



Government of **Western Australia**  
Department of **Housing**

# Western Australia Housing Management in Remote Aboriginal Communities





# OVERVIEW

- What we do
- Why we took this approach
- Benefits for us and the community
- Early indications of success
- Emerging Issues



# Government of Western Australia Department of Housing

- ◆ **Regional Service Provider**  
Number of RSP Providers: 6  
Number of RSP managed communities: 91  
Number of RSP managed houses: 1'126
- **Direct Management**  
Number of Direct Managed: 3  
Number of DM managed communities: 32  
Number of DM houses: 1'036
- **Town Based Communities: 20**  
(If the town based community is also under a HMA it is highlighted in blue)
- ◆ **Housing Management Agreement**  
HMA communities: 47
- ◆ **Tenancy Support Providers (TSP)**  
Number of TSP: 6

## West Kimberley

**BROOME:**

|             |     |
|-------------|-----|
| Ardayaloon  | 82  |
| Beagle Bay  | 76  |
| Bidyadanga  | 103 |
| Bobelding   | 07  |
| Djarindjin  | 42  |
| Mallingbarr | 08  |
| One Mile    | 09  |

7 Communities 288 Houses

**DERBY:**

|              |    |
|--------------|----|
| Bulinjarr    | 02 |
| Djilimbardi  | 03 |
| Karmulinunga | 10 |
| Kupartiya    | 13 |
| Looma        | 66 |
| Mowanjumb    | 54 |
| Ngumpun      | 10 |
| Wangkatjugka | 33 |
| Yungngora    | 42 |

9 Communities 231 Houses

West Kimberley  
16 Communities 560 Houses

## Emama Nguda ( West Kimberley)

|                    |    |
|--------------------|----|
| Bidan (Bedunburru) | 01 |
| Budulah            | 04 |
| Djimung Ngudu      | 03 |
| Dodnun             | 09 |
| Imintji            | 12 |
| Kandiwal           | 04 |
| Kupungarri         | 22 |
| Ngallagunda        | 14 |
| Yurmulun           | 24 |
| Tirralintji        | 04 |
| Yulumbu            | 04 |

11 Communities 101 Houses

## Halls Creek ( East Kimberley)

|                              |    |
|------------------------------|----|
| Lambou Gunian (Koongie Park) | 13 |
| Lundja (Red Hill)            | 15 |
| Mardiwah Loop                | 33 |
| Mindi Bungu (Billiluna)      | 60 |
| Mulan                        | 39 |
| Nicholson Town Camp          | 09 |
| Ringer Soak (Kundat Djaru)   | 44 |
| Warmun                       | 74 |
| Warramanu (Balgo)            | 71 |

9 Communities 358 Houses

## Community Housing Limited (East Kimberley)

|                    |    |
|--------------------|----|
| Bell Springs       | 01 |
| Cockatoo Springs   | 04 |
| Darlu Darlu        | 02 |
| Doon Doon (Woolah) | 17 |
| Emu Creek          | 06 |
| Four Mile          | 04 |
| Galburang          | 02 |
| Guda Guda          | 13 |
| Jimbilum           | 01 |
| Kalumburu          | 80 |
| Mandangalah        | 15 |
| Mirima             | 29 |
| Molly Springs      | 06 |
| Mud Springs        | 06 |
| Munthanmar         | 02 |
| Nulleywah          | 26 |
| Warrayu            | 08 |
| Woolergerberling   | 01 |
| Wuggubun           | 11 |
| Yirrallaleem       | 04 |

20 communities 238 Houses

## Pilbara Meta Maya (Pilbara)

◆ (TSP)

|                        |    |
|------------------------|----|
| Bindi Bindi            | 24 |
| Innawonga              | 08 |
| Jinparinya             | 09 |
| Junduru                | 04 |
| Marta Marta            | 02 |
| Mirtunkarra Bulanjarr  | 09 |
| Mugarinya (Yandeyarra) | 34 |
| Parnapajinya           | 11 |
| Punju Njama            | 06 |
| Wakathuni              | 17 |
| Warralong              | 11 |
| Youngaleena            | 08 |

12 Communities 143 Houses

## Gascoyne Midwest

**GERALDTON:**

|               |    |
|---------------|----|
| Buttah Windee | 03 |
| Kardaloo      | 05 |
| Pia Wadjari   | 14 |
| Yulga Jinna   | 14 |

4 Communities 37 Houses

**CARNARVON:**

|              |    |
|--------------|----|
| Burringurrah | 33 |
| Mungullah    | 43 |
| Woodgamia    | 06 |

3 Communities 85 Houses

Midwest  
7 Communities 118 Houses

## Goldfields Indigenous Housing Organisation (Goldfields)

◆ (TSP)

|                     |    |
|---------------------|----|
| Bondini             | 17 |
| Coonana             | 10 |
| Katampul            | 08 |
| Mt Margaret         | 26 |
| Mulga Queen         | 10 |
| Ninga Mia           | 17 |
| Tjunjunjarra        | 17 |
| Wongatha Wonganarra | 21 |

8 Communities 126 Houses

## Ngaanyatiarra Council (Lands)

◆ (TSP)

|                           |    |
|---------------------------|----|
| Blackstone (Papulankutja) | 37 |
| Cosmo Newberry            | 24 |
| Jameson (Mantamaru)       | 25 |
| Kanpa (Pira-Kata)         | 07 |
| Kiwurkurra                | 25 |
| Patjarr                   | 07 |
| Tjirrkali                 | 14 |
| Tjukurla                  | 19 |
| Wanarn (Wannan)           | 27 |
| Warakurna                 | 36 |
| Warburton                 | 79 |
| Wingellina (Irrunytju)    | 33 |

12 Communities 333 Houses

## Marra Worra Worra (Fitzroy Crossing Valley)

|              |    |
|--------------|----|
| Bawoorrooga  | 01 |
| Bayulu       | 52 |
| Biridu       | 03 |
| Bungardi     | 03 |
| Burawa       | 08 |
| Darlungunaya | 12 |
| Djagerari    | 17 |
| Galamunda    | 01 |
| Galeru Gorge | 06 |
| Ganinyi      | 05 |
| Gillarong    | 09 |
| Girriyowua   | 08 |
| Jimbakudunji | 08 |
| Joy Springs  | 17 |
| Junjuwa      | 66 |
| Kadjina      | 14 |
| Karnparmi    | 05 |
| Koorabye     | 11 |
| Kurnangk     | 24 |
| Loanbun      | 04 |
| Mimbi        | 03 |
| Mindi Rardi  | 14 |
| Moongardie   | 08 |
| Muludja      | 16 |
| Ngalingkadji | 14 |
| Ngurtuwarta  | 07 |
| Yakanarra    | 26 |
| Yiyili       | 23 |

28 Communities 385 Houses

## ABORIGINAL HOUSING MANAGEMENT MAP REGIONAL SERVICE PROVIDERS VERSION LAST UPDATED 06.05.2013



Government of Western Australia  
Department of Housing



# MANAGING HOUSING IN REMOTE ABORIGINAL COMMUNITIES

- The Department of Housing negotiates a Housing Management Agreement (HMA) with the Aboriginal Entity with the power to lease.
- The Housing Management Agreement identifies:
  - Individual houses;
  - Cultural requirements ;
  - Details around the ongoing involvement of the Community in their housing management;
  - Rent setting model; and
  - Mutual reporting requirements.



# THE DRIVER

- Commonwealth required the State to have “control and access” to the land before it would release capital funding under the National Partnership Agreement on Remote Indigenous Housing
- The State was keen to have the capacity to manage Aboriginal housing without impacting on the land tenure arrangements.
- Why Agreements and not Leases? – more acceptable to Aboriginal communities - not a land grab

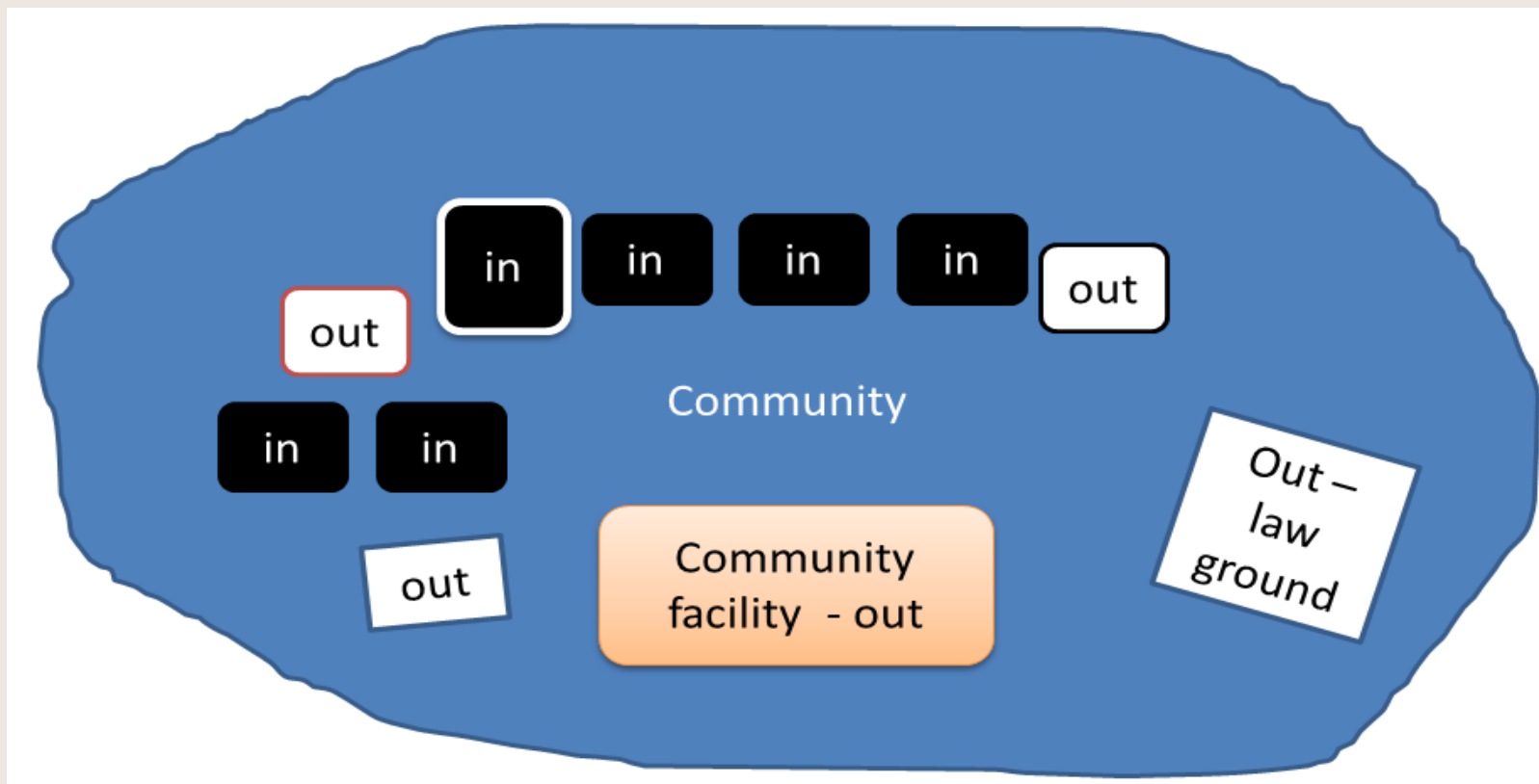


# WHAT WE DID

- Amended the Housing Act (1980) and established a new framework to facilitate ongoing reform in remote communities.
- The amendments were developed in consultation with Aboriginal organisations, communities and Native Title bodies.
- At the request of Aboriginal people and to protect the integrity of implementing the amendments – a Protocol for negotiation was developed by Aboriginal staff.
- Developed the Tool Kit



# HOW IT LOOKS FOR A COMMUNITY







# BENEFITS

- Rights and Obligations are clear
- More sustainable asset protection
- Property and Tenancy Management including reforms in rent collection.
- High ongoing community engagement
- No impact on current land tenure
- Does not impact/override Native Title or Heritage.
- Introduces Annual reports to communities





# SOLID OUTCOMES ACHIEVED

By 30 June 2013 – WA had exceeded the NPA RIH targets

- Completing 373 new houses
- Refurbishing 1,032 houses
- Signed up over 1,200 formal Tenancy Agreements and provided initial Living Skills program



# EARLY INDICATIONS OF SUCCESS

- The housing program has been rolled out with good local support.
- The majority of communities have chosen to participate.
- Non-participation has been driven by community reluctance to hand over the rent collected – reducing the spending flexibility and potential income for community coordinators.
- Established a benchmark for genuine community negotiation and increased expectations of ongoing engagement.



# EMERGING ISSUES: COST IMPOST

- The State has now accepted formal responsibility for 40 years of the management costs associated with over 1,600 houses in remote Western Australia.
- A further 800 are managed through informal arrangements
- The ongoing cost of managing these houses will outstrip the rent collection – requiring an ongoing subsidy from the State Government



# EMERGING ISSUES: TENANT RIGHTS AND RESPONSIBILITIES

- Moving to full public housing rent – a real cost increase for households.
- Living in remote WA is expensive – paying “proper” rent compromises ability to meet other expenses
- Who is tenanting which house? Keeping up with movement within and into the community.
- Property standards – developing skills.



# EMERGING ISSUES: HOME OWNERSHIP

- In remote communities – with no local economy – and no housing market - is there any place for home ownership?
- In town based communities – moving towards integration into the town – Can we manage to assist home ownership in a way that does not further exacerbate inequity between Aboriginal groups in the town?







**Further questions contact:**

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