



DEPARTMENT OF  
LOCAL GOVERNMENT, HOUSING  
AND COMMUNITY DEVELOPMENT

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*A Home for all Territorians*

# NORTHERN TERRITORY HOUSING STRATEGY

## 2020 - 2025



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# 1 Minister and CEO Foreword

## 1.1 Minister's Foreword

I am pleased to present *A Home for all Territorians* – the Northern Territory Housing Strategy 2020-2025.

Housing is fundamental to individual, family and community wellbeing. Having a home that is safe, secure and affordable is essential for personal safety and creating a sense of stability and security. Appropriate housing also contributes to a wide range of social and economic outcomes. It provides the foundation for people to connect with and participate in their community. Housing is also central to maintaining good physical and mental health, accessing education and enabling economic participation.

*A Home for all Territorians* outlines the Northern Territory (NT) Government's commitment to delivering just that – a home for all Territorians. Spanning across all parts of the social and affordable housing system and the broader private rental and home ownership markets, *A Home for all Territorians* is a strategy about more than 'bricks and mortar'. It is about providing housing options and creating pathways that better respond to the diverse needs of Territory families and individuals across urban, regional and remote parts of the NT.

*A Home for all Territorians* acknowledges existing housing initiatives and reform directions that represent record levels of investment in housing in the NT. These initiatives demonstrate the NT Government's strong commitment to supporting all Territorians to access housing that is safe, secure and affordable, and include:

- the 10 year *Our Community. Our Future. Our Homes*. \$1.1 billion remote housing investment package
- *Building our communities, together Town Camps Reform Framework 2019-2024*, underpinned by an initial investment of \$40.44 million

- investment of \$169 million to improve the long term life of existing public housing stock
- investment of more than \$25 million in 2019-20, for services to support people who are homeless or at risk of homelessness across urban areas of the NT
- the NT Home Owner incentive package, which offers the most generous levels of financial assistance to homebuyers in the country.

These initiatives and others form part of the broader strategic framework outlined within *A Home for all Territorians* and will provide an important contribution to significant whole of government reform directions and priorities. These include the NT Government's commitment to working in partnership with Aboriginal families and communities to transfer control of service delivery across a range of areas, including housing, to Aboriginal organisations. It will also contribute to delivering on the NT Government's generational change reform agenda, helping to improve social outcomes across health, education and youth justice, through housing responses that better support vulnerable families, children and young people.

I look forward to supporting the work outlined within *A Home for all Territorians* over the next five years.

Gerry McCarthy MLA

Minister for Local Government,  
Housing and Community Development



## 1.2 CEO's Introduction

In May 2019, the Department of Local Government, Housing and Community Development initiated a process to develop a new housing strategy for the NT in response to changing market conditions and a commitment under the National Housing and Homelessness Agreement.

The housing system in the NT is incredibly diverse and complex. Our unique social, cultural, geographic and economic context means that we often experience challenges across the housing system and broader housing markets that are more acute and complex than other parts of the country. *A Home for all Territorians* seeks to respond to these challenges through a range of targeted actions and strategic initiatives.

*A Home for all Territorians* was developed in consultation with a wide range of stakeholders across the government, non-government and business sectors, as well as the broader community. In developing this strategy, I am pleased that more than 150 individuals from remote and urban settings across the NT gave their time to provide feedback and input that helped shape the direction and priorities outlined within the strategy.

*A Home for all Territorians* touches on all parts of the social and affordable housing system and the broader private rental and home ownership markets. It provides the overarching strategic framework and guiding direction to inform and shape the delivery of significant programs, initiatives and system reform activity over the next five years.

This work will focus on improving the way in which the social and affordable housing system functions to make it easier for vulnerable Territorians to access and sustain housing. It will also contribute to improving the long-term sustainability of the social and affordable housing system in the NT and seek to better respond

to demand, ensuring Territorians can access housing that aligns to people's diverse needs and aspirations. The strategy will also seek to assist greater numbers of Territorians to access housing in the private rental market and continue to provide opportunities for those who aspire to own a home.

Housing is a complex area of public policy, influenced by a range of social and economic drivers and policy settings. While the Department of Local Government, Housing and Community Development has led responsibility for the social and affordable housing system, there are a range of core policies and programs that operate across the NT Government and the Australian Government that can influence housing outcomes.

Successful delivery of the strategy will rely on a shared commitment from all of our key cross-government partners and I am pleased to be working collaboratively to deliver our shared priorities for housing. I also look forward to working jointly with the non-government sector, the wider business sector and across communities of the NT to strengthen housing outcomes for Territorians over the next five years.

**Jamie Chalker APM**

Chief Executive Officer  
Department of Local Government,  
Housing and Community Development



## 2 Context

### 2.1 Why do we need this strategy?

Access to appropriate, accessible and affordable housing is central to social, economic and community wellbeing. Across Australia, governments face challenges responding to an increasing proportion of the community that are experiencing barriers to accessing secure and sustainable housing that meets their needs. In the NT, this challenge is exacerbated by a range of social, cultural, geographic and economic factors, leading to heightened disadvantage for a range of population cohorts.

To ensure a strategic response to these challenges and in view of recent changing market conditions, the Department of Local Government, Housing and Community Development (the department) led a process to develop a new housing strategy for the NT.

The strategy was developed over a number of stages and included analysis of the current state of housing programs in the NT and across Australia, followed by workshops to identify activities to strengthen existing program delivery and develop new initiatives to respond to key priorities. Further consultation was then undertaken with NT Government stakeholders, property and real estate industry representatives and non-government organisations (NGOs) across the NT.

Stakeholder consultation enabled the department to examine ideas and refine our approach in collaboration with our key partners and led to the development of *A Home for all Territorians - NT Housing Strategy 2020-2025* (the strategy).

This strategy is for all Territorians and sets a clear vision for housing over the next five years that will build on existing programs and leverage new ideas and partnerships to create improved outcomes for individuals, families and communities.

The strategy aims to improve outcomes for Territorians across the whole housing system, including social and affordable housing, private rental and home ownership in urban, regional and remote communities. It provides a strategic framework for future activity and sets the direction for the housing system in the NT.

### 2.2 NT Context

The NT is unique. While our population of 246 000<sup>1</sup> makes up just one per cent of the national population, geographically, the NT is the third largest jurisdiction in terms of land mass. Almost 50 per cent of Territorians live outside the greater Darwin area, across four urban towns, 73 remote communities and more than 500 homelands and outstations. 30 per cent<sup>2</sup> of all Territorians are Aboriginal compared to four per cent nationally. Territorians are on average younger and more mobile than the general Australian population<sup>3</sup>.

Distance and remoteness are universal challenges for the NT that substantially affect the cost of delivering programs and services, as well as housing and housing related infrastructure. The combination of the NT's small and sparsely distributed population places significant cost pressures on the social and affordable housing system.

The NT also faces significant fiscal and economic challenges linked to the recent weakened economic conditions and declining levels of net migration. The decline in net migration has had a corresponding impact on Australian Government funding where allocations are on a per capita basis. Together, these factors have contributed to increasing challenges of financial sustainability for the social and affordable housing system.



### 3 Overview of the NT Housing System

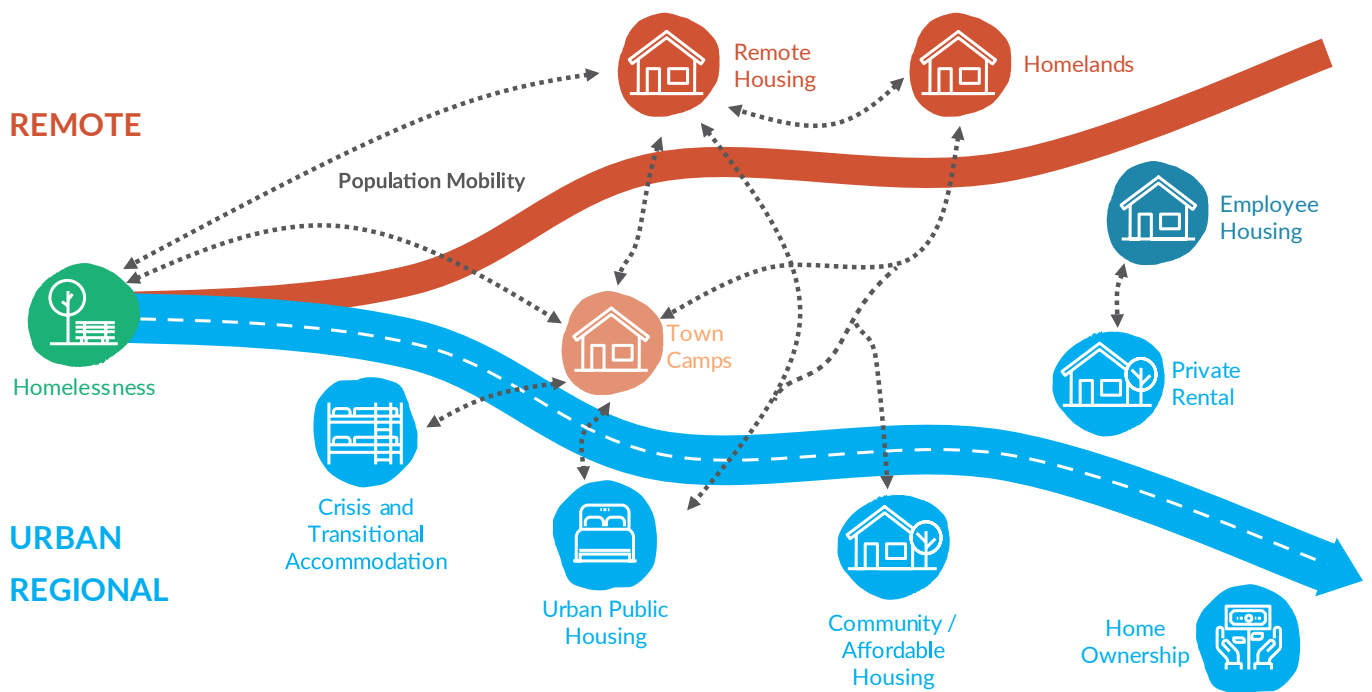
In terms of scale, there are approximately 75 700 homes in the NT<sup>4</sup>. The largest concentration of housing is in the greater Darwin area, comprising almost two thirds of occupied dwellings. Rental properties, including private market and social housing, are the most dominant tenure in the NT, at 50 per cent, compared with the national average of 31 per cent. Outright ownership is the least common tenure, at 15 per cent which is approximately half of the national rate of 31 per cent<sup>5</sup>.

Housing markets in the NT are influenced by factors such as local market conditions, economic activity which can fluctuate considerably, the supply of housing compared to demand, and land tenure and planning arrangements. These market conditions are experienced differently across the NT, with challenges in the Darwin market different to those that drive fluctuations in smaller markets such as Alice Springs and Katherine<sup>6</sup>. Despite the different market dynamics, across the urban and regional centres, median house prices and median rents remain relatively high and unaffordable for many low to moderate income households.

In remote communities where there are limited market factors to underpin housing and economic development opportunities, Territorians experience greater levels of housing need and limited access to a range of services that are essential for health and wellbeing. Population mobility between urban and remote parts of the NT is high with Territorians frequently needing to travel between locations to access services.

Reflecting the unique features of the NT context, Figure 1 depicts the types of housing that comprise the housing system across urban and remote settings, and the high levels of mobility between NT communities and housing tenure. Notably, the range of housing options in Australia has often been depicted across a continuum of housing services in which the need for subsidy and support reduces as a person moves from one housing tenure to the next. This concept is less relevant in the NT, where population mobility is significant and some housing options, particularly those in remote communities, are not necessarily offered on a continuum that reflects the level of subsidy or complexity of needs. A detailed description of the different housing types is included at Appendix A.

Figure 1 - The NT's housing system



Source: Developed using department information and stakeholder consultation

Note: Lines representing population mobility are indicative only.

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Having a home that is safe, secure and affordable is essential for personal safety and creating a sense of stability and security

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### 3.1 Social housing system

The government's housing portfolio managed by the department is significant and consists of 11 247 dwellings as of June 2019<sup>7</sup>. Of these, 10 852 are social housing dwellings<sup>8</sup> and 395 affordable rental dwellings<sup>9</sup>. There are 6008 dwellings in urban and regional locations, 4854 in remote areas and 385 in town camp or community living areas<sup>10</sup>.

The majority of social housing in the NT is public housing and it represents a significant proportion of the housing market. In remote areas, public housing accounts for almost all homes. Despite the relative size of the social housing system in the NT, there remains a critical undersupply as evidenced by the high rate of homelessness and long waitlists for public housing.

Homelessness in the NT is 12 times the national average, with severe overcrowding accounting for 81 per cent of the NT's homelessness rate<sup>11</sup>. Nationally, the rate of severe overcrowding is 21.8 per 10 000 people, yet the rate for the NT is 483.5 per 10 000<sup>12</sup>.

#### Remote communities

In remote Aboriginal communities, 54 per cent of homes are considered overcrowded<sup>13</sup>. It is estimated that over 5000 three-bedroom homes are required in order to alleviate the undersupply in remote communities<sup>14</sup>. Extensive empirical evidence demonstrates that overcrowding and poor living conditions have a detrimental impact on household health, economic participation and wellbeing.

Health problems relating to overcrowded housing include skin, eye, ear, heart and respiratory infections. One example is rheumatic fever, leading to rheumatic heart disease (RHD). RHD is attributed to overcrowding and poor environmental health and is considered to be a preventable third world disease. Similarly, overcrowding has a significant and detrimental impact on education outcomes for children and young people in remote communities.

The Australian Early Development Census in

2018 found that over 23 per cent of children in the NT were developmentally vulnerable on two or more domains, compared to 11 per cent of children across Australia<sup>15</sup>. In remote communities in the NT, these rates were even higher. Again, overcrowding and poor housing conditions are linked to poor education outcomes among Aboriginal children in remote communities.

In response to the critical levels of overcrowding in remote communities, the NT Government has committed to investing \$1.1 billion over 10 years in remote housing under the remote housing investment package, *Our Community. Our Future. Our Homes*. In addition, the Australian Government has agreed to provide matched funding of \$110 million per annum over five years through the National Partnership for Remote Housing Northern Territory 2018-2023<sup>16</sup>.

This strategy includes key initiatives to support the effective delivery of *Our Community. Our Future. Our Homes*. over the next five years and initiatives to strengthen service delivery to remote communities, including actions to support the transition of service delivery to Aboriginal community controlled organisations.

The strategy also includes assistance to support Aboriginal Territorians to live on, develop and maintain their homelands. Across the NT approximately 10 000 Aboriginal Territorians are residents in 2400 dwellings on more than 500 homelands<sup>17</sup>.

Located in remote and also in some regional centres, government employee housing (GEH) provides vital housing services for government employees from across a number of NT Government agencies. This strategy includes actions to improve program design and delivery of GEH in line with NT Government priorities.

#### Urban and regional communities

Supply challenges also exist in urban and regional communities with 3844 applicants waiting for public housing<sup>18</sup>. Wait time for public housing is between two to eight years or more, depending on location and type of housing required<sup>19</sup>. An additional challenge is that dwelling bedroom



configuration is no longer aligned to waitlist needs, for example there is significant demand and wait time for one to two-bedroom properties and limited availability within the current public housing asset portfolio. This is consistent with other Australian jurisdictions as the population ages and household size becomes smaller.

Alongside constrained supply, the NT public housing system also faces high cost pressures due to an ageing asset portfolio and high repairs and maintenance costs. To help alleviate the costs of maintaining an ageing asset portfolio and improve dwelling quality, the NT Government is strategically targeting \$169 million in economic stimulus funding to address urgent repairs and maintenance in public housing.

In the NT's 43 town camps (sometimes also referred to as community living areas), supply challenges are mostly linked to overcrowding and ageing assets. Town camps are usually located on the outskirts of urban and regional centres. While they have a significant number of long-term residents, they frequently provide short term housing options for people visiting urban areas to access services or visit family. The NT Government provides support to town camps through the *Building our communities, together - Town Camps Reform Framework 2019-2024* which seeks to develop sustainable models for town camps that focus on the importance of safe and suitable housing for the social and economic development of Aboriginal Territorians, strengthen local decision making, and support connections to family, culture and country<sup>20</sup>.

Under this strategy, the NT Government will continue to advocate for funding to meet supply challenges. This strategy has a strong focus on strengthening the social housing system to enable existing funding mechanisms to be more effectively leveraged and to identify innovative funding options.

An additional dimension is the need for the homelessness and housing system to be positioned to respond to the increasingly complex and changing needs of clients. This

will require integrated and person-centred approaches focussed on sustaining tenancies and promoting the wellbeing of households. Aboriginal households account for 46 per cent of public housing tenancies in the greater Darwin region, 65 per cent of tenancies in Alice Springs, 71 per cent of tenancies in Katherine and 87 per cent of tenancies in Tennant Creek<sup>21</sup>. This drives a corresponding need to design and deliver services that are culturally responsive and where possible, transition service delivery to Aboriginal organisations.

This strategy includes actions to strengthen our service delivery response to improve outcomes for social housing tenants in urban/regional and remote locations.

### 3.2 Market based housing

Private market rentals make up a significant proportion of the housing market in urban and regional locations. As noted above, there are significant affordability challenges in the NT and very limited supply of rental properties on the market that are considered to be affordable and appropriate for people on income support payments<sup>22</sup>. Low to moderate income families that seek housing solutions in the private market often face considerable rental stress.

To assist low to moderate income households, the department offers a suite of affordable rental housing programs that facilitate access to housing by providing private rental housing at a discounted market rate. For example, the affordable rental head leasing program includes 395 dwellings across Darwin, Alice Springs and Tennant Creek. In addition, community housing providers also offer affordable housing.

Further, the Australian Government in partnership with states and territories funds the National Rental Affordability Scheme (NRAS) which is a 10 year scheme that provides financial incentives to persons or entities for renting new dwellings to low and moderate income households. As at 30 June 2019, there were just over 1000 dwellings across the NT funded under the NRAS. As the



financial incentives for this scheme begin to expire, further work is needed to understand the implications for the affordable housing sector and identify future options.

To support low income households' access to the private rental market, the department offers the interest free Bond Assistance Loan Scheme, subject to income and assets eligibility criteria. Bond loans are just one of the many products jurisdictions across Australia are developing to improve access to the private rental market for low to moderate income households.

Programs that improve access to the private rental market and offer affordable long-term housing options are an important component of the housing system. Under this strategy, the current suite of private rental and affordable housing products will be refined over the next five years as market conditions and program structures such as NRAS change.

In addition to private rental and affordable housing products, the NT Government offers a range of products to enable individuals and families on low to moderate incomes to purchase or construct a new home. These include a low deposit loan and subsidised interest rate product under the HomeBuild Access program and the Home Buyer residential land purchase program. More recently, the NT Government has also offered a package of home ownership incentives targeted to NT residents, first home owners and those households building or buying new dwellings.

Under this strategy, the NT Government will explore further options that promote broader economic priorities and continue to assist low to moderate income households access home ownership across the NT.

### 3.3 Housing demand

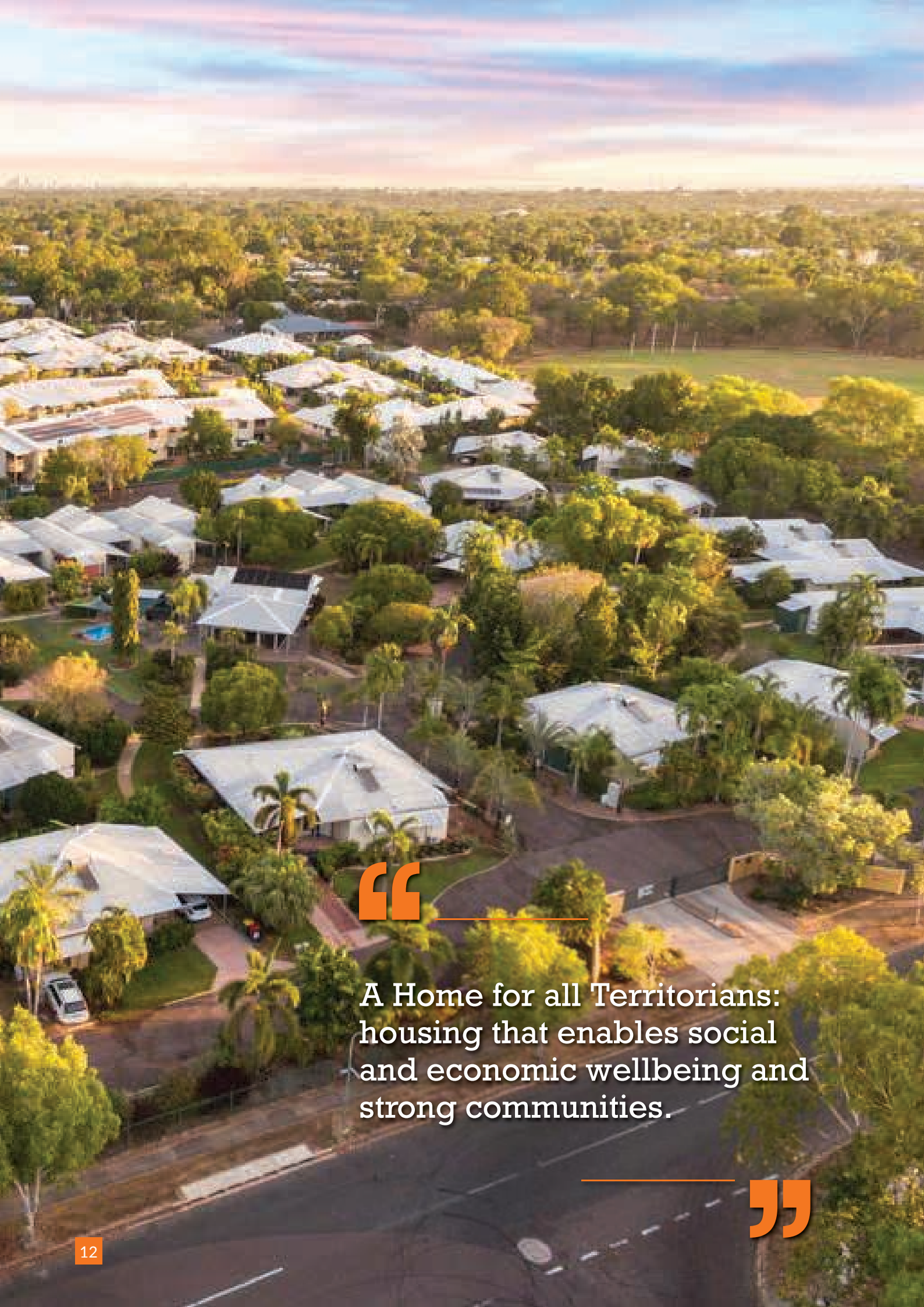
As outlined above, the NT faces a number of housing challenges, most significant of all is the demand for housing across key locations.

The need for additional dwellings is mostly driven by the pressure to relieve existing overcrowding among Aboriginal households, and to a lesser extent, meet the demand for population growth expected over the next decade<sup>23</sup>. To meet these demand drivers, modelling indicates that around 8000 to 12 000 additional dwellings are required across the NT by 2025<sup>24</sup>.

Based on public housing waitlists and levels of overcrowding in Aboriginal households, it is estimated that approximately 75 per cent of this projected housing demand is required across the social housing system, particularly in remote regions.

While the NT Government has made significant investment to address high levels of housing demand in remote communities through investing \$1.1 billion over 10 years to improve Aboriginal housing in 73 remote communities in addition to the Australian Government's five year investment, there will still be unmet demand for additional homes. Addressing demand will require a long term commitment that goes well beyond the life of this strategy.

In the immediate term, the strategy outlines how the NT Government will explore opportunities through innovative funding options, system reform and the planning process to enable a greater supply response across urban, regional and remote locations.



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A Home for all Territorians:  
housing that enables social  
and economic wellbeing and  
strong communities.

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## 4 The Strategy

### 4.1 Vision

The central vision for the strategy is:

*'A Home for all Territorians: housing that enables social and economic wellbeing and strong communities.'*

This vision emphasises the importance of housing for all Territorians and is deliberately broad to capture the diverse needs of the NT population.

**Social and economic wellbeing** is specifically included to highlight the importance of housing in promoting social and economic wellbeing, specifically its influence on improving health, education and employment outcomes.

**Strong communities** acknowledges the fundamental role that safe, secure and affordable housing plays in empowering communities, supporting self-determination and the success of future generations. This includes empowering communities through local decision making and increased levels of community control.

#### Principles

The following principles guide the strategy and will be used to support new program and policy design:

- **Community participation** - ensuring individuals and community members are consulted and engaged in decision making processes that impact their community, for example the NT Government's commitment to local decision making processes for working with Aboriginal communities.
- **Person and family centred** - prioritising the needs of individuals and families and placing them at the centre of housing responses.
- **Place-based** - ensuring local contexts and location-specific needs and issues are appropriately considered.
- **Culturally responsive** - housing responses that respect and consider people's diverse linguistic and cultural backgrounds.
- **Effective and efficient** - ensuring that initiatives deliver improved outcomes in the right way i.e. evidence based and cost effective programs and housing.
- **Environmentally sustainable** - housing that is designed for the future and suited for current and changing climate conditions.
- **Inclusion** - ensuring all people, including people with disability, are able to access housing options appropriate to their needs.
- **Outcomes focussed** - decision making based on evidence with performance measured by the social impact generated.
- **Partnerships** - working alongside other departments, service providers, businesses and communities to generate meaningful outcomes for clients.



## 4.2 Strategic Objectives and Actions

This strategy will seek to influence housing outcomes for Territorians with a focus on four strategic objectives supported by a series of actions. These actions have been identified in consultation with NT Government stakeholders and NGOs as those most likely to be achieved and to support the strategy's strategic objectives and vision.

### **Strategic Objective 1: Create a housing and homelessness system that is contemporary, flexible and accessible.**

This strategic objective focuses on improving the way in which services are delivered across the housing and homelessness system to better respond to the NT's unique context and vulnerable clients with complex needs. The actions emphasise the need for the system to be proactive in reaching out to tenants in crisis, or those experiencing or at risk of homelessness, with the aim to ensure that support pathways are easy to access and available to intervene early.

This strategic objective includes actions to improve internal NT Government policies and procedures for example in the management of tenancies, and corresponding workforce capability, including the delivery of culturally appropriate service responses.

In recognition of the high number of Aboriginal tenants across the social housing system, this strategic objective acknowledges the important role of Aboriginal community control and decision making in the development of new programs and opportunities for service delivery in remote communities and town camps.

It also explores the potential of new technologies to improve the ways clients interact with the service system, with a commitment to explore integrated approaches to data management across

key service providers and to leverage work at the national level on housing and homelessness data improvements.

**Action 1.1: In partnership with key stakeholders, reform tenancy management in social housing to align with best practice social housing management and model social landlord principles.**

Public housing tenancy management has been focused primarily on administering the terms of a tenancy agreement: rent setting, collection of rent, property management, including repairs and maintenance and managing the tenancy relationship, which may include dispute handling. Meanwhile, changes to the profile of social housing tenants has seen a growth in the number of vulnerable tenants with complex needs. This change requires a significant shift and reconsideration of mainstream approaches to social housing management.

A best practice social housing management approach, underpinned by model social landlord principles, recognises that appropriate, affordable and secure housing is fundamental and necessary for achieving individual wellbeing and community harmony. It also recognises that incorporating a 'sustaining tenancies' approach into housing management practice improves housing stability for vulnerable people alongside reducing social and financial costs associated with failed tenancies.

Under this action, the NT Government is committed to working with key stakeholders to incorporate into policy and practice a range of initiatives to help tenants successfully manage their social housing tenancies.

**Action 1.2: Enhance the capability of the social housing workforce to ensure skills and qualifications are appropriate to client needs.**

Achieving the objectives of this strategy will require a workforce that has the capability to respond to the complex needs of vulnerable tenants in a manner that aligns with the best practice social housing management approach of Action 1.1.

Under this action, the NT Government is committed to identifying skill development opportunities to build staff capability in response to, and in alignment with, the best practice social housing management approach. This will include seeking opportunities for joint staff development and knowledge sharing across the homelessness, social housing and affordable housing sectors.

Further requirements for workforce development across the social housing system will become more defined as other actions outlined in this strategy progress, for example actions focussed on service improvement and system reform. The department will work with key community and NGO stakeholders to identify opportunities to support capability development across the service system.

**Action 1.3: Work with the non-government housing sector to develop a model for community housing.**

Community housing providers (CHPs) are non-government entities that provide subsidised housing to people on low to moderate incomes. CHPs may be registered under the National Regulatory System for Community Housing (NRSCH). Nationally, CHPs have an important role in the housing system. In the NT, a key challenge to further development of the CHP sector is scale and the cost of service delivery. Under this strategy, the department will work in collaboration

with non-government housing providers to design a community housing model that best fits the NT context, in particular, considering the diversity of client need, the size, scale and viability of the NT social housing sector and the importance of housing models that support greater community control and decision making.

**Action 1.4: Continue to implement the NT Homelessness Strategy and Five Year Action Plan.**

*Pathways out of Homelessness - NT Homelessness Strategy 2018-2023 (homelessness strategy)* aims to:

1. Strengthen interagency responses and support to reduce exits into homelessness from out-of-home care, health services and correctional settings
2. Streamline and strengthen preventative support to people at risk of homelessness
3. Improve the department's policy and practices to better respond to homelessness and the risk of homelessness
4. Increase access to and supply of private rental, affordable and social housing
5. Work with the specialist homelessness services (SHS) sector to strengthen service responses for people who are homeless and at risk of homelessness.



There are many intentional intersections between this strategy and the homelessness strategy, with some clearly aligned actions including:

- engaging with the SHS sector to realign services to better respond to need across the NT
- developing the skills of the department's workforce to be in a position to better address the complexity of client needs
- seeking to expand and further develop options for clients to access housing in the private rental market
- developing an integrated service system response across the social housing and homelessness system.

**Action 1.5: Work with stakeholders across the housing and homelessness system to develop an integrated approach to intake, assessment, case management and referral.**

Clients need a housing system that is easy to navigate, with clear links between service providers and programs, i.e. between housing and homelessness services. The system needs to have a clear client pathway that is understood by both clients and organisations. Under this strategy, an integrated service response for housing and homelessness clients will be developed in partnership with key stakeholders, including non-government service providers, CHPs, homelessness support organisations and relevant NT Government agencies.

**Action 1.6: Establish an appropriate property and tenancy management framework for remote communities, town camps and community living areas in collaboration with key partners.**

Services provided to people in remote communities, town camps and community living areas are often delivered through property and tenancy management contracts with service providers. The property and tenancy management contracting framework will be refined to ensure that it is culturally appropriate, provides support to households to manage their homes, and facilitates ongoing employment and training opportunities for local community residents.

This approach will align to broader policy directions relating to Local Decision Making and Aboriginal business enterprise (ABE) capacity building.


**Action 1.7: Implement new technology to streamline and improve front line service delivery.**

There are a number of opportunities to identify and implement new technological systems to support the outcomes of this strategy. This could include new business systems that facilitate appropriate information sharing so that clients only need to tell their stories once, creating a 'no wrong door' style access pathway that will direct clients to appropriate services no matter how they come into contact with the department. In addition, collecting more meaningful data on service outcomes can lead to an improvement in service design and client service. A system of this kind would enable stronger integration across housing and homelessness services, in support of Action 1.5. This strategy will seek to leverage work currently underway at a national level on housing and homelessness data improvements for the benefit of Territorians.

**Action 1.8: Review the Government Employee Housing model in partnership with NT Government stakeholders and local communities.**

The Government Employee Housing (GEH) program provides housing to NT Government employees, living and working in remote and regional centres. The primary users of GEH are employees from the departments of education and health. The remote housing investment package *Our Community. Our Future. Our Homes.* will be providing \$200 million over a 10 year period to renew and develop GEH properties, and will include providing opportunities for locally recruited remote NT Government employees to access this housing. This strategy will take the opportunity to review GEH in partnership with local community members and government agencies to ensure that the model is fit for purpose and meets employer and employee requirements. The review will provide guidance and inform the implementation of a consistent GEH program.





## Strategic Objective 2: Improve the long term sustainability of the housing system in the NT.

Recognising the projected levels of demand for social housing in the NT and the constraints within existing funding frameworks, this strategic objective includes actions to secure increased financial support for the housing system. Informed by national and international best practices and working closely with key private and community sector partners, the NT Government will explore opportunities to increase funding for new supply. This may include innovative funding options, including system reform to increase the uptake of available subsidies through the National Disability Insurance Scheme (NDIS) and Commonwealth Rent Assistance (CRA), and opportunities to access infrastructure funding and lower cost finance through the National Housing Finance and Investment Corporation (NHFIC). At the national level, the NT Government will continue to advocate for service system funding allocations by the Australian Government to better reflect the high levels and complex nature of needs in the NT. Under this strategy the NT will continue to work alongside other jurisdictions to advocate for a national housing strategy.

### Action 2.1: Identify and leverage innovative funding options for housing and homelessness services and housing supply.

At a national level, a range of alternative funding models for housing supply and services have been implemented or are being developed, including:

- social impact bonds designed to trial new approaches to service delivery based on payment for outcomes
- build-to-rent models where CHPs and developers partner to deliver affordable rental properties
- new specialist disability accommodation models leveraging new funding streams from the NDIS
- access to new infrastructure funding and lower cost finance through the NHFIC.

Under this strategy, the NT Government will work with key private and community sector partners to identify if any of these new funding options could be applied in the NT to support increased supply and improved services.

### Action 2.2: Develop strategies to ensure eligible Territorians are able to access Commonwealth Rent Assistance.

CRA<sup>25</sup> is a payment provided to people on welfare who rent in the private rental market. This includes people in housing provided by NGOs and CHPs. In the NT, CRA expenditure per person in the population is \$90 per annum which is substantially below the national average of \$179 per person per annum<sup>26</sup>. This suggests more could be done to ensure eligible Territorians are able to access this important subsidy.

This strategy will also seek to increase the NT's share of CRA through the development of the community housing sector in the NT, as outlined in Action 1.3.

### Action 2.3: Continue to advocate at the national level for increased housing and homelessness funding aligned to need in the NT.

The NT experiences higher rates of disadvantage across areas such as health, homelessness and education compared to other jurisdictions<sup>27</sup>. While there have been significant recent investments from the NT and Australian governments to reduce overcrowding in remote communities, further investment is required. Under this strategy, the NT Government will continue to advocate with the Australian Government for increased funding for housing and homelessness services that effectively respond to need.



**Action 2.4: Work collaboratively with the Australian Government and other states and territories to identify and deliver on shared priorities for housing and homelessness services and supply.**

The policy levers that influence the housing market and housing supply are distributed across all levels of government. There is no single policy intervention available to address the entire spectrum of housing need, primarily as there is no single homogenous housing market. Governments at each level employ different policy levers to influence

the housing market. In a broad sense, the Australian Government is more likely to influence on the demand side through programs, subsidies and incentives for investors, renters and prospective home owners. States, territories and local governments have levers more relevant to the supply side, implementing policies for land release, planning policy and social and affordable housing provision. It is only through a concerted national effort that these different levers can be aligned. Under this strategy, the NT Government will work in partnership with the other jurisdictions through the Council of Australian Governments (COAG) to advocate for a national housing policy or plan to ensure coordinated effort across all levels of government.



### Strategic Objective 3: Provide appropriate housing aligned to the needs and aspirations of households and communities.

This strategic objective aims to ensure social housing stock in the NT is aligned to the immediate needs of communities and projected future demand. The actions include commitment to strategic planning across the urban, regional and remote public housing portfolio with a sustained focus on working in partnership with communities and local organisations to ensure the provision of safe and suitable housing.

Work under the remote housing investment package *Our Community. Our Future. Our Homes.* is included under this strategic objective as the NT Government's major initiative to address overcrowding and improve housing conditions in remote communities. Also included is the ongoing commitment to implement the Town Camps Reform Framework. As part of these initiatives, the NT Government continues to support local economic development and employment, with an emphasis on working in partnership with Aboriginal business enterprises, engaging local community-based employees and sourcing locally produced housing materials.

The NT Government has committed to working in collaboration with Aboriginal community members and organisations to develop a new homelands policy that identifies an appropriate approach to supporting Aboriginal people to live on their ancestral lands.

#### Action 3.1: Develop a strategic asset plan for social housing supply that better responds to demand.

The current social housing stock is not efficiently matched to client needs. A significant proportion of the social housing portfolio is ageing which presents a financial challenge and any future asset approach will need to strategically prioritise upgrades, replacement, sales and measures to increase supply. While there has been substantial new investment in remote communities through the *Our Community. Our Future. Our Homes.* further investment will be required in the longer term in urban, regional and remote communities.

To understand future social housing demand, a consolidated picture of the current state of assets is

required across urban and remote areas. Under this strategy, the department will undertake an assessment of the current asset portfolio and use a range of population and demand projections to identify new supply priorities and renewal opportunities. Innovative funding approaches will be required to support new supply (see Action 2.1).

#### Action 3.2: Implement the remote housing investment package *Our Community. Our Future. Our Homes.* and remote infrastructure program.

The NT Government has committed \$1.1 billion to improving housing in remote communities under *Our Community. Our Future. Our Homes.* from 2016-2017 to 2026-2027. This funding is supplemented by funding from the Australian Government which includes matched funding of \$110 million per annum over five years under the National Partnership for Remote Housing Agreement for the Northern Territory and a further \$426 million for land servicing under the NT's infrastructure program.

*Our Community. Our Future. Our Homes.* focuses on identifying housing needs through local decision making and engagement and planning with communities. Further goals of *Our Community. Our Future. Our Homes.* are to create a pipeline of works in communities which will create sustainable local employment and training, help develop Aboriginal businesses and stimulate economic development.

The investment package includes four programs:

1. HomeBuild NT - \$500 million over 10 years for the construction of new public housing
2. Room to Breathe - \$200 million over 10 years to increase living spaces in existing homes
3. Repairs and Maintenance - \$200 million over 10 years for repairs and maintenance
4. Government Employee Housing (GEH) - \$200 million over 10 years to expand GEH to include options for locally recruited NT Government employees in remote areas<sup>28</sup>.



**Action 3.2.1: Work alongside communities to design, plan and deliver remote housing through engagement and local decision making processes.**

Leveraging the existing achievements of the department through *Our Community. Our Future. Our Homes.* to engage remote communities in the delivery of new builds and Room to Breathe upgrades, this action aims for further improvements that allow for codesign and codelivery, aligned to the Local Decision Making agenda.

**Action 3.2.2: Implement a planned maintenance strategy for public housing in remote communities.**

A sustainable pipeline of long-term housing maintenance, combined with other capital works programs, will be key to improving community outcomes and enabling training, workforce development and sustainable jobs in communities. This strategy will also contribute to improving the longevity of existing housing stock.

A long term vision of the department under the framework of Local Decision Making is to transfer control back to Aboriginal communities. As part of this action, the department will work with local Aboriginal controlled organisations and other key NT Government departments to ensure good governance and management is in place so organisations can take on maintenance contracts and grow their capabilities and capacity to take on more contracts in the future.

**Action 3.2.3: Support the establishment of new housing subdivisions in remote communities.**

Delivery of new housing supply is constrained in some areas due to the lack of available serviced land with appropriate land tenure arrangements, essential infrastructure capacity, and high delivery costs. In addition to *Our Community. Our Future. Our Homes.* \$426 million is being invested by the NT Government in land servicing and headworks to increase the number of serviced lots and related infrastructure to support new housing supply.

As part of *Our Community. Our Future. Our Homes.* and through Local Decision Making and established processes for securing tenure, support will be provided to establish new housing subdivisions in remote communities. In order to adequately service land for future housing two key components will need to be addressed:

- 1) Subdivision infrastructure (consisting of roads, drainage, essential services reticulation for power, water and sewerage, and appropriate licence arrangements for easements and reserves)
- 2) Headworks infrastructure (source supply and treatment, i.e. power generation, high and low voltage mains, water source bores, mains, water storage, sewerage pump stations mains and evaporative ponds/systems).



“

*Our Community. Our Future. Our Homes.* is the NT Government's major initiative to address overcrowding and improve housing conditions in remote communities.

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**Action 3.2.4: Review remote infrastructure requirements to support the delivery of *Our Community. Our Future. Our Homes*.**

For many remote communities, appropriate and accessible service infrastructure needs to be built and maintained to support new housing construction and housing modifications. Under this strategy and as part of *Our Community. Our Future. Our Homes*, the department will review remote infrastructure requirements, including power, water and sanitation to support planning for new housing and additional living spaces under Room to Breathe.

**Action 3.2.5: Support the growth of Aboriginal business enterprises (ABEs) to deliver housing construction and housing services in remote communities.**

Consistent with the NT Government's commitment to Local Decision Making, the department and other NT Government departments will work together to support the growth of ABEs capacity and capability to undertake housing maintenance, construction and service delivery (see Action 3.2.2). This will be achieved in partnership with community members and land councils.

**Action 3.3: Implement the Town Camps Reform Framework in partnership with communities and key stakeholders.**

*Building our communities, together, Town Camps Reform Framework 2019-2024* aims to support the development of sustainable models for town camps which emphasise local decision making, connections to family, culture and country, while recognising the fundamental importance of safe and suitable housing to the social and economic development of Aboriginal Territorians. Key elements of the reform include:

- community specific action plans outlining assets, investment and community aspirations
- fit for purpose regulation and legislation
- partnerships between governments and the community
- resident empowerment through local decision making in action
- person and community centred approaches

- a skilled and capable workforce to provide culturally appropriate support to clients with complex needs
- clarity of leasing arrangements and responsibilities of all parties
- accountability through robust monitoring, reporting and evaluation.

A key priority of the reform is to transfer management and assets to Aboriginal controlled organisations to deliver culturally appropriate services to their communities.

**Action 3.4: Implement the Fixing Houses for Better Health program.**

The Fixing Houses for Better Health program is based on an Australian Government program<sup>29</sup> designed using the 'Housing for Health' methodology<sup>30</sup> that aims to contribute to improved health in Aboriginal communities through a healthier living environment. The program assesses and makes repairs to houses following a standardised methodology that gives priority to making a house safe to live in, and then to improving water supply, sanitation, washing (personal and clothes) and food preparation areas. By making these improvements to houses in a community, the program is expected to contribute to improved health outcomes<sup>31</sup>. In the initial stages of implementation in the NT, the program will be small scale and targeted at the individual household level in selected Aboriginal communities.

**Action 3.5: Develop and implement a new homelands policy and funding framework in collaboration with homelands residents and key stakeholders.**

The NT Government recognises and supports the right of Aboriginal people to live on their ancestral homelands. The current homelands policy was released in March 2015<sup>32</sup> and is currently undergoing a review. Under this strategy, the NT Government will work alongside homelands residents, land councils and homelands organisations to develop, and subsequently implement, a new policy and funding framework for support to homelands.

## Strategic Objective 4: Strengthen access for Territorians to a range of housing options, including social and affordable housing, private rental and home ownership.

With demand pressures on social and affordable housing projected to remain high, this strategic objective is focussed on identifying and supporting cost-effective interventions to increase access to social and affordable housing, private rental and home ownership for low to moderate income households.

For social and affordable housing programs, the focus will be on strengthening programs to enable long term sustainability aligned to market trends. In addition, work will be undertaken to assess the delivery of social and affordable housing programs to ensure the needs of low to moderate income households are supported through appropriate tenancy management and support, where required. To complement this work, the NT Government will also explore opportunities to work through the planning process to further increase supply of social and affordable housing.

In relation to private rental assistance and home ownership programs, the NT Government will review current products to align with best practice models across Australia and current market conditions. The range of programs will support improved access to private rental for low to moderate income households and enable home ownership for key target groups.

### Action 4.1: Design and deliver cost effective social and affordable housing programs aligned to current and future demand.

Social and affordable housing programs offer a reduced rent rate and in some programs include support services. Where programs include properties that are head leased from the private rental market and then offered to eligible low to moderate income households, it is important that programs incorporate effective service delivery models or service management models.

As housing markets in the NT vary significantly by region, the department will work with organisations

and communities to design and deliver housing programs that are place based, suit market conditions and community need, offer long term sustainability and deliver measurable outcomes for low to moderate income households. This includes understanding the implications and future options for the affordable housing system in the NT following the expiry of financial incentives under the current NRAS.

The department's Industry Housing Assistance Scheme (IHAS) offers a reduced rent to NGOs and provides accommodation and support services to vulnerable Territorians. Under this action, the department will work with key stakeholders to strengthen IHAS to ensure it is cost effective and delivers on key program objectives. This will be aligned to related work under Action 1.3 to develop a model for community housing.

### Action 4.2: Explore opportunities to enable social and affordable housing supply through the strategic land use and area planning process.

The NT Planning Scheme is a document that applies to the whole of the NT (excluding areas covered by the Jabiru Town Plan) and includes reference to land use policy, controls around use of land and guidelines and criteria to support decisions on development applications<sup>33</sup>. Under the scheme, area plans act as land use and development policies to guide the future use and development of land and provide a detailed framework for land use change. Under this strategy, the department and the Department of Infrastructure, Planning and Logistics will work together to consider opportunities through the strategic land use and area planning process for the NT Planning Scheme to support increased supply of social and affordable new housing.

### Action 4.3: Review and improve NT Government private rental assistance programs.

There are a range of programs that support private renters in the NT, including the Bond Assistance Program that provides interest free bond loans,



and the highly successful My Place Program that provides subsidised housing in the private rental market in Alice Springs, coupled with tenancy education and coordinated support<sup>34</sup>. As a part of this strategy, the department will review NT Government funded private rental subsidy programs to ensure they suit local market requirements and support improved housing outcomes for eligible participants.

**Action 4.4: Appropriately target home owner assistance products to ensure they effectively respond to broader market conditions and economic priorities**

There are a broad range of home ownership programs in the NT including:

- HomeBuild Access that supports people to buy or build a new home
- The HomeBuyer initiative that provides eligible low to middle income Territorians an opportunity to purchase vacant residential land through government land release
- The Territory Home Owner Discount provides a stamp duty reduction for people buying a new or established home or land to build a new home in the NT
- The Build Bonus that provides a grant to people buying or building a new home in the NT

- A range of first home ownership programs, such as the First Home Owner Grant and Senior, Pensioner and Carer Concession for Stamp duty relief.

This strategy will review existing programs and look at ways to develop a product mix with these and other home ownership programs that supports low to moderate income households to access home ownership in a manner that is responsive to local market conditions.

### 4.3 Implementing the Strategy

The department will lead implementation of the strategy in collaboration with key cross-government and non-government partners. The Action Plan (Appendix B) includes high level information on the timeframes proposed for each of the strategy's actions and will form the basis for more detailed planning and coordination of initiatives.

#### Monitoring and Evaluation

Each year, the department will review progress and achievements according to the strategy and action plan, and report in the Department of Local Government, Housing and Community Development Annual Report each year. An evaluation of the strategy will be completed at the end of the five year implementation period.








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# APPENDICES

# Appendix A – Features of the NT’s housing system

DUAL SYSTEMS	
REMOTE	URBAN / REGIONAL
 <p><b>Remote Housing</b></p> <p>The remote public housing portfolio comprises 4812 properties<sup>35</sup>. Services are delivered to tenants in these properties via the department or contracted agencies. Properties are provided to community members at an affordable rental rate.</p>	 <p><b>Homelessness</b></p> <p>Homelessness services are designed to support Territorians who are homeless or at risk of homelessness better access comprehensive support services that enable access to longer term housing.</p>
	 <p><b>Crisis and Transitional Accommodation</b></p> <p>Crisis and transitional accommodation is intended to be short-term and is provided for people including those who are homeless or at risk of homelessness. Examples of this type of housing tenure are hostels and shelter accommodation.</p>
 <p><b>Homelands</b></p> <p>Homelands, also referred to as outstations, are remote Aboriginal communities where Aboriginal people continue to live on their traditional lands. Homelands are supported by the Homelands program which provides grant funding for municipal and essential services and housing management.</p>	 <p><b>Urban Public Housing</b></p> <p>The department owns and manages 4777 public housing properties in urban and regional town centres<sup>36</sup>. Public housing is provided to eligible people on low incomes and includes a rental rebate. The department also has an additional 183 properties under the social housing head lease program<sup>37</sup>.</p>
	 <p><b>Community and Affordable Housing<sup>38</sup></b></p> <p>Community housing providers (CHPs) are non-government organisations that provide subsidised housing to people on low to moderate incomes. Affordable housing is housing that is provided to eligible people at a reduced rate, and is provided under a number of different schemes, including the National Rental Affordability Scheme and Affordable Housing Head leasing program.</p>
 <p><b>Employee Housing</b></p> <p>Employee housing is available for employees living in remote areas. The Government Employee Housing (GEH) program is the most significant of these programs, however community organisations and local councils also provide housing for employees in regional and remote areas in some circumstances.</p>	 <p><b>Private Rental</b></p> <p>Unlike social and affordable housing, private rental is often only accessible to people on moderate to high incomes. Properties are owned by private landlords or businesses.</p>
	 <p><b>Home Ownership</b></p> <p>Home ownership is a housing tenure that is becoming more challenging for people to achieve, particularly those on low to moderate incomes. The NT offers a range of housing subsidies and tax exemptions to support people to enter into home ownership.</p>
 <p><b>Town Camps</b></p> <p>Town camps and community living areas are small communities on the outskirts of regional centres. There are 43 town camps in the NT housing more than 4000 people (the exact number is highly variable) across 687 properties<sup>39</sup>. The Town Camp Reform Framework aims to improve the living conditions and service delivery in town camps, in particular addressing urgent repairs and maintenance.</p>	

Source: Department internal documentation, consultation and publicly available documents.

## Appendix B – Action Plan 2020-2025

Strategic Objective 1	Actions	Year 1	Year 2	Year 3	Year 4	Year 5
Create a housing and homelessness system that is contemporary, flexible and accessible.	1.1. In partnership with key stakeholders, reform tenancy management in social housing to align with best practice social housing management and model social landlord principles.	●	●	●	●	●
	1.2. Enhance the capability of the social housing workforce to ensure skills and qualifications are appropriate to client needs.	●	●	●	●	●
	1.3. Work with the non-government housing sector to develop a model for community housing.	●	●	●		
	1.4. Continue to implement the NT Homelessness Strategy and Five Year Action Plan.	●	●	●	●	
	1.5. Work with stakeholders across the housing and homelessness system to develop an integrated approach to intake, assessment, case management and referral.	●	●	●	●	●
	1.6. Establish an appropriate property and tenancy management framework for remote communities, town camps and community living areas in collaboration with key partners.	●	●	●	●	
	1.7. Implement new technology to streamline and improve front line service delivery.	●	●	●	●	●
	1.8. Review the Government Employee Housing model in partnership with NT Government stakeholders and local communities.	●	●	●	●	
Strategic Objective 2	Actions	Year 1	Year 2	Year 3	Year 4	Year 5
Improve the long term sustainability of the housing system in the NT.	2.1. Identify and leverage innovative funding options for housing and homelessness services and housing supply.	●	●	●	●	●
	2.2. Develop strategies to ensure eligible Territorians are able to access Commonwealth Rent Assistance.	●	●	●		
	2.3. Continue to advocate at the national level for increased housing and homelessness funding aligned to need in the NT.	●	●	●	●	●
	2.4. Work collaboratively with the Australian Government and other states and territories to identify and deliver on shared priorities for housing and homelessness services and supply.	●	●	●	●	●

## Appendix B – Action Plan 2020-2025 (continued)

Strategic Objective 3	Actions	Year 1	Year 2	Year 3	Year 4	Year 5
Provide appropriate housing aligned to the needs and aspirations of households and communities.	3.1. Develop a strategic asset master plan for social housing supply that better responds to demand.	●	●			
	3.2. Implement the remote housing investment package Our Community. Our Future. Our Homes. and remote infrastructure program.	●	●	●	●	●
	3.2.1. Work alongside communities to design, plan and deliver remote housing through engagement and local decision making processes.	●	●	●	●	●
	3.2.2. Implement a planned maintenance strategy for public housing in remote communities.	●	●	●	●	●
	3.2.3. Support the establishment of new housing sub-divisions in remote communities	●	●	●	●	●
	3.2.4. Review remote infrastructure requirements to support the delivery of Our Community. Our Future. Our Homes.	●	●	●	●	●
	3.2.5. Support the growth of Aboriginal business enterprises to deliver housing construction and housing services in remote communities.	●	●	●	●	●
	3.3. Implement the Town Camps Reform Framework in partnership with communities and key stakeholders.	●	●	●	●	●
	3.4. Implement the Fixing Houses for Better Health program.	●	●	●	●	●
	3.5. Develop and implement a new homelands policy and funding framework in collaboration with homelands residents and key stakeholders.	●	●	●	●	●
Strategic Objective 4	Actions	Year 1	Year 2	Year 3	Year 4	Year 5
Strengthen access for Territorians to a range of housing options, including social and affordable housing, private rental and home ownership.	4.1. Design and deliver cost effective social and affordable housing programs aligned to current and future demand.	●	●	●	●	●
	4.2. Explore opportunities to enable social and affordable housing supply through the strategic land use and area planning process.	●	●	●	●	●
	4.3. Review and improve NT Government private rental assistance programs.	●	●	●		
	4.4. Appropriately target home owner assistance products to ensure they effectively respond to broader market conditions and economic priorities.	●	●	●	●	●

## Appendix C – Glossary

Term	Definition
<b>Affordable housing</b>	A term used to describe housing that is provided at a discount to the market rent. Often this term is used for housing programs that don't sit within social housing, such as the National Rental Affordability Scheme (NRAS). Affordable housing can sometimes also be used to describe housing that is provided for purchase with some form of additional subsidy or discount.
<b>Build-to-rent</b>	Build-to-rent is a form of residential development involving apartment blocks or complexes purpose built for rental occupation and held in single ownership as long-term revenue-generating assets. More recently, build to rent models have been undertaken in partnership with community housing providers <sup>40</sup> .
<b>Community housing</b>	Housing that is provided by non-government housing providers, often with a discounted rent and other benefits provided.
<b>Community housing regulation</b>	The National Regulatory System for Community Housing (NRSCH) aims to ensure a well governed, well managed and viable community housing sector that meets the housing needs of tenants and provides assurance for government and investors. The NRSCH seeks a clear separation between regulatory activities, and state and territory policy and funding activities.
<b>Local Decision Making</b>	Local Decision Making is a 10 year plan established by the NT Government to partner with Aboriginal communities to support the transition of government services and programs to community control <sup>41</sup> .
<b>NT Planning System or NT Planning Scheme</b>	The NT Planning Scheme is a document that applies to the whole of the NT (apart from those areas covered by the Jabiru Town Plan) and includes statements about land use policy, controls around use of land and guidelines and criteria to support decisions on development applications.
<b>Private rental assistance</b>	Private rental assistance is financial assistance provided directly by all state and territory governments to low-income households experiencing difficulty in securing or maintaining private rental accommodation. Private rent assistance is usually provided as a one-off form of support and includes bond loans, rental grants, rental subsidies and relief, or payment of relocation expenses.
<b>Public housing</b>	Public housing is housing that is provided by government housing providers at a reduced or rebated rent.
<b>Shared equity</b>	A form of home purchase shared between the occupying household and a 'silent partner'— usually a government or not for profit agency. Typically, the household will hold a larger percentage of the equity than the silent partner. This style of loan often allows the householder to increase or decrease their equity holding over time, and therefore their mortgage costs, as their income circumstances change
<b>Social housing</b>	Social housing is housing that is provided to people at a reduced rent, generally subsidised by either government or philanthropic agencies. Social housing incorporates both public and community housing.
<b>Specialist Disability Accommodation</b>	Specialist Disability Accommodation (SDA) is accommodation that is specifically developed or designed for people who require a more specialised housing solution that can assist with the delivery of supports. The National Disability Insurance Scheme (NDIS) provides ongoing funding for participants deemed eligible for SDA.
<b>Specialist homelessness services</b>	Specialist homelessness services are provided by a specialist homelessness agency to a client and are aimed at responding to or preventing homelessness. Services may include accommodation provision, assistance to sustain housing, domestic/family violence services, mental health services, family/relationship assistance, disability services, drug/alcohol counselling, legal/financial services, immigration/cultural services, other specialist services or general assistance and support

## End Notes

<sup>1</sup> Department of Treasury and Finance, Northern Territory Economy, Accessed 21/07/2019 from <https://nteconomy.nt.gov.au/population>

<sup>2</sup> Department of Treasury and Finance. 30 June 2016 data point, accessed on 07/10/2019 from <https://nteconomy.nt.gov.au/population#aboriginal>

<sup>3</sup> Department of Treasury and Finance, Accessed 07/10/2019 from <https://nteconomy.nt.gov.au/population>

<sup>4</sup> ABS Quickstats, accessed September 2019: Total occupied and unoccupied private dwellings excluding visitor only and other non-classifiable households [https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/7?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/7?opendocument)

<sup>5</sup> ABS Quickstats, accessed September 2019: Total occupied and unoccupied private dwellings excluding visitor only and other non-classifiable households [https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/7?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/7?opendocument)

<sup>6</sup> See <https://business.nt.gov.au/business-and-economic-data/business/nt-key-business-statistics/housing-market> and <https://nteconomy.nt.gov.au/housing>

<sup>7</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/__data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>8</sup> This number includes Urban Public Housing, Social Head Lease, Industry Housing, Community Housing, Remote Public Housing, Town Camps, and Emergency Housing (remote). Source: Department of Local Government, Housing and Community Development Annual Report [https://dlghcd.nt.gov.au/\\_\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/__data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>9</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/__data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>10</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/__data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>11</sup> ABS 2016 Census. The ABS definition of homelessness extends beyond 'rooflessness' to include people living in severely overcrowded dwellings.

<sup>12</sup> ABS 2016 Census.

<sup>13</sup> Data current as at June 2019, provided from internal records by the department.

<sup>14</sup> National Housing and Homelessness Agreement, Schedule E8 (Bilateral Agreement) page 3, states 5,041 additional three bedroom homes.

<sup>15</sup> Department of Education and Training on behalf of the Australian Government. Australian Early Development Census National Report 2018. Table 18. <https://www.aedc.gov.au/resources/detail/2018-aedc-national-report>

<sup>16</sup> The Commonwealth Government, National Partnership for Remote Housing Northern Territory, [http://www.federalfinancialrelations.gov.au/content/npa/housing/national-partnership/NPA\\_remote\\_housing\\_NT.pdf](http://www.federalfinancialrelations.gov.au/content/npa/housing/national-partnership/NPA_remote_housing_NT.pdf) Accessed 09.08.2019

<sup>17</sup> <https://dlghcd.nt.gov.au/homelands-and-outstations/homelands>

<sup>18</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/__data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>19</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/__data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>20</sup> <https://dlghcd.nt.gov.au/news/2019/building-our-communities-together>

<sup>21</sup> Data current as at June 2019, provided from internal records by the department.

<sup>22</sup> Anglicare 2019. Rental Affordability Snapshot. <https://anglicareras.files.wordpress.com/2019/04/nt.pdf>

<sup>23</sup> Department of Treasury and Finance, Population Projections, Northern Territory Government, Accessed 08/08/2019 from <https://treasury.nt.gov.au/df/economic-group/population-projections>

<sup>24</sup> This method relies on the 2016 Census calculation average people per household, which is derived from the number of persons usually resident (NPRD) for

enumerated dwellings. The modelling estimates that 7,000 extra dwellings would have been needed in 2016 to align the NT's average people per household of 2.9 with the Australian average of 2.6. The dwelling number is then projected to 2025 based on a population growth of 0.5 per cent annually 2016-2021 and 1.0 per cent 2021-2025.

<sup>25</sup> Commonwealth Rent Assistance is a non-taxable income supplement payable to eligible people who rent in the private rental market or community housing. Pensioners, individuals in receipt of a Centrelink Allowance and those receiving more than the base rate of Family Tax Benefit Part A may be eligible for Commonwealth Rent Assistance <https://www.dss.gov.au/housing-support/programmes-services/commonwealth-rent-assistance>

<sup>26</sup> Report on Government Services, Part G, Table GA.6, and source: Department of Social Services (unpublished); ABS (unpublished) Australian Demographic Statistics, Cat. No. 3101.0 [data available on request]; tables 2A.2 and 2A.50.

<sup>27</sup> For example, overcrowding is 22 times higher than the national average (ABS (2016). 2049.0 - Census of Population and Housing: Estimating homelessness, 2016. Retrieved from <http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2049.02016?OpenDocument>

<sup>28</sup> <https://ourfuture.nt.gov.au/>

<sup>29</sup> <https://www.anao.gov.au/work/performance-audit/indigenous-housing-initiatives-fixing-houses-better-health-program>

<sup>30</sup> <https://www1.health.gov.au/internet/publications/publishing.nsf/Content/oatsih-evidence-socialhealth-toc~housing>

<sup>31</sup> <https://www.anao.gov.au/work/performance-audit/indigenous-housing-initiatives-fixing-houses-better-health-program>

<sup>32</sup> [https://dlghcd.nt.gov.au/\\_data/assets/pdf\\_file/0007/151792/HomeLands\\_Policy\\_March-2015.pdf](https://dlghcd.nt.gov.au/_data/assets/pdf_file/0007/151792/HomeLands_Policy_March-2015.pdf)

<sup>33</sup> See: <https://nt.gov.au/property/building-and-development/nt-planning-scheme/northern-territory-planning-scheme/introduction>

<sup>34</sup> See: <https://www.affordablehousingcompany.com.au/my-place-program/>

<sup>35</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report <https://dlghcd.nt.gov>

[au/\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/_data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>36</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/_data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>37</sup> Department of Local Government, Housing and Community Development, 2019. Department of Local Government, Housing and Community Development 2018-2019 Annual Report [https://dlghcd.nt.gov.au/\\_data/assets/pdf\\_file/0006/743892/dlghcd-annual-report-2018-19.pdf](https://dlghcd.nt.gov.au/_data/assets/pdf_file/0006/743892/dlghcd-annual-report-2018-19.pdf)

<sup>38</sup> A sub-set of both public and community housing is Specialist Disability Accommodation. As of 31 March 2019, there were 173 participants in SDA across the NT, with the majority (87) residing in the Darwin area. <https://www.ndis.gov.au/about-us/data-and-insights/data/specialist-disability-accommodation-participant-data>

<sup>39</sup> Building our communities, together. Town Camps Reform Framework 2019-2024.

<sup>40</sup> <https://www.facs.nsw.gov.au/about/media/releases/archive/nsw-government-the-first-to-launch-build-to-rent>.

<sup>41</sup> <https://ldm.nt.gov.au/>



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