ABN 11 090 448 918

15 December 2016

Rachelle Towart and Robert Griew
Co-chairs
Remote Housing Review
Prime Minister and Cabinet
PO Box 6500,
Canberra ACT 2600

Dear Rachelle and Robert,

Re: Remote Housing Review — Review of the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and the Remote Housing Strategy (the Strategy)

Thank you for the opportunity to provide input into the Remote Housing Review of the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and the Remote Housing Strategy (the Strategy). I understand that the panel is seeking written input by 16 December 2016.

The Australian Housing and Urban Research Institute (AHURI) has undertaken a significant body of research relevant to Indigenous housing. This includes consideration of Indigenous housing policy and tenancy management, opportunities for local Indigenous employment in housing, alternative tenure models, house crowding, and Indigenous housing design frameworks and procurement.

A full listing of research referenced in the submission is provided including direct web-links to the AHURI reports. AHURI research is free to download from www.ahuri.edu.au.

AHURI research evidence is available across key themes arising in the review, including in relation to the following:

- Whilst improved tenancy management as a result of NPARIH reforms was found to be variable, the majority of tenant respondents saw the new tenancy management arrangements as an enhancement. (Habibis 2016)

- Culturally appropriate services delivered by Indigenous people rather than via a centralised model, was found to be consistent with better outcomes. Service delivery needs to be adaptable to context and is likely to require local capacity building. (Habibis 2016)

- A 'handyman' system in remote communities achieved a reduction in maintenance costs and provides an opportunity for local Indigenous involvement in repairs and maintenance employment. (Habibis 2016)

- Culturally-based values and practices significantly affect the ability of Indigenous tenants to comply with social housing tenancy conditions (the rules) and to achieve and maintain tenancies. A recognition space approach is important. (Moran 2016)

- While the Canadian National Occupancy Standard is currently used to measure crowding, it does not distinguish between situations where crowding causes little stress and those where it does have negative effects for residents. Housing design that caters for large families and visitors would offer the opportunity of fulfilling cultural obligations to house visitors while alleviating some issues of crowding. (Memmott 2012)

- Community land trusts represent an option for providing accessible tenure forms for Indigenous communities including a more workable and sustainable solution for home ownership through sharing the responsibility with a partner organisation or utilising models that do not require significant equity outlay on the part of the household. Community ownership of land through trusts can be highly beneficial where community ownership of land represents a significant legacy. (Crabtree 2012)

- Best practice housing procurement in remote Indigenous communities can contribute to social, economic and health outcomes and strengthen self-governance, when tailored to particular communities. This includes: training and employment for Indigenous people through the construction process; supporting self-governance and community leadership by involving Indigenous organisations in the maintenance and procurement of housing; social and cultural benefits secured through appropriate housing design and settlement planning; and health benefits from reducing crowding and improving health hardware. (Davidson 2011)

- A design framework approach which places sustainability at the centre of the housing system, requiring the integration of social, economic and environmental analysis and design in the delivery of housing. This focus on sustainability provides an approach to housing in remote Indigenous communities, which is responsive to six key issues: cultural appropriateness; eco-efficiency; healthy living practices; employment opportunities and economic development; life-cycle costing and innovation in procurement, ownership and construction systems. (Fein 2008)

In addition, AHURI is in the final stages of an Inquiry into the funding and delivery of programs to reduce homelessness, involving forthcoming research (Spinney; Flatau et al) which may be of relevance to your review.

If there is any way we can be of further assistance, please contact me directly on 03 9660 2300. We look forward to reading the review final report with interest.

Yours sincerely,

Dr Ian Winter
Executive Director

AHURI Research of relevance to Prime Minister and Cabinet remote housing review

→ Crabtree, L., Blunden, H., Milligan, V., Phibbs, P., Sappideen, C. and Moore, N. (2012) *Community Land Trusts and Indigenous housing options*, AHURI Final Report No. 185, Australian Housing and Urban Research Institute Limited, Melbourne, http://www.ahuri.edu.au/research/final-reports/185

→ Davidson, J., Memmott, P., Go-Sam, C. and Grant, E. (2011) *Remote Indigenous housing procurement: a comparative study*, AHURI Final Report No. 167, Australian Housing and Urban Research Institute Limited, Melbourne, http://www.ahuri.edu.au/research/final-reports/167

→ Fien, J., Charlesworth, E., Lee, G., Morris, D., Baker, D., Grice, T. (2008) *Towards a design framework for remote Indigenous housing*, AHURI Final Report No. 114, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/114

→ Habibis, D., Phillips, R., Spinney, A., Phibbs, P. and Churchill, B. (2016) *Reviewing changes to housing management on remote Indigenous communities*, AHURI Final Report No. 271, Australian Housing and Urban Research Institute Limited, Melbourne, http://www.ahuri.edu.au/research/final-reports/271

→ Habibis, D., Phillips, R., Phibbs, P. and Verdouw, J. (2014) *Progressing tenancy management reform on remote Indigenous communities*, AHURI Final Report No. 223, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/223

→ Memmott, P., Birdsall-Jones, C. and Greenop, K. (2012) *Australian Indigenous house crowding*, AHURI Final Report No. 194, Australian Housing and Urban Research Institute Limited, Melbourne, http://www.ahuri.edu.au/research/final-reports/194

→ Moran, M., Memmott, P., Nash, D., Birdsall-Jones, C., Fantin, S., Phillips, R. and Habibis, D. (2016) *Indigenous lifeworlds, conditionality and housing outcomes*, AHURI Final Report No. 260, Australian Housing and Urban Research Institute Limited, Melbourne, http://www.ahuri.edu.au/research/final-reports/260

→ Spinney, A. (Forthcoming) *The impact of mixed funding sources on homelessness support for Indigenous Australians*, AHURI, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/research-in-progress/inquiry-82090

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