

Questions on Notice

1. How many registrants on the SA Housing Trust's (the Trust) Single Housing Register identify as Aboriginal?

As at 28 July 2025, approximately 20% of active applicants on the Single Housing Register identified as Aboriginal, including:

- 1,043 applicants in Category 1, equating to 29% of all 3,633 Category 1 applicants,
- 503 applicants in Category 2, equating to 12% of all 4,286 Category 2 applicants,
- 1,601 applicants in Category 2, equating to 20% of all 7,929 Category 3 applicants.

This includes all new applicants on the Single Housing Register. Existing tenants (in social housing) with a transfer or relocation application were excluded. Aboriginal status is self-identified by the applicant.

2. How many homes scheduled for completion by 2026 are being delivered in areas with high Aboriginal housing needs, such as remote and regional communities?

Remote:

New construction in the Anangu Pitjantjatjara Yankunytjatjara (APY) Lands has historically been delivered via funding from both the National Partnership Agreement of Remote Indigenous Housing and National Partnership on Remote Housing (NPRH). The NPRH included funding for 35 replacement dwellings and expired in 2018. The Commonwealth has not committed additional funding for additional capital construction in remote Aboriginal communities since this time.

The Trust currently has eight replacement dwellings remaining under construction in remote Aboriginal communities funded via the NPRH; three of which will be completed in 2025/26, and five which will be completed in 2026/27. A further two properties are due to commence and complete construction in 2026/27 marking the conclusion of the replacement houses funded through NPRH. The 35 replacement homes funded through the NPRH have been constructed and delivered by Aboriginal Business Enterprises. All dwellings are four-bedroom and located in:

- Yalata (x5)
- Koonibba (x4)
- Mimili (x2)
- Pipalyatjara (x9)
- Kalka (x3)
- Fregon (x2)
- Ernabella (x3)
- Amata (x5)
- Indulkana (x2).

In addition to these dwellings funded by NPRH there are two replacement dwellings in remote Aboriginal Communities due to commence construction this year, which have been funded through insurance due to fire damage.

The Trust continues to engage with the Commonwealth with the aim of securing additional funding to deliver further new builds in remote communities.

Metropolitan and Regional

Between 2022 and 2026 the Trust is building 41 homes under its State Owned and Managed Indigenous Housing (SOMIH) Program. Of these, 24% (10 homes) are four-bedroom and are located in Murray Bridge, Davoren Park, Whyalla, Port Pirie, Port Augusta, Port Lincoln, Campbelltown, Blair Athol and Para Hills.

In addition to these programs the Trust is building nearly 3,000 homes between 2023 – 2033. While the exact locations of dwellings being constructed through to 2033 are yet to be determined, the Trust typically constructs 85% of its dwellings in metropolitan Adelaide, and the remaining 15% are expected to be built in regional areas. Trust records indicate that typically 34% of allocations in regional areas are to Aboriginal households.

3. What is the progress and timeframes for delivering Closing the Gap, outcome 9 and its targets 9a and 9b?

- **The timeline for the program of work associated with the larger builds and where that work is happening:**

Remote:

The Trust is replacing 35 homes in remote Aboriginal communities, the majority of which were previously three-bedroom properties, with four-bedroom dwellings; 27 have been completed, with the remaining eight dwellings expected to be completed by 2026/27. The Trust acknowledges that further investment in new housing is required in remote communities to achieve the Closing the Gap targets and is seeking to work in partnership with the Commonwealth to progress towards this outcome.

Metropolitan and Regional

The Trust is building nearly 3,000 homes between 2023 – 2033, of which 300 (10%) are expected to be four-bedroom properties aimed at reducing overcrowding. In the financial year 2024-25, 55% of new allocations of four-bedroom properties were to Aboriginal households. In addition, the majority (70%) of the Trust's allocations via transfers or relocations to four- or more bedroom properties were Aboriginal households.

The Trust is also building 10 4-bedroom homes between 2022-2026 as part of the SOMIH Program, specifically for Aboriginal households. These four-bedroom homes are located in Murray Bridge, Davoren Park, Whyalla, Port Pirie, Port Augusta, Port Lincoln, Campbelltown, Blair Athol and Para Hills.

- **The engagement approach to including Aboriginal perspectives into the design of housing:**

The Trust seeks to ensure the ongoing suitability of its designs by seeking input from communities when reviewing our construction standards, actively seeking feedback from new tenants (after 3, 6 and 9 months of occupation), and through peer review of its in-house design work.

In remote areas and the APY Lands, the Trust undergoes consultation with, and seeks approval from, the remote Communities' governing body, typically the local council, on the location and design for new and replacement housing. In the APY lands, the approval of the APY Executive is also sought. The Trust also works closely with Traditional Owners of the land to obtain anthropological clearance for the intended construction site.

Construction of new Trust dwellings in remote areas complies with the Ministerial Specification SA 78A ('Ministerial Standard 78A'). This building code was informed by consultation with Aboriginal communities, and sets out specific construction requirements for housing on designated Aboriginal Lands, eg in respect to higher thermal insulation and more robust materials.

Ministerial Standard 78A Housing on designated Aboriginal Land:

The Specification outlines the requirements for increased levels of durability, sustainability and health and safety for housing (Class 1 buildings as defined in the Building Code of Australia), located on designated Aboriginal lands in Western South Australia, which are subject to harsh environmental conditions and limited access to maintenance facilities. These conditions necessitate requirements additional to those prescribed in the Building Code of Australia (BCA). This Minister's Specification shall be read in conjunction with Regulation 78A of the Development Regulations 2008.

Remote Aboriginal Housing also responds to the Federal Government's Indigenous Housing Guide, which is a set of policies, standards, and resources aimed at improving housing outcomes for Aboriginal and Torres Strait Islander peoples, particularly in remote and regional areas.

4. Number of Aboriginal staff in all SA Housing Trust regional offices

Table 1: Aboriginal Employees at SA Housing Trust locations as at 28 July 2025

SA Housing Trust Locations	Number of Aboriginal Employees
Adelaide Contact Centre	2
Adelaide Office	1
Adelaide Riverside Centre	18
APY Lands - Umuwa	1
Berri	0
Ceduna	2
Cooper Pedy	1
Croydon Park	2
Elizabeth	4
Marion	2

Modbury	0
Mt Gambier	0
Murray Bridge	0
Noarlunga	2
Port Adelaide	0
Port Augusta	4
Port Augusta - Lakeview TAC	4
Port Lincoln	0
Port Pirie	1
Salisbury	0
Whyalla	0
TOTAL:	44

Note: Riverside Centre staff have been included in this data set for completeness

5. Information related to the suitability and standards of rainwater tanks across community

In the past rainwater tanks have been provided on houses to manage water runoff from the roof; they have not been provided for drinking water. Health studies dating back to the 1980s and 1990s revealed a high incidence of contamination in rainwater tanks, due to dust, debris and discharge settling on roofs and then entering tanks. The Trust has also received requests from tenants to remove rainwater tanks from their property. As a result, all recent new builds no longer provide rainwater tanks. Water runoff from the roof is now managed via underground soakage. This recent strategy was supported by the Health provider on the APY Lands.

6. Additional Information related to matters discussed at the Hearing:

Performance of maintenance contracts in SA, including the APY Lands

Furnell Plumbing Pty Ltd (Furnell) currently provides maintenance services across the APY Lands in a shared contract with the Trust and the Department for Infrastructure and Transport. The primary performance measure reported on under the current contract is timeliness, with the following performance reported through the current Head Contractor:

Table 2: Head Contractor performance on the APY Lands (FY 2024-25)

	SA Housing Trust		
Priority	Commencement	Completion	Compliance
Priority 1	87.50%	93.33%	90.42%
Priority 2	84.36%	96.15%	90.26%
Priority 3	100.00%	100.00%	100.00%
Priority 4	100.00%	100.00%	100.00%
Priority 5	89.19%	100.00%	94.59%

The other performance measure under the existing APY Lands contract is economic opportunity for Anangu and Aboriginal people. Furnell and the Trust have achieved a 42% local Aboriginal employment against a 35% benchmark.

The Trust is currently leading undertaking a procurement process to replace the current APY Lands contract, with the new contract expected to be in place by March 2026. The new contract will include greater levels of performance metrics to monitor quality of service including customer satisfaction.

The Trust's public housing maintenance requests are prioritised depending on urgency, including consideration to impacts of someone's health and safety, and inconvenience to the tenant. Requests are prioritised into five categories, with Priority 0 the most urgent (eg an emergency event) and Priority 5 the least urgent (eg programmed maintenance).

The Trust has a number of key performance indicators (KPI) and these are used to incentivise head contractors to continually improve service levels. The primary customer performance feedback KPIs under these head contracts are:

- Safety
 - Prequalification of Licensed tradespeople
 - Monitor Sub-contractor Job safety analysis completion
- Timeliness
 - Responsive maintenance performance (refer table below)
 - Vacancy maintenance turnaround times
- Quality
 - Non-conformity reporting aligned with Australian standards and Trust expectations.
 - Tenant satisfaction

Table 3: Responsive Maintenance (KPI) Performance (FY 2024-25)

	Contracted Expectation (Benchmark)	Commenced within timeframe	Completed within timeframe
Priority 1	98%	85%	96%
Priority 2	95%	45%	68%
Priority 3	90%	54%	56%
Priority 4	90%	N/A	62%