



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

SELECT COMMITTEE ON ESTIMATES 2023-2024

Mr Mark Parton MLA (Chair), Ms Jo Clay MLA (Deputy Chair),
Mr Michael Pettersson MLA

ANSWER TO QUESTION TAKEN ON NOTICE DURING PUBLIC HEARINGS

Asked by Mr Johnathan Davis MLA on 20 July 2023: Mr Naughton took on notice the following question(s):

[Ref: Uncorrected Proof Hansard Transcript 20 July 2023 p 74]

In relation to: Lowana Street Building site and Contracts

MR DAVIS: Can I just ask for a bit more specificity, if you would not mind, on how Housing ACT determines to split those contracts between demolition and construction? Because it appears to happen more often than not. Feel free to correct me if I am wrong. And it seems to at least, on a range of other sites, have been a contributor to the delays.

Mr Naughton: The process that we go through when we go to tender, we have a builders panel, which currently have 16 registered builders on a panel. When we go to market and request them to respond to the offer with regards to the total project, they respond to us. And then based on time and money we make an informed decision as to how to proceed with works.

At times, as I have said, they are separated between a demolition contractor and a builder. At times the builder may subcontract to a demolition contractor who is a specialist in that area. What you might see, is two separate contractors on site but as far as ACT Housing is concerned, we may be managing it as one contract.

So it is very specific site by site. I would need to take your question on notice with regards to the address that you have provided. But that is the answer to your question.

Minister Berry: The answer to the Member's question is as follows: –

Housing ACT is managing a large program for redevelopment under the Growth and Renewal Public Housing Program. There are many projects in stages of design, Development Application (DA), public notification, scope of works and procurement at any one time.

Project information is reviewed to inform if a project will progress with demolition ahead of construction or as a demolition and construction project. Existing single dwellings on a site can be demolished without a Development Approval. However, existing multi-unit properties require Development Approval in addition to Building Approval prior to commencing demolition.

Housing ACT review the status of a property, whether the redevelopment is at design stage or DA. If the property is a single dwelling and is vacant, it may be progressed for demolition only. This achieves efficiency, as the site is handed over ready for the builder with one less step to carry out.

With tenanted properties where the tenant is potentially relocating to an identified property in the near future, the demolition is included in the builder's scope as a demolition and construct contract.

In relation to the sites mentioned during the hearing:

Langdon Avenue, Wanniasa

- The demolition on the site was undertaken by a separate contractor to construction.

Sternberg Crescent, Wanniasa

- Demolition and construction on this site will be completed by a single contractor.

11 Lowanna St Braddon

- Demolition and construction on this site will be completed by a single contractor.

Approved for circulation to the Select Committee on Estimates 2023-2024

Signature:



Date:

28/07/23

By the Minister for Housing and Suburban Development, Yvette Berry MLA