Act* (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord's obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder N/A

Level of support provided to lease holder and suggested amendments N/A

Municipal and essential infrastructure – North Camp

Summary

Elliott North Camp as its name suggests is located north of Elliott. The community consists of 36 dwellings, which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Elliott North Camp is generally in good condition with the exception of the sewerage and stormwater drainage which is in an overall poor condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing underground infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network does not comply with relevant standards since the community uses septic tanks. The capacity of the septic tanks was not assessed. It is recommended that a sewer network is installed for the entire town of Elliott, including Elliott North Camp and the septic tanks are decommissioned and removed. The cost estimates include upgrading the sewer network at Elliott North Camp, not the entire community.

The water network is not strictly compliant with relevant standards. External headworks identified to be upgraded under PWC’s 10 year plan are understood to provide sufficient capacity for fire flow demands. It is recommended that the network is upgraded by installing new residential lot meters. This is intended to improve ability to identify and control leaks, as well as assisting with the distribution of bills. It is recommended that the water usage continues to be measured and billed at the bulk water meter for the entire community.

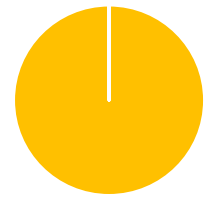
The roads and stormwater drainage infrastructure are compliant with relevant standards. No upgrades are recommended for the current use.

The community structures inspected at Elliott North Camp included a basketball court which was in poor condition and two playgrounds typically in good condition. Some minor maintenance and general tidying up is required.

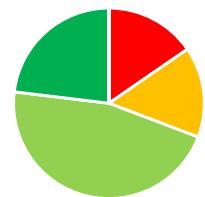
The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand exceeds the capacity of the substation on site however, Power and Water Corporation have determined that the actual load on the transformers is acceptable.

Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents via satellite on application to an appropriate NBN access provider.

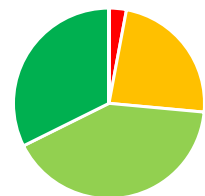
Sewerage infrastructure condition



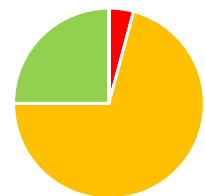
Water infrastructure condition



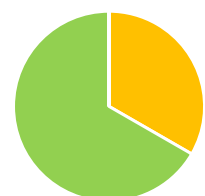
Road infrastructure condition



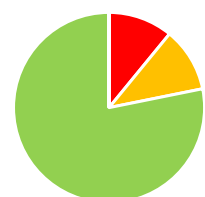
Stormwater drainage condition



Community structure condition



Electrical infrastructure condition



Very poor Poor Good Very good Excellent

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Elliott North Camp community:

Sewerage

- Install DN150 PVC gravity main, including house connections and connections to new town sewer. This is assuming that town sewer will be provided at the same time the community is upgraded. Note that the cost estimates are for the community upgrades only.

Water supply

- Install up to 34 residential lot meters
- Restore fire hydrant pit
- Replace one tap
- Repair one tap
- Remove calcium build up from one residential lot water meter
- Install new bulk water meter at community boundary
- Replace undersized pipes with DN150 PVC, approximately 1600 m

Roadworks

- Seal cracks on all roads, approximately 550 m²
- Clean out gutters, approximately 50 m

Stormwater drainage

- Clear out trees and debris from within swale
- Clear out culverts and headwalls (three)
- Clear out blockage from seven side entry pits
- Replace lids and surrounding concrete of nine side entry pits

Community structures

- Install a shade cloth over the two playgrounds
- General tidy up of the basketball court
- Install new basketball hoops on basketball court

Electrical services

- Replace two street lights 70W
- Load monitoring to allow PWC to determine, by assessment, whether the transformer needs to be upgraded or not.

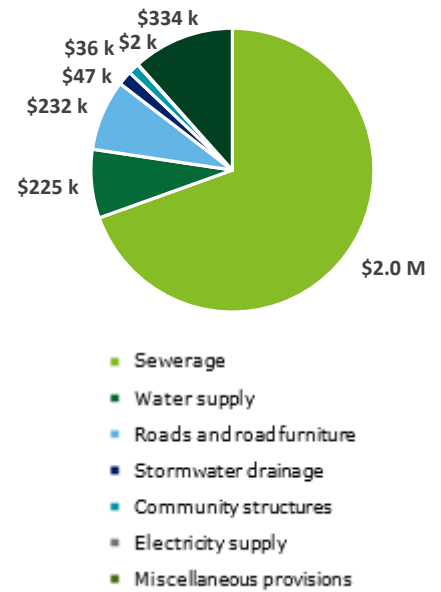
Communications

- No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 1,999,000
Water supply	\$ 6,000	\$ 219,000
Roadworks	\$ 232,000	\$ 0
Stormwater drainage	\$ 47,000	\$ 0
Community structures	\$ 2,000	\$ 34,000
Electrical	\$ 2,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 49,000	\$ 285,000
Total (including GST)	\$ 338,000	\$ 2,537,000
Grand total	\$ 2,875,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Municipal and essential infrastructure – South Camp

Summary

The Elliott South Camp community is located as the name suggests, south of Elliott. The community consists of 12 dwellings, which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Elliott South Camp is generally in good condition with the exception of the sewerage which are in an overall very poor condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network does not comply with relevant standards since the community uses septic tanks. The capacity of the septic tanks was not assessed. It is recommended that a sewer network is installed for the entire town of Elliott, including Elliott South Camp and the septic tanks are decommissioned and removed.

The water network is not strictly compliant with relevant standards. External headworks identified to be upgraded under PWC’s 10 year plan are understood to provide sufficient capacity for fire flow demands. It is recommended that the network is upgraded by installing new residential lot meters. This is intended to improve the ability to identify and control leaks, as well as assisting with the distribution of bills. It is recommended that the water usage continues to be measured and billed at the bulk water meter for the entire community.

The roads and stormwater drainage infrastructure are compliant with relevant standards. No upgrades are recommended for the current use.

The community structures inspected at Elliott North Camp included a basketball court which was in very good condition and a playground which was in poor condition. Some minor maintenance and general tidying up is required.

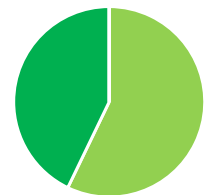
The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use.

Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents via satellite on application to an appropriate NBN access provider.

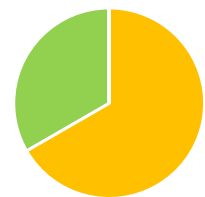
Water infrastructure condition



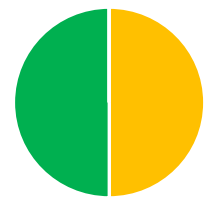
Road infrastructure condition



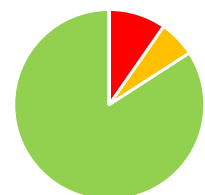
Stormwater drainage condition



Community structure condition



Electrical infrastructure condition



Very poor Poor Good Very good Excellent

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Elliott South Camp community:

Sewerage

- Install new sewerage network, including gravity main, housing connections and connection to new external network. This is assuming that an external sewer network will be constructed at the same time the Elliott South Camp sewer network is constructed. The cost estimates are for Elliott South Camp only.

Water supply

- Replace one tap
- Repair two residential lot water meters
- Install nine new residential lot water meters

Roadworks

- Seal surface cracks – 50 m²

Stormwater drainage

- Replace two side entry pit lids
- Clear blockages from all five pits
- Clear blockages from culvert
- Reshape swale downstream of endwall

Community structures

- Install new shade cloth

Electrical services

- Replace two 80W street lights
- Confirm if overhead pole redundant

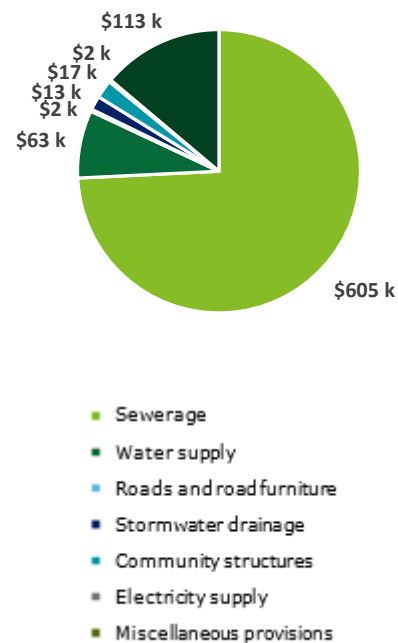
Communications

- No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 605,000
Water supply	\$ 5,000	\$ 58,000
Roadworks	\$ 2,000	\$ 0
Stormwater drainage	\$ 13,000	\$ 0
Community structures	\$ 17,000	\$ 0
Electrical	\$ 2,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 19,000	\$ 94,000
Total (including GST)	\$ 58,000	\$ 757,000
Grand total	\$ 815,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing: Elliott North Camp (Gurungu)

Introduction

The Town Camp in Elliott North Camp (Gurungu) was not surveyed by the project team. The housing conditions in the Elliott Town Camps were assessed by HK (*Harris Kmon*) Solutions in 2015 for the Department of Local Government and Community Services. A copy of the Elliott Town Camp Inspection Reports 2015 is included in the appendices.

The secondary data provided was integrated into this investigation for ease of comparison and analysis. Please note, the reports did not contain demographic information. Therefore, there are limitations on the data analysis.

Current state of play

Housing summary and condition

The Elliott housing stock is aging, based on a visual assessment of the images included in the Elliott Town Camp Inspection Reports 2015.

75% of houses were considered to be of an average condition and the remaining 25% were considered to be of a poor condition. This rating does not take into account the cleanliness of the residences and does not mean they comply with the Residential Tenancies act.

The majority of the houses have been constructed either as blockwork on a concrete slab construction, with sheet metal roofing material or, as elevated steel framed floor and walls construction.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Smoke alarms

29 houses in Elliott North Camp was identified as having non-serviceable smoke alarms.

Flooding

No information was provided regarding flooding.

Visitors

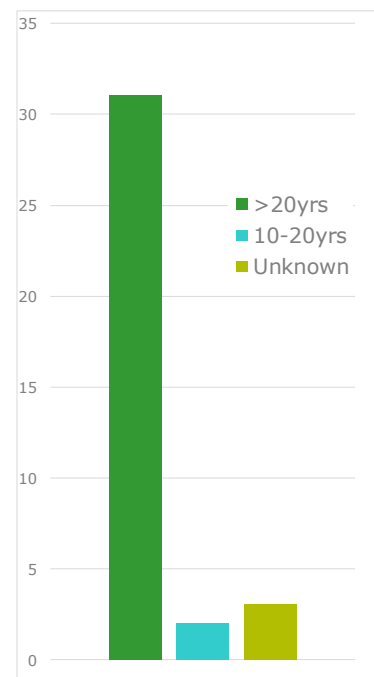
No information was provided regarding the demographic situation in Elliott North Camp.

Overcrowding

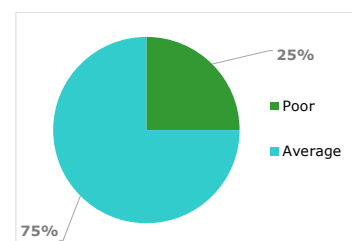
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

7 types of houses were identified in Elliott North:



Elliott North Camp - Age of Housing Stock



Elliott North Camp - Condition Summary

- 4 x 2 bedrooms, 1 bathroom and 1 toilet
- 15 x 3 bedrooms, 1 bathroom and 1 toilet
- 1 x 3 bedrooms, 1 bathroom and 2 toilets
- 8 x 4 bedrooms, 1 bathroom and 1 toilet
- 1 x 4 bedrooms, 1 bathroom and 2 toilets
- 4 x 4 bedrooms, 2 bathrooms and 1 toilet
- 2 x 5 bedrooms, 1 bath and 1 toilet

Disabilities

There are some provisions for people with disabilities. Ramps and grab rails were visible on the photos part of the reports.

Asbestos

In general, housing stock aged older than 20 years, is likely to contain asbestos. Several houses in Elliott North are estimated to be older than 20 years. Therefore, precaution should be taken when commencing any repair work. Asbestos is considered safe if it is not disturbed.

Security

The provided condition reports show cases of non-serviceable windows, doors and hardware.

Recommended Works

The condition of the houses in Elliott North Camp where primarily of an average condition. Although no urgent issues were identified in the reports, hygiene and cleanliness are an issue in majority of the houses. The conditions are unsanitary and are likely to manifest into any number of health problems.

The estimated cost to upgrade the current housing assets in Elliott North Camp to meet the standards of the Residential Tenancy Act, is \$5,018,944. This includes margins, adjustments and GST. Refer to appendix for the complete costing report.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.

Housing: Elliott South Camp (Wilyugu)

Introduction

The Elliott South Camp (Wilyugu) was not surveyed by the project team. The housing conditions in the Elliott Town Camps were assessed by *HK (Harris Kmon) Solutions* in 2015 for the Department of Local Government and Community Services. A copy of the Elliott Town Camp Inspection Reports 2015 is included in the appendices.

The secondary data provided was integrated into this investigation for ease of comparison and analysis. Please note, the reports did not contain demographic information. Therefore, there are limitations on the data analysis.

Current state of play

Housing summary and condition

The Elliott housing stock is aging, based on a visual assessment of the images included in the Elliott Town Camp Inspection Reports 2015.

42% of houses were considered to be of an average condition and the remaining 58% were considered to be of a poor condition. This rating does not take into account the cleanliness of the residences and does not mean they comply with the Residential Tenancies act.

The majority of the houses have been constructed either as blockwork on a concrete slab construction, with sheet metal roofing material or, as elevated steel framed floor and walls construction.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

No information was provided regarding flooding.

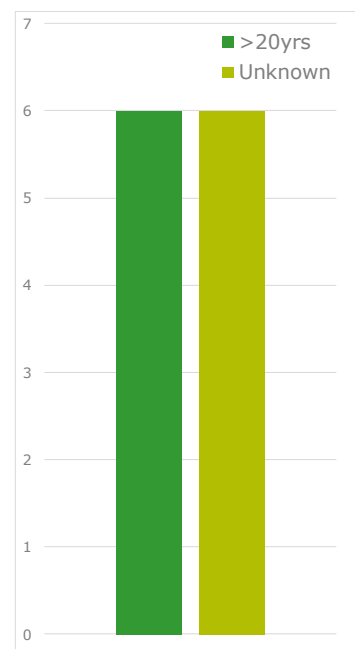
Visitors

No information was provided regarding the demographic situation in Elliott South Camp.

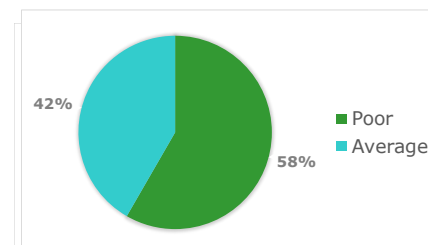
Amenities

5 types of houses were identified in Elliott South:

- 1 x 2 bedrooms, 1 bathroom and 1 toilet
- 5 x 3 bedrooms, 1 bathroom and 1 toilet
- 1 x 3 bedrooms, 2 bathrooms and 1 toilet
- 1 x 4 bedrooms, 1 bathroom and 2 toilets
- 3 x 5 bedrooms, 1 bathroom and 1 toilet



Elliott South Camp - Age of housing stock



Elliott South- Condition Summary

Smoke alarms

10 houses in Elliott South Camp were identified as having non-serviceable smoke alarms.

Disabilities

Ramps and grab rails were not visible in images from the report provided.

Asbestos

In general, housing stock aged older than 20 years, are likely to contain asbestos. 7 houses in Elliott South are estimated to be older than 20 years. Therefore, precaution should be taken when commencing any repair work. Asbestos is considered safe if it is not disturbed.

Security

The provided condition reports shows 8 cases of housing that did not have serviceable doors and 9 cases of housing with non-serviceable windows.

Recommended Works

The condition of the houses in Elliott South Camp varies. Hygiene and cleanliness are an issue in majority of the houses. The conditions are unsanitary and are likely to manifest into any number of health problems.

The estimated cost to upgrade the current housing assets in Elliott South Camp to meet the standards of the Residential Tenancy Act, is \$1,795,400 including margins, adjustment and GST.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.

Economic Development

Social issues and themes voiced by residents

- Lease & Governance details are convoluted for residents
- Unwilling to pay rent
- Over-crowding
- Slow response to repairs and maintenance needs
- Residents don't want to move
- Drinking and violence
- Child discipline
- Welfare dependent community

Economic Development Opportunities

Economic development opportunities in Elliott are limited to Town Camp services. The town of Elliott is remote and is not likely to draw linkages with any major population and the economic centres of the Territory. Currently the combined population of Elliott's Town Camps is estimated to be over 5 times the maximum number of full time equivalent positions available.²

The simple economic reality for the Town Camps residents is that pathways to economic integration will be significantly constrained as a result of Elliott's location and future Indigenous economic opportunities are likely to always centre on the delivery of services to Town Camps. While basic maintenance of buildings and surrounds could remain under the management of service providers, there needs to be provision for residents to participate in this service provision. This would mobilise the residents through the development of a local pool of labour.

The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.

For detailed rationale and recommendations see the Economic Development section of the report.

Economic Aspirations

Noting the collapse of the Gurungu Aboriginal Land Trust, local residents have voiced their desire for a local Aboriginal organisation controlled by the residents to take over the lease.

The Town Camp residents want a housing program that is locally based and employs local residents. Strong tenancy support programs will support the changing of behaviours to encourage economic participation and sustainable housing use.

Investment Opportunities

Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:

- Certainty of ownership
- Commercially viable income streams
- Active market for any equity interests

When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.

The Town Camps at Elliott cannot fulfil these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.

Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Elliott would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.

Home Ownership Opportunities

Currently, there is no pathway to home ownership for residents within North and South Elliott Town Camps. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For

² This information was provided in consultation with the Assistant to Directors from Barkly Regional Council.

specific consideration and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.

Aside from the leasing structure aside there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

Governance Structure

The current governance structure within Elliott is extremely unclear since the collapse of the Gurungu Aboriginal Land Trust. There are also two different lease and land holding types across North and South Elliott. The Barkly Regional Council only provides municipal and essential services to the Town Camps. As such, there is no requirement for them to provide governance and tenancy management. Assistant to the Directors from Barkly Regional Council commented that limited residents pay rent and there is no clear responsibility assigned to which residents are liable to pay. Therefore, North and South Elliott has no official governance and tenancy management system.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

The Barkly Regional Council provides housing maintenance. There is no tenancy management and there are no tenancy agreement. There is general confusion in regards to whom the land belongs too and whom is responsible for any of the bills for the homes.

Funding is provided to Barkly Regional Council as the service provider to maintain and provide services to the Town Camps. This funding is provided per house per annum. There is a \$25 per week service fee charged to the residents over the age of 18. The Barkly Regional Council is allowed charge a voluntary payment under the funding agreement. This year the new funding agreement states that the service fee must be advertised as voluntary. This advertisement has reduced the number of residents making a contribution to 15% from around 60%.³

Essential Services Payment Arrangements

All houses serviced by Barkly Regional Council have power card meters that allow residents to pay directly for the power they use. Sewerage and water are paid by Barkly Regional Council out of the essential service funding. As no one is responsible for the rates and other bill's that are issued to the Town Camp. Barkly Regional Council is using all of the funding that is provided to them to pay the rates and other bills for the Town Camps. As such there are limited repairs and maintenance being completed.⁴

³ This information was provided in consultation with the Assistant to Directors from Barkly Regional Council.

⁴ This information was provided in consultation with the Assistant to Directors from Barkly Regional Council.

Blueberry Hill

Current State

March 2017

Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor

Legal and Legislative



Housing



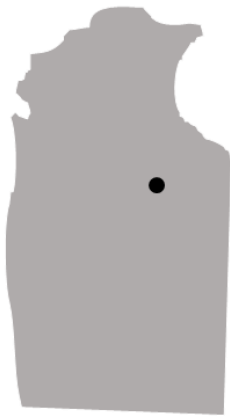
Infrastructure



Economic Opportunity



Governance



Details

Region	Tennant Creek
Lease	Crown Lease in Perpetuity 1191
Purpose	Aboriginal Communal Living

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses



Number of residents per room



Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



Number of replacement houses



Cost of replacement houses
\$0



Deferred Housing Maintenance Cost
\$229,779

Infrastructure

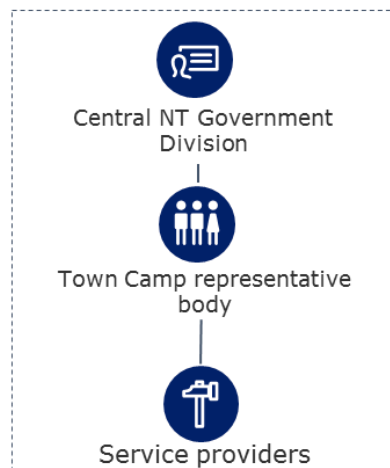


Deferred Maintenance Costs
\$20,000



Cost to meet Design standard
\$108,000

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Blueberry Hill

Executive Summary

Land	Crown Lease in Perpetuity 1191 owned by Julalikari Housing Incorporated
Service Provider	Far North – T& J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal Housing Association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to a Aboriginal Communal living • Very little support is afforded to Aboriginal associations incorporated under the Associations Act (NT) • The governance structure is unclear, complicated and not conducive to accountability. This situation is impeding development and disempowers camp residents. • Municipal infrastructure at Blueberry Hill is generally in either good or very good condition • The sewer network is in an overall poor condition and does not comply with relevant standards • Water networks generally comply with relevant standards • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$20,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$108,000 • The houses in Blueberry Hill were mostly of average condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective. • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$229,779 • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) • Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership

-
- Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp have a guaranteed income from the government. Otherwise all investment will be limited to government investment
-

Resident consultation and visioning statement

Please note that residents declined to be a part of this process and as such there is no vision for Blueberry Hill.

Place

Blueberry Hill Town Camp is located on the western side of Tennant Creek and was initially a camping ground for people who could not get houses at Village Camp. The first records of Indigenous people living there was in 1964 but by 1967, there were at least 45 people living there in a ramshackle group of rudimentary tin huts, tents and wurli-wurlis. There was considerable debate at the time about whether the squatters could simply be taken elsewhere, as many before them were. Most went to Warrabri (Ali Curung) but several were taken to Borroloola or cattle stations across the Barkly. Eventually, in the late 1970s, it was deemed those people could not be removed as the land itself was Crown Land. Even then, there was no provision of services until the two houses currently on the lease were built in around 1985. At that time, there was provision for six houses but the other four have never been built.

Ted and Mary Ward camped on the hill from when they first arrived in the town, during the first mining boom in 1933. They campaigned for a lease on the hill until they died. In her last interview, in 1978, Mary said:

Mary: *I need to work on station. I'd like to have a house here and kids can go to school from here. I'd like to have a house like they promised us.*

Diane: *A lease for the land?*

Mary: *We're supposed to have a lease for the house. Slow and they don't do anything.*

Diane: *What sort of house do you want Mary?*

Mary: *Brick house, that's what they promised me. Just me to live in it and one house for the Foster mob and a laundry separate from us with a washing machine and a kitchen in the house and a bathroom for us and a public one in the laundry and electricity and stove to cook. They've been talking about for a long time. I like to stay here I don't like to move around (Bell and Ditton, 1980, pp.75-76)*

When Ted and Mary arrived in the town they were forced to camp because even though Ted was non-Aboriginal, Mary was Aboriginal, and full-blood Aboriginal people had no rights in the town until 1967. "Half-castes and quadroons" were given limited rights and able to be employed from 1952 when the sanitary collector argued he could not get non-Aboriginal staff. Many of the campers at Blueberry Hill moved into the town in around 1957, when a severe water shortage saw people at the camp on Phillip Creek station (mainly Warlpiri moved there after the 1928 Coniston massacre) moved to the new settlement at Warrabri. Many were unhappy at Warrabri because initially, there were very few houses (but there was a nine-hole golf course). Once again their preference for staying in a place that aligns to country (Lea, 1988) is demonstrated.

Blueberry Hill became the "drinkers' camp" in the mid 1960s and, while a report in 1978 found that the shacks there were kept with "well-swept dirt floors" and were mainly neat and tidy, there were massive amounts of rubbish strewn around the area. Many people went to camp there after the Kurundi walk-off later that year and today, the two houses are occupied by Ali Curung people.

People from both houses declined to take part in the survey, although they knew those asking the questions very well and understood the survey was not looking for evidence against them.

Interface

There is abundant available work close to the houses, which are closer to all services than any other camp in town. There is no evidence anybody living there has permanent employment.

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	29 Udall Road, Tennant Creek
Land	Lot 1273, Town of Tennant Creek; CUFT Vol 639 Fol 012
Type of Tenure	Crown Lease in Perpetuity 1191
Commencement date SPL/CL	17 August 2001
SPL/CL Purpose	Aboriginal Communal Living
Planning scheme zone	CL (Community Living)
Summary of Land Dealing Documents	<p>1. Crown Lease in Perpetuity 1191</p> <p>Search certificate lists the following dealings:</p> <ul style="list-style-type: none"> • Notice of Right to a Grant of Interest (Date Registered: 17 August 2001, Dealing No. 47277) <p>The following reservations are listed:</p> <ol style="list-style-type: none"> a. Reservation of right of entry and inspection b. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths and fossil fuels c. Reservation of power of resumption <p>Provisions include purpose of lease, annual rent, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights.</p> <p>Lessee covenants include duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; maintenance, repair and right of entry obligations; implement and maintain infrastructure (fencing electrical, water and sewage), and associated cost sharing; dust suppression and drainage requirements; access construction; and compliance with applicable legislation and approved plans and specifications.</p> <p>2. Notice of a Right to a Grant of an Interest (Date Lodged: 18 August 2001, Date Registered: 17 August 2001, Dealing No. 472777)</p> <p>Provides a right to grant an interest in land for Lot 1273 Tennant Creek (Area: 9180 m², Plan: S74/062A) for Crown Lease Perpetual No. 1191 to Julalikari Housing Incorporated of PO Box 158, Tennant Creek, NT under s 9(1), 10(1) and 12(3) <i>Crown Lands Act</i>. Reservations, provisions and conditions and covenant are the same as those listed in Search Certificate Crown Lease in Perpetuity 1191 above. An attached letter from the Department of Lands Planning Environment (Dated 16 August 2001) states that Lot 1273 is not subject to a claim under the Aboriginal Land Rights Act (NT).</p> <p>3. Unregistered Sublease (Date Signed by CEO: 27 October 2008)</p> <p>Sublease for various lots, including Lot 1273 Tennant Creek (Volume 639, Folio 012, and Plan S74/062A). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.</p> <p>Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:</p> <ol style="list-style-type: none"> a. Transfer, sublet or assign the sublease to a Northern Territory Entity

- b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use; and
- c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time
- d. Own all improvements constructed on the premises during the sublease term
- e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
- f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

4. Unregistered CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area
- b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
- c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
- d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
- e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan

marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease

- f. Territory Housing and its authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time
- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease
- h. Territory Housing agrees to observe JCAC’s reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned the house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation

There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.

Impediments in lease conditions and suggested amendments

Purpose of CL is limited to Aboriginal Communal Living. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.

Relevant legislation for land dealings; Legislative impediments; and Suggested amendments

Associations Act (NT)

Dealings with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Crown Lands Act (NT)

Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to *Planning Act* are correct and there is no ambiguity as to the operation of each section.

Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Community Living zone are:

- The primary purpose of Zone CL is to provide for community living.
- Residential accommodation may be temporary or permanent.

- There may be non-residential facilities for the social, cultural and recreational needs of residents.

An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

Native Title has been extinguished on this parcel.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the *Residential Tenancies Act* (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder *Associations Act* (NT)

Level of support provided to lease holder and suggested amendments No specific support for Aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.
 Recommend transfer to incorporation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* (Cth).

Municipal and essential infrastructure

Summary

The Munji-Marla (or Blueberry Hill) community is located on the western side of Tennant Creek. The community consists of four residential dwellings (two currently in construction), which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Blueberry Hill is generally in either good or very good condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network does not comply with relevant standards as the manholes are located within property boundaries. There was insufficient information available to analyse the internal network but is likely to be undersized based on its age and therefore non-compliant, although it appears to be functioning. It is recommended that a new DN150 PVC reticulation main is constructed with connections to each house.

The water supply network is compliant with the relevant standards and has sufficient capacity. Water usage is proposed to be measured with a bulk water meter located at the community boundary. Additionally, residential lot water meters should be installed on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network. Upgrades include the installation of a bulk water meter any additional lot water meters required.

The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

There were no community structures at Blueberry Hill.

The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use.

Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Sewerage infrastructure condition



Water infrastructure condition



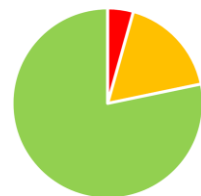
Road infrastructure condition



Stormwater drainage condition



Electrical infrastructure condition



Very poor Poor Good Very good Excellent

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Blueberry Hill (Munji-Marla) community:

Sewerage

- No upgrades required.

Water supply

- Clear dirt and overgrown grass from four water meters
- Repaint one fire hydrant
- Disconnect secondary supply point and reconnect to water main creating a looped network.
- Install bulk water meter

Roadworks

- General tidy up of approximately 150 m of footpath

Stormwater drainage

- No works required

Community structures

- No works required

Electrical services

- Replace three 125W street lights

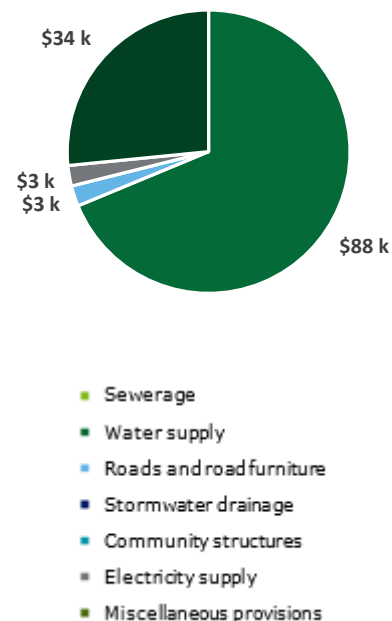
Communications

No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 0
Water supply	\$ 2,000	\$ 86,000
Roadworks	\$ 3,000	\$ 0
Stormwater drainage	\$ 0	\$ 0
Community structures	\$ 0	\$ 0
Electrical	\$ 3,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 12,000	\$ 22,000
Total (including GST)	\$ 20,000	\$ 108,000
Grand total	\$ 128,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Blueberry Hill was surveyed on the 5th of December 2016. Both of the 2 funded dwellings⁵ identified by the client were identified on site. Entry was permitted to both residencies.

Current state of play

Housing summary and condition

All housing was identified as 10-20 years old and considered to be of average condition. This rating does not take into account the cleanliness of the residences. Both houses are constructed in blockwork on a concrete slab with sheet metal roofing.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

1 house was said to flood.

Visitors

Of the dwellings to which we were permitted access, only 1 had a visitor at the time. This does not place a significant strain on amenities.

Overcrowding

The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

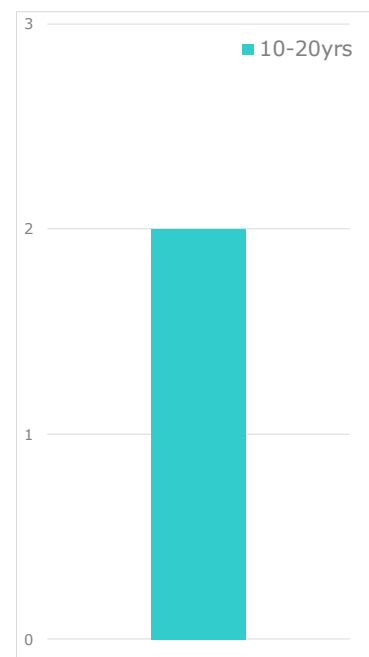
A snap shot of the community shows that on average there are 1.8 residents per bedroom and 5.5 per toilet. Of the individual houses surveyed the maximum recorded occupancy was 2.6 people per room and 8 people per bathroom and toilet. This would result in a significant strain on the amenities.

Disabilities

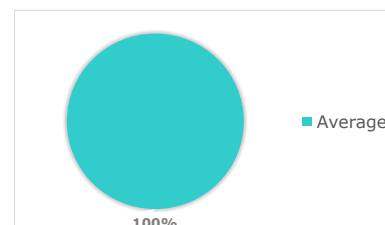
Of the 11 residents recorded, 1 was identified as having disabilities. The house they resided in had no ramps or appropriate grab rails in the wet areas.

Smoke alarms

Of the houses surveyed internally in Blueberry Hill, only 1 had serviceable smoke alarm.



Blueberry Hill - Age of housing stock



Blueberry Hill - Condition Summary

⁵ A list of funded dwellings, provided by the client, has been included in the appendices.

Asbestos

Both houses were examined internally and listed as likely to contain asbestos. This material is considered safe as long as it is not disturbed.

Security

Of the houses we gained access to 1 did not have serviceable doors and 2 did not have serviceable windows. All of the houses in Blueberry Hill were surrounded by a fence and most were in a very good condition.

Recommended Works

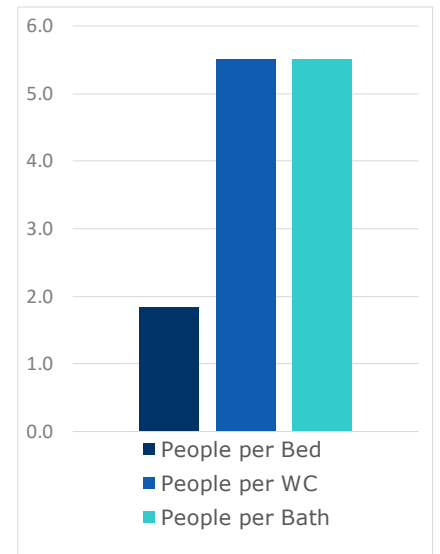
Although the condition of houses in Blueberry Hill are recorded as average, the cleanliness of the properties presents a concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit.

The estimated cost to upgrade the current housing assets in Blueberry Hill to meet the standards of the Residential Tenancy Act, is \$229,779. This includes margins, adjustments and GST. Refer to appendix for the complete costing report.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.



Blueberry Hill – Amenities

Economic Development

Social issues and themes voiced by residents	<ul style="list-style-type: none"> • Drinking • Violence • Welfare dependent community • Rubbish
Economic Development Opportunities	<p>Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations.</p> <p>Far North T&J Contractors do offer employment opportunities to the residents of the Town Camps. For one of the camps they have been endeavouring to employ a resident as a handyman. While this opportunity is open to a resident no one has expressed interest in the position.⁶</p> <p>In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.</p> <p>For detailed rationale and recommendations see the Economic Development section of the report.</p>
Economic Aspirations	<p>The residents of Blueberry hill declined to comment on their economic aspirations. There appear to be little aspirations for economic activity.</p>
Investment Opportunities	<p>Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:</p> <ul style="list-style-type: none"> • Certainty of ownership • Commercially viable income streams • Active market for any equity interests <p>When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.</p> <p>Blueberry Hill cannot fulfil these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.</p> <p>Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Blueberry Hill would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.</p>
Home Ownership Opportunities	<p>Currently, there is no pathway to home ownership for residents within Blueberry Hill. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific consideration and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.</p> <p>Aside from the leasing structure aside there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.</p> <p>For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.</p>

⁶ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

Governance

Governance Structure

The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.

The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who subleases Blueberry Hill to the Chief Executive Officer (Housing). The CEO (Housing) then underleases certain parcels of land back to Julalikari. The municipal service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.

The contract with Harvey Developments is a based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.⁷

Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident's income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.

No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts.⁸ Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.

Essential Services Payment Arrangements

Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount.⁹ Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.

Barkly Regional Council is the municipal service provider for the Tennant Creek area.

All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards.¹⁰ There are no official bills issued to residents for power, water, rates and sewerage.

⁷ This information was provided in consultation with Account Manager from Harvey Developments.

⁸ This information was provided in consultation with the Housing Manager from Far North - T & J Contractors.

⁹ This information was provided in consultation with the Regional Manager from Territory Housing.

¹⁰ This information was provided in consultation with the Housing Manager from Far North - T & J Contractors.

Dump Camp

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

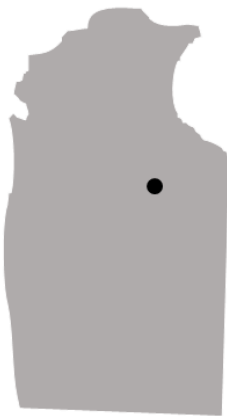


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region Tennant Creek
Lease Crown Lease in Perpetuity 1114
Purpose Aboriginal Communal Living

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses



Number of residents per room



Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



Number of replacement houses



Cost of replacement houses
\$0



Deferred Housing Maintenance Cost
\$778,053

Infrastructure

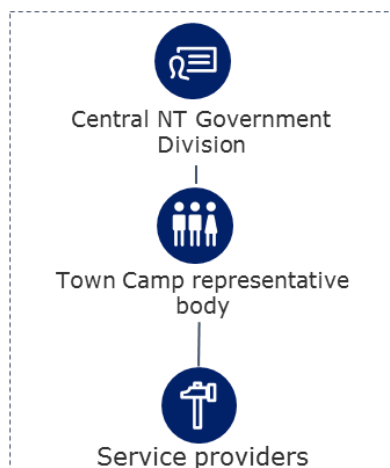


Deferred Maintenance Costs
\$81,000



Cost to meet Design standard
\$113,000

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Dump Camp

Executive Summary

Land	Crown Lease in Perpetuity 1114 owned by Julalikari Housing Incorporated
Service Provider	Far North – T&J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to a Aboriginal Residential Complex and Ancillary • Very little support is afforded to Aboriginal Associations Incorporated under the Associations Act (NT) • The governance structure is unclear, limited and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Dump Camp is generally in either good or very good condition • The sewer and water networks generally comply with relevant standards • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$81,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$113,000 • The houses in Dump Camp were mostly of average to very good condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$778,053 • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) • Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership

-
- Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp has a guaranteed income from the government. Otherwise all investment will be limited to government investment
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

Dump Camp is a collection of six houses on the south-westerly edge of the town. It is close to the power station and, as the name implies, close to the refuse tip. There is also a "community centre" that has been extensively damaged, probably past the point of salvation. There is no evidence it was even completed in the first place. Buildings that are not finished and continually occupied become places for children and youth to play in and ultimately vandalise. No-one "owns" the space so there is no retribution or penalty. As with the other camps it maintains the pattern of residents being aligned with the country or community of origin. Residents say most of the people living there are Warlpiri from Ali Curung though some come from Willowra and Tara.

Residents were initially very suspicious. They have a very negative experience of the SIHIP program and were concerned that we were going to move them out and make way for a new subdivision for Government people. During the SIHIP program people say they were moved into already crowded houses and the new houses that were promised were never delivered. Infrastructure is in place or planned for a much larger section of the lease. The current houses were built in the mid-1980s but there have been plans at some stage to dramatically increase the housing stocks on the lease. A cleared and serviced area is located across the road from the community.

Space

It seems from both observation and responses that many of the permanent residents in Town Camps are elderly, or people with long-term health issues. Two are registered with the National Disability Insurance Scheme. They are Warlpiri mob from Ali Curung although some are initially from Willowra and Tara. The houses are used almost as if they were hostels for people who don't want to contribute, but are really demanding on the permanent residents. The following conversation was fairly typical:

"People come around here at night to drink but that's okay. The older ones are alright but sometimes the younger ones get a bit crazy and police come," she said. Under the Intervention all Town Camp communities were declared as Proscribed Places. No alcohol was to be taken on to the lease. The Police Beat at local Hotels and Bottle Shops is supposed to enforce this, at considerable cost both in terms of money and resources. From conversations with the residents it isn't working.

Older people expressed a preference for sleeping outside, preferably around a fire. One resident said "We need more room outside – the older people want to sleep outside but there are lots of insects and it is too hot. Another said "The house is old and too small (three bedrooms) and a new house would be good. "That way we could look after more family." However, a woman who used to live at the house but is now in social housing elsewhere in the town expressed a very different opinion. She said "My ex-husband still lives there but I don't see him anymore because he drinks too much. "They all drink too much there, fight too much. They need to go back out bush."

Her son, aged 29, [redacted]
[redacted]
[redacted] story reflects the challenges for young people who want more from their lives: "Whenever I was away working, they would ring me up and say 'mother died' or 'father died' and I would get home and they would be okay. "Within a few weeks, all my money would be gone on grog."

[redacted] highly literate and numerate and has completed a [redacted] at Katherine campus of CDU. [redacted] horseman, even by Indigenous standards. He is the only person spoken to who had shown any understanding of house ownership or business. He had visions, but not for Dump Camp. They were for himself. "I would like to buy a house and some land at a Town Camp because they are on the edge of town and I can stay close to family," he said. "I would like to set up a horse stud (Australian stock horses). "But I won't do anything until the old people are gone, they humbug me all the time for money."

He has strong views about housing and particularly the houses people are living in at Dump Camp. He believes the current housing is wrong for Indigenous people: "The houses need to be mainly outdoors, with the kitchen, laundry and bathrooms separate. "People only go inside when they need privacy – they prefer to sleep outside and sit outside. "The kids should sleep inside so that people can stop them going out at night and getting into trouble – they start out sniffing and end up on the gunja then they don't want to do anything."

He was asked whether there was leadership in the camp, and whether young people had lost respect for old people. He strongly disagreed that some of the issues surrounding the camps was young people showing no respect to older people. "They don't show us any respect, either – all the young people now are born at Alice Springs so the old people think they are not from here and are not family." Similar sentiments are shared by a [redacted] from a house at the camp. "It's not my country," he said in an assessment last year. "My family is from there but I wasn't born there [redacted] "Alice Springs is my country – I don't care about Tennant Creek. Whenever I am there I just want to go away somewhere else. "I don't want to stay there, I don't want to live there. I don't care about my mother's family because they don't care about me." These views suggest that decisions such as downgrading local capacity, in this case birthing in Tennant Creek, may have long-term impact on peoples' well-being and feeling of belonging to place. The decisions that have been made over the years in relation to housing need to be considered in the same light. Reducing local capacity and involvement by local people reduces their ownership and responsibility for the finished product.

A [redacted] at another house lives with her [redacted] partner there. [redacted] children, mainly teenagers, live with other family or [redacted] partner. [redacted] Queensland".

"It's good here, nobody comes here," she said. "The house is too big for us so we can't keep it clean.

"I work sometimes but my husband doesn't, so we can't get a smaller place somewhere. [redacted] so I can go and see her when I want to but she doesn't come here." She has no plans to move from the camp until she can find somewhere else but says that is not going to happen soon. "I don't stay here when [redacted] (incarcerated) because other people come around

then and I get into trouble," she said. [REDACTED] had no understanding of her lease arrangements.

Nobody could be contacted at the other two houses despite four visits. The remaining house appears to be a share house for Ali Curung residents who visit the town. "We just stay here when we come to town for football or shops or hospital," one [REDACTED] woman said. "Most of us live at Ali Curung or Murray Downs but we don't stay long. We are all family so it is good. It is good here." She did not know who held the lease, any of the conditions or that lease or who paid rent. She said that during the football season there was often a "big mob" staying at the house. "We drink here when we come to town but there is not much fighting here, like there is at other houses," she said.

Interface

As the responses indicate there is a high degree of visitation and mobility at Dump Camp. Alcohol is a major factor in how people spend their money, and their time. The situation in which the young man with visions finds himself is both sad and a reflection on why it is so difficult for anyone to leave and re-establish themselves elsewhere. Without a major transformation of peoples' current thinking, transition to a more acceptable mode of living is unlikely.

We could not find anyone in Dump Camp who worked on a full-time basis, except for [REDACTED] reside there. Neither could we find anyone with the skills and experience to take up work should the opportunity arise. It seems that people in this community are locked into a Welfare existence with no pathways out. All of their money is spent locally, even the overpriced alcohol they buy from the grog-runners. There are several Aboriginal families in Tennant Creek who are suspected of bringing alcohol in from Mt Isa in the boots of their cars.

Visions

Visioning in such depressed conditions is difficult. Asking people to imagine how their life might be better, when the way it is now is all they have ever known. There are some people who want more, and interestingly the [REDACTED] who aspired to more, achieved a Year 12 education.

- There was an identified need for a more diverse housing stock. There are a number of houses which provide refuge for young people who have no other options. These dwellings could take the form of supported accommodation with a special emphasis on transfer to employment;
- There is a need to reimagine what Aboriginal housing might look like, if it so obviously does not meet the expressed needs of the residents. People were talking about safe areas for young girls, some form of outside living, including cooking, open fires and sleeping.

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	87 Standley Street, Tennant Creek
Land	Lot 2055, Town of Tennant Creek; CUFT Vol 312 Fol 089
Type of Tenure	Crown Lease in Perpetuity 1114
Commencement date SPL/CL	6 April 1993
SPL/CL Purpose	Aboriginal Residential Complex and Ancillary
Planning scheme zone	CL (Community Living)

Summary of Land Dealing Documents

1. Crown Lease in Perpetuity 1114

Search certificate lists the following dealings:

- Statutory Notice – Prescribed Property (Date Registered: 26 November 1996, Dealing No.: 364701)
- Notice of Right to a Grant of Interest (Date Registered: 8 June 1993, Dealing No. 284563)

The following reservations are listed:

- a. All reservations and rights to which this grant is made subject by the *Crown Lands Act*
- b. Provisions include forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights and compensation.

Lessee covenants include purpose of lease, duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; maintain and repair improvements; right of entry and obligations; implement and maintain infrastructure (landscaping, electrical, water and sewage); dust suppression and drainage requirements; and compliance with applicable legislation and planning instruments.

2. Unregistered Sublease (Date Signed by CEO: 27 October 2008)

Sublease for various lots, including Lot 2051 Tennant Creek (Volume 501, Folio 041, and Plan S86/060). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.

Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows Territory Housing to:

- Transfer, sublet or assign the sublease to a Northern Territory Entity
- Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use
- Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by Territory Housing from time to time
- Own all improvements constructed on the premises during the sublease term
- Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
- To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI.

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises

Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

3. Memorandum for Purposes of Statutory Restrictions Notice (Date Lodged: 26 November 1996, Dealing No. 364701)

Provides notice of statutory authority restriction per s 26A (Prescribed Property) *Associations Incorporation Act* for Lot 2055 Tennant Creek (Volume 312, Folio 089, Plan S86/102B).

4. Notice of a Right to a Grant of an Interest (Date Lodged: 16 April 1993, Dealing No. 284563)

Provides a right to grant an interest in land for Lot 2055 Tennant Creek (Area: 19.47 ha, Plan: S86/102B) for Crown Lease Perpetual No. 1114, (Commencing on 6 April 1993, Expiry: In perpetuity) to Julalikari Housing Incorporated of PO Box 158, Tennant Creek, NT 0861 under s 9(1), 10(1) and 12(3) *Crown Lands Act*. Reservations, provisions and conditions and covenant are the same as those listed in Search Certificate Crown Lease in Perpetuity 1114 above. Sewage easement required by the Power and Water Authority.

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation	There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.
Impediments in lease conditions and suggested amendments	Purpose of CL is limited to Aboriginal Residential Complex and Ancillary. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.
Relevant legislation for land dealings; Legislative impediments; and Suggested amendments	<p>Associations Act (NT) Deals with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Crown Lands Act (NT) Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to <i>Planning Act</i> are correct and there is no ambiguity as to the operation of each section. Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Planning Act (NT) Any proposed development on the land must comply with the <i>Planning Act, Regulations</i> and NT Planning Scheme. The zoning rules for Community Living zone are: <ul style="list-style-type: none"> • The primary purpose of Zone CL is to provide for community living. • Residential accommodation may be temporary or permanent. • There may be non-residential facilities for the social, cultural and recreational needs of residents. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.</p> <p>Stronger Futures in the Northern Territory Act 2012 (Cth) Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.</p> <p>Native Title Act 1993 (Cth) Native Title has been extinguished on this parcel.</p> <p>Residential Tenancies Act (NT) Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the <i>Residential Tenancies Act (NT)</i> if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).</p>
Relevant legislation for lease holder	<i>Associations Act (NT)</i>
Level of support provided to lease holder and suggested amendments	<p>No specific support for Aboriginal associations is provided by the Department of Business/Licencing NT and very limited support is provided in general to incorporated associations.</p> <p>Recommend transfer to incorporation under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)</i>.</p>

Municipal and essential infrastructure

Summary

The Marla-Marla (or Dump Camp) community is located south-west of Tennant Creek. The community consists of seven dwellings, which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Marla-Marla is generally in either good or very good condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network generally complies with relevant standards. The sewer network has sufficient capacity for the current number of houses. No upgrades are recommended for the current use.

The water network complies with relevant standards and the capacity of the DN150 ring main is sufficient. The community is viewed overall as a large single lot and is proposed to have the water usage measured accordingly. In order to measure the water usage as a single lot, a bulk water meter is recommended to be installed, along with associated works to create a single supply point to the community. Additionally, residential lot water meters should be located on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network.

The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

There were no community structures at Dump Camp.

The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use.

Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Sewerage infrastructure condition



Water infrastructure condition



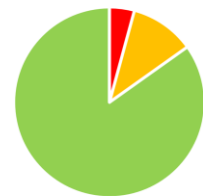
Road infrastructure condition



Stormwater drainage condition



Electrical infrastructure condition



Very poor Poor Good Very good Excellent

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Dump Camp (Marla-Marla) community:

Sewerage

- General tidy up of two manholes

Water supply

- Install one residential lot water meter
- Install bulk water meters at the community boundary
- Disconnect secondary supply point and reconnect to water main creating a looped network

Roadworks

- Install street name signs on post (four)
- Remove graffiti from one sign (or replace sign)
- Replace one sign and post
- General tidy up of foot paths – approximately 500 m
- Clean out kerbs and gutters

Stormwater drainage

- Repair one side entry pit (one bay)
- Clear blockages from four side entry pits (20 - 40% blocked)
- Clear blockages from culvert headwall and swale, including removing trees and debris
- Replace lid on one side entry pit

Community structures

- No works required

Electrical services

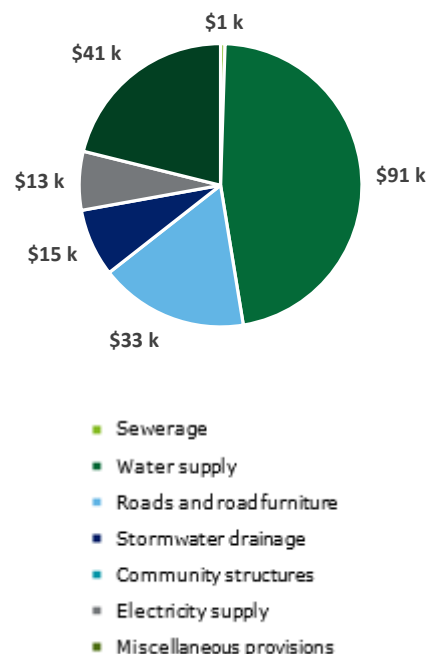
- Repair ten M125 street lights.
- Replace one switchboard associated to dwellings

Communications

No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 1,000	\$ 0
Water supply	\$ 0	\$ 91,000
Roadworks	\$ 33,000	\$ 0
Stormwater drainage	\$ 15,000	\$ 0
Community structures	\$ 0	\$ 0
Electrical	\$ 13,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 19,000	\$ 22,000
Total (including GST)	\$ 81,000	\$ 113,000
Grand total	\$ 194,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Dump Camp was surveyed between the 5th of December 2016 and the 9th of January 2017. All of the 7 funded dwellings¹¹ identified by the client were identified on site. 7 surveys were conducted externally and 5 surveys were conducted internally and externally.

Current state of play

Housing summary and condition

The age of housing stock varies from 5-10 years to over 20 years old. 86% were considered to be of average condition and 14% were identified as very good. This rating does not take into account the cleanliness of the residencies. Majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

Anecdotally only 1 house was said to flood.

Visitors

Of the dwellings to which we were permitted access, 3 had visitors ranging from 2 to 10 visitors per house. The residence with 10 visitors was a 3 bedroom home with 4 permanent residents, resulting in 4.7 people per room and 14 people per toilet and bathroom. This presents significant strain on amenities.

Overcrowding

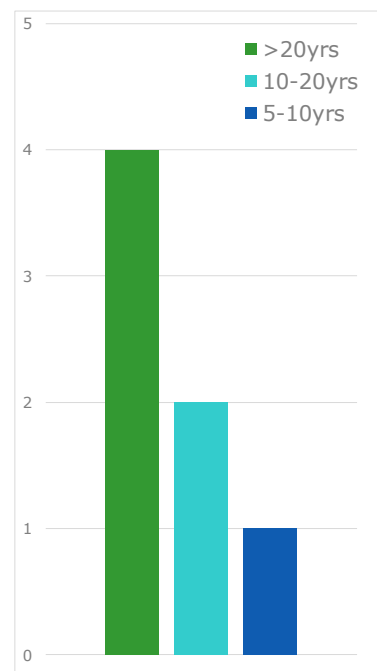
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

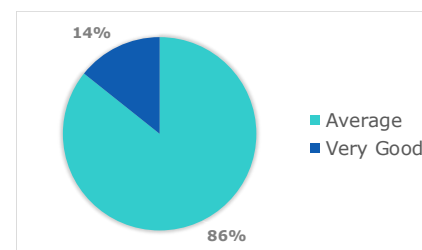
A snap shot of the community shows that there are 1.1 residents per bedroom and 3 per toilet. Of the individual houses surveyed the maximum recorded occupancy was 1.3 people per room and 4 people per bathroom and toilet. These would generally be considered suitable however during periods of high visitation these values would differ.

Disabilities

Of the 15 residents recorded, none were identified as having disabilities. 4 houses were identified as having appropriate grab rails in the wet areas and 2 houses had ramps.



Dump Camp - Age of housing stock



Dump Camp - Condition Summary

¹¹ A list of funded dwellings, provided by the client, has been included in the appendices.

Smoke alarms

Of the houses surveyed internally in Dump Camp, only 4 had serviceable smoke alarms.

Asbestos

As many of houses were reported to be over 20 years old the presence of asbestos is likely. Of the 5 houses examined internally 4 were listed as likely to contain asbestos. This material is considered safe if it is not disturbed.

Security

Of the houses we gained access to 1 did not have lockable doors and 3 did not have lockable windows. Majority of houses in Dump Camp were surrounded by a fence and most were in very good condition.

Recommended Works

Although the houses in Dump Camp are of average and very good condition, the cleanliness of the properties presents as serious concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit. Complaints of water leaks should be addressed immediately.

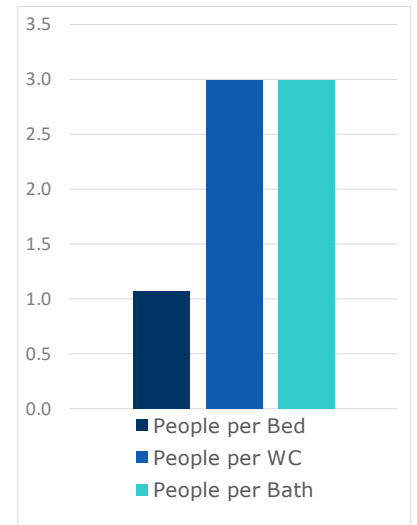
The estimated cost to upgrade the current housing assets in Dump Camp to meet the standards of the Residential Tenancy Act, is \$778,053 (incl. GST).

This includes margins and adjustments. Refer to appendix for the complete costing report.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.



Dump Camp – Amenities

Economic Development

Social issues and themes voiced by residents	<ul style="list-style-type: none"> • Transient visitors • Poor condition of housing • Drinking • Violence • Child discipline • Welfare dependence community
Economic Development Opportunities	<p>Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations.</p> <p>Dump camp is a welfare dependant community and employment opportunities are limited. Opportunities have been identified for supported accommodation opportunities at Dump Camp with an emphasis on transferring into employment. However with the current difficulties associated with tenancy management this would have to be strictly controlled.</p> <p>Far North T&J Contractors do offer employment opportunities to the residents of the Town Camps. For one of the camps they have been endeavouring to employ a resident as a handyman. While this opportunity is open to a resident no one has expressed interest in the position.¹²</p> <p>The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.</p> <p>For detailed rationale and recommendations see the Economic Development section of the report.</p>
Economic Aspirations	<p>Residents have a limited interest in participation in the local economy.</p>
Investment Opportunities	<p>Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:</p> <ul style="list-style-type: none"> • Certainty of ownership • Commercially viable income streams • Active market for any equity interests <p>When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.</p> <p>Dump Camp cannot fulfill these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.</p> <p>Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Dump Camp would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment</p>
Home Ownership Opportunities	<p>Currently, there is no pathway to home ownership for residents within Dump Camp. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific consideration</p>

¹² This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.

Aside from the leasing structure aside there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

Governance Structure

The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.

The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who sublease Kargaru to the Chief Executive Officer (Housing). The CEO (housing) then under leases certain parcels of land back to Julalikari. The municipal service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.

The contract with Harvey Developments is a based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.¹³

Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident's income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.

No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts.¹⁴ Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.

¹³ This information was provided in consultation with Account Manager from Harvey Developments.

¹⁴ This information was provided in consultation with the Housing Manager from Far North - T & J Contractors.

**Essential
Services
Payment
Arrangements**

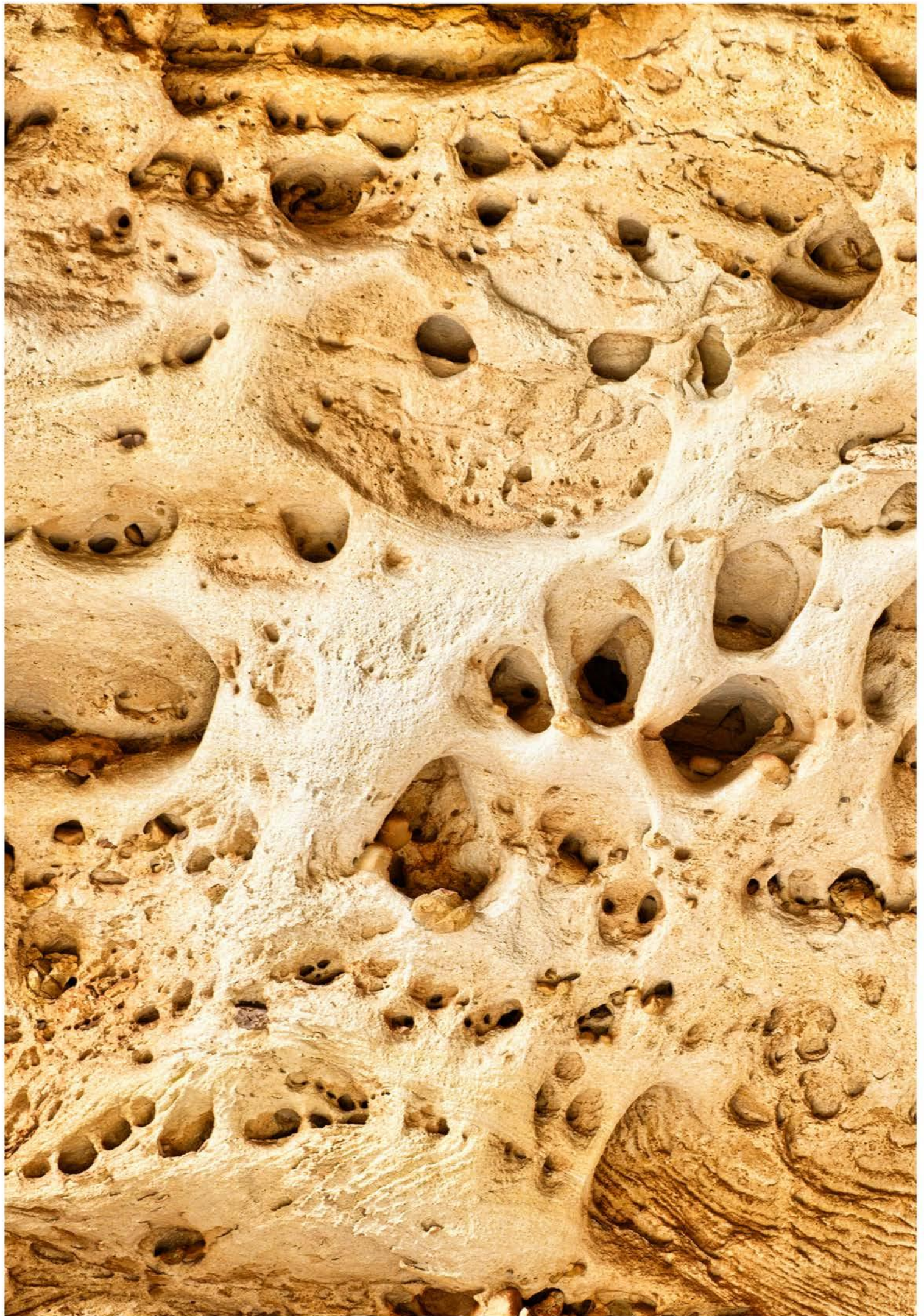
Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount.¹⁵ Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.

Barkly Regional Council is the municipal service provider for the Tennant Creek area.

All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards.¹⁶ There are no official bills issued to residents for power, water, rates and sewerage.

¹⁵ This information was provided in consultation with the Regional Manager from Territory Housing.

¹⁶ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.



Kargaru

Current State

March 2017

Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor

Legal and Legislative



Housing



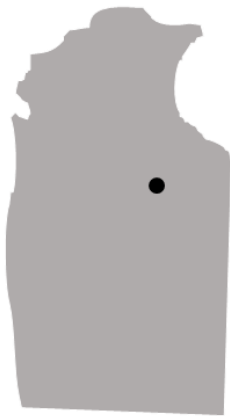
Infrastructure



Economic Opportunity



Governance



Details

Region: Tennant Creek
 Lease: Crown Lease in Perpetuity 1103
 Purpose: Aboriginal Residential Area and Ancillary

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses



x 12

Number of residents per room



x 1.6

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



x 1

Number of replacement houses



Cost of replacement houses
\$792,182



Deferred Housing Maintenance Cost
\$1.16m

Infrastructure

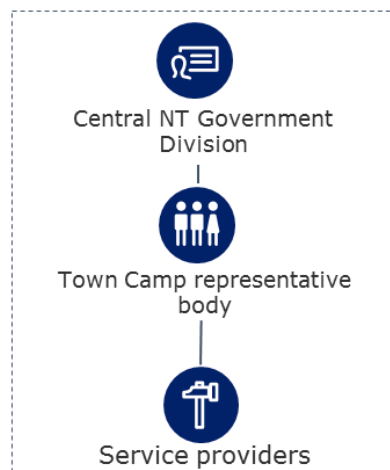


Deferred Maintenance Costs
\$135,000



Cost to meet Design standard
\$113,000

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Kargaru

Executive Summary

Land	Crown Lease in Perpetuity 1103 owned by Julalikari Housing Incorporated
Service Provider	Far North – T&J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown Lease leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to a Aboriginal Residential Area and Ancillary • Very little support is afforded to Aboriginal Associations Incorporated under the Associations Act (NT) • The governance structure is unclear, limited and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Kargaru is generally in good condition • The sewer and water networks generally comply with relevant standards • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$135,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$113,000 • The houses in Kargaru were mostly of average to very good condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$1.16 million • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) • Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership

-
- Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp have a guaranteed income from the government. Otherwise all investment will be limited to government investment.
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

Kargaru camp is located on the south-eastern boundary of Tennant Creek. It was originally known as Epenarra Camp, when it was a series of eight tin sheds and an ablution block established for Alyawarr visitors in the early 1980s. The eight houses were built in the late 1980s. A community centre was added later. As in every other camp, the community centre has been trashed to the point where urgent demolition is required as it is now a real safety issues. Programs that provide capital works without some form of support funding to allow long-term use of the asset will inevitable result in the asset becoming seen as having no ownership. It then tends to become the hangout club for children and youths behaving badly. The tin sheds are still there and are occasionally used by visitors, particularly during the football season. In recent months, some people have begun to live permanently in two of the sheds, and have gone to the media to demand power and water services be connected. Given the adverse media attention that servicing tin sheds, so that people can live in them, has resulted in over the years, this is obviously not an option. It does demonstrate however the desperation that people experience in trying to find some living space they can control. Even a tin shed is preferable to some of the other options available.

The same social issues dominate Kargaru Town Camp community as they do in all the other Town Camps in Tennant Creek; transience/mobility, people struggling to raise their children resulting in disengaged children and youth, violence, alcohol and other substance abuse, including sniffing of volatile substances. One difference at Kargaru is that there is a facility, the Kargaru nursery that could offer genuine training and employment, and was provided funds to do so. It is a Julalikari Council Aboriginal Corporation (JCAC) project. We found no-one among the residents we talked to who have ever worked there, or knew what it was for. It appears to have provided no plants/shrubs into the Town Camp communities, even though, over many years, it has received substantial funding. There is a history of poor planning and implementation of programs in Tennant Creek. Over the past several years a number of imported Chinese kit pack homes have been erected, and during the review none were being lived in. There was a rumour around town that they were full of asbestos and would kill people. No-one seems to know where the rumour came from or who orchestrated the campaign, but it put enormous pressure on JACA as the purchaser and provider of that housing.

Space

During the period of this review, Kargaru Town Camp housing was not obviously overcrowded. There were some houses that, because of the role they served in the community, were not coping well with current occupancy, but most houses were probably under-utilised. It was close to Xmas and there had been a number of deaths, as there always is, and Kargaru was closed for "sorry business" for part of the review. Even though most houses only had 6 or 7 people in them, the houses themselves were in poor condition. They were not well maintained by the housing service provider nor the residents. Most looked like they had not been cleaned for a long time. One house was surrounded by rubbish to such an extent it was difficult to see how people could live within it.

Most of the rubbish is busted up furniture and clothing, as well as other non-degradable items. Even by Tennant Creek standards, the rubbish is indescribable, except it is orderly. Anywhere else it would be called a hoarder's house. [redacted] - an "aunty" - who looks after [redacted] teenage girls. [redacted] so they are either kin or unattached young girls who see her as their grandmother. The girls don't go to school and haven't for several years and are all known to police. From the appearance of the house the younger residents do not actively participate in doing household duties to prepare them for their lives as tenants of their own houses once they marry. When asked whether the girls go to school the response was: "They don't need to go to school, they just going to have babies and be mums."

[redacted] were interviewed had very different views of what was wrong with the community. [redacted] children, felt that the problem with Kagaru was that there was nothing for the kids to do, that's why they have to go out at night. [redacted] expressed how overwhelmed he was with living there. He is related to Tennant Creek people [redacted] and has a strong work ethic. He says "I give her money every week to buy food and pay the rent," what she doesn't gamble away goes in buying gunja for the kids because she thinks that is how to stop them sniffing. [redacted] but there is never any food when I get home, just an abusive no-hope mob of drunks. When I try to kick them out they call police and I go back to jail. "The kids don't go to school, the house is filthy. Now we're getting kicked out because [redacted] rent. It's all right for her "Their families come here to visit them and stay for a while, it's a holiday for them. It's nice to have family around to help."

Another resident said [redacted] lived at her house for about [redacted] years. She thinks a new house would be good but has no ideas on what she would like the house to look like except "lots of bedrooms for when family visits". In the past she lived at [redacted] moved into town for [redacted]

[redacted] He would not be interviewed ("heard it all before") but has made it clear in the past he wants nothing to do with the problems at the camp. He presided over [redacted] meetings more than a decade ago, where he was often vocal about police and night patrol simply not turning up when called regarding disturbances at camps.

Interface

While most of the residents are on some form of Welfare, there is [redacted] wealth obviously gets distributed, [redacted] The challenge for anyone working and living in any Town Camp community is one of constant humbug and resource shifting. Town Camp communities are essentially remote communities within a town boundary. All the same rules of kinship and economy apply. The difference is that mind-altering substances are easier to get and cheaper. One of the many reasons people living in Town Camps don't work is because they get worn down by the demands. In this case the [redacted] has a different strategy. "[redacted] live in Alice Springs.

Visions

Visions were once again mostly centred on getting the houses fixed up, and getting some resources so kids would have something to do. There seems to be no understanding of how parents might provide activities for their children. Throughout the Town Camps in Tennant Creek older people are providing younger people with shelter, and obviously money, but with no expectation that these children or young people should contribute.

- One resident suggested there should be a playground and a swimming pool. Most of the Town Camps have, or have had, playground equipment which is ignored because it is too hot to play on, or vandalised
- Another resident requested a bigger house so she could accommodate more family members. There appears to be no capacity to care for the three-bedroom home [REDACTED]

Kargaru presents a challenge. No-one wants to go and live in the suburbs of Tennant Creek. People say that want more and yet there seems to be no community organisation that can control the current housing stock or community infrastructure. There needs to be a re-engagement of Town Camp residents with the wider community so that the young, at least, have some hope for a better future.

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	Tennant Creek
Land	Lot 2051, Town of Tennant Creek; CUFT Vol 501 Fol 041
Type of Tenure	Crown Lease in Perpetuity 1103
Commencement date SPL/CL	5 June 1992
SPL/CL Purpose	Aboriginal Residential Area and Ancillary
Planning scheme zone	CL (Community Living)
Summary of Land Dealing Documents	<p>1. Crown Lease in Perpetuity 1103</p> <p>Search certificate lists the following dealings:</p> <ul style="list-style-type: none"> • Statutory Notice – Prescribed Property (Date Registered: 26 November 1996, Dealing No.: 364698) • Easement: Electrical Supply Easement to Power and Water Authority <p>The following reservations are listed:</p> <ul style="list-style-type: none"> • Reservation of right of entry and inspection. • Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths and fossil fuels. • Reservation of power of resumption. <p>Provisions include purpose of lease, annual rent, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights and compensation.</p> <p>Lessee covenants include duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; maintain and repair improvements; right of entry and obligations; buffer zones and boundaries; and compliance with applicable legislation and approved plans and specifications.</p> <p>2. Memorandum for Purposes of Statutory Restrictions Notice (Date Lodged: 26 November 1996, Dealing No. 364698)</p> <p>Provides notice of statutory authority restriction per s 26A (Prescribed Property) <i>Associations Incorporation Act</i> for Lot 2051 Tennant Creek (Volume 204, Folio 034, Plan S86/060).</p> <p>3. Unregistered Sublease (Date Signed by CEO: 27 October 2008)</p> <p>Sublease for various lots, including Lot 2051 Tennant Creek (Volume 501, Folio 041, and Plan S86/060). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.</p> <p>Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:</p> <ol style="list-style-type: none"> a. Transfer, sublet or assign the sublease to a Northern Territory Entity b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time

-
- d. Own all improvements constructed on the premises during the sublease term
 - e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
 - f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory Housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

4. Unregistered CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area
 - b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
 - c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
 - d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
 - e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease
-

- f. Territory Housing and its authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time
- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease
- h. Territory Housing agrees to observe JCAC’s reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned the house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation

There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.

Impediments in lease conditions and suggested amendments

Purpose of CL is limited to Aboriginal Residential Area and Ancillary. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.

Relevant legislation for land dealings; Legislative impediments; and Suggested amendments

Associations Act (NT)

Dealings with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Crown Lands Act (NT)

Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to *Planning Act* are correct and there is no ambiguity as to the operation of each section.

Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Community Living zone are:

- The primary purpose of Zone CL is to provide for community living.
- Residential accommodation may be temporary or permanent.
- There may be non-residential facilities for the social, cultural and recreational needs of residents.

An application for the re-zoning of the land may be required where any potential

development on the land is not consistent with these zone purposes.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

Native Title has been extinguished on this parcel.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the *Residential Tenancies Act (NT)* if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder *Associations Act (NT)*

Level of support provided to lease holder and suggested amendments No specific support for Aboriginal associations is provided by the Department of Business/Licencing NT and very limited support is provided in general to incorporated associations.
Recommend transfer to incorporation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)*.

Municipal and essential infrastructure

Summary

The Kargaru (or East Side Camp) community is located south-east of Tennant Creek. The community consists of 16 dwellings (including some non-house dwellings), which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Kargaru is generally in good condition, other than the community structures which are in poor condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network complies with relevant standards, however the condition of the underground pipes is not known. The sewer network has sufficient capacity for the current number of houses. No upgrades are recommended for the current use.

The water network complies with relevant standards and the capacity of the DN150 ring main is sufficient. The community is viewed overall as a large single lot and so it is proposed to have the water usage measured accordingly. In order to measure the water usage as a single lot, a bulk water meter is recommended to be installed, along with associated works to create a single supply point to the community. Additionally, residential lot water meters should be located on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network.

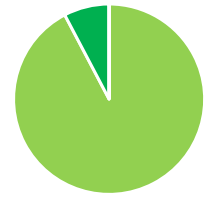
The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

The community structure inspected at Kargaru was a playground which was in poor condition. Some minor maintenance and general tidying up is required.

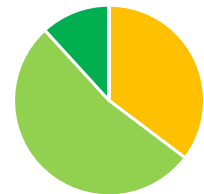
The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use. It is recommended that the site infrastructure be upgraded to PWC standards and that new street lighting is installed.

Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

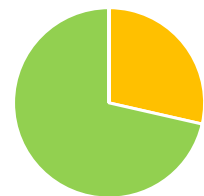
Sewerage infrastructure condition



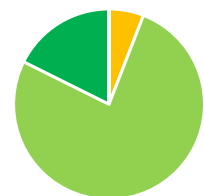
Water infrastructure condition



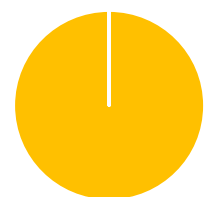
Road infrastructure condition



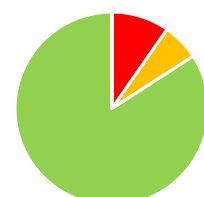
Stormwater drainage condition



Community structure condition



Electrical infrastructure condition



■ Very poor ■ Poor ■ Good ■ Very good ■ Excellent

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Kargaru (East Side Camp) community:

Sewerage

- No works required

Water supply

- Replace four tap handles on water meters
- Clear overgrown grass from two water meters
- Repair leaking fire hydrant
- Repaint and clear dirty/overgrown grass from two fire hydrants
- Disconnect secondary supply point and reconnect to water main creating a looped network.
- Install bulk water meter
- Install one residential lot water meter

Roadworks

- General tidy up of the footpaths – approximately 650 m
- Replace three custom signs
- General tidy up of one road – approximately 140 m
- Clean out gutters – approximately 300 m

Stormwater drainage

- Clear blockages from five side entry pits

Community structures

- Repair equipment
- Install sand floor
- Install shade cloth

Electrical services

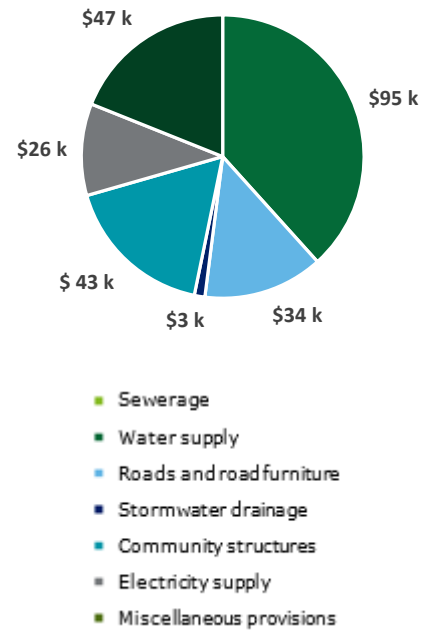
- Replace thirteen street lights 125W
- Replace three switchboards associated to dwellings

Communications

No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 0
Water supply	\$ 4,000	\$ 91,000
Roadworks	\$ 34,000	\$ 0
Stormwater drainage	\$ 3,000	\$ 0
Community structures	\$ 43,000	\$ 0
Electrical	\$ 26,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 25,000	\$ 22,000
Total (including GST)	\$ 135,000	\$ 113,000
Grand total	\$ 248,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Kargaru was surveyed between the 6th December 2016 and the 9th of January 2017. All of the 12 funded dwellings¹⁷ identified by the client were identified on site. 11 of these were surveyed internally and externally. 1 dwelling was surveyed externally only. 4 additional shelters were also surveyed.

Current state of play

Housing summary and condition

Majority of the housing ranged from 10-20 years old to over 20 years old. 58% were considered to be of an average condition and 42% were considered to be of very good condition. This rating does not take into account the cleanliness of the residencies. Majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing material. 4 shelters were identified in the community; however, these do not form part of the survey.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems

Flooding

Anecdotally only 2 of the houses are said to flood.

Visitors

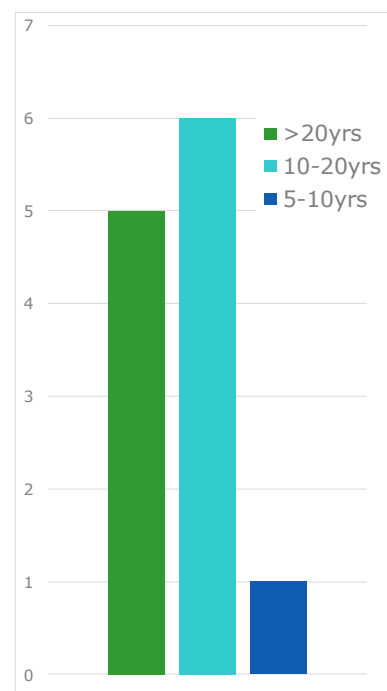
Of the dwellings to which we were permitted to access, 5 had visitors, ranging between 1-2 persons. 1 of the residencies with 2 visitors was a 2-bedroom home with 3 permanent residents, resulting in 2.5 people per room and 5 people per toilet and bathroom.

Overcrowding

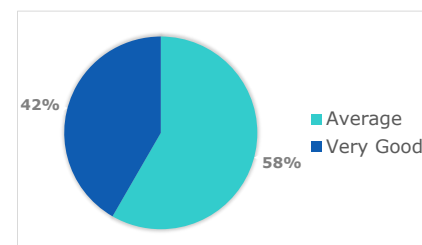
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

A snap shot of the community shows that on average there are 1.6 residents per bedroom and 3.6 per toilet. Of the individual houses surveyed the maximum recorded occupancy was 3.3 people per room and 6 people per bathroom and toilet. The house which recorded 3.3 people per room had 10 permanent residents in a 3-bedroom house. The house that had 6 people per bathroom and toilet, had 6 permanent residents sharing 1 bathroom and toilet facility. These conditions place a high strain on amenities.



Kargaru - Age of Housing



Kargaru - Condition Summary

¹⁷ A list of funded dwellings, provided by the client, has been included in the appendices.

Disabilities

Of the 47 residents recorded none were identified as having disabilities. 2 grab rails and no ramps were found in the houses surveyed.

Smoke alarms

Of the houses surveyed internally in Kargaru, 9 were identified having serviceable smoke alarms.

Asbestos

Of the 11 houses examined internally, 5 were listed as likely to contain asbestos. This material is considered safe if it is not disturbed.

Security

Of the houses we gained access to, 2 did not have serviceable doors and 2 did not have serviceable windows. Majority of houses in were surrounded by a fence and most were in a very good condition.

Recommended Works

Although the houses in Kargaru are of average and very good condition, the cleanliness of the properties presents as serious concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit. Complaints of water leaks should be addressed immediately.

The estimated cost to upgrade the current housing assets in Kargaru to meet the standards of the Residential Tenancy Act, is \$1,164,488 (incl. GST).

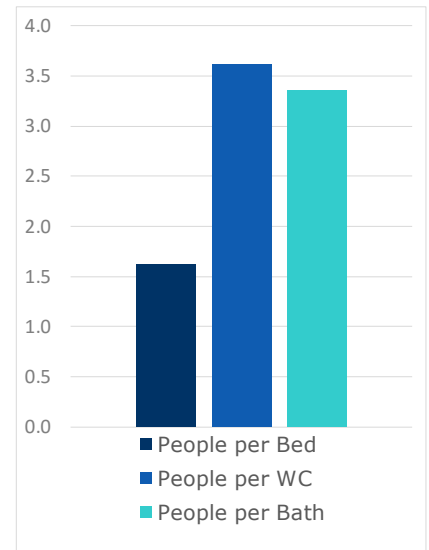
This includes margins and adjustments. Refer to appendix for the complete costing report.

It has been identified that, in addition to the current housing stock, 1 additional new house is required to accommodate the permanent Town Camp residents. The estimated cost for a new house \$792,182.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.



Kargaru – Amenities

Economic Development

Social issues and themes voiced by residents

- Substance abuse
- Child discipline
- Vandalised community centre
- Police not turning up
- Transient visitors
- Drinking and violence
- Poor condition of housing
- Rubbish

Economic Development Opportunities

Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations. Julalikari Aboriginal Corporation runs a nursery that could employ Kargaru residents.

Far North T&J Contractors do offer employment opportunities to the residents of the Town Camps. For one of the camps they have been endeavouring to employ a resident as a handyman. While this opportunity is open to a resident no one has expressed interest in the position.¹⁸

The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.

For detailed rationale and recommendations see the Economic Development section of the report.

Economic Aspirations

Kargaru has one wage earner and typically there are limited economic aspirations of the residents.

Investment Opportunities

Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:

- Certainty of ownership
- Commercially viable income streams
- Active market for any equity interests

When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.

Kargaru cannot fulfill these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.

Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Kargaru would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.

Home Ownership Opportunities

Currently, there is no pathway to home ownership for residents within Kargaru. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific

¹⁸ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

consideration and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.

Aside from the leasing structure aside there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

<p>Governance Structure</p>	<p>The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.</p> <p>The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who subleases Kargaru to the Chief Executive Officer (Housing). The CEO (Housing) then underleases certain parcels of land back to Julalikari. The service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.</p> <p>This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.</p> <p>It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.</p> <p>It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.</p> <p>For detailed rationale and recommendations see the Governance section of the report.</p>
<p>Service Delivery Payment Arrangements</p>	<p>Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.</p> <p>The contract with Harvey Developments is a based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.¹⁹</p> <p>Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident’s income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.</p> <p>No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts.²⁰ Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.</p>
<p>Essential Services Payment Arrangements</p>	<p>Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount.²¹ Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.</p> <p>Barkly Regional Council is the municipal service provider for the Tennant Creek area.</p> <p>All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards.²² There are no official bills issued to residents for power, water, rates and sewerage.</p>

¹⁹ This information was provided in consultation with Account Manager from Harvey Developments.

²⁰ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

²¹ This information was provided in consultation with the Regional Manager from Territory Housing.

²² This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

Ngalpa Ngalpa (Mulga)

Current State

March 2017

Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor

Legal and Legislative



Housing



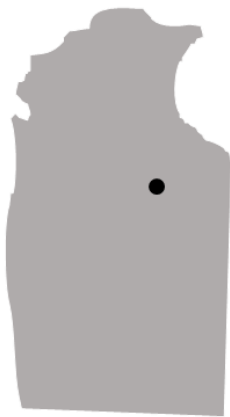
Infrastructure



Economic Opportunity



Governance



Details

Region Tennant Creek
Lease Crown Lease in Perpetuity 1994
Purpose Residential, commercial and all purposes ancillary in accordance with the NT Planning Scheme

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Panel of contractors

Current number of Houses

x 19

Number of residents per room

x 1.7

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing

x 0

Number of replacement houses



Cost of replacement houses
\$0



Deferred Housing Maintenance Cost
\$1.9m

Infrastructure

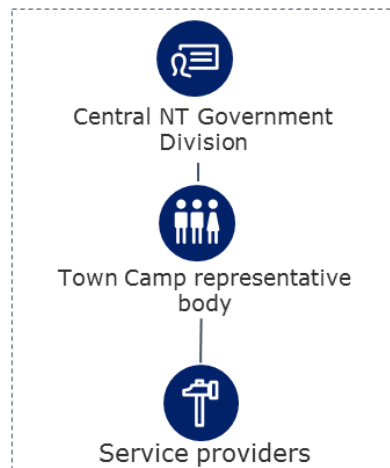


Deferred Maintenance Costs
\$79,000



Cost to meet Design standard
\$237,000

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Ngalpa Ngalpa (Mulga)

Executive Summary

Land	Crown Lease in Perpetuity 1994 owned by Julalikari Housing Incorporated
Service Provider	Far North – T & J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal Housing association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to a Residential, commercial and all purposes ancillary in accordance with the NT Planning Scheme • Very little support is afforded to Aboriginal Associations Incorporated under the Associations Act (NT) • The governance structure is unclear, limited and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Ngalpa Ngalpa is generally in good condition • The sewer and water networks generally comply with relevant standards, however infrastructure for both needs to be improved to allow for increased residents at Ngalpa Ngalpa • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$79,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$237,000 • The houses in Nglapa Ngalpa were mostly of average to very good condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$1.90 million • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)

-
- Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership
 - Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp have a guaranteed income from the government. Otherwise all investment will be limited to government investment.
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

In 1971 Mary Ward, who had camped on Blueberry Hill with her husband Phillip (Ted) when they moved from Western Australia in the 1930s, approached the NT Administrator for permission to build a hostel for stockmen to stay at when they came to town. Though not from this area the Wards had established the Blue Moon Mine and used some of the profits to purchase Banka Banka Station, where they employed many of those stockmen. The proposal sparked heated and well attended public meetings, but was eventually granted, and the Mary Ward Hostel was built. Housing was built around it for some of the older former stockmen, who had now retired from stock work, and the area became known as Mulga Camp. The hostel itself quickly became known as the Pink Palace, and was the town's art centre for many years before becoming a child care centre. Permission to build "housing-commission style" houses was given on the three acre, 17 perches lot assigned to the camp in 1973, and steps were taken to establish the Warramungu Pabulu Housing Association (WPHA), with membership open to "all Aboriginal people aged over 17" living at Tennant Creek, to administer the camp. WPHA became the forerunner to Julalikari, and is still one of their foundation camps. A special purpose lease was awarded to Mulga, Village and Blueberry Hill camps in 1981.

The language and country affiliation of the residents at Mulga has changed over time and most of the residents are now Walpiri people from Ali Curung. There are also people from Borroloola and Elliott, but much of the time their houses are either empty or have minimal residents as people are highly mobile. In the last 6 months alone there has been 3 "sorry" camps operating at Ali Curung, and the same number at Elliott. This community probably has one of the most diverse populations with some Warramungu, Kayteye, eastern Tablelands and Gulf people, but mostly Walpiri.

Space

There are supposedly 18 houses at Mulga (Ngalpa Ngalpa), but residents insist there is only 11, and 7 old tin sheds from the old days, that are empty most of the time, but have people in them when things get crowded. Over the years, a number of promises have been made about more houses and other facilities, the latest being SIHIP. This community more than any other was scathing of SIHIP and the problems the program caused them. According to residents Mulga was hit hardest of all the camps with the SIHIP program. Whatever the goal of SIHIP really was at Tennant Creek, there are conflicting accounts, from the residents and others, there are two things they believe: \$36 million was allocated, and very little was done. Mulga Camp was virtually emptied at the start of the program while infrastructure work began, most notably on drainage. Either the work was not done properly, or was uncompleted, because several of the houses flooded after the work was done. Eventually, some houses were refurbished. No new houses were delivered as promised.

In the mid-2000s, Mulga became known as the fighting camp, where people went to resolve differences. It had a hard-drinking culture back then, although that has changed a little in recent years. Mulga Camp has become much quieter

in recent months but violence still occasionally flares there. It is not the hard-drinking place it used to be, but a cross-section still lives there, including some who are heavy drinkers.

There are mixed views about the success of SIHIP and housing generally at Mulga. During the early days WPHA came under a great deal of criticism for their failure to deliver cost-effective houses in Tennant Creek, and the complaints are the same ones we hear now. Aboriginal residents don't understand how the housing dollar is allocated and spent. Given that most of their information comes from mainstream media, this is not surprising. One resident wanted to know what had happened to the \$100M in housing over 4 years, the new Government had promised before and just after the election. He says he heard from Alice Springs that a Labour politician told the media it was really only \$10M over 10 years. The lack of accurate reporting and transparency in housing funding creates a great deal of stress for many Aboriginal people. [redacted] who has lived at Mulga [redacted] said housing should be rebuilt at the camp. "They promised us new houses when they moved us out in the Intervention (SIHIP)", she said. "Instead, they just painted the houses and gave us new stoves. "The houses we have are all wrong – we like to be outside with family but there is no shelter. We need a community centre here. This is sorry camp for the women but there is no shelter for us."

A [redacted] who has lived in the camp for more than [redacted] years, said the work done on his house in the refurbishments was very good. "It was painted, it was plastered, it had tiles on the floor, windows, louvres were done, the flywire, all of that. The fan, wiring, air conditioning. They rebuilt the house," he said. "I like living here, it's close to family and we get treated with respect by others. We don't have many problems here." [redacted] has managed to limit how many people live in his house, but recognises that at various key times in the year, there is overcrowding. These key times can be ceremonial, though most people are buried in their traditional communities, royalty payments, when people come to spend their money before everyone humbugs them for it, or football.

Once again the issue appears to be that while some houses have consistent overcrowding, most only have sporadic periods, but are unable to control visitors' behaviour. It is during these times that they say their lives are most stressed, and most damage occurs.

Interface

There are residents at Mulga (Ngalpa Ngalpa) who are very well, even highly, educated people. They either hold, or have held, managerial positions in [redacted] community is a current [redacted] Two of the people interviewed were employed and said they managed their houses by managing family demands for accommodation. Julalikari is currently under review by ORIC in relation to compliance and financial management. The educated, and vocal, residents at Ngalpa Ngalpa (Mulga) are strong supporters of Julalikari, and highly sceptical about the review and what it would provide. They feel very much the same about the Town Camp review and say they expect the same thing to come from this as has come from other housing reviews. The remainder of the residents were only interested in daily issues of safety and security and access to resources to meet their daily needs.

Highly successful, well educated people see themselves proudly as Town Camp residents. Though they move in the mainstream worlds, usually as

intermediaries, or in some cases gatekeepers, they see themselves firmly embedded in a Town Camp life, and in most cases want their children to continue on after them. The other contradiction of importance is that though they see it is the Governments' responsibility to provide adequate housing for the most vulnerable, they don't see the houses that are provided as part of that process as Public Housing. They seem them as Aboriginal housing and once they become Aboriginal housing they belong to them.

Apart from a small number of residents being employed the remainder are subsisting on Welfare benefits of some sort or another, and while they spend all their money in local retail outlets they don't participate actively in any form of income generation.

Visions

Visions at Ngalpa Ngalpa (Mulga) reflect both current and historical experiences. In the early days this community provided a camping place for local Aboriginal stockmen who came to Tennant Creek to buy a range of items that were not available in their daily lives on the remote cattle station in the Barkly region. The community still provides that function but no longer for working stockman. As the work disappeared for Aboriginal men, Mulga (Ngalpa Ngalpa) developed as refuge for dispossessed Aboriginal men and their families. A hostel, arts centre, temporary shelter, and eventually permanent housing was developed here. That is still what residents say they want.

- Residents said they wanted some form of temporary managed hostel developed to cater for the people who use the community at various times of the year as they move in a large circle to fulfil their social and cultural obligations
- The community used to be a centre for arts and craft activities. Residents want to see a new activity centre built that will allow local artists to create works for sale, to train young people to keep the culture alive, and to cater for a growing number of tourists passing through Tennant Creek.
- All other visions were around getting houses repaired or replaced.

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	Paterson Street, Tennant Creek
Land	Lot 1271, Town of Tennant Creek; CUFT Vol 629 Fol 846
Type of Tenure	Crown Lease in Perpetuity 1994
Commencement date SPL/CL	3 December 2008
SPL/CL Purpose	Residential, commercial and all purposes ancillary in accordance with the NT Planning Scheme
Planning scheme zone	CL (Community Living)
Summary of Land Dealing Documents	<p>1. Crown Lease in Perpetuity 1994</p> <p>Search certificate lists the following dealings:</p> <ul style="list-style-type: none"> • Easement: Electronic communications easement to Northern Territory of Australia • Easement: Sewage Easement to Power and Water Corporation • Notice of Right to a Grant of Interest (Date Registered: 3 December 2008, Dealing No. 687408) <p>The following reservations are listed:</p> <ol style="list-style-type: none"> a. Reservation of right of entry and inspection b. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths and fossil fuels c. Reservation of power of resumption <p>Provisions include lease in perpetuity, purpose of lease, annual rent, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease and improvement rights.</p> <p>Conditions and covenants include use land for intended purposes specified in the lease; compliance with applicable legislation, approved planning instrument and development permits; duty to pay rent, rates and taxes for leased land; maintain and repair; and right of entry and obligations.</p> <p>2. Unregistered Sublease (Date Signed by CEO: 27 October 2008)</p> <p>Sublease for various lots, including Lot 1271 Tennant Creek (Volume 629, Folio 846, and Plan S80/190). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.</p> <p>Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:</p> <ol style="list-style-type: none"> a. Transfer, sublet or assign the sublease to a Northern Territory Entity; b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use; and c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time. d. Own all improvements constructed on the premises during the sublease term

- e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
- f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises.
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

3. Unregistered CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area
- b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
- c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
- d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
- e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease.
- f. Territory Housing and its authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time

- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease.
- h. Territory Housing agrees to observe JCAC’s reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

4. Unregistered SPL Underlease Tennant Creek Community Living Areas (Unspecified date in October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with no option period) of the SPL underlease area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. SPL Underlease pre-conditions are included in clause 3.1 of the Underlease. The restrictions included in the underlease are the same as those listed in CL Underlease Tennant Creek Community Living Areas, except all restrictions apply to the SPL Underlease Area.

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation

There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.

Impediments in lease conditions and suggested amendments

Purpose of CL is limited to Residential, commercial and all purposes ancillary in accordance with the NT Planning Scheme. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.

Relevant legislation for land dealings; Legislative impediments; and Suggested amendments

Associations Act (NT)

Dealings with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Crown Lands Act (NT)

Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to *Planning Act* are correct and there is no ambiguity as to the operation of each section.

Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Community Living zone are:

- The primary purpose of Zone CL is to provide for community living.
- Residential accommodation may be temporary or permanent.
- There may be non-residential facilities for the social, cultural and recreational needs of residents.

An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

Native Title has been extinguished on this parcel.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the *Residential Tenancies Act (NT)* if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder *Associations Act (NT)*

Level of support provided to lease holder and suggested amendments No specific support for Aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.
 Recommend transfer to incorporation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)*.

Municipal and essential infrastructure

Summary

The Ngalpa Ngalpa community is located north of Tennant Creek. The community consists of 23 buildings (including some non-house dwellings), which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Ngalpa Ngalpa is generally in good condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network generally complies with relevant standards, however the overflow capacity and pumps in the sewage pump station need to be upgraded to comply with relevant standards.

The water network generally complies with relevant standards and the capacity of the DN150 looped main is sufficient. The community is viewed overall as a large single lot and so it is proposed to have the water usage measured accordingly. In order to measure the water usage as a single lot, a bulk water meter is recommended to be installed, along with associated works to create a single supply point to the community. Additionally, residential lot water meters should be located on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network.

The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

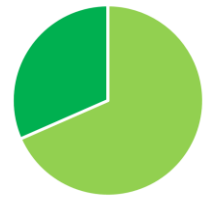
There were no community structures at Ngalpa Ngalpa.

The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use.

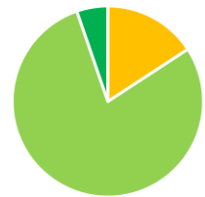
Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Sewerage infrastructure condition



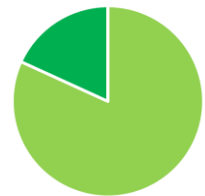
Water infrastructure condition



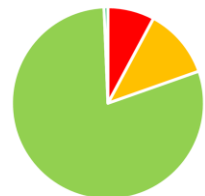
Road infrastructure condition



Stormwater drainage condition



Electrical infrastructure condition



Very poor Poor Good Very good Excellent

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Ngalpa Ngalpa community:

Sewerage

- Upgrading two pumps so the minimum velocity is achieved
- Increase the overflow storage capacity

Water supply

- Restore bent bollard around water meter
- Repaint two fire hydrants
- Disconnect secondary supply point and reconnect to water main creating a looped network.
- Install bulk water meter
- Install up to eight new residential lot water meters

Roadworks

- Replace six signs
- Clear approximately 50 m dirt covering footpaths
- Clear approximately 500 m of soil and debris build up in gutters

Stormwater drainage

- Clear blockages from two side entry pits
- Clear blockages from one culvert

Community structures

- No works required

Electrical services

- Replace thirteen street lights 125W
- Replace one switchboard inside the metering panel
- Replace one switchboard associated to dwellings

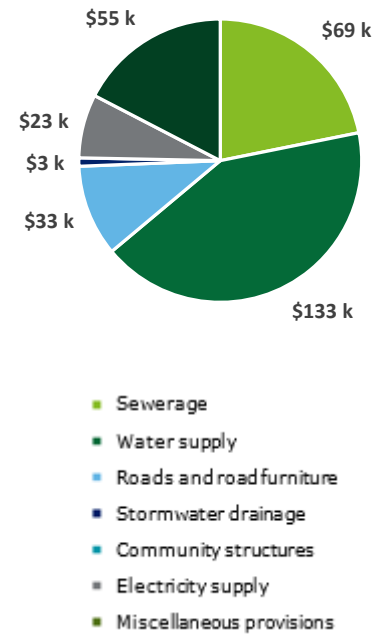
Communications

No works are required because NBN is available to residents on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 69,000
Water supply	\$ 1,000	\$ 132,000
Roadworks	\$ 33,000	\$ 0
Stormwater drainage	\$ 3,000	\$ 0
Community structures	\$ 0	\$ 0
Electrical	\$ 23,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 19,000	\$ 36,000
Total (including GST)	\$ 79,000	\$ 237,000
Grand total	\$ 316,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Ngalpa Ngalpa was surveyed between the 6th December and the 10th of January 2017. 18 funded dwellings²³ were identified by the Department of Housing and Community Development. 19 were identified on site. Surveys were completed internally and externally for 13 houses. 5 houses were surveyed externally and 1 house was not surveyed due to access issues.

Current state of play

Housing summary and condition

The majority of housing stock surveyed was 10-20 years old. 61% of the houses were considered to be of average condition whilst 39% were recorded as very good. This rating does not take into account the cleanliness of the residencies. Majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing material. 6 of the houses were steel frame with tin cladding. Most structures are individual detached structures.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

Anecdotally 12 of the houses surveyed are said to flood.

Visitors

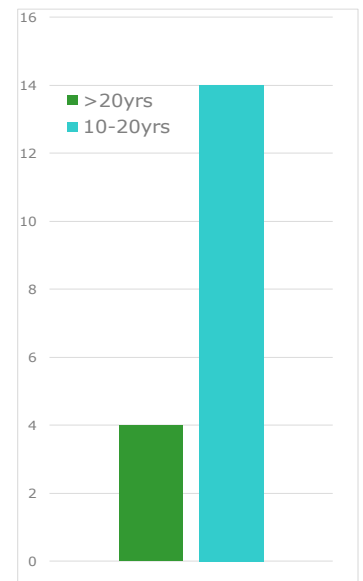
Of the dwellings to which we were permitted to access 8 had visitors ranging from 1 to 5 persons. The residency with 5 visitors was a 3-bedroom home with 4 permanent residents, resulting in 3 people per room and 9 people per toilet and bathroom. Of significant note was also a 3-bedroom house with 4 visitors and 8 permanent residents. This resulted in 4 people per bedroom and 12 people per toilet and bathroom. These place a significant strain on the amenities.

Overcrowding

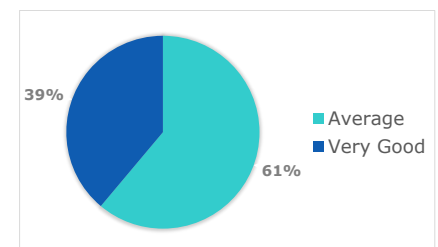
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

A snap shot of the community shows that on average there are 1.7 residents per bedroom and 4.7 per toilet.



Ngalpa Ngalpa - Age of Housing



Ngalpa Ngalpa - Condition Summary

²³ A list of funded dwellings, provided by the client, has been included in the appendices.

Disabilities

Of the 56 residents recorded 4 were identified as having disabilities. 8 houses were identified as having appropriate grab rails in the wet areas and only 1 ramp was identified. 1 house with a disabled elderly resident failed to provide grab rails and a ramp.

Smoke alarms

Of the houses surveyed internally in Ngalpa Ngalpa, 9 were identified as having serviceable smoke alarms.

Asbestos

Of the 13 houses examined internally, 1 was listed as likely to contain asbestos. This material is considered safe if it is not disturbed.

Security

Of the houses we gained access to, 1 did not have serviceable doors and 6 did not have serviceable windows. Majority of houses in Ngalpa Ngalpa were surrounded by a fence and most were in a very good condition.

Recommended Works

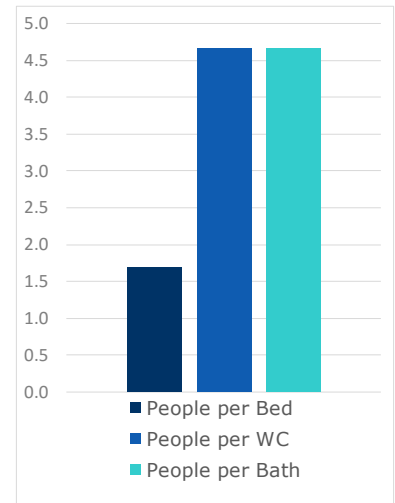
Although many of the houses in Ngalpa Ngalpa are of average and very good condition, the cleanliness of the properties presents as serious concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit.

The estimated cost to upgrade the current housing assets in Ngalpa Ngalpa to meet the standards of the Residential Tenancy Act, is \$1,908,319. This includes margins, adjustments and GST. Refer to appendix for the complete costing report.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.



Ngalpa Ngalpa - Amenities

Economic Development

Social issues and themes voiced by residents	<ul style="list-style-type: none"> • Drinking • Violence • Transient visitors • Welfare dependent community • Don't want to move • Overcrowding
Economic Development Opportunities	<p>Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations.</p> <p>Ngalpa Ngalpa residents are generally highly educated people that either hold, or have held, managerial positions in government, or in Julalikari.</p> <p>Ngalpa Ngalpa has an original hostel on the site which became an art centre then child care facility. This facility could be developed further to provide employment opportunities including a hostel to house the transient population.</p> <p>The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.</p> <p>For detailed rationale and recommendations see the Economic Development section of the report.</p>
Economic Aspirations	<p>The Town Camps economic aspirations are for the use of the above mentioned facility for an economic purpose.</p>
Investment Opportunities	<p>Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:</p> <ul style="list-style-type: none"> • Certainty of ownership • Commercially viable income streams • Active market for any equity interests <p>When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.</p> <p>Ngalpa Ngalpa cannot fulfill these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.</p> <p>Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Ngalpa Ngalpa would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.</p>
Home Ownership Opportunities	<p>Currently, there is no pathway to home ownership for residents within Ngalpa Ngalpa The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific consideration and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.</p> <p>Aside from the leasing structure aside there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited</p>

contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

Governance Structure

The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.

The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who subleases Blueberry Hill to the Chief Executive Officer (Housing). The CEO (Housing) then underleases certain parcels of land back to Julalikari. The municipal service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.

The contract with Harvey Developments is based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.²⁴

Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident's income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.

No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts.²⁵ Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.

Essential Services Payment Arrangements

Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount.²⁶ Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.

Barkly Regional Council is the municipal service provider for the Tennant Creek area.

All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards.²⁷ There are no official bills issued to residents for power, water, rates and sewerage.

²⁴ This information was provided in consultation with Account Manager from Harvey Developments.

²⁵ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

²⁶ This information was provided in consultation with the Regional Manager from Territory Housing.

²⁷ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

Village Camp and The Village

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

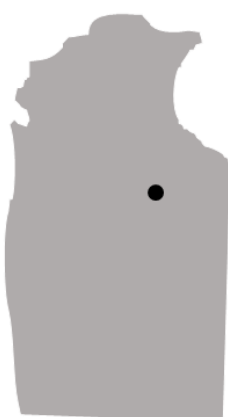


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region	Tennant Creek
Lease	Crown Lease in Perpetuity 1113 and 1192
Purpose	Aboriginal Communal Living

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses



x 12

Number of residents per room



x 1.9

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



x 1

Number of replacement houses



Cost of replacement houses
\$792,182



Deferred Housing Maintenance Cost
\$1.34m

Infrastructure

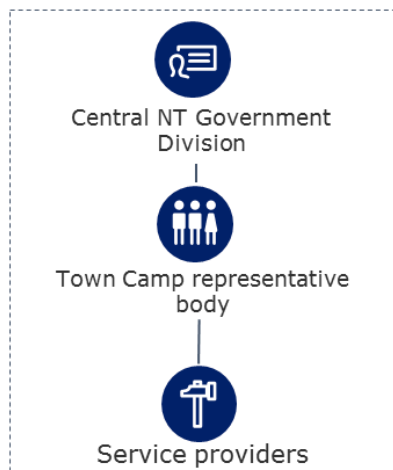


Deferred Maintenance Costs
\$116,000



Cost to meet Design standard
\$192,000

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Village Camp

Executive Summary

Land	Crown Leases in Perpetuity 1113 and 1192 owned by Julalikari Housing Incorporated
Service Provider	Far North – T & J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal Housing association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to Aboriginal Communal Living • Very little support is afforded to Aboriginal Associations Incorporated under the Associations Act (NT) • The governance structure is unclear, limited and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Village Camp is generally in good condition • The sewer and water networks generally comply with relevant standards, however infrastructure for both needs to be improved to allow for increased residents at Village Camp • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$116,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$192,000 • The houses in Village Camp were of average, very good and poor condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$1.33 million • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • It has been identified that, in addition to the current housing stock, one additional house is required to accommodate the permanent Town Camp residents. The estimated cost for a new house is \$720,165.60 • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be

representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)

- Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership
 - Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp have a guaranteed income from the government. Otherwise all investment will be limited to government investment.
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

There are 10 houses in the community built around 1985, and one "bombed out" community centre, which, according to media reports in 2009, was demolished by children. This building, like many other abandoned structures, become havens and refuges for wandering children often using volatile substances. Any building these groups claim as their own very quickly becomes vandalised. Most of the residents are either Warlpiri or Kaytetye.

One [redacted] at a house which appeared to be an [redacted] house said Village Camp was her traditional country. "My mother [redacted] was born here, she lived here all her life and owned this house. "[redacted] when I was a baby but my mother stayed here. "I always used to come back here for holiday with [redacted] – they gone now." She said she had lived at Village "long time" and that the house was "lot of people and kids" when football was on. She did not know who had the lease and does not pay rent. This view indicates that historical connection may have the same power as ceremonial connection. This respondent indicated that the kids used a cavity in the old community centre to sniff petrol, deodorant and even marker pens.

This view about connection to place was expressed by a number of respondents who said they had either come here as children or been born there and this was their home. Most of the respondents were over 40 years of age, and one resident noted this and said the camp should have facilities for older people as there were not many children actually living there. Residents, even though they themselves were drinkers, said that the problems came from grog that was brought in from outside, or when Wycliffe Well became too much of a problem for people and they came to Village. There was one respondent [redacted]

[redacted] He said he was there because his [redacted] buried in Tennant Creek, and was only staying at Village until he could get a house in town. [redacted]

[redacted] commented on the noise, fighting and drinking nearly every night and said it was hard to sleep at night. [redacted] concerned for his children [redacted]

[redacted] and no-one was doing anything about the problems. [redacted] view about high levels of dysfunction was not raised as an issue by other respondents, some of whom said that Village was a quiet place to live. One resident said she likes where she lives because it is "close to church".

Space

Housing at Village is mostly in poor condition. Under the SIHIP program 83 houses were scheduled for refurbishment in 2009 at a cost of \$36.5M. How many refurbishments were actually completed under this program seems to be a mystery, particularly among Town Camp residents. Village did get some houses done, but no-one knows how many. Observations during this review, and responses from residents, suggest whatever was done to the houses made no real difference to their living conditions. It is hard to reconcile such a significant

expenditure with the current housing conditions, and it does indicate that just delivering more housing, or refurbishing current stock, is not on its own enough.

There were several houses that were empty for the entire review period, but showed signs of occasional occupancy. Given that there is no security, they may have been accessed by young people seeking shelter, or for other reasons including use of volatile substances, which is a major problem in all Town Camp communities. In the midst of all this apparent chaos however, there are people who manage to maintain their living space, usually by the force of their own personality, installing good locks, or calling the Police when people humbug or threaten them. Most tenants say Police are very slow to respond and often don't come at all. The demise of Julalikari Council Aboriginal Corporation (JCAC) as a strong housing service provider to Town Camp residents is a cause for concern. They lost their contract, apparently for not providing an adequate service and because of Governance concerns. There was little support for them among residents during the review and quite a bit of anger. The current housing service provider, T & J Constructions, also comes under criticism. Given the amount of money that needs to be spent on bringing houses up to standard, it is doubtful that any organisation is going to be effective.

Interface

[redacted] respondent had a full-time job. All other residents were on some form of benefit, and most saw themselves as too old to work. Their major interactions with the wider community are as consumers. They access health and other services, buy at the Tennant Creek Food Barn, the local hotels, but also purchase expensive "sly grog" bought in from Mt Isa, Katherine, or Alice Springs. The local Barkly Council is one of the major employers of Aboriginal people in the region and [redacted] employed by them. At the moment the income that Aboriginal people derive from Welfare is keeping most retail businesses in town viable. That has not always been the case however.

Tennant Creek has always been a "boom and bust" mining town. At the moment they are in the down cycle but this could change with further developments on the Tennant Creek Mineral Field. Village Camp due to the age of its residents and the low level of employability skills are not well placed to take advantage of any increase in mining activity. Local people were employed very successfully on the construction of the North-South Railway corridor, but that too was a boom and bust opportunity.

Visions

Given that most of the residents are over 40 years of age and see themselves as old, their visions tend toward end of life care. The young people living there, with the exception of [redacted] do not feature in their thoughts at all. Most of the young people at Village are struggling with substance issues and their future may not be particularly positive. These are some of the things that residents say they want:

- If more houses were built here more families would come. If that happened there would be a need for a community school because the school is too far away;
- There needs to be some sort of Public Bus. It is a long walk to the Renal Unit;
- There is no need for jobs at Village because "everyone here too old" except for [redacted].
- There are people living here with disabilities. The houses need to have equipment put in to help them;

- One resident said she did not know what a new house would look like because "this one okay". She also wanted a school built at the camp because the other ones are "too far away and the kids get lost". She also thought the hotels should deliver alcohol to them;
- A Shop close by. It is a long walk to buy groceries, and when you get to the Supermarket there is too much humbug for money and food;
- Another family group said they want to stay at the camp because it is "family place". They have no thoughts on what a new house should look like but they want aged care "for the old people".
- Another resident thinks her house is fine the way it is, and it is clean and tidy with little damage. She would like a larger veranda with screens because there are "lots of flies and mosquitos";
- One woman wants a new house off the ground because "lots of snakes in summer" and a large veranda so people could sleep outside;
- This same person would like to see the Community Centre rebuilt ("those kids smashed it up, they was bored").

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	37 Standley Street, Tennant Creek
Land	Lot 1004, Town of Tennant Creek; CUFT Vol 639 Fol 014
Type of Tenure	Crown Lease in Perpetuity 1192
Commencement date SPL/CL	17 August 2001
SPL/CL Purpose	Aboriginal Communal Living
Planning scheme zone	CL (Community Living)
Summary of Land Dealing Documents	<p>1. Crown Lease in Perpetuity 1192</p> <p>Search certificate lists the following dealings:</p> <ul style="list-style-type: none"> • Notice of Right to a Grant of Interest (Date Registered: 17 August 2001, Dealing No. 472837) <p>The following reservations are listed:</p> <ol style="list-style-type: none"> a. Reservation of right of entry and inspection b. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths and fossil fuels c. Reservation of power of resumption <p>Provisions include identification of lease type (perpetuity), annual rent, legislative compliance, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights.</p> <p>Lessee covenants include duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; maintain and repair improvements; right of entry and obligations; repair and maintain land and improvements, and associated costs; and compliance with applicable legislation and approved plans and specifications.</p> <p>2. Notice of a Right to a Grant of an Interest (Date Lodged: 16 August 2001, Dealing No. 472837)</p> <p>Provides a right to grant an interest in land for Lot 1004 Tennant Creek (Area: 1 ha 1400 m², Plan: B000314) for Crown Lease Perpetual No. 1192, (Registered on 17 August 2001) to Julalikari Housing Incorporated of PO Box 158, Tennant Creek, NT 0861 under s 9(1), 10(1) and 12(3) <i>Crown Lands Act</i>. All reservations and rights granted by the Crown Lands Act. An attached letter from the Department of Lands, Planning and Environment (Dated 16 August 2001) states that Lot 1004 is not subject to a claim under the <i>Aboriginal Land Rights Act (NT)</i>.</p> <p>3. Unregistered Sublease (Date Signed by CEO: 27 October 2008)</p> <p>Sublease for various lots, including Lot 1004 Tennant Creek (Volume 639, Folio 014, and Plan B000314). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.</p> <p>Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:</p> <ol style="list-style-type: none"> a. Transfer, sublet or assign the sublease to a Northern Territory Entity

-
- b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use
 - c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time
 - d. Own all improvements constructed on the premises during the sublease term
 - e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
 - f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

4. Unregistered CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area
 - b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
 - c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
 - d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
 - e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care
-

centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease

- f. Territory Housing and its authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time
- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease
- h. Territory Housing agrees to observe JCAC's reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned the house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation

There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.

Impediments in lease conditions and suggested amendments

Purpose of CL is limited to Aboriginal Communal Living. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.

Relevant legislation for land dealings; Legislative impediments; and Suggested amendments

Associations Act (NT)

Dealings with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Crown Lands Act (NT)

Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to *Planning Act* are correct and there is no ambiguity as to the operation of each section.

Section 46 – dealings with the land require the Minister's consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Community Living zone are:

- The primary purpose of Zone CL is to provide for community living.

- Residential accommodation may be temporary or permanent.
- There may be non-residential facilities for the social, cultural and recreational needs of residents.

An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

Native Title has been extinguished on this parcel.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the *Residential Tenancies Act* (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder	<i>Associations Act</i> (NT)
Level of support provided to lease holder and suggested amendments	No specific support for Aboriginal associations is provided by the Department of Business/Licencing NT and very limited support is provided in general to incorporated associations. Recommend transfer to incorporation under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).

Owner	Julalikari Housing Incorporated
Location	33 Standley Street, Tennant Creek (Barkly Shire)
Land	Lot 2057, Town of Tennant Creek; CUFT Vol 311 Fol 019
Type of Tenure	Crown Lease in Perpetuity 01113
Commencement date SPL/CL	06.04.1993 (Expiry Date: In Perpetuity)
SPL/CL Purpose	Aboriginal Residential Complex and Ancillary
Details of Tenure	Facilities/infrastructure obligations set out in CL
Planning scheme zone	CL (Community Living)
Other notes re land	Sewerage Easement to Power and Water Authority Statutory Notice – Prescribed Property – 26.11.1996 Notice of a Right to a Grant of Interest – registered 27.05.1993 20+20+20 year lease to the CEO (Housing) for the whole of the parcel ²⁸

²⁸ Taken from excel document entitled “Copy of Town Camps NT”, last modified 29.08.16.
Can we confirm that this information is up to date?

Summary of Land Dealing Documents

1. Search Certificate Crown Lease in Perpetuity 01113 (Date Registered: 27 May 1993; Commencement Date: 6 April 1993; Expiry Date: In Perpetuity; Volume 311, Folio 019)

Search certificate for Lot 2057 Town of Tennant Creek from plan(s) S 86/102A for an area of 4 hectares 6000 m². The owner is Julalikari Housing Incorporated of PO Box 158, Tennant Creek, NT 0861 and lists the following dealings:

- Previous title is Register Book CUCL Volume 200 Folio 099
- Statutory Notice – Prescribed Property (Date Registered: 26 November 1996, Dealing No.: 364700)
- Notice of Right to a Grant of Interest (Date Registered: 27 May 1993, Dealing No. 284559)

All reservations and rights are subject to the Crown Lands Act.

Provisions include purpose of lease, annual rent, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights and compensation.

Lease conditions include lease purpose (Aboriginal Residential Complex and Ancillary);

Lessee’s duty to pay rent, rates and taxes for leased land; maintain and repair improvements (including landscaping of the whole front boundary and two metre high screening); conformance of electrical, water reticulation and sewage; dust suppression and stormwater drainage requirements; access construction; and compliance with applicable legislation and approved plans and specifications.

The Northern Territory of records of administrative interests and information for Lot 02057 Town of Tennant Creek plan(s) S 86/102A references:

- Sewage easement to power and water authority
- No proposed easements found
- BBTEN001 – Building Control Area, Tennant Creek Building Area
- Building Permit (Application No.: 8 of 8): House (1 separate house – single dwelling)
- Approved Planning Application (PA1990/0288) for development of a community centre (site is on Standley Crescent)
- Completed Planning Application (PA1986/0474, Date Received: 24 July 1986) for Planning Scheme Amendment (VCL to S2 – site on Standley Street)

2. Northern Territory of Australia Memorandum for Purposes of Statutory Restrictions Notice (Date Lodged: 26 November 1996, Dealing No. 364700)

Provides notice of statutory authority restriction per s 26A (Prescribed Property) *Associations Incorporation Act* for Lot 2057 Tennant Creek (Volume 311, Folio 019, Plan S88/102A).

3. Northern Territory of Australia Notice of a Right to a Grant of an Interest (Date Lodged: 16 April 1993, Dealing No. 284559)

Provides a right to grant an interest in land for Lot 2057 Tennant Creek (Area: 4.6 ha, Plan: S86/102A) for Crown Lease Perpetual No. 1113, (Commencing on 6 April 1993, Expiry: In perpetuity) to Julalikari Housing Incorporated of PO Box 158, Tennant Creek, NT 0861 under s 9(1), 10(1) and 12(3) *Crown Lands Act*. Reservations, covenants, encumbrances, lease condition, provisions and easements are the same as those listed in Search Certificate Crown Lease in Perpetuity 01113 above.

4. Northern Territory of Australia Land Title Act Registrar-General Directions Sublease (Date Signed by CEO: 27 October 2008)

Sublease for various lots, including Lot 2057 Tennant Creek (Volume 311, Folio 019, and Plan S86/102A). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.

Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:

- a. Transfer, sublet or assign the sublease to a Northern Territory Entity;
- b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use; and
- c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time.
- d. Own all improvements constructed on the premises during the sublease term
- e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
- f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises.
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

5. CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area
 - b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
-

- c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
- d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
- e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease
- f. Territory Housing and its authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time
- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease
- h. Territory Housing agrees to observe JCAC's reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

6. SPL Underlease Tennant Creek Community Living Areas (Unspecified date in October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with no option period) of the SPL underlease area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. SPL Underlease pre-conditions are included in clause 3.1 of the Underlease. The restrictions included in the underlease are the same as those listed in CL Underlease Tennant Creek Community Living Areas, except all restrictions apply to the SPL Underlease Area.

Service provider for maintenance and repairs

T & J Contractors²⁹

Formal service agreement in place?

[TBA]

²⁹ Taken from excel document entitled "Copy of Town Camps NT", last modified 29.08.16. Can we confirm that this information is up to date?

Municipal and essential infrastructure

Summary

The Village Camp community is located south of Tennant Creek. The community consists of 16 buildings (including some non-residential dwellings), which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Village Camp is generally in good condition, other than the community structures which were in poor condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network generally complies with relevant standards, however the pump station is non-compliant. It is recommended that two new pumps are installed and the overflow storage is increased. The sewer network has sufficient capacity for the current number of houses.

The water network generally complies with relevant standards and the capacity of the DN150 looped main is sufficient. The community is viewed overall as a large single lot and so it is proposed to have the water usage measured accordingly. In order to measure the water usage as a single lot, a bulk water meter is recommended to be installed, along with associated works to create a single supply point to the community. Additionally, residential lot water meters should be located on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network.

The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

The community structure inspected at Village Camp was a playground which was in poor condition. Some minor maintenance and general tidying up is required.

The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use.

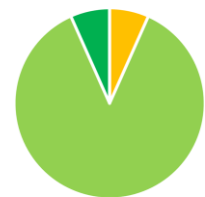
Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

Sewerage infrastructure condition



Water infrastructure condition



Road infrastructure condition



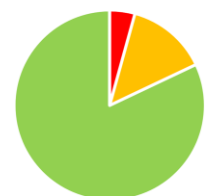
Stormwater drainage condition



Community structure condition



Electrical infrastructure condition



■ Very poor ■ Poor ■ Good ■ Very good ■ Excellent

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Village Camp community:

Sewerage

- Two new pumps to increase velocity in rising main
- Increase capacity of overflow storage

Water supply

- Clear dirt and grassing covering fire hydrants covers, x 4
- Restore broken handle on residential lot water meter
- Install new bulk water meter at the community boundary
- Install up to one residential lot water meter

Roadworks

- Replace two signs
- Clear dirt and debris covering footpaths, approximately 300 m
- Clear road gutters of soil and debris build, approximately 600 m

Stormwater drainage

- Install new headwall, and pipe to connect to existing underground drainage.
- Clear blockages from eight side entry pits (currently blocked between 20% and 100%)

Community structures

- Repair broken equipment
- Move playground to beneath the shade structure

Electrical services

- Replace twelve street lights 125W
- Replace one switchboard inside the metering panel
- Replace one switchboard associated to dwellings

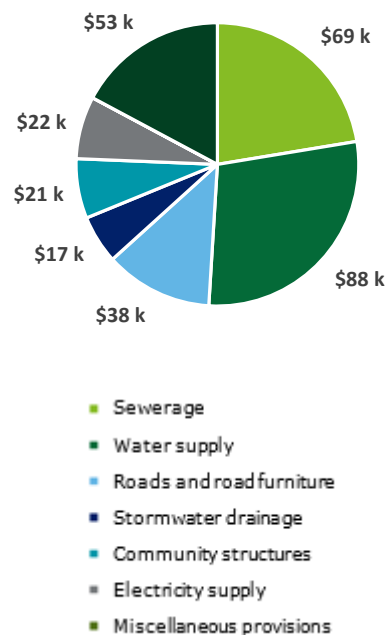
Communications

No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 69,000
Water supply	\$ 2,000	\$ 86,000
Roadworks	\$ 38,000	\$ 0
Stormwater drainage	\$ 10,000	\$ 7,000
Community structures	\$ 21,000	\$ 0
Electrical	\$ 22,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 23,000	\$ 30,000
Total (including GST)	\$ 116,000	\$ 192,000
Grand total	\$ 308,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Village Camp was surveyed between the 5th December 2016 and the 9th of January 2017. Of the 12 funded dwellings³⁰ identified by the client, 12 were identified on site. Surveys were completed internally and externally for 11 houses.

Current state of play

Housing summary and condition

The age of the housing is varied ranging from 5-10 years to over 20 years. 58% of houses were considered to be of average condition, whilst 17% were very good and 25% poor. This rating does not take into account the cleanliness of the residences. Majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing material. 3 shelters were identified on site however do not form part of this survey.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

Anecdotally 3 of the houses are said to flood.

Visitors

Of the dwellings to which we were permitted to access, 6 out of the 11 had visitors ranging from 1 to 5 visitors per house. The house with 4 visitors was a 3-bedroom home with 6 permanent residents, resulting in 3.3 people per room and 10 people per toilet and bathroom. This presents a significant strain on the amenities.

Overcrowding

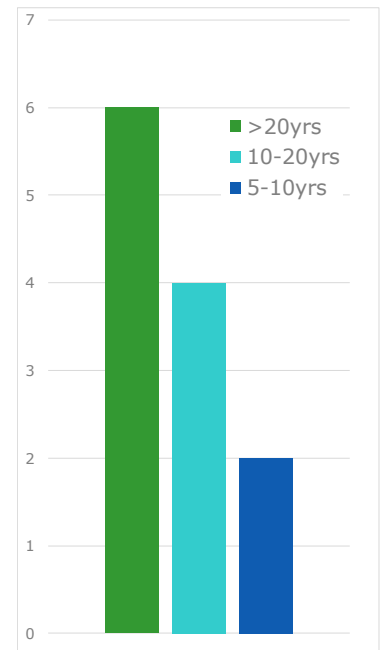
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

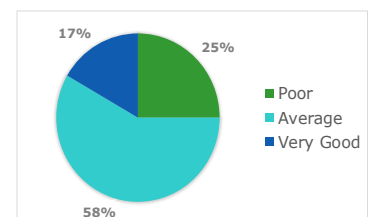
A snap shot of the community shows that there are 1.9 residents per bedroom and 4.5 per toilet. Of the individual houses surveyed the maximum recorded occupancy was 5 people per room and 7.5 people per bathroom and toilet. These would place a significant strain on amenities.

Disabilities

Of the 67 residents recorded, none were identified as having disabilities. 5 houses had appropriate grab rails in the wet areas and no ramps were identified.



Village Camp – Age of Housing Stock



Village Camp – Condition Summary

³⁰ A list of funded dwellings, provided by the client, has been included in the appendices.

Smoke alarms

Of the houses surveyed internally in Village Camp, 5 were identified as having non serviceable smoke alarms.

Asbestos

Of the houses examined internally 5 were listed as likely to contain asbestos. This material is considered safe if it is not disturbed.

Security

Of the houses we gained access to, 6 did not have serviceable doors and 2 did not have serviceable windows. All the houses in Village Camp are surrounded by a fence and most were in a very good condition.

Although many of the houses in Village Camp are of average, very good and poor condition, the cleanliness of the properties presents as serious concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit.

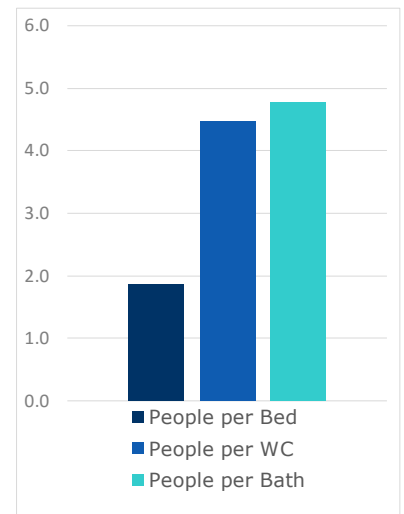
The estimated cost to upgrade the current housing assets in Village Camp to meet the standards of the Residential Tenancy Act, is \$1,336,268. This includes margins, adjustments and GST. Refer to appendix for the complete costing report.

It has been identified that, in addition to the current housing stock, 1 additional house is required to accommodate the permanent Town Camp residents. The estimated cost for a new house is \$792,182.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles



Village Camp – Amenities

Economic Development

Social issues and themes voiced by residents	<ul style="list-style-type: none"> • Unwilling to pay rent • Drinking • Violence • Substance abuse • Vandalised Community Centre • Transient visitors • Broken promises • Poor housing conditions • Welfare dependent community
Economic Development Opportunities	<p>Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations.</p> <p>Far North T&J Contractors do offer employment opportunities to the residents of the Town Camps. For one of the camps they have been endeavouring to employ a resident as a handyman. While this opportunity is open to a resident no one has expressed interest in the position.³¹</p> <p>The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.</p> <p>For detailed rationale and recommendations see the Economic Development section of the report.</p>
Economic Aspirations	<p>The population of this camp tends to be older and there is limited opportunity for economic participation. However consultation did reveal that a member of village camp is saving to buy their own house in Tennant Creek.</p>
Investment Opportunities	<p>Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:</p> <ul style="list-style-type: none"> • Certainty of ownership • Commercially viable income streams • Active market for any equity interests <p>When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.</p> <p>Village Camp cannot fulfil these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.</p> <p>Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Village Camp would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.</p>
Home Ownership Opportunities	<p>Currently, there is no pathway to home ownership for residents within Village Camp. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific consideration</p>

³¹ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.

Aside from the leasing structure aside there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

Governance Structure

The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.

The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who subleases Blueberry Hill to the Chief Executive Officer (Housing). The CEO (Housing) then underleases certain parcels of land back to Julalikari. The service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.

The contract with Harvey Developments is a based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.³²

Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident's income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.

No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts.³³ Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.

Essential Services

Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount.³⁴

³² This information was provided in consultation with Account Manager from Harvey Developments.

³³ This information was provided in consultation with the Housing Manager from Far North - T & J Contractors.

³⁴ This information was provided in consultation with the Regional Manager from Territory Housing.

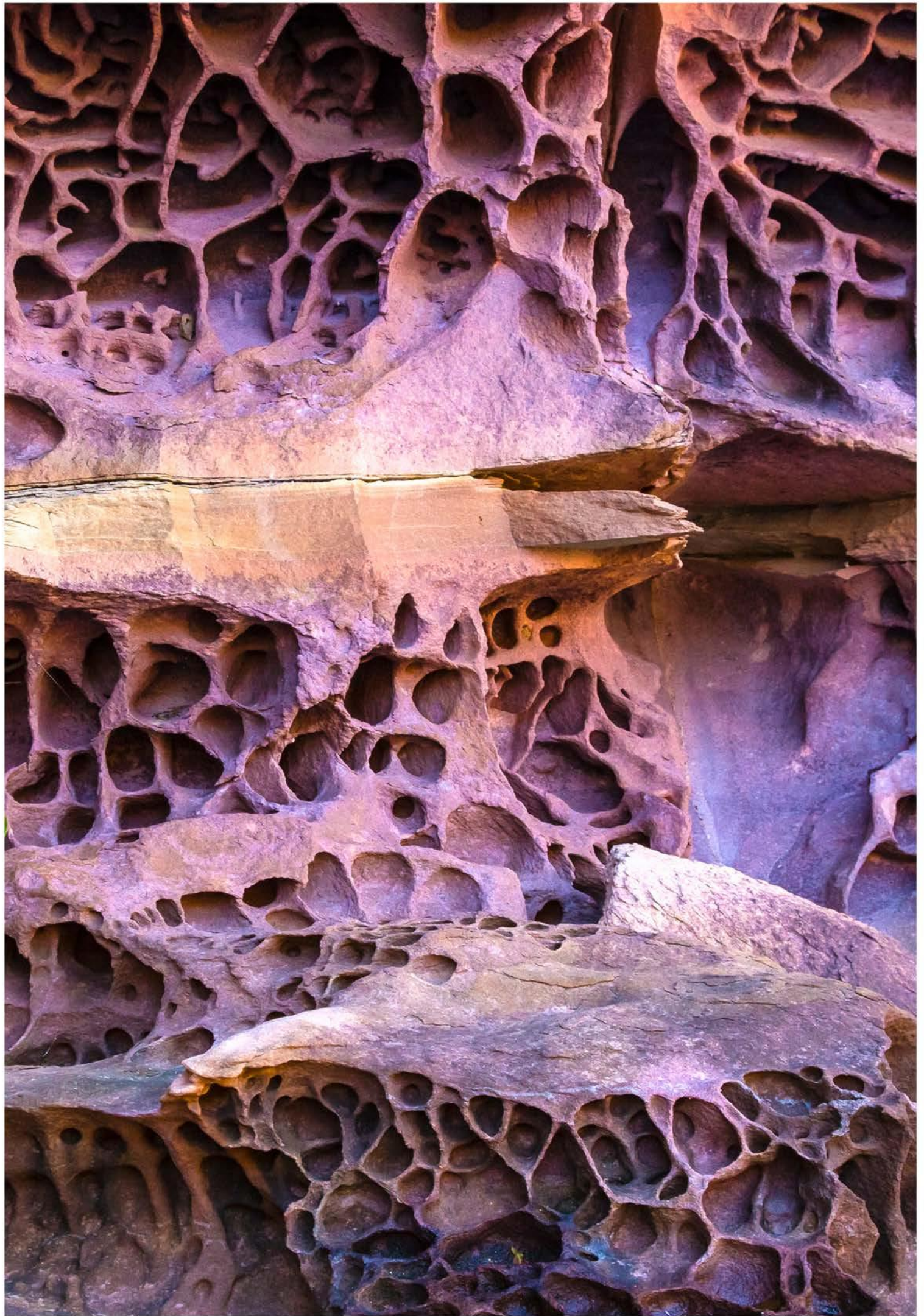
Payment Arrangements

Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.

Barkly Regional Council is the municipal service provider for the Tennant Creek area.

All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards.³⁵ There are no official bills issued to residents for power, water, rates and sewerage.

³⁵ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.



Tingkarli

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

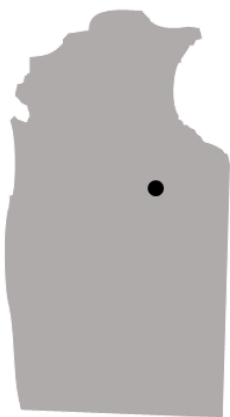


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region	Tennant Creek
Lease	Crown Lease in Perpetuity 1122
Purpose	Aboriginal Residential Complex (Tingkarli)

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses

x 12

Number of residents per room

x 1.9

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing

x 0

Number of replacement houses



Cost of replacement houses
\$0



Deferred Housing Maintenance Cost
\$1.12m

Infrastructure

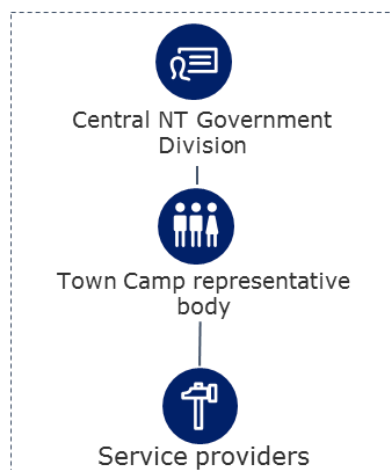


Deferred Maintenance Costs
\$70,000



Cost to meet Design standard
\$1.30m

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Tingkarli

Executive Summary

Land	Crown Lease in Perpetuity 1122 owned by Julalikari Housing Incorporated
Service Provider	Far North – T & J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal Housing association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to Aboriginal Residential Complex • Very little support is afforded to Aboriginal Associations Incorporated under the Associations Act (NT) • The governance structure is unclear, limited and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Tingkarli is generally in good condition • The sewer network appears to be compliant with current relevant standards, however the age and condition of the underground network is unknown • The water networks generally complies with relevant standards and the capacity is sufficient • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards • Estimated deferred maintenance costs required for existing infrastructure is circa \$70,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$1.3 million • The 12 houses in Tingkarli were mostly of average and very condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$1.12 million • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)

-
- Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership
 - Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp have a guaranteed income from the government. Otherwise all investment will be limited to government investment.
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

Tingkarli Town Camp is on the north-eastern side of Tennant Creek and was established in the mid-70s for people from the Tablelands stations, mainly Warramungu and Alyawarr. Tingkarli and Mulga camps are the primary ceremonial camps, with most of the women's business at Mulga, with a site near Tingkarli used for men's and boys' business. There was significant fighting between residents of Wuppa and Tingkarli camps in the mid-2000s and many meetings were held to get people to live together. While this had some success these days, the residents of most houses are from a different tribal group. There is limited interaction between the houses, but violence is localised. Violence tends to arise from periods of high alcohol consumption and community or personal pressures. Drinking and gambling are issues, as are uncontrolled children. The "community centre" was destroyed by children but was recently demolished and removed. Flooding is an issue in heavy rain events.

Space

If you rely on the media or read any of the dozens of governmental reports written over the past three decades, you can be forgiven for believing all community living area – Town Camp – housing in Tennant Creek is overcrowded, a sea of humanity living in filth and squalor. At the time of this review, nothing could be further from the truth. The majority of the houses have R&M issues that have not been attended to for months. Residents say that T&J contractors who used to come all the time don't come much now at all. Two of the houses at Tingkarli camp can be genuinely described as permanently overcrowded, but the others, at all camps, are only overcrowded when a lot of people camp there, such as during sorry time, football or trouble in remote communities. The residents of Tennant Creek Town Camps are highly mobile people. It has been proposed that high vehicle ownership has turned families into Gypsies. As soon as there is too much trouble in one place they just relocate. Some families may not return for 12 months or more as they complete a circle of visiting.

A [redacted] who has the lease on a Tingkarli house, has one of the overcrowded houses. [redacted] full of young people, not adults. Many of the young people either are or have been in trouble with police and the courts. "I want a park across the road there," she said. "Trees and grass and maybe some playground, where the kids can play without getting into trouble."

"There is nowhere for them to go, nothing for them to do," she said. Her lounge room, where the television is, is far too small to accommodate everyone who lives there and the older boys sleep in there. She was the only one genuinely happy that she may be getting some work done on the house and some alterations that she thinks are needed. "We need a much bigger kitchen, bigger stove, more fridges," she said. "The rooms are too small and it's very hot in summer." Scorpions, spiders and rats have been a problem in the house during the wet season. "I sleep outside with husband because the girls need privacy inside. But it's too hot and there are too many insects."

Snakes are often an issue at the house, which is close to the scrub. Her husband said what the house needs is a large balcony, with ceiling fans and screens, on at least two sides. "In summer it's too hot and it's too cold in winter," he said. "We like having a fire outside in winter and sit around it but we were told we are not allowed to. "We still do it anyway." Most of their children – they have several [redacted] live with them, supposedly to go to school – have issues with volatile substances, which the adults blame on boredom: "There's nowhere for them to go, nothing to do." [redacted] They said they would like to own their own house "someday" but don't know how that would happen.

A [redacted] spoken to at [redacted] housing in the town area recently had the lease on her [redacted] The woman had between [redacted] and [redacted] children and youths living at the house at various times and family from communities staying there "sometimes". "The house was too small and nobody come to clean it up," she said. "Washing machine, fridge, air conditioner don't work and they told me I had to buy new ones. "I on the pension, I don't have money for that." There was widespread evidence of intensive substance abuse around the house but the woman was adamant that "other children" (she did not know their names) who visited were the cause of the problems. The issue of older women providing care and refuge for children without any additional resources or help is common. Why she expected anyone to clean the house was not discussed, but if she is providing respite care for unparented children some help should have been forthcoming. Those young people are now presumably without shelter or care.

[redacted] has lived in another house for many years. [redacted] and across all housing across the town, it is unusual for a person to stay in a house if their partner died there. She has a [redacted] living with her but other family from communities don't stay there when they come to town. [redacted] She has some [redacted] [redacted] house to help with the yard but otherwise, it remains very quiet. "I have a good house," she said. "I would like a bigger area outside to sit when it's hot but everything else is okay. She had some comments about community life however. "There is too much drinking around Tingkarli, it's supposed to be a dry area, but it's not. People say they can't do anything if family visit them with grog but they should. "We need a drinking area that night patrol looks after and takes people away if they are drunk or fighting." She would like to own her house and was keen to learn how she could do that.

Interface

There is no employment close to Tingkarli and realistically, it is hard to see how any could be created. Tennant Creek is a boom and bust town, dependant on mining and the surrounding pastoral properties. There is little work for people in Town that would make leaving the security of Welfare attractive. Most of the people who responded to the questions were unskilled and most had only basic literacy and numeracy. There are pulse opportunities that offer opportunity but require a pool of already skilled job ready people. Some of the proposed North Australia Infrastructure Funds projects will fit this category. There is a need for a more strategic approach to sourcing local labour than the hit and miss process that currently operates.

There are a large number of children in the camp but no facilities for them. A playground could possibly alleviate some of the random vandalism which has been a feature of the camp in the past. There are large numbers of children, often as young as 8 or 9 years of age from the Town Camps, including Tingkarli,

who wander the street of Tennant Creek late into the night, with no supervision. There is talk of a new Primary School in Tennant Creek. The residents at Tingkarli believe the area between Tingkarli and Wuppa is the logical place for a new primary school, and if it is close the community children might go. Tingkarli is further away from services than any other camp. The closest shop is in the main street and the town bus only runs every hour. Fighting at the camp these days is limited to isolated incidents, all alcohol related. There is abundant space for expansion in houses, but that would require an investment in Municipal services.

Vision

As with all Town Camps Tingkarli presents a number of challenges. People feel attached to their place of residence, particularly children, who identify with their Town Camp, even when they relocate from it. The potential to transition Tingkarli residents into the suburbs of Tennant Creek would seem to be high. None of the residents we spoke to suggested they wanted to relocate, though a number were interested in finding out what owning a house might mean. None of the people who wanted to understand home ownership were employed, and most were older people.

- Respondents are keen to have something provided for children and youth. The lower levels of violence in Tingkarli than in other camps, indicates that more programs could be delivered there, however tyranny of distance from other camps would make that difficult.
- Residents talked about a controlled drinker's space away from the living area. The idea of having night patrol be security for the camp drew favour from all spoken to.
- People want the old sheds – the original housing at the camp – to be removed. Sniffers have used them for many years as a "warehouse" for their stockpile of volatile substances.
- The ideas of home ownership could be trialled at Tingkarli, as most residents of the camp expressed an interest in at least learning if it was possible
- Simple amenities like a playgroup or small store could make the proposition attractive to some.
- Residents want some control over who comes and goes in the community. Any new housing would need to be supported by a very strong tenancy support program.

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	98 Perry Drive, Tennant Creek
Land	Lot 2065, Town of Tennant Creek; CUFT Vol 371 Fol 160
Type of Tenure	Crown Lease in Perpetuity 01122
Commencement date SPL/CL	29 June 1994
SPL/CL Purpose	Aboriginal Residential Complex (Tingkarli)
Planning scheme zone	CL (Community Living)
Summary of Land Dealing Documents	<p>1. Crown Lease in Perpetuity 1122 Search certificate lists the following dealings:</p> <ul style="list-style-type: none"> • Statutory Notice – Prescribed Property (Date Registered: 26 November 1996, Dealing No.: 364709) • Notice of Right to a Grant of Interest (Date Registered: 18 July 1994, Dealing No. 312145) <p>The following reservations are listed:</p> <ol style="list-style-type: none"> a. Reservation of right of entry and inspection b. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths and fossil fuels c. Reservation of power of resumption <p>Provisions include purpose of lease, annual rent, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights and compensation.</p> <p>Lessee covenants include duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; maintain and repair improvements; right of entry and obligations; implement and maintain infrastructure (fencing electrical, water and sewage), and associated cost sharing; dust suppression and drainage requirements; access construction; and compliance with applicable legislation and approved plans and specifications.</p> <p>2. Memorandum for Purposes of Statutory Restrictions Notice (Date Lodged: 26 November 1996, Dealing No. 364709) Provides notice of statutory authority restriction per s 26A (Prescribed Property) Associations Incorporation Act for Lot 2065 Tennant Creek (Volume 371, Folio 160, Plan S88/37).</p> <p>3. Notice of a Right to a Grant of an Interest (Date Lodged: 6 July 1994, Dealing No. 312145) Provides a right to grant an interest in land for Lot 2065 Tennant Creek (Area: 14.36 ha, Plan: S88/37) for Crown Lease Perpetual No. 1122, (Commencing on 24 June 1994, Expiry: In perpetuity) to Julalikari Housing Incorporated of 13 Maloney Street, Tennant Creek, NT under s 9(1), 10(1) and 12(3) <i>Crown Lands Act</i>. Reservations, provisions and conditions and covenant are the same as those listed in Search Certificate Crown Lease in Perpetuity 01122 above. An attached letter from the Department of Lands, Housing and Local Government (Dated 4 July 1994) states that Lot 2065 is not subject to a claim under the <i>Aboriginal Land Rights Act (NT)</i> and Lot 2065 was previously held under Crown Lease Term No. 748, which was surrendered.</p> <p>4. Unregistered Sublease (Date Signed by CEO: 27 October 2008)</p>

Sublease for various lots, including Lot 2065 Tennant Creek (Volume 371, Folio 160, and Plan S88/37). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.

Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:

- a. Transfer, sublet or assign the sublease to a Northern Territory Entity
- b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use
- c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time
- d. Own all improvements constructed on the premises during the sublease term
- e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
- f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI.

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

5. CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area

- b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
- c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
- d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
- e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease
- f. Territory Housing and it authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time
- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease
- h. Territory Housing agrees to observe JCAC's reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation

There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.

Impediments in lease conditions and suggested amendments

Purpose of CL is limited to Aboriginal Residential Complex and Ancillary. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.

Relevant legislation for land dealings; Legislative impediments; and Suggested amendments

Associations Act (NT)

Dealings with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Crown Lands Act (NT)

Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to *Planning Act* are correct and there is no ambiguity as to the operation of each section.

Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Community Living zone are:

- The primary purpose of Zone CL is to provide for community living.
- Residential accommodation may be temporary or permanent.
- There may be non-residential facilities for the social, cultural and recreational needs of residents.

An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

Native Title has been extinguished on this parcel.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the *Residential Tenancies Act (NT)* if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder

Associations Act (NT)

Level of support provided to lease holder and suggested amendments

No specific support for Aboriginal associations is provided by the Department of Business/Licencing NT and very limited support is provided in general to incorporated associations.

Recommend transfer to incorporation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)*.

Municipal and essential infrastructure

Summary

The Tingkarli community is located north-east of Tennant Creek. The community consists of 14 structures (including non-house structures), which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Tingkarli is generally in good condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network, including the sewage pump station, appears to be compliant with current relevant standards however the age and condition of the underground network is not known so it is recommended that the pipework is upgraded to DN150 PVC to comply with PWC standards.

The water network generally complies with relevant standards and the capacity of the DN150 looped main is sufficient. The community is viewed overall as a large single lot and so it is proposed to have the water usage measured accordingly. In order to measure the water usage as a single lot, a bulk water meter is recommended to be installed, along with associated works to create a single supply point to the community. Additionally, residential lot water meters should be located on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network.

The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

There were no community structures at Tingkarli community.

The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use.

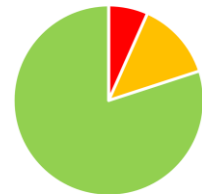
Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

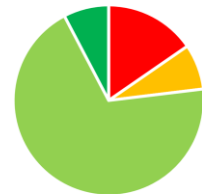
Sewerage infrastructure condition



Water infrastructure condition



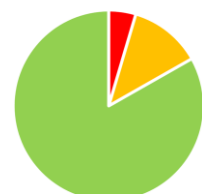
Road infrastructure condition



Stormwater drainage condition



Electrical infrastructure condition



Recommended works

The following works are recommended for Tingkarli community:

Sewerage

- 1200 m of DN150 PVC reticulation main, including new manholes and housing connections.

Water supply

- Clear dirt and overgrown grass from two fire hydrants
- Replace one lot water meter
- Replace two tap handles
- Repair leak to one residential lot water meter
- Disconnect secondary supply point and loop dead ends
- Install new bulk water meter
- Install up to two new lot water meters

Roadworks

- Install two street name signs (signs only)
- Replace one give way sign
- Clean out gutters – approximately 200 m
- General tidy up road – approximately 150 m

Stormwater drainage

- Clear blockages from 13 side entry pits (currently locked between 20% and 90%)
- Replace one side entry pit lid

Community structures

- No upgrades required as no community structures

Electrical services

- Replace 11 street lights 70W
- Replace one switchboard inside the metering panel

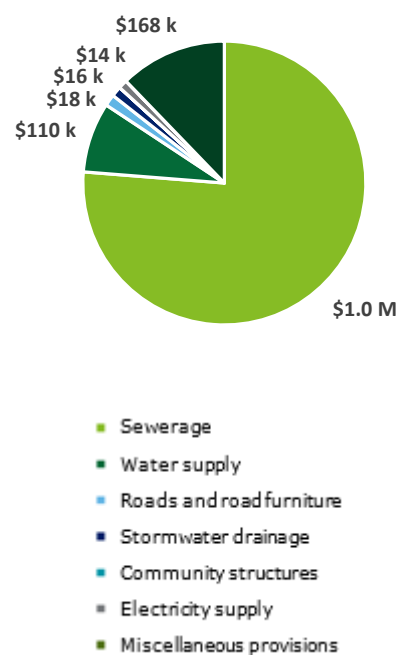
Communications

No works are required because NBN is available to residents on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 1,047,000
Water supply	\$ 4,000	\$ 106,000
Roadworks	\$ 18,000	\$ 0
Stormwater drainage	\$ 16,000	\$ 0
Community structures	\$ 0	\$ 0
Electrical	\$ 14,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 18,000	\$ 150,000
Total (including GST)	\$ 70,000	\$ 1,303,000
Grand total	\$ 1,373,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Tingkarli was surveyed between the 5th December 2016 through to the 9th of January 2017. All of the 12 funded dwellings³⁶ identified by the client were identified on site. Surveys were completed internally and externally for 11 houses.

Current state of play

Housing summary and condition

The majority of the housing is between 10- 20 years old. 64% were considered to be of very good condition and 36% were considered average. This rating does not take into account the cleanliness of the residences. Majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing material.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

None of the houses were said to flood.

Visitors

Of the dwellings surveyed, 5 had visitors ranging from 1 to 8 visitors per house. The residency with 8 visitors was a 3-bedroom home with 1 permanent resident, resulting in 3 people per room and 4.5 people per toilet and bathroom. This is would place increased strain on amenities.

Overcrowding

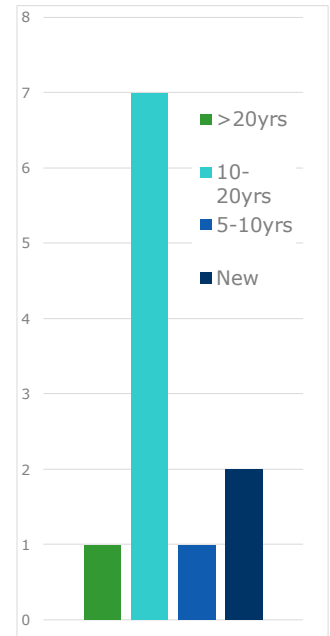
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

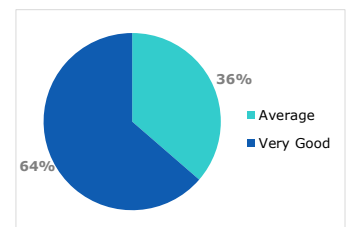
A snap shot of the community shows that there are 1.9 residents per bedroom and 4.1 per toilet. Of the individual houses surveyed the maximum recorded occupancy was 4.6 people per room and 14 people per bathroom and 7 toilets. This was found in a 3-bedroom house with 14 permanent residents. These would put significant strains on amenities.

Disabilities

Of the residents recorded none were identified as having disabilities. 3 houses were identified as having appropriate grab rails in the wet areas and no ramps were identified.



Tingkarli – Age of Housing Stock



Tingkarli – Condition Summary

³⁶ A list of funded dwellings, provided by the client, has been included in the appendices.

Smoke alarms

Of the houses surveyed internally in Tingkarli, 5 were identified as having non-serviceable smoke alarms.

Asbestos

Of the 11 houses examined internally, 6 were listed as likely to contain asbestos. This material is considered safe if it is not disturbed.

Security

Of the houses we gained access to 1 did not have a serviceable door and 3 did not have serviceable windows. The majority of houses in Tingkarli were surrounded by a fence and most were in very good condition.

Recommended Works

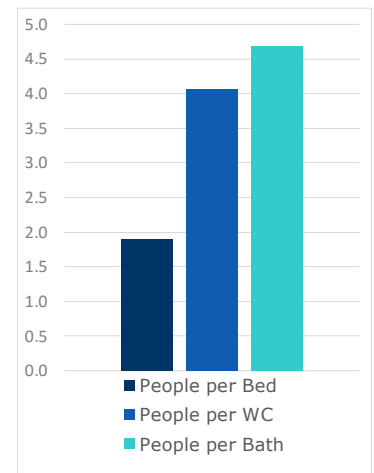
Although the condition of many of the houses in Tingkarli are of average and very good condition the cleanliness of the properties presents as serious concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit.

The estimated cost to upgrade the current housing assets in Tingkarli to meet the standards of the Residential Tenancy Act, is \$1,128,749. This includes margins and adjustments. Refer to appendix for the complete costing report.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.



Tingkarli – Amenities

Economic Development

<p>Social issues and themes voiced by residents</p>	<ul style="list-style-type: none"> • Slow response for repairs and maintenance • Poor condition of housing • Drinking • Violence • Substance abuse • Child discipline • Transient visitors • Welfare dependent community
<p>Economic Development Opportunities</p>	<p>Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations.</p> <p>Lower levels of violence at Tingkarli indicates that more programs could be delivered here, however distance from other camps would make that difficult. Residents are interested in seeing development of Indigenous led night patrols.</p> <p>The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.</p> <p>For detailed rationale and recommendations see the Economic Development section of the report.</p>
<p>Economic Aspirations</p>	<p>Local residents have expressed Interest in home ownership. It is clear that entrepreneurship characteristics are present within the Town Camp however, this is currently confined to black market activities. Economic participation is typically limited. The residents desire a local Aboriginal organisation to hold the leases with local tenancy management solutions.</p>
<p>Investment Opportunities</p>	<p>Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:</p> <ul style="list-style-type: none"> • Certainty of ownership • Commercially viable income streams • Active market for any equity interests <p>When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.</p> <p>The Town Camp at Tingkarli cannot fulfil these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.</p> <p>Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Tingkarli would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.</p>
<p>Home Ownership Opportunities</p>	<p>Currently, there is no pathway to home ownership for residents within Tingkarli. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific consideration and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.</p>

Aside from the leasing structure there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

Governance Structure

The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.

The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who subleases Blueberry Hill to the Chief Executive Officer (Housing). The CEO (Housing) then underleases certain parcels of land back to Julalikari. The municipal service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.

The contract with Harvey Developments is a based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.³⁷

Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident's income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.

No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts.³⁸ Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.

Essential Services Payment Arrangements

Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount.³⁹ Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.

Barkly Regional Council is the municipal service provider for the Tennant Creek area.

All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards.⁴⁰ There are no official bills issued to residents for power, water, rates and sewerage.

³⁷ This information was provided in consultation with Account Manager from Harvey Developments.

³⁸ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

³⁹ This information was provided in consultation with the Regional Manager from Territory Housing.

⁴⁰ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

Wuppa

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

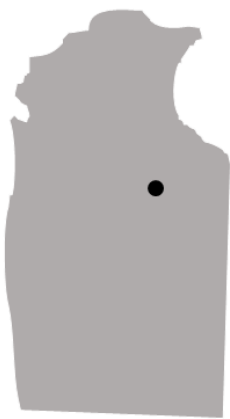


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region	Tennant Creek
Lease	Crown Lease in Perpetuity 11223
Purpose	Aboriginal Residential Complex (Wuppa)

Governance Structure

- Original Leaseholder:** Julalikari Housing Incorporated
- Underlease Leaseholder:** Territory Housing
- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses



Number of residents per room



Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



Number of replacement houses



Cost of replacement houses
\$751,018



Deferred Housing Maintenance Cost
\$1.64m

Infrastructure

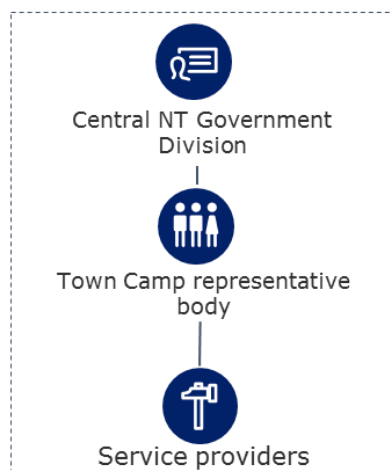


Deferred Maintenance Costs
\$94,000



Cost to meet Design standard
\$119,000

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Wuppa

Executive Summary

Land	Crown Lease in Perpetuity 1123 owned by Julalikari Housing Incorporated
Service Provider	Far North – T & J Contractors
Findings	<ul style="list-style-type: none"> • There is no organisation charged with overall service provision or with the responsibility for driving change and improving conditions in the camp • The lease holder is an incorporated Aboriginal Housing association with very limited resources and therefore limited capacity to drive change • There is no compliance monitoring undertaken in respect of Town Camp Crown leases for either the lessee or the lessor • The purpose of the Crown lease restricts the use of land to Aboriginal Residential Complex • Very little support is afforded to Aboriginal Associations Incorporated under the Associations Act (NT) • The governance structure is unclear, limited and not conducive to accountability. This situation is impeding development and disempowers camp residents • Municipal infrastructure at Wuppa is generally in good condition • The sewer and water networks generally comply with relevant standards • The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards Estimated deferred maintenance costs required for existing infrastructure is circa \$94,000 • Estimated costs of infrastructure upgrades required to meet current design standards is circa \$119,000 • The houses in Wuppa were mostly of average, very good and poor condition. However, the cleanliness of the properties presents a serious concern from a health and wellbeing perspective • The estimated cost to upgrade the current housing assets to meet the standards of the Residential Tenancy Act, is \$1.64 million • Limited economic development opportunities currently exist • There is currently no established pathway to private investment • There is currently no established pathway to home ownership
Recommendations	<ul style="list-style-type: none"> • The purpose of the lease be amended, to allow wider uses of the land • A process should exist for streamlined ministerial consent for dealings with the land • A summary of the recommended infrastructure maintenance works required can be found in works required section below • All existing housing stock should be refurbished or renovated to meet the standards of the Residential Tenancy Act • It has been identified that, in addition to the current housing stock, one additional house is required to accommodate the permanent Town Camp residents. The estimated cost for a new house is \$682,743 • Tenancy and asset maintenance plans should be developed and implemented to improve asset durability and to decrease maintenance costs • To address limited governance, it is recommended that a Central NT Government Division and Town Camp regional body be created. The regional body should be

representative of the Town Camps residents and Incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth)

- Stronger governance structures should lay the foundation for allocated responsibilities and support Town Camps to undertake a defined and coordinated pathways to economic development and home ownership
 - Funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents
 - Invest in public housing in areas with the economic capacity to support to the development of residents in transition
 - Economic opportunities are limited to Town Camp Services
 - It is recommended that any private investment in the Town Camp have a guaranteed income from the government. Otherwise all investment will be limited to government investment.
-

Resident consultation and visioning statement

This is a summary of the outcome of the consultation process with local residents about the place, space and interface, including the resident's vision for the Town Camp. This is a direct community narrative, completed in the Town Camps visioning process which does not necessarily reflect the technical and governance data captured in this report.

Place

Wuppa camp is located to the east of Mulga Camp, on the northeast side of Tennant Creek, at the end of Perry Drive. The camp was originally occupied by Tableland people from Wambaya, Wakaya, Karuwa, and Yanyula, however, like most other camps in Tennant Creek, Wuppa is now very mixed. This may have been intentional, but is more likely caused by more flexible marriages from outside normal marriage lines, and even marriages between people who in the past would have been denied access to each other. As with many other Aboriginal people, these formally strictly maintained marriage lines, which kept ceremonial lines pure, have become blurred, with many people now "marrying" for love.

There was significant fighting between residents of Wuppa and Tingkarli camps in the mid-2000s and many meetings were held to get people to live together. While this had some success these days, the residents of most houses are still from a different language group. There is limited interaction between the houses, but violence is localised. Violence tend to arise from periods of high alcohol consumption and community or personal pressures. Drinking and gambling are issues, as are uncontrolled children. The following indicates why it so important to get housing tenancy and community residence right. The people from Wuppa and neighbouring Tingkarli camps engaged in a series of extremely violent brawls in the mid-2000s. During those brawls, it was estimated that up to 250 people were fighting at a time, most with weapons. A prominent local, now with a senior position in the public service, described it as the worst violence the town had seen and 10 years on, maintains that belief. A series of meetings and mediation eventually calmed the situation but few involved in those incidents remain in the town.

Although violence of that scale has not recurred, physical resolution of perceived insults or attacks on other family members are still common. The current lack of governance in most of the Town Camp communities, and the sub-standard conditions in which most people are living, needs to be factored in as a major contributor to personal and community stress. Recently Wuppa was the scene of a vicious incident when a group of 20 women aged 20 to 39 attacked a 20-year-old woman they wrongfully believed was implicated in the bashing murder of another woman. They broke down the bedroom door of a house there, dragged her into the yard and kicked punched and beat her with sticks, frying pans and a crowbar. In all, 14 women were jailed over the incident. The damage to the house, according to the occupant, has still not been repaired.

Space

Most people in Wuppa camp are more house-proud than any other camp. Some of the houses have carefully cut lawns and gardens. Some people there have full-time jobs and there is little evidence today of intensive drinking parties. Despite that, there is frustration about getting maintenance to some houses: "We keep calling Housing but they just don't do anything," one [redacted] resident said. "None of the doors open or close properly so we get a lot of insects. That damage was done a long time ago by other people. "There's a hole

in the ceiling and birds get in there and nest in there. I had to [REDACTED] [REDACTED] because she is allergic to the bird lice. We needs somewhere outside to sit and the yard is just buffel grass, it would be good to have proper grass." As with other Town Camp tenants there seems to be no understanding about what might be normal tenant responsibilities and what are the responsibility of the "landlord".

[REDACTED] at Ali Curung, also has overcrowding issues when family comes to visit. "It's only a small house but it's hard when people come to stay," she said. "The grand children do break things when they are playing but it's hard to get them fixed. "We need more room outside, my mob want to sleep out there but the insects can be very bad and there is no shade". An [REDACTED] occupies one of the old tin sheds near the camp when they come to town, which they have to do more often these days for medical treatment. They have no power, water or sewerage but say they cannot get a "proper" house. They have been staying at the shed for several years.

At another house, a [REDACTED] wants some partially-demolished houses removed from [REDACTED] "The kids like to play there and it's got long grass all around it and the kids say they are hunting snakes," she said. They don't like to stay here at night, there is nowhere for the boys to sleep." Inspection of the houses she referred to indicate a structure that probably blew over in a storm. There was a lot of evidence of volatile substance abuse. The number of children wandering around at night is quite staggering. Though there are children in this Town Camp, and the others, there are probably more children living in one street in the suburbs than there are permanent residents in all the Town Camps put together. General community maintenance seems to have ceased with the lack of involvement by JCAC. The current service provider say they are just doing R&M. There are a lot of dumped cars around the camp that are a hazard and encourage red back spiders and snakes to make a home in them.

Interface

The scrub around Wuppa camp is a maze of tracks. Several of these tracks have mounds of dumped rubbish, usually old whitegoods, busted furniture and televisions. It seems others, apart from Town Camp residents, are reluctant to go to the local rubbish dump. There are bush camps behind the three northern camps. Some of them are old people wanting to get away from conditions in town and at the camps, while others are hard drinking places, usually bootleg grog brought in from Mount Isa. These camps have no services and no sanitation. This results in people placing additional strain on the already stressed facilities in residents houses. They can't refuse relatives access to shelter and assistance when they ask. In the wet season, there are a lot of insects, so sleeping outside can be very unpleasant. Wildfires, often from unattended camp fires, are a constant problem.

The major problem is that there is very little work in Tennant Creek for low skilled workers on Welfare benefits. By the time they roll all their income sources together, i.e. Welfare and Royalty payments, many people are receiving a passive income far in excess of what they might get working a 40-hour week as an unskilled employee. In addition, many of these low paid jobs are being undertaken by prisoners living at the Tennant Creek Work Camp as part of their sentences. Several employers, who have had prisoners working for them, were extremely happy with their work performance, packing shelves and general store duties, and punctuality was not a problem. They have offered full-time employment to a number of these prisoners on release but they have not taken

up the offer. Wuppa, like Mulga (Ngalpa Ngalpa) and Tingkarli are isolated from the main business centre, and those without transport do most of their food purchasing from one of the service stations that are located on the northern end of town.

Vision

Wuppa is the camp most often affected by fires due to where it is sited. Flooding can be a problem. However, the camp is close to the high school and is realistically well suited for undertaking training programs if real jobs can be found.

- The primary desire is to have a reliable maintenance program that responds to requests for help
- The very real fear of fire requires a response, particularly after a wet season of high rainfall. Snakes are a problem. The grass when it dies will be a tinder box. This is an ideal opportunity to undertake a pre-dry season grounds maintenance program involving local people
- People complain that when it rains they have drainage problems. They would like to see a landscaping project, again involving local people to improve drainage
- There is a need for purpose specific housing, e.g. people who require long-term medical treatment and who are also aging
- People want the derelict car bodies removed to make it safer for the community, particularly the children
- People want more houses but want any new houses to reflect how they live, with plenty of access to outdoors for cooking and socialising with family.

Land Tenure, Leasing and Legislation

Owner	Julalikari Housing Incorporated
Location	91 Perry Drive, Tennant Creek
Land	Lot 2066, Town of Tennant Creek; CUFT Vol 371 Fol 161
Type of Tenure	Crown Lease in Perpetuity 1123
Commencement date SPL/CL	29 June 1994
SPL/CL Purpose	Aboriginal Residential Complex (Wuppa)
Planning scheme zone	CL (Community Living)
Summary of Land Dealing Documents	<p>1. Crown Lease in Perpetuity 1123</p> <p>Search certificate lists the following dealings:</p> <ul style="list-style-type: none"> • Statutory Notice – Prescribed Property (Date Registered: 26 November 1996, Dealing No.: 364710) • Notice of Right to a Grant of Interest (Date Registered: 18 July 1994, Dealing No. 312147) <p>The following reservations are listed:</p> <ol style="list-style-type: none"> a. Reservation of right of entry and inspection b. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths and fossil fuels c. Reservation of power of resumption <p>Provisions include purpose of lease, annual rent, forfeiture liabilities, compliance with covenants and conditions, right to surrender lease, improvement rights and compensation.</p> <p>Lessee covenants include duty to pay rent, rates and taxes for leased land; use land for intended purposes specified in the lease; maintain and repair improvements; right of entry and obligations; implement and maintain infrastructure (fencing electrical, water and sewage), and associated cost sharing; dust suppression and drainage requirements; access construction; and compliance with applicable legislation and approved plans and specifications.</p> <p>2. Memorandum for Purposes of Statutory Restrictions Notice (Date Lodged: 26 November 1996, Dealing No. 364710)</p> <p>Provides notice of statutory authority restriction per s 26A (Prescribed Property) <i>Associations Incorporation Act</i> for Lot 2066 Tennant Creek (Volume 371, Folio 161, Plan S88/37). Requires Ministerial consent for disposal of, charge or dealing for the prescribed property.</p> <p>3. Notice of a Right to a Grant of an Interest (Date Lodged: 6 July 1994, Dealing No. 312147)</p> <p>Provides a right to grant an interest in land for Lot 2066 Tennant Creek (Area: 14.62 ha, Plan: S88/37) for Crown Lease Perpetual No. 1123, (Commencing on 24 June 1994, Expiry: In perpetuity) to Julalikari Housing Incorporated of 13 Maloney Street, Tennant Creek, NT under s 9(1), 10(1) and 12(3) <i>Crown Lands Act</i>. Reservations, provisions and conditions and covenant are the same as those listed in Search Certificate Crown Lease in Perpetuity 01123 above. An attached letter from the Department of Lands, Housing and Local Government (Dated 4 July 1994) states that Lot 2066 is not subject to a claim under the <i>Aboriginal Land Rights Act (NT)</i> and Lot 2066 was previously held under Crown Lease Term No. 748, which was surrendered.</p>

4. Unregistered Sublease (Date Signed by CEO: 27 October 2008)

Sublease for various lots, including Lot 2066 Tennant Creek (Volume 371, Folio 161, and Plan S88/37). Julalikari Housing Incorporated (JHI) grants a sublease (for a 20 year period with first and second option periods of 20 years for each option) for an interest in the whole of the land for an unspecified market rent to the Chief Executive Officer (Housing) as Joint Tenants/Tenants in Common (Shareholding) with a sublease term from 2008 to 2028 with a right of renewal.

Sublease Tennant Creek Community Living Area covenants must be complied with, including underlease referred to item 5 below. The sublease allows the Territory Housing to:

- a. Transfer, sublet or assign the sublease to a Northern Territory Entity;
- b. Tenant, sublet or underlease the premises or part of the Premises in accordance with the permitted use; and
- c. Grant easements, licences, subleases, transfers or rights of access in relation to the premises as and in the manner requested by the Territory Housing from time to time.
- d. Own all improvements constructed on the premises during the sublease term
- e. Construct, demolish, upgrade, extend, refurbish, landscape or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally
- f. To peaceably hold and enjoy the premises during the term without any interruption or disturbance from JHI or any person lawfully claiming through or under JHI

The sublease includes a first and second option period that will automatically renew the sublease with the same sublease terms unless the Territory housing has, at least three months prior to the expiry of the initial term or first option period given notice to JHI. There is no extension of the sublease after the expiry of the second option period.

The Territory Housing has the following obligations under the sublease:

- a. To pay all rates, charges and taxes for the premises and any building located on the premises, which may be recovered from underlessee or licensee
- b. To pay all electricity, water and gas consumed or used by Territory Housing on the premises, which may be recovered from underlessee or licensee
- c. To comply with all of JHI's covenants and obligations contained in each headlease
- d. To assume responsibility for repairs and maintenance of premise improvements
- e. To maintain public housing on the premises in accordance with the Remote Public Housing Management Framework.
- f. Obtain an Authority Certificate in relation to any sacred sites on that part of the premises from the Aboriginal Areas Protection Authority and inform all of its employees, invitees, agents, contractors, sub-contractors, operators and other persons acting directly or indirectly with the authority of Territory Housing and engaged in any work on the premises of the existence of any sacred sites and obligation to avoid and prevent harm or disturbance to them before carrying out any construction work outside of the existing footprint of a house or any other structure on the premises
- g. To develop guidelines in conjunction with JHI to enable local Aboriginals to acquire a long-term secure tenure for individual homes and related land area (Home Ownership Area) located on the premises.
- h. Not to use the premises for any purpose other than the permitted use (uses consistent with the purpose of the headlease) without written consent of JHI and provide public housing on the premises

5. Unregistered CL Underlease Tennant Creek Community Living Areas (20 October 2008)

Allows Territory Housing to grant an underlease (10 year lease term with an option period of the balance of the period of the sublease, including any option periods under the sublease) of the CL Underlease Area to Julalikari Council Aboriginal Corporation (JCAC) for an annual rent of \$1, if demanded. CL Underlease pre-conditions are included in clause 3.1 of the Underlease. The following restrictions are included in the underlease:

- a. JCAC must not assign or transfer, sublet, part with or share the possession of, grant any licence affecting mortgage, encumber, charge or otherwise deal with or dispose of the CL Underlease or the SPL Underlease Area
- b. JCAC must pay for all electricity, water and gas consumed or used on the CL Underlease Area
- c. JCAC must comply with all of JHI's and JCAC's covenants and obligations contained in each headlease and sublease in relation to the CL Underlease Area
- d. JCAC is responsible for repairing and maintaining the CL Underlease Area during the term
- e. JCAC must not use the CL Underlease Area for any purpose other than the Permitted Use (Permitted Use: community buildings and spaces, Plan marked A areas; child care centres, Plan marked B areas; and ceremonial and traditional Aboriginal purposes, Plan marked C areas) without written consent of Territory Housing). Plan marked A, B and C areas are included in Annexure A of the CL Underlease.
- f. Territory Housing and its authorised persons may at all reasonable times enter the CL Underlease Area; view its condition and state of repair; and notify JCAC of defect or damage and require JCAC to repair within a reasonable time
- g. Territory Housing may on reasonable notice enter onto the CL Underlease Area to construct, demolish, upgrade, extend, refurbish or do any other act or thing in relation to all improvements and services on the premises and in relation to the premises generally, and will not exercise this right unless certain circumstances exist, as specified in clause 8(e) of the CL Underlease.
- h. Territory Housing agrees to observe JCAC's reasonable requirements to demonstrate respect for Aboriginal cultural practices and beliefs, except in an emergency as specified in clause 8(f) of the CL Underlease
- i. Territory Housing covenants with JCAC that JCAC may peaceably hold and enjoy the CL Underlease Area during the term without any interruption or disturbance from Territory Housing or its claimants

Level of Understanding

Owner – rights and responsibilities

There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.

Residents – understanding of lease arrangement

The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned the house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).

Compliance with lease conditions and legislation

There is no compliance monitoring undertaken in respect of Town Camp CLs, so compliance with conditions are unknown.

Impediments in lease conditions and suggested amendments

Purpose of CL is limited to Aboriginal Residential Complex (Wuppa). Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.

Relevant legislation for land dealings;

Associations Act (NT)

Dealings with prescribed property require Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Legislative impediments; and

Crown Lands Act (NT)

Suggested amendments

Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to *Planning Act* are correct and there is no ambiguity as to the operation of each section.

Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.

Planning Act (NT)

Any proposed development on the land must comply with the *Planning Act, Regulations* and NT Planning Scheme.

The zoning rules for Community Living zone are:

- The primary purpose of Zone CL is to provide for community living.
- Residential accommodation may be temporary or permanent.
- There may be non-residential facilities for the social, cultural and recreational needs of residents.

An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

Native Title has been extinguished on this parcel.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the *Residential Tenancies Act* (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder	<i>Associations Act</i> (NT)
Level of support provided to lease holder and suggested amendments	No specific support for Aboriginal associations is provided by the Department of Business/Licencing NT and very limited support is provided in general to incorporated associations. Recommend transfer to incorporation under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).

Municipal and essential infrastructure

Summary

The Wuppa community is located north-east of Tennant Creek. The community consists of 23 dwellings, which are serviced by a formal two lane road, sewer, water and electricity.

The status of the municipal infrastructure and services, being the sewerage, water supply, roads and road furniture, stormwater drainage, community structures, electrical supply and communication services were assessed in late 2016. No intrusive excavations or potholing of buried services were undertaken within the community. The condition of the above ground / visible services were assessed against a standardised rating, categorised as being in very poor, poor, good, very good or excellent condition.

Currently the municipal infrastructure at Wuppa is generally in good condition. A summary of the recommended maintenance works required can be found in the following section.

A desktop study was undertaken to assess the capacity of the existing infrastructure and to determine whether it meets current relevant requirements and standards. This assessment was based on available drawings and the condition assessments from the site inspections.

The sewer network generally complies with relevant standards. The sewer network has sufficient capacity for the current number of houses. No upgrades are recommended for the current use.

The water network generally complies with relevant standards and the capacity of the DN150 looped main is sufficient. The community is viewed overall as a large single lot and so it is proposed to have the water usage measured accordingly. In order to measure the water usage as a single lot, a bulk water meter is recommended to be installed, along with associated works to create a single supply point to the community. Additionally, residential lot water meters should be located on the connection to each dwelling which will assist with bill distribution to residents and identifying any leaks in the internal network.

The road infrastructure and stormwater drainage generally complies with relevant standards and only minor maintenance work is recommended.

There were no community structures at Wuppa community.

The electrical network generally complies with relevant standards and practices for private infrastructure but not with PWC standards. The calculated maximum demand is within the capacity of the substation on site. No upgrade of the transformer is required for the current use. It is recommended that the site infrastructure be upgraded to PWC standards and that new street lighting is installed.

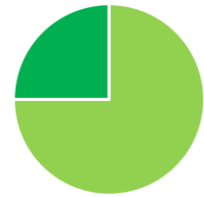
Details of communications infrastructure held by Telstra were not provided for this report. The NBN rollout map confirms that NBN is available to residents on application to an appropriate NBN access provider.

These recommendations are based on the site inspections and available data at the time. Further investigations/studies may be required for the engineering design of the upgrades. A detailed report can be found in Appendix B.

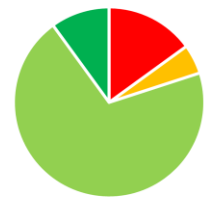
Sewerage infrastructure condition



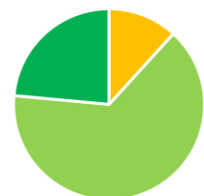
Water infrastructure condition



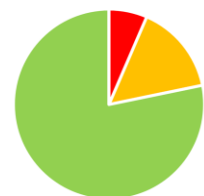
Road infrastructure condition



Stormwater drainage condition



Electrical infrastructure condition



Very poor Poor Good Very good Excellent

Recommended works

The following works, including maintenance to the existing infrastructure and upgrades to comply with relevant standards, are recommended for Wuppa community:

Sewerage

- No works required

Water supply

- Clear dirt and overgrown grass from three fire hydrants
- Disconnect two supply points and loop dead ends.
- Install bulk water meter at the community boundary
- Install up to five new residential lot water meters

Roadworks

- Install three street name signs (sign only)
- Replace one Give Way sign
- General maintenance of footpath – approximately 100 m
- Remove graffiti from road
- General tidy up – approximately 300 m
- Clear out gutters – approximately 400 m

Stormwater drainage

- Repair one two bay side entry pit
- Clear blockages from 21 side entry pits

Community structures

- No works required

Electrical services

- Repair 25 street lights 125W

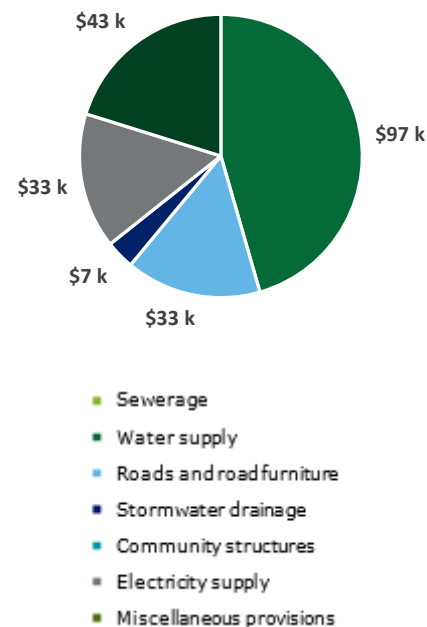
Communications

No works are required because NBN is available to residents via satellite on application to an appropriate NBN access provider.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure, and to upgrade the existing network to meet current design standards. The estimates take into account a 30% contingency, are inclusive of GST, and include a location factor for Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$ 0	\$ 0
Water supply	\$ 1,000	\$ 96,000
Roadworks	\$ 33,000	\$ 0
Stormwater drainage	\$ 7,000	\$ 0
Community structures	\$ 0	\$ 0
Electrical	\$ 33,000	\$ 0
Communications	\$ 0	\$ 0
Miscellaneous provisions	\$ 20,000	\$ 23,000
Total (including GST)	\$ 94,000	\$ 119,000
Grand total	\$ 213,000	



The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

Wuppa was surveyed between the 6th December 2016 and the 10th of January 2017. All of the 15 funded dwellings⁴¹ identified by the client were identified on site.

Current state of play

Housing summary and condition

Majority of the housing is 10-20 years old. 50% were considered to be of average condition, whilst 43% were very good. This rating does not take into account the cleanliness of the residences. Majority of houses have been constructed in blockwork on a concrete slab with sheet metal roofing material. Most structures are individual detached structures. 7 tin shelters were noted however do not form part of this survey. 1 Caravan was also noted in the Town Camp.

Urgent and immediate issues

Refer to the individual housing reports in the appendices for evident WHS or OHS issues and urgent and immediate repair issues. When urgent and immediate issues were identified during an inspection, tenants were advised to raise the issues with the relevant service provider.

Hygiene and cleanliness of the residences were identified as a significant issue in the inspected houses. The conditions are unsanitary and are likely to manifest in any number of health problems.

Flooding

Anecdotally 7 of the houses were said to flood.

Visitors

Of the dwellings to which we were permitted to access, 8 out of the 12 had visitors ranging from 1 to 5 visitors per house. The residence with 5 visitors was a 3-bedroom home with 5 permanent residents, resulting in 3.3 people per room and 5 people per toilet and bathroom.

Overcrowding

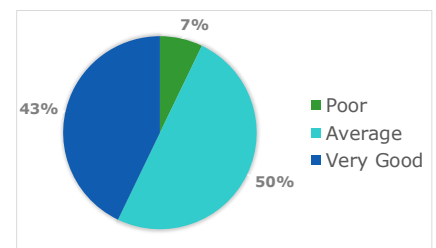
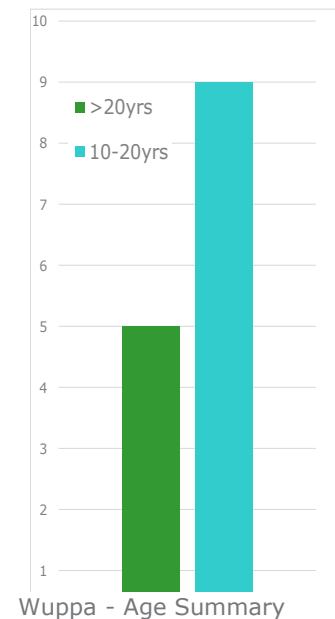
The surveys revealed that overcrowding is a result of transient populations and not the permanent residents that exist within the Town Camp.

Amenities

A snap shot of the community shows that there are 1.3 residents per bedroom and 2.6 per toilet. Of the individual houses surveyed the maximum recorded occupancy was 2 people per room and 4 people per bathroom and toilet.

Disabilities

Of the 49 residents recorded 2 were listed as having disabilities. 4 houses were identified as having appropriate grab rails in the wet areas and only 1 ramp was identified. The houses with disabled residents were not equipped with either these.



Wuppa - Condition Summary

⁴¹ A list of funded dwellings, provided by the client, has been included in the appendices.

Smoke alarms

Of the houses surveyed internally in Wuppa, 8 were identified as having non-serviceable smoke alarms

Asbestos

Of the houses examined internally 9 were listed as likely to contain asbestos. This material is considered safe if it is not disturbed.

Security

Of the houses we gained access to 5 did not have serviceable doors and 5 did not have serviceable windows. The majority of houses in Wuppa were surrounded by a fence and most were in a very good condition.

Recommended Works

The condition of houses in Wuppa is varied, with 43% being identified as very good whilst the remaining are average and below. The cleanliness of the properties presents as serious concern from a health and wellbeing perspective. It is proposed that all existing housing stock be refurbished or renovated to meet the standards of the Residential Tenancy Act. Once the houses have been brought to standards a maintenance plan needs to be implemented to prevent the standards from dropping below the acceptable limit.

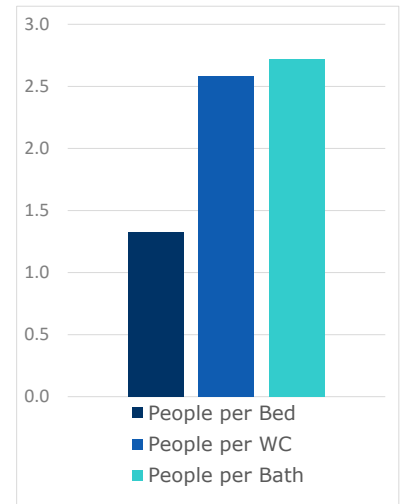
The estimated cost to upgrade the current housing assets in Wuppa to meet the standards of the Residential Tenancy Act, is \$1,646,993. This includes margins, adjustments. Refer to appendix for the complete costing report.

It has been identified that, in addition to the current housing stock, 1 additional house is required to accommodate the permanent Town Camp residents. The estimated cost for a new house is \$751,018.

Asbestos recommendations

We highly recommend that a specific asbestos inspections be performed to ensure the safety of residents.

For future works or maintenance contractors should be made aware there is a likely presence before commencing any works to residences that were constructed prior to it being banned for use in building materials. Contractors should refer to the HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice published by Safe work Australia. It is recommended that the materials be identified and houses labelled with appropriate warnings as occupants and trespassers of the dwellings have been engaged in destructive activities that have disturbed the materials such as pulling down ceiling linings and pulling up asbestos floor tiles.



Wuppa – Amenities

Economic Development

<p>Social issues and themes voiced by residents</p>	<ul style="list-style-type: none"> • Slow response to repairs and maintenance • Drinking • Violence • Child discipline • Substance abuse • Welfare dependant community • Transient visitors • Poor condition of housing
<p>Economic Development Opportunities</p>	<p>Economic development opportunities are limited to Town Camp services. All economic development is restricted due to the remote nature of the camp. Tennant Creek is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel. As such any employment opportunities are likely to be tied to service delivery and locally run Aboriginal corporations. Julalikari Aboriginal Corporation runs a nursery that could employ Kargaru residents.</p> <p>Wuppa has a very diverse population with a bush camp set up within the boundaries of the Town Camp. This is a constraint on the economic development opportunities and existing infrastructure and housing facilities. There is currently no employment close to the Town Camp. There are economic development opportunities for ground maintenance and landscaping programs involving local people. There is also an opportunity for employment and training prospects associated with the high school located nearby.</p> <p>The Community Development Programme (CDP) is government funded and provides an avenue to Indigenous employment. In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents.</p> <p>For detailed rationale and recommendations see the Economic Development section of the report.</p>
<p>Economic Aspirations</p>	<p>The economic aspirations of residents is typically limited. There are more pressing social concerns that are constraint to the economic integration of the Wuppa Town Camp.</p>
<p>Investment Opportunities</p>	<p>Any private investment requires certain criteria to be filled before investment opportunities will realistically be pursued. This criteria includes:</p> <ul style="list-style-type: none"> • Certainty of ownership • Commercially viable income streams • Active market for any equity interests <p>When the above criteria is satisfied financial institutions and investors are in a position to provide finance and investment opportunities can be pursued.</p> <p>The Town Camp at Wuppa cannot fulfil these criteria as there is no guaranteed income with residents unwilling to pay rent. There is also no active market due to the remote locality of the township. There can also be no certainty of ownership due to the land and leasing agreements. Due to this criteria not being met banks and financial institutions are unable to provide loans.</p> <p>Due to these reason it is unlikely that there will be private sector investment until there is changes that impact upon the above criteria. Any private investment in Wuppa would need to have a guaranteed income from the Government. Otherwise all investment will be Government Investment.</p>
<p>Home Ownership Opportunities</p>	<p>Currently, there is no pathway to home ownership for residents within Wuppa. The land and leasing structure makes it difficult for even the most informed organisations to successfully secure subleasing let alone individual residents. Further there are a number of additional considerations that need to be made prior to any lease amendment. For specific</p>

consideration and recommendations regarding the leasing structure see the Land Tenure, Leasing and Legislation summary above.

Aside from the leasing structure there are a range of economic constraints that confirms the absence of a pathway to home ownership for Town Camp residents. Limited contributions from residents, limited control over tenancies provides very little incentive for anyone to buy a house within a Town Camp. Ultimately this has resulted in no active market for Town Camps houses which further dis-incentivises any investment.

For specific consideration of establishing a pathway to home ownership see the Economic Development section of the report.

Governance

Governance Structure

The current governance structure is confusing and difficult to understand. This is made more complicated by the potential collapse of Julalikari Housing Incorporated. The governance is further complicated by having three different service providers who complete different parts of the service provision.

The current understanding of the governance structure is; the original leaseholder is the Julalikari Housing Incorporated who subleases Blueberry Hill to the Chief Executive Officer (Housing). The CEO (housing) then underleases certain parcels of land back to Julalikari. The municipal service provider is Barkly Regional Council. Tenancy management is provided to residents by Far North - T & J Contractors and maintenance of housing is provided by Harvey Developments.

This governance structure is characterised by confusion and unnecessary complication that does not afford residents the ability to control their own space and the assets located within the Town Camp. It is recommended that the leasing structure be simplified by empowering Town Camps residents to take control of their own space through the formulation of a regional body representative of the Town Camps residents. This can enable for the design and implementation of sustainable maintenance programs.

It would then be appropriate for this regional body to use the funding to employ service providers that provide tenancy management, repairs, maintenance, municipal services and essential services. All of the governance and service providers need to have a clear connection to the local communities in order for them to be effective.

It is recommended there is the creation of a Central NT Government Division which assists with advice and the distribution of government funding to the regional body. The Central Division would provide support, oversight and governance for the regional body.

For detailed rationale and recommendations see the Governance section of the report.

Service Delivery Payment Arrangements

Far North T&J Contractors are the tenancy managers for all Tennant Creek Town Camps. Territory Housing hold a separate contract for housing maintenance with Harvey Developments.

The contract with Harvey Developments is based on a per service requirement. Harvey Development do the work and then invoice to Territory Housing directly, there is no financial interaction with the residents.⁴²

Far North T&J Contractors are required to organise the rental payment agreements, getting tenants to sign the lease, inspection of properties, organising arrears agreements and adjusting rent based on resident's income. Anyone over the age of 18 is required to pay rent and the rent is adjusted based on their income i.e. Centrelink benefit.

No bills are issued to residents by Far North T&J Contractors, they only organise an agreement to pay on behalf of Territory Housing. Around 10% of residents are in significant debt these debts include rental arrears, maintenance debts and bonds debts⁴³. Both Harvey Developments and Far North T&J Contractors complete their work on the mandate of their respective contracts.

Essential Services Payment Arrangements

Territory Housing are the landlords for the Town Camp houses across Tennant Creek. As per NT legislation the landlord is required to pay all sewerage and water up to a certain amount⁴⁴. Therefore, Territory Housing pays all sewerage and water. They only pass on water fees if there is an excessive use of water.

Barkly Regional Council is the municipal service provider for the Tennant Creek area.

All power is purchased by residents through either setting up a bill with the power company or usually with preloaded power cards⁴⁵. There are no official bills issued to residents for power, water, rates and sewerage.

⁴² This information was provided in consultation with Account Manager from Harvey Developments.

⁴³ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.

⁴⁴ This information was provided in consultation with the Regional Manager from Territory Housing.

⁴⁵ This information was provided in consultation with the Housing Manager from Far North – T & J Contractors.