

Senate Finance and Public Administration Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Budget Estimates Hearing 25-29 May 2015

Prime Minister and Cabinet Portfolio

Department/Agency: Department of the Prime Minister and Cabinet
Outcome/Program: Outcome 2: Indigenous
Topic: Housing

Senator: Senator the Hon Jan McLucas

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Question:

What is the status of the implementation plans recently negotiated with states and territories under the NPARIH?

- a. Can you provide a copy of the implementation plans?
- b. What is the effect of the cessation of the NPARIH on the implementation plans?

Answer:

- a. Implementation Plans for 2014-16 were agreed with Queensland, New South Wales, South Australia, Western Australia and the Northern Territory in 2014. Copies of the NPARIH 2014-16 Implementation Plans are attached.
- b. The Commonwealth is working with the States to agree the new Remote Housing Strategy (the Strategy). The NPARIH and its Implementation Plans will cease on commencement of the new Strategy.

New South Wales Implementation Plan (2014-15 to 2015-16)

NATIONAL PARTNERSHIP AGREEMENT ON REMOTE INDIGENOUS HOUSING

PART 1: PRELIMINARIES

1. This Implementation Plan is a schedule to the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and should be read in conjunction with the Agreement.
2. This Implementation Plan aims to improve housing outcomes in remote communities in New South Wales through:
 - a. delivering value for money quality capital works which improve the longevity of remote public housing stock;
 - b. building new social housing where appropriate land tenure and administration is in place or being implemented;
 - c. identifying options to increase remote Indigenous home ownership in New South Wales, to reduce overcrowding and contribute to improved living standards in remote communities;
 - d. improving property and tenancy management in line with mainstream public housing; including reforming rents and reinforcing tenant responsibility;
 - e. identifying opportunities for housing to support mobility of remote residents to better labour markets in non-remote areas; and
 - f. focusing on local Indigenous employment.
3. The Commonwealth and NSW recognise that a safe and secure home is essential for people to reach their full potential. Housing underpins efforts to break disadvantage and is a key foundation to a successful transition to education, employment, home ownership and economic independence.
4. Housing outcomes delivered under NPARIH will encourage mobility and maximise incentives for individuals to find appropriate employment and/or educational opportunities, with suitable support mechanisms.
5. This Implementation Plan aims to ensure Indigenous people are employed through the capital works and property and tenancy management programmes.
6. The Commonwealth and New South Wales acknowledge the importance of continued effort beyond the NPARIH to ensure the sustainability of remote Indigenous housing provided under this agreement.

7. Both Governments recognise the importance of thorough community engagement in undertaking works in communities.

PART 2: TERMS OF THIS IMPLEMENTATION PLAN

8. The Implementation Plan will commence as soon as it is agreed between the Commonwealth of Australia and New South Wales, represented by the Commonwealth and State Ministers with responsibility for Indigenous housing.
9. As a schedule to the NPARIH, this Implementation Plan provides the public with an indication of how the NPARIH is intended to be delivered in New South Wales and to demonstrate New South Wales' capacity to achieve the outcomes of the NPARIH.
10. This Implementation Plan will cease on 30 June 2016, or on completion of all elements contained within it, including the acceptance of final performance reporting and processing of final payments against performance milestones.
11. This Implementation Plan may be varied by written agreement between the Commonwealth and New South Wales Ministers with responsibility for Indigenous housing.
12. The Parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the Parties' commitment to the plan and its full implementation.

PART 3: STRATEGY FOR IMPLEMENTATION

Project information

13. The project elements planned are shown in Table 1 below:

Table 1: Project Elements

No	Title	Short description	Start date	End date
1	Capital Works – new houses, and refurbishments	Completion of 49 new houses; and refurbishment of 115 existing houses in line with the agreed Capital Works schedule.	1 July 2014	30 June 2016
2	Employment Related Accommodation	Delivery of 24 new Employment Related Accommodation houses in regional New South Wales as agreed in biennial Competitive Bids Process. This element will target the delivery of Employment Related Accommodation to enable mobility for people who wish to move	1 July 2014	30 June 2016

No	Title	Short description	Start date	End date
		to an area to access education and sustainable employment and participation.		
3	Property and Tenancy Management	<p>This element will facilitate the implementation of the <i>Build and Grow Aboriginal Community Housing Strategy</i> in remote Indigenous communities, which standardises property and tenancy management services for the Aboriginal community housing sector, consistent with public housing standards. New South Wales will engage 180 tenants in a Tenant Support and Education Program which focuses on three key initiatives:</p> <ul style="list-style-type: none"> • Universal Tenancy Information and Resources • Tailored Provider Assistance Tenancy Information • Tailored Provider Assistance Tenant Support Services. <p>40 Aboriginal Community Housing providers will be engaged in capacity building and New South Wales will develop and implement a rental arrears and property management strategy.</p>	In progress	30 June 2016
4	Home Ownership	Continuing to offer options for Indigenous Australians in remote public housing to buy their own homes.	In progress	30 June 2016

Estimated costs

14. The maximum financial contribution to be provided by the Commonwealth to New South Wales for the delivery of the project elements of this Implementation Plan is \$76.999 million. All payments are exclusive of GST.
15. The estimated overall budget (exclusive of GST) is set out in Table 2. The budget is indicative only. The Commonwealth contribution can only be moved between years with the agreement of the Commonwealth.

Table 2: Estimated overall budget

(\$ million)	2014-15	2015-16	Total
Capital Works			
- New Supply (incl Home Ownership)	35.465	9.818	45.283
- Refurbishments	11.487	-	11.487
- Employment Related Accommodation	12.200	5.140	17.340
Property and Tenancy Management	1.502	1.387	2.889
Total Commonwealth contribution	60.654	16.345	76.999

Programme logic

16. The way in which the project elements detailed in this Implementation Plan will achieve the outcomes and objectives set out in the NPARIH is detailed in Table 3 below.

Table 3: Programme logic

Project Elements	Outputs	Outcomes	Reform Objectives
1. Capital Works (new and refurbished homes)	<p>Supply of safe and adequate housing that will contribute to improved living standards for Indigenous people in remote communities or people from remote communities moving to outer regional locations for education and employment opportunities. Construction of new houses to increase supply, and ongoing refurbishments of houses in remote Indigenous communities.</p> <p>Increased employment opportunities for local residents in remote Indigenous communities.</p>	<p>Indigenous Australians have reduced overcrowding and improved housing amenity, particularly in remote and discrete communities.</p>	<p>To significantly reduce overcrowding and increase the supply of new social housing and to improve the quality of existing housing stock in remote Indigenous communities.</p> <p>Housing investment benefits Indigenous Australians in remote locations and contributes towards reducing overcrowding and improving amenity.</p> <p>At least 20 per cent of people employed to undertake delivery of capital works under this Implementation Plan must be Indigenous (including local Indigenous employment).</p>
2. Employment Related Accommodation	<p>Housing in regional and outer regional or metropolitan areas to support people from remote communities to access training, education, employment and support services.</p> <p>Increased portability of housing</p>	<p>Supporting Indigenous people from remote locations to access training, education, employment and support services.</p>	<p>Accommodate Indigenous families and single people from remote locations who intend to study away from home or take up new employment opportunities.</p> <p>Development of options to support mobility, such as improvements to the portability of social housing to give priority to</p>

Project Elements	Outputs	Outcomes	Reform Objectives
	entitlements to support people to move to areas of economic opportunity.		applicants moving for work or training.
3. Property and Tenancy Management	<p>Robust and standardised tenancy management of all remote Indigenous housing that ensures rent collection, reduction of rental arrears, asset management and protection and governance arrangements are consistent with public housing standards.</p> <p>Approved Aboriginal Community Housing Providers undertake robust asset planning, cyclical (planned) and responsive maintenance processes as a condition of registration.</p> <p>Capacity building with approved providers to increase rent collection and management of arrears; formalisation of tenancy agreements; managing tenant damage and associated costs; and a comprehensive programme of repairs and maintenance, including regular</p>	<p>Aboriginal people are supported in their homes with robust property and tenancy management through having approved providers assessed as having the skills and capability are managing their homes.</p> <p>Tenant Support and Education Program supports providers, tenants and communities to adjust to the reforms and assist providers to manage risks to develop and strengthen business as usual tenant support capacities.</p> <p>Rental houses are well maintained and managed in remote Indigenous Communities.</p>	<p>All new properties delivered under this agreement have tenancy management and rent collection consistent with public housing standards, and tenant support services are provided.</p> <p>The objectives are as follows:</p> <ul style="list-style-type: none"> • 100 per cent of houses have tenancy management, rent collection and tenancy support services available by 2016. • 100 per cent of prospective tenants that move into new houses are offered the Tenancy Support program. <p>At least 20 per cent of people employed to undertake delivery of property and tenancy management services under this Implementation Plan must be Indigenous (including local Indigenous employment).</p>

Project Elements	Outputs	Outcomes	Reform Objectives
	<p>tenancy inspections.</p> <p>Ongoing repairs and maintenance of properties are the responsibility of the approved provider.</p> <p>Increased employment opportunities for people from remote Indigenous communities.</p>		
4. Home Ownership	Development of further programmes and projects that support home ownership opportunities for remote Indigenous communities.	Indigenous Australians living in remote New South Wales are supported to access the same housing opportunities as other Australians, including private rental and home ownership.	<p>Broader access to home ownership products achieved.</p> <p>Number of communities in which home ownership has been made available to residents.</p>

Risk management

17. New South Wales has an existing Risk Management Plan which is updated regularly to cover all project elements under this Implementation Plan. In developing this plan, risks have been actively identified, entered into a risk log and categorised in terms of impact and likelihood.

New South Wales Context

18. In developing this Implementation Plan, consideration has been given to the New South Wales context.
19. Approximately 173,000 Indigenous people, around 32 per cent of Australia's Indigenous population, live in New South Wales¹. Since the 2006 census the New South Wales Indigenous population has increased by 24.6% with the majority living in regional and metropolitan New South Wales. Indigenous people living in remote and very remote New South Wales represented only 4.5% of the New South Wales Indigenous population, which has declined from 5.5% in 2006.
20. Under the first five years of the Agreement, New South Wales has delivered 205 new houses and refurbished 614 existing homes for Aboriginal people in remote locations.

¹ 2011 Census count data

21. New South Wales has also provided 75 affordable rental properties in non-remote locations to assist Aboriginal people from remote areas to access education and employment opportunities. NSW only builds and acquires property on fully serviced freehold land in towns and the demographic shift of Aboriginal people away from remote and very remote areas supports extending the scope of works for NSW to outer regional areas. Further, the restricted supply of land in remote and very remote areas has operated as a significant supply constraint on land acquisition.
22. The capital works under this Implementation Plan will support and help drive the state wide *New South Wales Build and Grow Community Aboriginal Community Housing Strategy*. The use of NPARIH funding is linked to implementation of change initiatives under the Build and Grow Strategy. Refurbishment work in remote areas and backlog maintenance in the remainder of New South Wales is linked to the Aboriginal community housing providers' participation in Build and Grow Strategy.
23. In New South Wales, there are approximately 206 Aboriginal community housing providers with 4,700 properties. Transition from these providers to standardised housing management standards is through participation in the Build and Grow Strategy, by either being registered as Approved Providers by meeting specific performance assessment criteria or by being registered through head leasing their houses to the Aboriginal Housing Office, for subsequent management by an Approved Provider. Repairs and maintenance programs are being rolled out for the properties owned by these providers.
24. In New South Wales, land tenure for about 60 per cent of the Indigenous Community Housing Sector is underpinned by the Aboriginal Land Rights Act 1983. Under this Act, houses built on land owned by Local Aboriginal Land Councils are held under freehold title by the Local Aboriginal Land Council.

PART 4: ROLES AND RESPONSIBILITIES

25. To realise the project elements of this Implementation Plan, each Party has specific roles and responsibilities in addition to those set out in the NPARIH.

Role of the Commonwealth

26. The Commonwealth agrees to be accountable for the following additional roles and responsibilities:
 - a. Providing strategic oversight and programme support to New South Wales, including:
 - (i) Monitoring and assessing the performance in the delivery of the projects outlined in this Implementation Plan; and
 - (ii) Providing representatives to the Joint Steering Committee and associated governance bodies;
 - b. Developing mobility packages to support people from remote areas seeking to relocate to areas of stronger labour markets. Links to ongoing employment will also be made available through relevant Commonwealth programmes, such as the Remote Jobs and Communities Programme;

- c. Assessing the biennial competitive bids and announcing the outcomes of the assessment process prior to the end of the preceding financial year. Projects will be assessed by the Commonwealth as outlined in Clause 29A of the NPARIH. Jurisdictions will be provided with operational guidelines to assist in the preparation of capital works project bids;
- d. In accordance with the *Fair Work (Building Industry) Act 2012*, ensuring that financial contributions to a building project or projects as defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, are only made where a builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted;
- e. Ensuring that compliance with the Building Code 2013 is a condition of Commonwealth funding;
- f. Providing New South Wales with the Annual Status Report template; and
- g. Providing timely advice through the Joint Steering Committee regarding all Commonwealth policies and reforms that impact on the NPARIH.

Role of New South Wales

- 27. New South Wales agrees to be accountable for the following additional roles and responsibilities:
 - a. Managing and reporting on the delivery of the projects outlined in this Implementation Plan and providing representatives to the Joint Steering Committee and associated governance bodies;
 - b. Submitting a bid for funding for future programme of works under the Competitive Bids Process to be assessed by the Commonwealth and approved by the Minister responsible for Indigenous Affairs. Bids will meet the requirements set out in clause 29A and 29B of the NPARIH;
 - c. Reporting on the delivery of the projects as set out in this Implementation Plan;
 - d. Continuing to develop programmes that allow Aboriginal Australians living in remote New South Wales to purchase housing;
 - e. Maximising employment and workforce development outcomes for Indigenous Australians across all aspects of the Agreement, particularly in the areas of property and tenancy management, capital construction and repairs and maintenance. Meeting a minimum 20 per cent Indigenous employment (including local Indigenous employment) target for new housing construction, and for property and tenancy management;
 - f. Implementing a robust and standardised tenancy management framework for all remote Indigenous housing, which ensures rent collection, asset protection, tenant education and support and governance arrangements consistent with mainstream public housing standards;

- g. Undertaking a comprehensive programme of community engagement;
- h. In accordance with the requirements of the *Fair Work (Building Industry) Act 2012* and subject to financial thresholds defined under the *Fair Work (Building Industry – Accreditation Scheme) Regulations 2005*, ensuring that only a builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted, and providing the necessary assurances to the Commonwealth through a Quality Assurance Plan; and
- i. Ensuring that compliance with the Building Code 2013, is made a condition of tender for all contractors and the subcontractors who tender for the work where appropriate, and providing the necessary assurances to the Commonwealth including adherence to the principles outlined in the National Indigenous Housing Guide. Works will also be guided by Guidelines or Standards relevant to New South Wales.

Shared Responsibilities

- 28. The Joint Steering Committee is the governance body for the Implementation of the NPARIH in New South Wales. The role and membership is set out in the Terms of Reference, with any subsequent changes to be approved by the Joint Steering Committee. The Joint Steering Committee will meet at least four times each year.
- 29. The Commonwealth and New South Wales agree to strengthen linkages to employment and capacity building programmes in communities and provide opportunities for participants in the roll out of Capital Works and Property and Tenancy Management.
- 30. The Commonwealth and New South Wales commit to address barriers to home ownership, attract commercial investment and generally support a developing economy in remote communities.
- 31. The Parties will meet the requirements of Schedule E, Clause 26 of the Intergovernmental Agreement on Federal Financial Relations, by ensuring that prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Implementation Plan, and that roles of both Parties will be acknowledged and recognised appropriately.

PART 5: PERFORMANCE AND REPORTING ARRANGEMENTS

- 32. The following performance and reporting obligations will apply to this activity, as set out in Clauses 23-26 of the NPARIH.

Milestones

- 33. To qualify for the associated payments, New South Wales is required to submit milestone reports to the Commonwealth demonstrating achievement against the milestones in Table 4.
- 34. At the time of signing this agreement, joint Ministerial approval is yet to be given to projects covering \$26.294 million of New South Wales' allocation for capital works and Employment Related Accommodation. New South Wales will develop proposals for

endorsement by the Joint Steering Committee and the agreement of the Commonwealth and New South Wales Ministers. The proposals will cover: home ownership proposals, capital works proposals to address overcrowding, and Employment Related Accommodation proposals that support people from remote communities to access training, education and employment. It will contain the specific milestones for each payment. Payments will be made subject to performance reports demonstrating the relevant milestones in the agreed proposal have been met.

Table 4: Milestones for 2014-16

Due Date	Payment Type	Amount	Milestones
31 August 2014	Capital works – new supply	\$6.000 million	<ul style="list-style-type: none"> 11 new houses completed or underway
	Capital works – Refurbishments	\$2.000 million	<ul style="list-style-type: none"> 20 refurbished houses completed or underway
	Property and Tenancy Management	\$0.601 million	<ul style="list-style-type: none"> 40 Providers engaged in Capacity Building 60 tenants engaged in Tenant Support and Education Program initiative 100% of NPARIH properties under a tenancy agreement Tenancy support offered to all new tenants
	Employment Related Accommodation	\$0.509 million	<ul style="list-style-type: none"> 1 Employment Related Accommodation dwelling completed, acquired or underway
31 December 2014	Capital works	\$10.205 million	<ul style="list-style-type: none"> Delivery of 2014-15 projects in accordance with joint Ministerial agreement
28 February 2015	Capital works – new supply	\$6.000 million	<ul style="list-style-type: none"> 22 new houses completed or underway
	Capital works – Refurbishments	\$4.500 million	<ul style="list-style-type: none"> 65 refurbished houses completed or underway
	Capital works	\$3.145 million	<ul style="list-style-type: none"> Delivery of 2014-15 projects in accordance with joint Ministerial agreement
	Property and Tenancy Management	\$0.901 million	<ul style="list-style-type: none"> 180 tenants engaged in Tenant Support and Education Program initiative 100% of NPARIH properties under a tenancy agreement Tenancy support offered to all new tenants Development of a rental arrears and property inspection performance monitoring framework for NPARIH properties, as endorsed by the Joint Steering Committee

	Employment Related Accommodation	\$5.000 million	<ul style="list-style-type: none"> 10 Employment Related Accommodation dwellings completed, acquired or underway
31 May 2015	Capital works	\$12.944 million	<ul style="list-style-type: none"> Delivery of 2014-15 projects in accordance with joint Ministerial agreement
	Capital works – new supply	\$1.611 million	<ul style="list-style-type: none"> 25 new houses completed or underway 7 new houses underway for completion in 2015-16
	Capital works – Refurbishments	\$4.987 million	<ul style="list-style-type: none"> 115 refurbished houses completed or underway
	Employment Related Accommodation	\$2.251 million	<ul style="list-style-type: none"> 14 Employment Related Accommodation dwellings completed, acquired or underway
31 August 2015	Capital works – new supply	\$4.500 million	<ul style="list-style-type: none"> Agreed 2014-15 capital works programme 100% complete and 11 new houses for 2015-16 completed or underway
	Property and Tenancy Management	\$0.638 million	<ul style="list-style-type: none"> Commencement of pilot rental arrears and property inspection performance monitoring framework, as endorsed by the Joint Steering Committee
	Employment Related Accommodation	\$0.509 million	<ul style="list-style-type: none"> Agreed 2014-15 Employment Related Accommodation programme 100% complete 1 new Employment Related Accommodation dwelling completed, acquired or underway
30 November 2015	Capital works - new	\$2.450 million	<ul style="list-style-type: none"> 17 new houses completed or underway
	Employment Related Accommodation	\$2.575 million	<ul style="list-style-type: none"> 6 new Employment Related Accommodation dwellings completed, acquired or underway
30 April 2016	Capital works - new	\$2.000 million	<ul style="list-style-type: none"> 24 new houses completed or underway
	Property and Tenancy Management	\$0.749 million	<ul style="list-style-type: none"> Implement rental arrears and property inspection performance monitoring framework, as endorsed by the Joint Steering Committee
	Employment Related Accommodation	\$2.056 million	<ul style="list-style-type: none"> 10 Employment Related Accommodation dwellings completed, acquired or underway
30 June 2016	Capital works – new supply	\$0.868 million	<ul style="list-style-type: none"> 24 new houses completed.

Reporting

35. New South Wales will provide quarterly lot level reporting against the milestones in Table 4. Reports will also include updates on:
- a. Progress against the targets for 2014-15 and 2015-16 on a cumulative basis; and
 - b. The number of Indigenous people employed through the capital works program and property and tenancy management, against agreed targets of at least 20 per cent.
36. Reports on progress against the framework on Property and Tenancy Management will be brought to the Joint Steering Committee quarterly, with each year's final report forming part of the Annual Status Report.
37. New South Wales will provide an Annual Status Report to the Commonwealth at the times specified below:

From	To	Due date
1 July 2014	30 June 2015	30 September 2015
1 July 2015	30 June 2016	30 September 2016

Sign off

The Parties have confirmed their commitment to this agreement as follows:



Signature **Date** 18/10/14

[By Minister Upton]



Signature **Date** 27/10/14

[By Minister Scullion]

Queensland Implementation Plan (2014-15 to 2015-16)

NATIONAL PARTNERSHIP AGREEMENT ON REMOTE INDIGENOUS HOUSING

PART 1: PRELIMINARIES

1. This Implementation Plan is a schedule to the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and should be read in conjunction with the Agreement.
2. This Implementation Plan aims to improve housing outcomes in remote communities in Queensland by:
 - a. reducing overcrowding through the delivery of value for money quality capital works;
 - b. removing the barriers to enable Indigenous home ownership including through land tenure reform and the sale of social housing;
 - c. facilitating access to education and employment through housing solutions; including enabling mobility of remote residents to better labour markets in regional areas; and focusing on local Indigenous employment;
 - d. improving tenancy management in line with mainstream social housing including managing rental arrears and reinforcing tenancy obligations; and
 - e. increasing the average life of the asset by aligning property management practices (including repairs and maintenance) to mainstream social housing.
3. Queensland recognises that a safe and secure home is essential for children to reach their potential and that employment provides increased access to housing options. Queensland will ensure remote social housing is delivered in a way that supports Indigenous Australians to achieve better employment and education outcomes.
4. The Commonwealth and Queensland acknowledge the importance of continued effort beyond the NPARIH to ensure the sustainability of remote Indigenous housing provided under this agreement.

PART 2: TERMS OF THIS IMPLEMENTATION PLAN

5. This Implementation Plan will commence as soon as it is agreed between the Commonwealth of Australia and Queensland, represented by the Commonwealth and Queensland Ministers with responsibility for Indigenous housing.
6. As a schedule to the NPARIH, this Implementation Plan provides the public with an indication of how the NPARIH is intended to be delivered in Queensland.
7. This Implementation Plan will cease on 30 June 2016, or on completion of all project elements contained within it, including the acceptance of final performance reporting and processing of final payments against performance milestones.
8. This Implementation Plan may be varied by written agreement between the Commonwealth and Queensland Ministers with responsibility for Indigenous housing.
9. The Parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the Parties' commitment to the plan and its full implementation.

PART 3: STRATEGY FOR IMPLEMENTATION

Project information

10. The Project elements planned are shown in Table 1 below:

Table 1: Project elements

No.	Title	Short description	Planned start date	Planned end date
1	Capital Works	<p>Completion of 298 new houses by Queensland in line with the agreed Capital Works Schedule and priority given to new social housing on land with long-term tradeable land tenure.</p> <p>All new houses delivered under this Implementation Plan will comply with Queensland social housing policies and applicable public housing standards and guidelines set out at Clauses 20 d. and e. and 21 h. and i. of this Implementation Plan. Housing related infrastructure works will be delivered, as required, to enable the above capital works targets to be met and will be agreed by the Joint Steering Committee.</p>	1 July 2014	30 June 2016
2	Employment Related Accommodation	This element will target the delivery of Employment Related Accommodation to enable mobility for people who wish to move to an area to access education and sustainable employment.	1 July 2014	30 June 2016

No.	Title	Short description	Planned start date	Planned end date
3	Employment and Training	The development and implementation by Queensland of strategies to benefit local residents in remote communities through: <ul style="list-style-type: none"> • improving employment and training opportunities and; • providing capacity building, and employment opportunities/outcomes in NPARIH capital works, repairs and maintenance and tenancy management. 	In progress	30 June 2016
4	Property and Tenancy Management	Implementation of robust and standardised property and tenancy management of all social housing in remote Indigenous communities consistent with Queensland social housing policies and standards. This element will specifically include: rent collection and management of arrears; tenant education; formalisation of tenancy agreements; managing tenant damage and associated costs; and a comprehensive programme of repairs and maintenance, including regular tenancy inspections.	In progress	30 June 2016
5	Home Ownership	The implementation of Queensland's policy to enable the sale of social housing in remote communities will remove barriers to Indigenous people in remote communities taking up home ownership and economic development opportunities, including through land tenure reform.	In progress	30 June 2016

Estimated costs

11. The maximum financial contribution to be provided by the Commonwealth to Queensland for the delivery of the project elements of this Implementation Plan is \$292.852 million. All payments are exclusive of GST.
12. The estimated overall budget (exclusive of GST) is set out in Table 2, which reflects the original NPARIH allocation. The budget is indicative. The Commonwealth contribution can only be moved between years and programmes with the agreement of the Commonwealth.

Table 2: Estimated financial contributions

(\$ million)	2014-15	2015-16	Total
Capital Works	99.093	94.593	193.686
Employment Related Accommodation	17.200	5.140	22.340
Property and Tenancy Management	39.298	37.528	76.826
Total Commonwealth contribution	155.591	137.261	292.852

Programme logic

13. The way in which the project elements detailed in this implementation plan will achieve the outcomes and objectives set out in the NPARIH is detailed in Table 3 below.

Table 3: Programme logic

Project elements	Outputs	Outcomes	Reform Objectives
1. Capital Works	<p>Supply of safe and adequate housing that will contribute to improved living standards for Indigenous Australians in remote communities;</p> <p>Construction of new houses to increase supply in remote communities;</p>	<p>Indigenous Australians have improved amenity and reduced overcrowding, particularly in remote and discrete communities.</p>	<p>To significantly reduce overcrowding and increase the supply of new social housing in remote Indigenous communities, demonstrated by an increase in the number of houses at a habitable social housing standard.</p> <p>Through regular capital works reporting and the Annual Status Report, progress will be measured against the following objectives:</p> <ul style="list-style-type: none"> - Delivery of housing works in line with the payment milestones. - No more than five per cent of remote households under Department of Housing management have a permanent resident occupancy greater than 7.3 people per bedroom based on NPARIH and QLD Tenancy Management System data, supported by ABS Census data.

Project elements	Outputs	Outcomes	Reform Objectives
			<p>Infrastructure progress will be assessed against the following:</p> <ul style="list-style-type: none"> ➤ Number of communities and dwellings covered by normalised service level standards and delivery arrangements for essential and municipal services. ➤ Number of permanent dwellings with working connections to the full range of housing related infrastructure (power, water, sewerage). ➤ Number of communities connected to essential services (power, water, sewerage).
2. Employment Related Accommodation	Subsidised rental housing in regional areas with wrap around services to facilitate access to training, education, employment and support services for people from remote communities.	Greater housing solutions for people from remote Indigenous communities relocating to regional centres to take up training, education and employment opportunities.	To support Indigenous Australians from remote communities to move to locations with training and employment opportunities by providing appropriate accommodation options and increased portability of housing entitlements.
3. Employment and Training	Increased employment opportunities for people in remote Indigenous communities.	Local Indigenous people are engaged in employment through the provision of NPARIH-related activities	At least 20 per cent of people employed in capital works and at least 20 per cent of people employed in tenancy and property management services under this Implementation Plan must be Indigenous (including connection to local community).

Project elements	Outputs	Outcomes	Reform Objectives
			Employment opportunities and community capacity will also be increased for local residents in remote Indigenous communities.
4. Property and Tenancy Management	<p>Robust and standardised tenancy management of all remote Indigenous housing that ensures rent collection, asset management and protection and governance arrangements consistent with social housing standards.</p> <p>An annual programme of ongoing repairs and maintenance of houses in remote Indigenous communities, complemented by a more responsive programme addressing issues raised by tenants. Routine inspections that aim to progressively increase the life cycle of remote Indigenous housing from seven years to 30 years.</p> <p>Ongoing support and education for tenants, through regular inspections, and enforcement of tenant responsibilities and obligations and provision of living skills programmes.</p>	<p>A system consistent with social housing Property and Tenancy Management is implemented.</p> <p>Indigenous people have improved amenity and reduced overcrowding, particularly in remote and discrete communities.</p> <p>Rental houses are well maintained and managed in remote Indigenous Communities.</p>	<p>To implement a system consistent with social housing property and tenancy management to improve the sustainability of remote Indigenous social housing stock, increase amenity and reduce overcrowding, particularly in remote and discrete communities.</p> <p>The objectives are as follows:</p> <ul style="list-style-type: none"> - Tenancy agreements in place within four weeks of houses being completed and fully tenable, and support/education programme offered to tenants - Arrangements are in place for rent collection and management of arrears (including implementation of tenant compliance strategies) - Annual property and tenancy inspections are conducted - A comprehensive programme of repairs and maintenance is employed; - Quality assurance procedures are implemented to ensure repairs and maintenance materials and workmanship meet Australian Standards.

Project elements	Outputs	Outcomes	Reform Objectives
	Manage and monitor council capacity and compliance regarding property and tenancy management, particularly in relation to handling rent arrears.		
5. Home Ownership	Progressive resolution of land tenure in remote communities and removal of administrative barriers to secure government and commercial investment, economic development and support home ownership opportunities.	Indigenous Queenslanders are supported to access the same housing opportunities as other Australians, including private rental and home ownership.	An overarching framework for addressing the barriers and disincentives to home ownership, including through land tenure reform, is jointly developed.

Risk management

14. Queensland has an existing Risk Management Plan that is updated regularly to cover all project elements under this Implementation Plan. In developing this plan, risks have been actively identified, entered into a risk log and categorised in terms of impact and likelihood.

Relevant Queensland Context

15. In developing this Implementation Plan, consideration has been given to the relevant Queensland context.
16. Further, capital works and Property and Tenancy Management under this Implementation Plan contribute to the Healthy Homes Building block identified in the National Indigenous Reform Agreement, the 'Closing the Gap' targets particularly increasing health, education and employment outcomes, and the National Affordable Housing Agreement target of reducing homelessness. Capital works in particular will complement the COAG National Disability Strategy 2010-2020 by referencing Australian building standards relevant to access and mobility requirements.

17. The Commonwealth recognises the housing reforms undertaken by Queensland under its One Social Housing System, Housing 2020 Strategy and Homelessness-to-Housing Strategy 2020; and supports the policy aims of maximising housing outcomes including:
 - a. application of rigorous tenancy and property management arrangements currently being delivered by agreement in some remote Indigenous Councils which ensures rent setting and collection, the provision of housing based on need, determined through transparent allocation processes, asset protection and tenant support; and
 - b. needs-based planning for housing, property condition appraisal processes, Housing Improvement Plans with all discrete Indigenous communities, and capital works project management systems.
18. Supporting land tenure arrangements that create long-term tradeable interests, which give sufficient confidence to financial institutions to invest in remote communities, will support the economic sustainability and independence of remote communities. Capital works investment under this Implementation Plan will be prioritised to communities where long-term tradeable land tenure arrangements are in place.

PART 4: ROLES AND RESPONSIBILITIES

19. To realise the project elements of this Implementation Plan, each Party has specific roles and responsibilities in addition to those set out in the NPARIH.

Role of the Commonwealth

20. The Commonwealth agrees to be accountable for the following additional roles and responsibilities:
 - a. Providing strategic oversight and programme support to Queensland, including:
 - i. Monitoring and assessing performance in the delivery of the projects outlined in this Implementation Plan;
 - ii. Providing representatives to the NPARIH and Indigenous Home Ownership Joint Steering Committee and associated governance bodies;
 - b. Providing infrastructure funding as part of the Competitive Bids Process, to support housing investment under NPARIH;
 - c. Assessing capital works project bids received as part of the competitive bids process and announcing the outcomes of the process prior to the end of the preceding financial year. Projects will be assessed by the Commonwealth as outlined in Clause 29A of the NPARIH. Queensland will be provided with operational guidelines to assist in the preparation of its bid;

- d. In accordance with *the Fair Work (Building Industry) Act 2012*, ensuring that financial contributions to a building project or projects, as defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, are only made where principal contractors are accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme (subject to the Scheme’s financial thresholds);
- e. Ensuring that compliance with the Building Code 2013 is a condition of Commonwealth funding;
- f. Providing Queensland with the Annual Status Report template; and
- g. Providing timely advice through the NPARIH and Indigenous Home Ownership Joint Steering Committee, regarding all Commonwealth Government policies and reforms that impact on the NPARIH.

Role of Queensland

- 21. Queensland agrees to be accountable for the following additional roles and responsibilities:
 - a. Submitting a bid for funding under the Competitive Bids Process to be assessed by the Commonwealth and approved by the Minister for Indigenous Affairs. Capital Works bids will address the requirements outlined in Clause 29A and B of the NPARIH and be underpinned by demonstrated community need and land tenure reform to support home ownership;
 - b. Submitting proposals for Employment Related Accommodation or mobility support for Indigenous people moving from remote communities to regional areas to undertake employment or training. Proposals would generally be to support individuals where short and medium term accommodation is not available or affordable. Models may include transformational housing arrangements as a pathway to home ownership for employed tenants;
 - c. Reporting the delivery of the projects as set out in Part 5;
 - d. Maximising employment and workforce development outcomes for Indigenous Australians across all aspects of the Agreement, particularly in the areas of property and tenancy management, and capital works construction;
 - e. Continuing progressive resolution of land tenure, including enabling home ownership outcomes where there is long term tradeable land tenure;
 - f. Implementing a robust and standardised tenancy management framework for all remote Indigenous housing, which ensures rent collection, asset protection, tenant education and support and governance arrangements consistent with mainstream public housing standards and the One Social Housing System. Queensland acknowledges the need to work with councils

on continuing tenant education and improving the management of local issues, including rental arrears and asset management;

- g. In delivering work under this Implementation Plan, undertaking a program of community engagement;
- h. In accordance with the requirements of the *Fair Work (Building Industry) Act 2012* and subject to financial thresholds defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, ensuring that only a head builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted; and
- i. Ensuring that compliance with the Building Code 2013, is made a condition of tender for all contractors and the subcontractors who tender for the work where appropriate, and providing the necessary assurances to the Commonwealth including adherence to the principles outlined in the National Indigenous Housing Guide. Works will also be guided by Guidelines or Standards relevant to Queensland.

Joint responsibilities

- 22. The NPARIH and Indigenous Home Ownership Joint Steering Committee (JSC) is the governance body for the Implementation of the NPARIH in Queensland. The JSC will meet at least four times each year to discuss strategic matters.
- 23. The JSC is supported by the Employment Related Accommodation Strategic Reference Group (ERAP SRG) and the Queensland Home Ownership on Indigenous Land working group (QHOIL). The roles and membership of the ERAP SRG and QHOIL are set out in their Terms of Reference, with any subsequent changes to be approved by the JSC.
 - a. Any changes to milestones or payments must be agreed by the Commonwealth and Queensland Ministers on recommendation from the JSC.
 - b. Queensland can vary the allocation of construction targets between the approved bid communities, with advice provided in writing to the JSC.
 - c. Queensland will advise of any variation to locations for Employment Related Accommodation, for consideration by the JSC.
- 24. The Commonwealth and Queensland agree to strengthen links to existing employment and capacity building programmes in communities and providing opportunities for participants in the roll out of Capital Works and Property and Tenancy Management.
- 25. The Commonwealth and Queensland will jointly develop mobility packages to support people from remote areas seeking to relocate to areas of stronger labour markets in regional areas to access employment and education opportunities.
- 26. The Commonwealth and Queensland acknowledge that the issue of infrastructure capacity, ongoing maintenance and investment in remote Indigenous communities to

support additional housing investment is critical and challenging for governments, and agree to continue working together to resolve this issue.

27. The Commonwealth and Queensland commit to addressing barriers to home ownership in a progressive and coordinated way, attracting commercial investment and generally supporting a developing economy. Home ownership progress will be driven by the QHOIL which will monitor progress against an overarching framework.
28. Queensland and the Commonwealth agree to work together through Indigenous Business Australia and the Torres Strait Regional Authority to improve access to home ownership for Indigenous Australians from remote communities through the provision of home loan products and the delivery of education programmes.
29. Under NPARIH, both Governments require long-term secure land tenure as a basis for remote housing investment and reforms.
30. The Commonwealth and Queensland will meet the requirements of Schedule E, Clause 26 of the Intergovernmental Agreement on Federal Financial Relations, by ensuring that prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Implementation Plan, and that the roles of both Parties will be acknowledged and recognised appropriately.
31. Queensland and the Commonwealth agree to determine post NPARIH roles and responsibilities for housing and housing-related infrastructure prior to the conclusion of this Implementation Plan.

PART 5: PERFORMANCE AND REPORTING ARRANGEMENTS

32. The following performance and reporting obligations will apply to this activity, as set out in Clauses 23-26 of the NPARIH.

Milestones

33. To qualify for the associated payments, Queensland is required to submit milestone reports to the Commonwealth demonstrating satisfactory achievement against the milestones in Table 4.
34. Where Queensland does not meet its capital works milestones for new houses, other than the final capital works milestone in each financial year, due to factors beyond its control, the Commonwealth may permit partial payments.
 - a. The Commonwealth will only consider making a partial payment if:
 - i. Queensland is able to demonstrate that it implemented adequate and appropriate arrangements that would have achieved the relevant capital works milestone, but for those factors;
 - ii. At least 95 per cent of the capital works milestone for the relevant period, as outlined in Table 4 has been met, above which payments may be made on a pro rata basis; and
 - iii. Queensland has submitted a satisfactory performance report.

35. At the time of signing this agreement, joint ministerial approval is yet to be given to projects covering \$77.079 million of Queensland's allocation for capital works and Employment Related Accommodation. Queensland will develop proposals for endorsement by the Joint Steering Committee and the agreement of the Commonwealth and Queensland Ministers. The proposals will cover: infrastructure requirements, outcomes to address overcrowding in the Torres Strait Islands, and Employment Related Accommodation that supports people from remote communities to access training, education and employment. They will contain the specific milestones for each payment. Payments will be made subject to performance reports demonstrating the relevant, agreed milestones have been met.

Table 4: Milestones for 2014-16

Due Date	Payment Type	Amount*	Milestones
31 August 2014	Capital works – new houses	\$23.700 million	<ul style="list-style-type: none"> Agreed 2014-15 capital works programme at 50% completed or underway
	Capital works – infrastructure	\$9.064 million	<ul style="list-style-type: none"> Delivery of 2014-15 infrastructure projects in accordance with joint Ministerial agreement
	Capital works – cadastral surveys	\$5.000 million	<ul style="list-style-type: none"> Delivery of 2014-15 cadastral survey projects in accordance with joint Ministerial agreement
	Property and Tenancy Management	\$19.650 million	<ul style="list-style-type: none"> 100% of properties under a tenancy agreement and tenancy support offered to all tenants Percentage of households in rental arrears reduced to 40%
31 December 2014	Capital works - infrastructure	\$25.936 million	<ul style="list-style-type: none"> Delivery of 2014-15 infrastructure projects, in accordance with joint Ministerial agreement
	Capital works – cadastral surveys	\$5.000 million	<ul style="list-style-type: none"> Delivery of 2014-15 cadastral survey projects, in accordance with joint Ministerial agreement
	Property and Tenancy Management	\$19.648 million	<ul style="list-style-type: none"> 85% of properties meet habitable social housing standard 100% of annual property inspections held on all NPARIH properties
31 March 2015	Capital works – new houses	\$23.620 million	<ul style="list-style-type: none"> Agreed 2014-15 capital works programme at 100% underway.
	Capital works – early commencement	\$23.473 million	<ul style="list-style-type: none"> 100 new houses underway towards 2015-16 target
	Employment Related Accommodation	\$0.500 million	<ul style="list-style-type: none"> Delivery of 2014-16 ERA projects in accordance with joint Ministerial agreement

31 July 2015	Capital works – new houses	\$23.154 million	<ul style="list-style-type: none"> Agreed 2014-15 capital works programme 100% complete and 2015-16 capital works programme at 100% underway
	Capital works – supplementary houses	\$10.000 million	<ul style="list-style-type: none"> Delivery of 2014-16 projects in the Torres Strait Islands in accordance with joint Ministerial agreement
	Employment Related Accommodation	\$4.690 million	<ul style="list-style-type: none"> Delivery of 2014-16 ERA projects in accordance with joint Ministerial agreement
	Property and Tenancy Management	\$18.764 million	<ul style="list-style-type: none"> 100% of properties under a tenancy agreement and tenancy support offered to all tenants Percentage of households in rental arrears reduced to 30%
31 December 2015	Capital works – new houses	\$11.000 million	<ul style="list-style-type: none"> Agreed 2015-16 capital works programme at 20% complete, with the remaining 80% underway
	Capital works – supplementary houses	\$11.889 million	<ul style="list-style-type: none"> Delivery of 2014-16 projects in the Torres Strait Island in accordance with joint Ministerial agreement
	Property and Tenancy Management	\$18.764 million	<ul style="list-style-type: none"> 90% of properties meet habitable social housing standard 100% of annual tenancy inspections held on all NPARIH properties
31 May 2016	Capital works – new houses	\$30.000 million	<ul style="list-style-type: none"> Agreed 2015-16 capital works programme at 60% completed and the remaining 40% underway
	Employment Related Accommodation	\$5.000 million	<ul style="list-style-type: none"> Delivery of 2014-16 ERA projects in accordance with joint Ministerial agreement
30 June 2016	Capital works – new houses	\$4 million	<ul style="list-style-type: none"> Agreed 2015-16 capital works program at 100% complete

REPORTING

36. Queensland agrees to provide reports to demonstrate satisfactory achievement of milestones, to enable the Commonwealth to recommend the release of funding.
37. Qld will provide an Annual Status Report to the Commonwealth at the times specified below:

From	To	Due date
1 July 2014	30 June 2015	30 September 2015
1 July 2015	30 June 2016	30 September 2016

Sign off

The Parties have confirmed their commitment to this agreement as follows:

Tom Mander

Signature

Date 16/10/14

[By Minister Mander]

[Signature]

24.9.14

Signature

Date

[By Minister Scullion]

South Australia Implementation Plan (2014-15 – 2015-16)

NATIONAL PARTNERSHIP AGREEMENT ON
REMOTE INDIGENOUS HOUSING

PART 1: PRELIMINARIES

1. This Implementation Plan is a schedule to the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and should be read in conjunction with the Agreement.
2. This Implementation Plan aims to improve housing outcomes in remote communities in South Australia by:
 - (a) reducing overcrowding through the delivery of value for money quality capital works;
 - (b) removing the barriers to enable Indigenous home ownership including through land tenure reform and the sale of social housing;
 - (c) facilitating access to education and employment through housing solutions, including enabling mobility of remote residents to better labour markets in regional areas, and focusing on local Indigenous employment;
 - (d) improving tenancy management in line with mainstream social housing including managing rental arrears and reinforcing tenancy obligations; and
 - (e) increasing the average life of the assets by aligning property management practices (including repairs and maintenance) to mainstream social housing.
3. The Commonwealth and South Australia recognise that a safe and secure home is essential for children to reach their potential and that employment provides increased access to housing options. South Australia will ensure remote social housing is delivered in a way that supports Indigenous Australians to achieve better employment and education outcomes.
4. The Commonwealth and South Australia acknowledge the importance of continued effort beyond NPARIH to ensure the sustainability of remote Indigenous housing provided under this agreement.

PART 2: TERMS OF THIS IMPLEMENTATION PLAN

5. This Implementation Plan will commence as soon as it is agreed between the Commonwealth of Australia and South Australia, represented by the Commonwealth and South Australian Ministers with responsibility for Indigenous housing.
6. As a schedule to the NPARIH, this Implementation Plan provides the public with an indication of how the NPARIH is intended to be delivered in South Australia.
7. This Implementation Plan will cease on 30 June 2016, or on completion of all project elements contained within it, including the final performance reporting and processing of final payments against performance milestones.
8. This Implementation Plan may be varied by written agreement between the Commonwealth and South Australian Ministers with responsibility for Indigenous Housing.
9. The Parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the Parties' commitment to the plan and its full implementation.

PART 3: STRATEGY FOR IMPLEMENTATION

Project information

10. The Project elements planned are shown in Table 1 below:

Table 1: Project elements

No.	Title	Short description	Planned start date	Planned end date
1	Capital Works – New and Refurbished Houses	Completion of new houses and refurbishments in line with the agreed Capital Works schedule 2014-16 determined in accordance with a biennial competitive bids process.	1 July 2014	30 June 2016
2	Capital Works– Employment Related Accommodation	Delivery of Employment Related Accommodation and strategies to enable mobility for people from remote communities who wish to move to a regional area to access education and sustainable employment. Based on the approved Employment Related Accommodation Framework.	1 July 2014	30 June 2016
3	Employment and Training	The development and implementation of strategies, by South Australia, to build capacity and improve employment outcomes in NPARIH capital works, repairs and maintenance and tenancy management for local residents in remote communities.	In progress	30 June 2016

4	Property and Tenancy Management	<p>Implementation by South Australia of robust and standardised property and tenancy management of all remote Indigenous housing consistent with South Australia's mainstream public housing standards and in accordance with the agreed Property and Tenancy Management Plan.</p> <p>This element will specifically include: rent collection and management of arrears; tenant education; formalisation of tenancy agreements; managing tenant damage and associated costs; and a comprehensive programme of repairs and maintenance, including regular tenancy inspections.</p>	In progress	30 June 2016
5	Home Ownership	<p>The development and implementation of strategies and/or policies by South Australia to improve access by Indigenous people to home ownership.</p> <p>This includes:</p> <ul style="list-style-type: none"> • the sale of social housing in remote communities; and • removal of barriers to Indigenous people in remote communities taking up home ownership and economic development opportunities, including through land tenure reform. 	1 July 2014	30 June 2016

Estimated costs

11. The maximum financial contribution to be provided by the Commonwealth to South Australia for the delivery of the project elements set out in this Implementation Plan is \$46.484 million. All payments are exclusive of GST.
12. The estimated overall budget (exclusive of GST) is set out in Table 2. The budget is indicative. The Commonwealth contribution can only be moved between years and programmes with the agreement of the Commonwealth.

Table 2: Estimated overall budget

(\$ million)	2014-15	2015-16	Total
Capital Works - New and refurbished housing	17.010	9.441	26.451
Capital Works - Employment Related Accommodation	4.237	3.300	7.537
Property and Tenancy Management	6.515	5.981	12.496
Total Commonwealth contribution	27.762	18.722	46.484

Programme logic

13. The way in which the project elements detailed in this Implementation Plan will achieve the outcomes and objectives set out in the NPARIH is set out in Table 3 below.

Table 3: Programme logic

Project elements	Outputs	Outcomes	Reform Objectives
1. Capital Works – New and Refurbished Housing	<p>a) Supply of safe and adequate housing that will contribute to improved living standards for Indigenous Australians in remote communities.</p> <p>b) Construction of new houses to increase supply in remote communities.</p>	Indigenous Australians have improved amenity and reduced overcrowding, particularly in remote and discrete communities.	<p>To significantly reduce overcrowding and increase the supply of new public housing in remote Indigenous communities demonstrated by the number of houses at South Australian public-housing standard.</p> <p>Through regular capital works reporting and the Annual Status Report progress will be measured against the following objectives:</p> <ul style="list-style-type: none"> - Delivery of housing works in line with the payment milestones.
2. Capital Works – Employment Related Accommodation	Rental housing in regional areas delivered within the agreed ERA Framework which includes a robust operational model and wrap around services to facilitate people from remote communities to access training, education and employment.	Greater housing solutions for people from remote Indigenous communities relocating to regional centres to take up training, education, and employment opportunities.	To support Indigenous Australians from remote communities to move to locations with training and employment opportunities by providing appropriate accommodation options and increased portability of housing entitlements.

3. Employment and Training	Increased employment opportunities for people in remote Indigenous communities	Local Indigenous people are engaged in employment through the provision of NPARIH related activities	<p>At least 20 per cent of people employed in capital works and at least 20 per cent of people employed in tenancy and property management services under this Implementation Plan must be Indigenous (including connection to local community).</p> <p>Employment opportunities and community capacity will also be increased for local residents in remote Indigenous communities</p>
4. Property and Tenancy Management	<p>a) Robust and standardised tenancy management of all remote Indigenous housing that ensures rent collection, reduction of rental arrears, asset management and protection and governance arrangements consistent with mainstream public housing standards.</p> <p>b) Optimising the life cycle of existing pre NPARIH remote public housing and assisting to achieve the 30 year design life of new remote public housing constructed under NPARIH through implementing a schedule of ongoing repairs and maintenance which is complemented by a responsive programme addressing issues raised by tenants or through regular Home Visits</p> <p>c) Ongoing support and education for tenants, through</p>	<p>A mainstream Public Housing like system of Property and Tenancy Management is implemented to ensure houses are well maintained and managed.</p> <p>Indigenous people have improved amenity and reduced overcrowding particularly in remote and discrete communities.</p> <p>Rental houses are well maintained and managed in remote Indigenous communities.</p>	<p>To implement a system consistent with mainstream public housing standard property and tenancy management to improve the sustainability of remote Indigenous social housing stock, increase amenity and reduce overcrowding, particularly in remote and discrete communities</p> <p>The objectives are as follows:</p> <ul style="list-style-type: none"> - All households have a current tenancy agreement in place for all household members; - Tenancy agreements are in place within four weeks of houses being completed and fully tenantable, and support/education programme offered to tenants; - Rents are charged in line with reformed rent policies; - Arrangements are in place for rent collection and management of arrears (including implementation of tenant compliance strategies); - Annual property and tenancy inspections are conducted; - A comprehensive programme of repairs and maintenance is employed; and - Quality assurance procedures are implemented to ensure repairs and maintenance materials and workmanship

	regular inspections, provision of living skills programmes, and enforcement of tenant responsibilities and obligations. d) Manage capacity and compliance regarding property and tenancy management, particularly in relation to rent arrears.		meet Australian Standards.
5. Home Ownership	Progressive resolution of land tenure in remote communities and removal of administrative barriers to facilitate government and commercial investment, economic development and support home ownership opportunities.	Indigenous South Australians are supported to access the same housing opportunities as other Australians, including private rental and home ownership.	An overarching framework for addressing the barriers and disincentives to home ownership, including through jointly developed land tenure reform, is jointly developed.

Risk management

14. South Australia will develop a Risk Management Plan covering all project elements under this Implementation Plan, which is updated on an annual basis. In developing this plan, risks will be actively identified, entered into a risk log, and categorised in terms of impact and likelihood. The risk log will be reviewed on a regular basis with results to be provided to the Joint Steering Committee.

Relevant South Australian Context

15. In developing this Implementation Plan, consideration has been given to the relevant South Australian context.
16. Capital works and property and tenancy management under this Implementation Plan contribute to the Healthy Homes Building block identified in the National Indigenous Reform Agreement, the 'Closing the Gap' targets particularly increasing health, education and employment outcomes, and the National Affordable Housing Agreement targets of reducing homelessness and improving access to home ownership. Capital works in particular will complement the COAG National Disability Strategy 2010-2020 by referencing Australian building standards relevant to access and mobility requirements.

17. The Commonwealth recognises the reforms underway by South Australia to transfer the management of the Indigenous Community Housing Organisations (ICHO) sector to South Australian mainstream social housing arrangements. This includes the implementation of a standardised framework for property and tenancy management and bringing existing stock to public housing standard. The Commonwealth released Reform Payment funding to South Australia in 2008-09 and 2009-10 as a contribution towards the costs incurred to reform the ICHO sector and South Australia will bring forward proposals for use of remaining funds to the Joint Steering Committee for approval.
18. Long-term secure land tenure arrangements are required to:
 - (a) underpin the substantial government investment in housing and infrastructure on Indigenous held land in remote areas;
 - (b) facilitate capital works activity in approved locations where secure tenure is required prior to commencement of construction; and
 - (c) create long-term tradeable interests, which give sufficient confidence to financial institutions to invest in remote communities, will support the economic sustainability and independence of remote communities.

PART 4: ROLES AND RESPONSIBILITIES

To realise the project elements for this Implementation Plan, each Party have specific roles and responsibilities in addition to those set out in the NPARIH.

Role of the Commonwealth

19. The Commonwealth agrees to be accountable for the following roles and responsibilities:
 - (a) Providing strategic oversight and programme support to South Australia, including:
 - i. Monitoring and assessing performance in the delivery of the projects outlined in this Implementation Plan; and
 - ii. Providing representatives to the Joint Steering Committee and associated governance bodies;
 - (b) Assessing capital works project bids received as part of the competitive bids process and announcing the outcomes prior to the end of the preceding financial year. Projects will be assessed by the Commonwealth as outlined in Clause 29A of the NPARIH. South Australia will be provided with operational guidelines to assist in the preparation of their bid;
 - (c) In accordance with the *Fair Work (Building Industry) Act 2012*, ensuring that financial contributions to a building project or projects, as defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, are only made where principle contractors are accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme (subject to the Scheme's financial thresholds);
 - (d) Ensuring that compliance with the Building Code 2013 is a condition of Commonwealth funding; and
 - (e) Providing South Australia with the Annual Status Report template.

Role of South Australia

20. South Australia agrees to be accountable for the following additional roles and responsibilities:
- (a) Providing strategic oversight, programme support and delivery, including:
 - i. Managing and reporting on the delivery of the projects outlined in this Implementation Plan; and
 - ii. Providing representatives to the Joint Steering Committee and associated governance bodies;
 - (b) Submitting a bid for funding under the Competitive Bids Process to be assessed by the Commonwealth and approved by the Minister for Indigenous Affairs. Capital Works bids will address the requirements outlined in Clause 29A and B of the NPARIH and be underpinned by demonstrated community need and land tenure reform to support secure tenure, economic development and home ownership;
 - (c) Submitting proposals for Employment Related Accommodation or mobility support for Indigenous people moving from remote communities to regional areas to undertake employment or training. Proposals would generally be to support individuals where short and medium term accommodation is not available or affordable. Models may include transitional housing arrangements as a pathway to home ownership for employed tenants.
 - (d) Maximise employment and workforce development outcomes for Indigenous Australians across all aspects of the Agreement, particularly in the areas of property and tenancy management, and capital works construction;
 - (e) Continuing progressive resolution of land tenure, including enabling home ownership outcomes where there is long term tradeable land tenure;
 - (f) Implementing a robust and standardised property and tenancy management framework for all remote Indigenous housing, which ensures rent collection, asset protection, tenant education and support and governance arrangements consistent with mainstream public housing standards. This will be implemented in accordance with a Joint Steering Committee endorsed Property and Tenancy Management Plan;
 - (g) Continuing the transfer of management of the urban and regional Indigenous Community Housing Organisations (ICHO) sector to South Australian mainstream social housing arrangements. This includes implementation of standardised property and tenancy management arrangements and bringing all existing stock to public housing standards;
 - (h) Developing and presenting proposals for use of remaining Reform Payment funds to the Joint Steering Committee for approval;
 - (i) Developing and maintaining an overarching framework to overcome barriers to home ownership and achieve home ownership outcomes;
 - (j) In accordance with the requirements of the *Fair Work (Building Industry) Act 2012* and subject to financial thresholds defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, ensuring that only a head builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted; and
 - (k) Ensuring that compliance with the Building Code 2013 is made a condition of tender for all contactors and the subcontractors who tender for the work where appropriate, and providing the necessary assurances to the Commonwealth including adherence to

the principles outlined in the National Indigenous Housing Guide. Works will also be guided by Guidelines or Standards relevant to South Australia; and

- (l) Undertaking a comprehensive programme of community engagement based on the agreed Communication and Community Engagement Framework.

Shared Responsibilities

21. The Joint Steering Committee is the governance body for the implementation of the NPARIH in South Australia. The Joint Steering Committee will meet at least four times each year to discuss and resolve strategic matters. The role and membership of the Joint Steering Committee is set out in its Terms of Reference and can be amended with the agreement of the Parties.
22. The SA Property and Tenancy Management Plan will be reviewed on an annual basis and the Joint Steering Committee will endorse the Property and Tenancy Management strategic priorities for future years.
23. Any changes to the milestones or payments under this Implementation Plan must be agreed by the Commonwealth and South Australian Ministers on recommendation from the Joint Steering Committee.
24. Subgroups may be established to develop, implement and monitor strategies to address priority areas of focus including: Employment and Workforce Development; Employment Related Accommodation; Property and Tenancy Management and Indigenous Home Ownership. Sub-groups will report regularly to the Joint Steering Committee. Terms of Reference for sub-groups will be endorsed by the Joint Steering Committee.
25. The Commonwealth and South Australia agree to strengthen links to existing employment and capacity building programmes in communities and providing opportunities for participants in the roll out of Capital Works and Property and Tenancy Management.
26. The Commonwealth and South Australia acknowledge the importance of supporting residents of remote communities who wish to move to urban and regional areas for work. South Australia will work toward delivering accommodation suited to a variety of tenants with appropriate supports to assist tenants. Mobility packages to support people from remote areas seeking to relocate to areas of stronger labour markets, and links to existing wrap around services and ongoing employment participation will also be made available through Commonwealth.
27. The Commonwealth and South Australia to address barriers to home ownership in a progressive and coordinated way, attracting commercial investment and generally supporting a developing economy. Home ownership progress will be driven by the Joint Steering Committee sub-group, which will monitor progress against an overarching framework.
28. Under NPARIH, both governments require long-term secure land tenure as a basis for remote housing investment and reforms.
29. The Commonwealth and South Australia will meet the requirements of Schedule E, Clause 26 of the Intergovernmental Agreement on Federal Financial Relations, by ensuring that prior agreement is reached on the nature and content of any events, announcements,

promotional material or publicity relating to activities under this Implementation Plan, and that the roles of both Parties will be acknowledged and recognised appropriately.

30. Providing timely advice through the NPARIH Joint Steering Committee, regarding all Commonwealth and South Australian Government policies and reforms that impact on the NPARIH.

Part 5: Performance and reporting arrangements

31. The following performance and reporting obligations will apply to this activity, as set out in Clauses 23-26 of the NPARIH.

Milestones

32. To qualify for the associated payments, South Australia is required to submit milestone reports to the Commonwealth demonstrating satisfactory achievement against the milestones in Table 4.
33. At the time of signing this agreement, joint Ministerial approval is yet to be given to projects covering \$7.537 million of South Australia's 2014-16 allocation for Employment Related Accommodation. South Australia will develop proposals for endorsement by the Joint Steering Committee and the approval of the Commonwealth and South Australian Ministers. Employment Related Accommodation proposals will support people from remote communities to access training, education and employment as well as provide opportunities for home ownership. The proposals will contain the specific milestones for each payment. Payments will be made subject to performance reports demonstrating the relevant agreed milestones have been met.

Table 4: Milestones for 2014-16

Due Date	Payment Type	Amount	Milestones
31 December 2014	Capital works	\$10.197 million	<ul style="list-style-type: none"> • Overachievement of 20 new houses
	Property and Tenancy Management	\$2.200 million	<ul style="list-style-type: none"> • Arrears repayment arrangements are in place for 50% of tenancies with active arrears • 2014 Tenancy Audit completed and findings presented to JSC.
28 February 2015	Capital Works	\$4.233 million	<ul style="list-style-type: none"> • 15 new houses underway
	Property and Tenancy Management	\$2.200 million	<ul style="list-style-type: none"> • Biennial Plan 2014/16PTM Plan completed and agreed by JSC, including review of Dashboard reporting framework and specifying future strategic direction for PTM reforms.
31 May 2015	Capital Works	\$2.580 million	<ul style="list-style-type: none"> • 9 Refurbishments underway • 22 major upgrades/Rebuilds underway
	Employment Related Accommodation	\$4.237 million	<ul style="list-style-type: none"> • Delivery of 2014-15 projects in accordance with joint Ministerial agreement
	Property and Tenancy Management	\$2.115 million	<ul style="list-style-type: none"> • JSC endorsed 2014-15 PTM priorities are met, consistent with the agreed PTM plan.

31 August 2015	Capital Works	\$2.246 million	<ul style="list-style-type: none"> • 3 major upgrades/rebuilds underway • 2 demolitions • Overachievement of 12 refurbishments
	Property and Tenancy Management	\$1.993 million	<ul style="list-style-type: none"> • 2015 Tenancy Audit completed and findings presented to JSC. • JSC endorsed 2014-15 PTM priorities are met, consistent with the agreed PTM plan.
31 October 2015	Property and Tenancy Management	\$1.993 million	<ul style="list-style-type: none"> • JSC endorsed 2015-16 PTM priorities are met, consistent with the agreed PTM plan.
31 March 2016	Capital Works	\$7.195 million	<ul style="list-style-type: none"> • 15 new houses completed • 9 refurbishments completed • 25 major upgrades/rebuilds completed
	Employment Related Accommodation	\$3.300 million	<ul style="list-style-type: none"> • Delivery of 2015-16 projects in accordance with joint Ministerial agreement.
	Property and Tenancy Management	\$1.995 million	<ul style="list-style-type: none"> • Review of 2014-16 Biennial PTM Plan completed and provided to JSC, specifying future strategic direction to inform future PTM Plan • JSC endorsed 2015-16 PTM priorities are met, consistent with the agreed PTM Plan.

Reporting

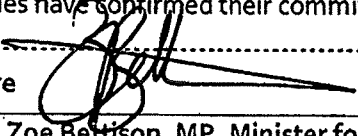
34. South Australia agrees to provide quarterly reports to demonstrate satisfactory achievement of milestones, to enable the Commonwealth to recommend the release of funding
35. South Australia will provide an Annual Status Report to the Commonwealth at the times specified below:

From	To	Due date
1 July 2014	30 June 2015	30 September 2015
1 July 2015	30 June 2016	30 September 2016

Sign off

The Parties have confirmed their commitment to this agreement as follows:

Signature

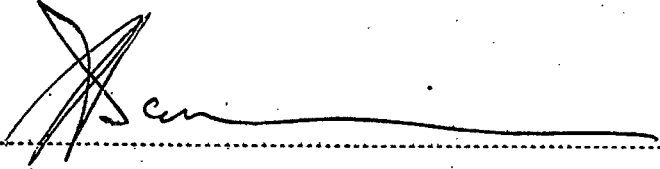


Date

18/12/14

The Hon Zoe Bettison, MP, Minister for Social Housing

Signature



Date

8.12.14

The Hon Nigel Scullion, MP, Minister for Indigenous Affairs



Minister for Housing; Racing and Gaming

RECEIVED
13 JAN 2015
MGLJ

Our Ref: 54-00049

Senator the Hon Nigel Scullion
Minister for Indigenous Affairs
PO Box 6100
CANBERRA ACT 2600

Office of the Minister for Indigenous Affairs	
<input checked="" type="checkbox"/> Reply by Minister	<input type="checkbox"/> Brief Req'd
<input type="checkbox"/> Reply by Parl. Sec.	<input type="checkbox"/> Subject:
<input type="checkbox"/> Reply by CoS
<input type="checkbox"/> Reply by Advisor
05 JAN 2015	
<input type="checkbox"/> Reply by Dept	<input type="checkbox"/> NFA
Referral:
Instructions: <i>Minister will meet</i>
<i>with WA Minister in early</i>
<i>February 2015. Due by 27 Jan</i>	<i>2015</i>
	<i>27</i>

Dear Minister *Nigel*

Thank you for your letter offering the Western Australian Implementation Plan (IP) 2014-2016 under the National Partnership Agreement on Remote Indigenous Housing (NPARIH). I appreciate your comment on my appointment.

I am pleased to confirm the priorities you outlined in your letter are strongly aligned with Western Australia's priorities for remote Aboriginal housing, as reflected in the IP and approved program of works. I understand a satisfactory outcome has been agreed between our respective government officials in negotiating this IP and this will ensure continuity of services to progress the reform agenda agreed by both governments.

The Western Australian Government welcomes the Commonwealth's commitment to the NPARIH. Without this funding the accommodation needs and wellbeing of residents in many remote Aboriginal communities would be at risk. This agreement demonstrates our shared commitment to creating sustainable opportunities for remote Aboriginal people in Western Australia.

Accordingly, I am pleased to accept your offer and attach the signed IP. I note that, of the \$289.907 million allocated to Western Australia, the Commonwealth has approved expenditure of \$238.102 million, subject to milestones being achieved under the IP. The balance of \$51.805 million is subject to further submission to the NPARIH Joint Steering Committee and our mutual agreement. \$28.179 million of this amount relates to new employment related accommodation facility proposals and \$23.626 million to other infrastructure projects.

As the newly appointed Western Australian Minister for Housing, I welcome the opportunity we have to work together. To that end, I would like to invite you to Western Australia in early 2015 to visit some remote Aboriginal community housing projects being delivered under NPARIH. In addition, there are some other program initiatives benefiting Aboriginal people I would like you to see.

I look forward to confirming your visit to Western Australia in 2015.

Yours sincerely



**HON COLIN HOLT MLC
MINISTER FOR HOUSING; RACING AND GAMING**

Att

cc: Hon Peter Collier MLC, Minister for Aboriginal Affairs

22 DEC 2014

*Hope all is
well
Col.*

Western Australia Implementation Plan (2014-15 to 2015-16)

NATIONAL PARTNERSHIP AGREEMENT ON
REMOTE INDIGENOUS HOUSING

PART 1: PRELIMINARIES

1. This Implementation Plan is a schedule to the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and should be read in conjunction with the Agreement.
2. This Implementation Plan aims to improve social housing outcomes in remote communities in Western Australia by:
 - a. delivering quality, value for money capital works to ensure remote social housing stock has improved longevity and lifespan;
 - b. improving the sustainability of remote Indigenous social housing stock through responsive property management;
 - c. strengthening tenancy management by ensuring tenants understand their rights and responsibilities; and
 - d. removing the barriers for future home ownership, including through progressing land tenure reform and the sale of social housing.
3. The Commonwealth and Western Australia recognise that a safe and secure home is essential for children to reach their potential and that employment provides increased access to housing options. Housing outcomes delivered under NPARIH will encourage mobility and will ensure that remote social housing is delivered in a way that supports Indigenous Australians to achieve better employment and education outcomes.
4. The Commonwealth and Western Australia acknowledge the importance of continued effort beyond NPARIH to ensure the sustainability of remote Indigenous housing provided under this agreement.
5. A key objective of this Implementation Plan is to increase local Indigenous employment, career development and Indigenous business opportunities in the delivery of government funded services.
6. The Commonwealth and Western Australia acknowledge that adequate, safe and reliable essential services are required to ensure sustainable housing outcomes in remote Indigenous communities affected by NPARIH investment and agree to work together to determine future roles and responsibilities.

PART 2: TERMS OF THIS IMPLEMENTATION PLAN

7. This Implementation Plan will commence as soon as it is agreed between the Commonwealth and Western Australia, represented by the Commonwealth and Western Australian Ministers with responsibility for Indigenous housing.
8. As a schedule to the NPARIH, this Implementation Plan provides the public with an indication of how the NPARIH is intended to be delivered and to demonstrate Western Australia's capacity to achieve the outcomes of the NPARIH.
9. This Implementation Plan will cease on 30 June 2016, or on completion of the project elements contained within it, including the acceptance of final performance reporting and processing of final payments against performance milestones.
10. This Implementation Plan may be varied by written agreement between the Commonwealth and Western Australian Ministers with responsibility for Indigenous housing.
11. The Parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the Parties' commitment to the plan and its full implementation.

PART 3: STRATEGY FOR IMPLEMENTATION

Project information

12. The project elements planned are shown in Table 1 as follows:

Table 1: Project elements

No.	Title	Short description	Planned start date	Planned end date
1	Capital Works – New houses, refurbishments and infrastructure	<p>Completion of new houses and refurbishments, in line with the agreed Capital Works Schedule, consistent with the WA Sustainable Investment Strategy and Commonwealth priorities.</p> <p>All new houses constructed under this Implementation Plan will comply with the <i>Residential Tenancies Act (RTA)</i> as a minimum, as well as those standards and guidelines set out at Clauses 22i and 22j of this Implementation Plan.</p> <p>Housing related infrastructure works will be delivered, to enable the above capital works targets to be met and will be agreed by the Joint Steering Committee. Funding for infrastructure will be based on technical evidence provided by Western Australia.</p>	July 2014	30 June 2016

3	Employment Related Accommodation	Development of business proposals for Employment Related Accommodation facilities that support employment mobility and future home ownership	July 2014	30 June 2016
4	Property and Tenancy Management	Implementation of robust and standardised property and tenancy management of all remote Indigenous housing affected by NPARIH investment, that ensures rent collection, tenant support, tenant education on rights and responsibilities, asset management and protection, and governance arrangements are consistent with mainstream public housing standards.	In progress	30 June 2016

Estimated costs

13. The maximum financial contribution to be provided by the Commonwealth through this Implementation Plan to Western Australia for the delivery of the project elements set out in this Implementation Plan is \$289.907 million. All payments are exclusive of GST.
14. The estimated overall budget (exclusive of GST) is set out in Table 2. The budget is indicative only. The Commonwealth contribution can only be moved between years with the agreement of the Commonwealth.

Table 2: Total estimated financial contribution

(\$ million)	2014-15	2015-16	Total
Capital Works	109.030	88.013	197.043
Property and Tenancy Management	33.580	31.105	64.685
ERA and Home Ownership	23.039	5.140	28.179
Total Commonwealth contribution	\$165.649	\$124.258	\$289.907

Programme logic

15. The project will contribute towards achieving the outcomes and objectives stated in the NPARIH. Further detail about the program logic is set out in Table 3. The project will contribute to building a sustainable social housing system in remote communities in Western Australia.

Table 3: Program logic - Western Australia's responsibilities

Project elements	NPARIH Outputs	NPARIH Outcomes	Reform Objectives and Key Performance Indicators
Capital Works – New houses, refurbishments and infrastructure	Supply of safe and adequate housing that will contribute to improved living standards for Indigenous Australians in remote	Indigenous Australians have improved amenity and reduced overcrowding, particularly in	This element of the reforms will increase the supply of new houses, reduce overcrowding and improve the condition of existing houses in remote Indigenous communities, demonstrated by an increase in the number of

Project elements	NPARIH Outputs	NPARIH Outcomes	Reform Objectives and Key Performance Indicators
	<p>communities.</p> <p>Construction of new houses and refurbishment of existing houses.</p> <p>Acquisition or construction of housing to support education or employment opportunities.</p> <p>Upgrade to housing-related infrastructure to those HMA communities impacted by NPARIH investment.</p> <p>Increased number of Indigenous businesses and subcontractors are engaged through NPARIH.</p>	<p>remote and discrete communities.</p> <p>Residents living in new and refurbished housing will have adequate and reliable power, water and sewage services.</p> <p>Increased Indigenous home ownership.</p>	<p>houses at RTA standard. The reforms will also support remote school attendance through access to safe housing.</p> <p>The following performance indicators as demonstrated through regular capital works reporting and the Annual Status Report will be used to measure progress:</p> <ul style="list-style-type: none"> - Delivery of housing outcomes in line with the jointly agreed Capital Works Schedule. - Delivery of housing-related infrastructure in line with agreed Joint Steering Committee outcomes. <p>Investment in infrastructure will assist the sustainability of Housing Management Agreement (HMA) communities receiving new and refurbished housing, conditional on appropriate land tenure.</p> <p>At least 20 per cent of people employed to undertake capital works under this Implementation Plan must be Indigenous (including connection to local community).</p>
Property and Tenancy Management	<p>Robust and standardised tenancy management of all remote Indigenous housing affected by NPARIH investment that ensures rent collection, asset management and protection and governance arrangements consistent with social housing standards.</p> <p>A programme of</p>	<p>Indigenous people have improved amenity and reduced overcrowding, particularly in remote and discrete communities.</p> <p>Rental houses are well maintained and managed in remote</p>	<p>The objective is to implement long-term, sustainable tenancy arrangements consistent with those used for WA's social housing system.</p> <p>The following performance indicators, as demonstrated through Property and Tenancy Management reporting at milestone payment periods and the Annual Status Report, will be used to measure progress:</p> <ul style="list-style-type: none"> - 100% of houses receiving capital works funding under

Project elements	NPARIH Outputs	NPARIH Outcomes	Reform Objectives and Key Performance Indicators
	scheduled ongoing repairs and maintenance of houses in remote Indigenous communities, complemented by a more responsive programme addressing issues raised by tenants or through regular inspections	Indigenous Communities. A property and tenancy management system, consistent with the social housing model, is implemented.	<p>this Plan will have tenancy management, rent collection and tenancy support services in place including formalised tenancy agreements in place for each dwelling within four weeks of completion.</p> <ul style="list-style-type: none"> - 100% of tenants who move into houses receiving funding under the NPARIH are provided with tenancy responsibility training and ongoing support (through regular inspections, at least biannual). - Continued implementation of a comprehensive programme of repairs and maintenance and rent collection. - Delivery of property and tenancy management reforms as agreed in the Payment Schedule. - Maintain repairs and maintenance to Indigenous Community Housing Organisation (ICHO) houses. - Achievement of a regional Aboriginal employment target of 15% for property and tenancy management in line with the WA Public Service requirement. WA will endeavour at all times to exceed this target and will investigate achievable levels for Regional Service Provider contractors and insert in contracts prior to renewal in 2015-16.
Employment Related Accommodation and Transitional Housing	Accommodation to support people from discrete Aboriginal communities to access training, education, employment and support services. Increased portability	Supporting Aboriginal Australians from discrete communities to access training and employment opportunities in regional	<p>This objective will ensure that appropriate accommodation for people from discrete Aboriginal communities will be made available in locations with training and employment opportunities, with appropriate support services.</p> <p>Progress will be assessed against:</p> <ul style="list-style-type: none"> - The development of business

Project elements	NPARIH Outputs	NPARIH Outcomes	Reform Objectives and Key Performance Indicators
	of housing entitlements to support people to move to areas of economic opportunity.	locations and, where appropriate, transition to home ownership or private rental.	<ul style="list-style-type: none"> proposals that support employment mobility for consideration by the Joint Steering Committee, and approved by the relevant Commonwealth and Western Australian Ministers. - Number of transitional houses constructed or purchased. - Number of Aboriginal people from discrete communities housed in employment related accommodation and transitional housing in remote/regional towns. - Increased occupancy of existing employment related accommodation facilities and provision of wrap around services.

Risk management

16. Western Australia has an existing Risk Management Plan that is updated regularly to cover all project elements under this Implementation Plan. In developing this plan, risks have been actively identified, entered into a risk log and categorised in terms of impact and likelihood.

Relevant Western Australian Context

In developing this Implementation Plan, consideration has been given to the relevant Western Australian context.

17. Ensuring Aboriginal Australians in WA can live in safe, well-constructed and maintained houses is fundamental to reducing Indigenous disadvantage. Decent housing is critical for: protecting children; improving health, education and employment; and rebuilding positive community norms.
18. Capital works and property and tenancy management under this Implementation Plan contribute to the Healthy Homes Building block identified in the National Indigenous Reform Agreement, the 'Closing the Gap' targets particularly increasing health, education and employment outcomes, and the National Affordable Housing Agreement target of reducing homelessness. Capital works in particular will complement the COAG National Disability Strategy 2010-2020 by referencing Australian building standards relevant to access and mobility requirements.
19. Land tenure arrangements that create long-term tradeable interests, which give sufficient confidence to financial institutions to invest in remote communities, will support the economic sustainability and independence of remote communities. Capital works investment under this Implementation Plan will be prioritised to communities where long-term tradeable land tenure arrangements are in place.

PART 4: ROLES AND RESPONSIBILITIES

20. To realise the project elements of this Implementation Plan, each Party has specific roles and responsibilities in addition to the roles and responsibilities set out in the NPARIH.

Role of the Commonwealth

21. The Commonwealth agrees to be accountable for the following additional roles and responsibilities:
- a. Providing infrastructure funding as part of the Competitive Bids Process, to support housing investment under NPARIH;
 - b. Providing strategic oversight and programme support to Western Australia, including:
 - i. monitoring and assessing performance in the delivery of the projects outlined in this Implementation Plan; and
 - ii. providing representatives to the NPARIH and any other Joint Steering Committees and associated governance bodies.
 - c. Assessing capital works project bids (including infrastructure funding) and announcing the outcomes of the assessment process prior to the end of the preceding financial year. Projects will be assessed by the Commonwealth according to the strength of the project proposal, ability to deliver against targets, past performance and relative demonstrated need, as outlined in Clauses 29A and 29B of the NPARIH. Western Australia will be provided with operational guidelines to assist in the preparation of capital works project bids;
 - d. In accordance with the *Fair Work (Building Industry) Act 2012*, ensuring that financial contributions to a building project or projects, as defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, are only made where a builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted (subject to the Scheme requirements);
 - e. Ensuring that compliance with the Building Code 2013 is a condition of Commonwealth funding; and
 - f. Providing support to Western Australia in its efforts to allow long-term tradeable land tenure with minimum procedural barriers to dealings with such land in order to facilitate home ownership and economic development.

Role of Western Australia

22. Western Australia agrees to be accountable for the following additional roles and responsibilities:
- a. Submitting a project based bid for funding for future programme of works under the Competitive Bids Process to be assessed by the Commonwealth and approved by the Minister responsible for Indigenous housing;

- i. Bids will be community specific and will include a summary of the scope of works, method of procurement and delivery, status of land tenure, employment and workforce development opportunities, costs of works (including administrative costs), cash flow requirements, community engagement, and key milestones and timeframes.
 - ii. Capital Works bids will be underpinned by demonstrated community need and land tenure reform to support home ownership;
 - iii. Any proposals for Employment Related Accommodation will be submitted to the Joint Steering Committee for consideration and endorsement. This will generally be for affordable rental housing or to provide a pathway to future home ownership in remote or regional towns, to support people moving from remote Indigenous communities to undertake employment, or training opportunities leading to employment. Models may include transitional housing arrangements as a pathway to home ownership for employed tenants. Western Australia proposes to expand its transitional housing programme into Derby, Broome and Halls Creek by constructing an additional 80 houses and these will be fully accessible to Aboriginal people from discrete Aboriginal communities.
- b. Reporting the delivery of the projects as set out in Part 5 – Performance Monitoring and Reporting;
- c. Developing a home ownership and individual land tenure policy for sustainable remote Aboriginal communities allowing long-term tradeable land tenure with minimum procedural barriers to dealings with such land in order to facilitate home ownership and economic development. This includes reviewing and reforming land registration and planning and related laws in Western Australia with a view to reducing the administration burden of implementing commercial operations or home ownership on Indigenous land in sustainable remote communities;
- d. Continuing to fund and support State-based Aboriginal programmes (such as Key Start) to facilitate and maximise Aboriginal individuals and families from remote areas entering into home ownership and link in with relevant Commonwealth programmes;
- e. Maximising employment and workforce development outcomes for Indigenous Australians across all aspects of the Agreement, particularly in the areas of property and tenancy management, capital construction and repairs and maintenance;
- f. Implementing a robust and standardised tenancy management framework for all remote Indigenous housing affected by NPARIH investment, which ensures rent collection, asset protection, tenant support and governance arrangements consistent with mainstream public housing standards;
- g. Completing implementation of reforms to Indigenous Community Housing Organisations (ICHOs) with ICHO housing stock to be brought up to public housing standard by 30 June 2015;
- h. Undertaking a comprehensive programme of community engagement in line with the Department of Housing's *Ascertaining the Wishes of Aboriginal Inhabitants Protocol* used for the purposes of entering into Housing Management Agreements in respect of Aboriginal land;

- i. In accordance with the requirements of the *Fair Work (Building Industry) Act 2012* and subject to financial thresholds defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, ensuring that only a builder or builders accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme is contracted, and providing the necessary assurances to the Commonwealth through a Quality Assurance Plan; and
- j. Ensuring that compliance with the Building Code 2013 is made a condition of tender for all contractors and the subcontractors who tender for the work, and providing the necessary assurances to the Commonwealth, including adherence the principles outlined in the National Indigenous Housing Guide. Works will also be guided by Guidelines or Standards relevant to Western Australia.

Shared Responsibilities

- 23. The Commonwealth and Western Australia are committed to working together in an innovative and cooperative way to help deliver the best outcomes for Aboriginal people in remote communities.
- 24. The Joint Steering Committee (JSC) is the governance body for the Implementation of the NPARIH in Western Australia. The role and membership of this committee is set out in the Terms of Reference, with any subsequent changes to be approved by the JSC on an annual basis. The JSC will meet quarterly for the discussion and resolution of strategic matters.
 - a. Any changes to milestones or payments must be agreed by the Commonwealth and Western Australia Ministers, subject to Commonwealth budget processes, on recommendation from the JSC;
 - b. Western Australia can vary the allocation of construction targets within the approved bid communities to address local implementation issues, with advice provided in writing to the JSC;
 - c. Western Australia will advise the JSC of delays in the achievement of milestones, the implications of which will be considered by the JSC; and
 - d. Responsibility for ongoing operational costs and the future viability of the Kimberley Employment Based Accommodation Project will be determined by the JSC.
- 25. The Commonwealth and Western Australia agree to strengthen linkages to employment and capacity building programmes in communities and providing opportunities for participants in the roll out of Capital Works and Property and Tenancy Management.
- 26. The Commonwealth and Western Australia commit to addressing barriers to facilitate home ownership, in particular, progressing land and administration reform, attracting commercial investment and generally supporting a developing economy.

27. The Commonwealth and Western Australia acknowledge the importance of supporting residents of remote communities who wish to move to urban and regional areas for work. Western Australia will work toward delivering accommodation suited to a variety of tenants with appropriate supports to assist tenants. Mobility packages to support people from remote areas seeking to relocate to areas of stronger labour markets, and links to existing wrap around services and ongoing employment participation will also be made available through Commonwealth programmes such as the Remote Jobs and Communities Programme.
28. The Commonwealth and Western Australia will meet the requirements of Schedule E, Clause 26 of the Intergovernmental Agreement on Federal Financial Relations, by ensuring that prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Implementation Plan, and that the roles of both Parties will be acknowledged and recognised appropriately.

PART 5: PERFORMANCE AND REPORTING ARRANGEMENTS

29. The following performance and reporting obligations will apply to this activity, as set out in Clauses 23-26 of the NPARIH.

Milestones

30. To qualify for the associated payments, Western Australia is required to submit milestone reports to the Commonwealth demonstrating satisfactory achievement against the milestones in Table 4.
31. Payments will be made when the requirements of the milestones are met within the respective reporting periods. Payments cannot be accrued across financial years without being subject to Commonwealth budget processes.
32. Where Western Australia does not meet its capital works milestones, other than the final capital works milestone in each financial year, due to factors beyond its control, the Commonwealth may make partial payments.
 - a. The Commonwealth will only consider making a partial payment if:
 - i. Western Australia is able to demonstrate that it implemented adequate and appropriate arrangements that would have achieved the relevant capital works milestone, but for those factors;
 - ii. At least 95 per cent of the capital works milestone for the relevant period, as outlined in Table 4 has been met, above which payments may be made on a pro rata basis; and
 - iii. Western Australia has submitted a satisfactory performance report.
33. Where Western Australia completes capital works ahead of schedule, the Commonwealth agrees in principle to making the associated payments, subject to the terms of this Implementation Plan and Commonwealth budget processes, to enable funding to be released early in each financial year.

34. At the time of signing this agreement, joint Ministerial approval is yet to be given to projects covering \$51.805 million of Western Australia's allocation for capital works and Employment Related Accommodation. Western Australia will develop proposals for endorsement by the Joint Steering Committee and the agreement of the Commonwealth and Western Australia Ministers. The proposals will cover: infrastructure requirements, capital works proposals including investment in locations with land tenure to support future home ownership, and Employment Related Accommodation proposals that support people from remote communities to access training, education and employment and/or that support future home ownership. It will contain the specific milestones for each payment. Payments will be made subject to performance reports demonstrating the relevant milestones in the agreed proposal have been met.

Table 4: Milestones for 2014-16

Due Date	Payment Type	Amount	Milestones
30 Nov 2014	Capital Works	\$23.000 million	<ul style="list-style-type: none"> • 17 houses completed of 74 houses commenced • 11 refurbishments completed of 53 refurbishments commenced
	Capital Works	\$20.000 million	<ul style="list-style-type: none"> • Delivery of 2014-16 infrastructure projects
28 Feb 2015	Property and Tenancy Management	\$16.790 million	<ul style="list-style-type: none"> • 100% of tenants are provided with tenancy rights and responsibility training within two months of signing tenancy agreement. • Announcement of new competitive Regional Service Providers for appointment from July 2015 to implement reforms in line with social housing policies.
	Employment Related Accommodation	\$11.520 million	<ul style="list-style-type: none"> • Delivery of 2014-16 projects in accordance with joint Ministerial agreement
30 April 2015	Capital Works	\$19.028 million	<ul style="list-style-type: none"> • 35 houses completed of 96 houses commenced • 40 refurbishments completed of 91 refurbishments commenced

30 June 2015	Capital Works	\$28.259 million	<ul style="list-style-type: none"> 80 houses completed of 156 houses commenced 80 refurbishments completed of 143 refurbishments commenced
	Property and Tenancy Management	\$16.790 million	<ul style="list-style-type: none"> At least 90% of tenants are provided with a follow up visit every six months. 100% of tenancy agreements (that include the new rent policy) signed within one month of completion.
	Capital Works	\$18.743 million	<ul style="list-style-type: none"> Delivery of 2014-16 projects in accordance with joint Ministerial agreement
	Employment Related Accommodation	\$11.519 million	<ul style="list-style-type: none"> Delivery of 2014-16 projects in accordance with joint Ministerial agreement
30 Sept 2015	Capital Works	\$30.675 million	<ul style="list-style-type: none"> 102 houses completed of 192 houses commenced 95 refurbishments completed of 225 refurbishments commenced
	Property and Tenancy Management	\$15.552 million	<ul style="list-style-type: none"> Centralisation of rent collections under the new HABITAT system to improve data integrity and support HMA rental reforms aligned to the social housing model. Implementation of the Department's Head Maintenance Contractor model across all managed communities consistent with social housing, to ensure value for money and support a planned maintenance regime.
28 Feb 2016	Capital Works	\$4.883 million	<ul style="list-style-type: none"> Delivery of 2014-16 projects in accordance with joint Ministerial agreement
	Employment Related Accommodation	\$5.140 million	<ul style="list-style-type: none"> Delivery of 2014-16 projects in accordance with joint Ministerial agreement
30 April 2016	Capital Works	\$34.930 million	<ul style="list-style-type: none"> 150 houses completed of 216 houses commenced 200 refurbishments completed of 273 refurbishments commenced

30 June 2016	Capital Works	\$17.525 million	<ul style="list-style-type: none"> • 216 houses completed • 273 refurbishments completed
	Property and Tenancy Management	\$15.553 million	<ul style="list-style-type: none"> • 100% of tenants are provided with tenancy rights and responsibility training within two months of signing tenancy agreement. • At least 90% of tenants are provided with a follow up visit every six months. • Improved rent collections under the centralised HABITAT system to support HMA rental reforms aligned to the social housing model.

Reporting

35. Western Australia will provide quarterly reporting against the milestones in Table 4 (at lot level for capital works) to enable payments to be recommended for release.
36. Western Australia is also required to provide an Annual Status Report to the Commonwealth at the times specified below:

From	To	Due Date
1 July 2014	30 June 2015	30 September 2015
1 July 2015	30 June 2016	30 September 2016

37. The Annual Status Report will include a progress report on activities to review and remove barriers to economic development and homeownership on Indigenous held land as per Clauses 22c and 28.

Sign off

The Parties have confirmed their commitment to this agreement as follows:

Signature

Date 19-12-14

[By Western Australian Minister]

Signature

Date 9.12.14

[By Minister Scullion]

Northern Territory Implementation Plan (2014-15 to 2015-16)

NATIONAL PARTNERSHIP AGREEMENT ON
REMOTE INDIGENOUS HOUSING

PART 1: PRELIMINARIES

1. This Implementation Plan is a schedule to the National Partnership Agreement on Remote Indigenous Housing (NPARIH) and should be read in conjunction with that Agreement. This Implementation Plan replaces the previous Northern Territory (NT) Implementation Plan (2013-14 to 2017-18) for NPARIH of 23 August 2013.
2. This Implementation Plan sets out the actions that both Governments commit to taking in order to achieve improved public housing outcomes for Indigenous Australians living in remote communities in the Northern Territory. Both the Commonwealth and the Northern Territory Government (the 'Northern Territory') are committed to delivering a flexible remote public housing programme in the NT which delivers the Government's priorities and responds to changing needs.
3. This Implementation Plan is directly linked to and complements the delivery of capital works and asbestos removal under the National Partnership Agreement on Stronger Futures in the Northern Territory (SFNT) Housing Implementation Plan.
4. This Implementation Plan aims to improve public housing in remote communities in the NT through:
 - a. improving the amenity and functionality of remote public housing stock through delivering a value for money, quality capital works programme which maximises outcomes from the available funding; and
 - b. strengthening property and tenancy management policies and practices to improve the longevity and lifespan of remote public housing through the delivery of property and tenancy management in line with mainstream public housing.
5. The Commonwealth and the Northern Territory recognise that a stable, secure home is essential for children to reach their potential and that employment participation should be supported. Accordingly, the Northern Territory will implement public housing allocation policies which acknowledge school attendance and employment, and support individuals who are moving to access employment opportunities in regional locations.
6. The Northern Territory has committed to improve opportunities for Indigenous Australians to participate in the Territory and the wider economy through home ownership. The Commonwealth and the Northern Territory recognise that long-term

tradeable land tenure arrangements will underpin the emergence of more diverse housing markets in remote communities, including home ownership and can support economic development. While the home ownership initiative is not funded under NPARIH, it will complement the outcomes that NPARIH seeks to achieve.

7. The Commonwealth and the Northern Territory recognise that remote public housing assets need to be provided to a standard and level of amenity that addresses individual needs including disability access.
8. A key commitment of this Implementation Plan is to increase local Indigenous employment and involvement by Indigenous Business Enterprises in the delivery of government funded services. Appropriate employment targets and goals have been agreed by both Governments and set for relevant measures.
9. The Commonwealth and the Northern Territory acknowledge the importance of continued effort beyond the NPARIH to ensure the sustainability of remote Indigenous housing outcomes. Both Governments commit to continuing discussions before the expiry of this Implementation Plan and NPARIH to discuss the ongoing management of remote public housing in the NT.

PART 2: TERMS OF THIS IMPLEMENTATION PLAN

10. This Implementation Plan will commence as soon as it is agreed between the Commonwealth of Australia and the Northern Territory, represented by the Commonwealth and Northern Territory Ministers with responsibility for Indigenous housing.
11. As a schedule to the NPARIH, this Implementation Plan provides the public with an indication of how the NPARIH is intended to be delivered in the NT and demonstrates the Northern Territory's capacity to achieve the outcomes of the NPARIH.
12. This Implementation Plan will cease on 30 June 2016, or on completion of all project elements contained within it, including the acceptance of final performance reporting and processing of final payments against performance milestones.
13. This Implementation Plan may be varied by written agreement between the Commonwealth and Northern Territory Ministers with responsibility for it under the overarching National Partnership Agreement.
14. The Parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the Parties' commitment to the plan and its full implementation.

PART 3: STRATEGY FOR NORTHERN TERRITORY IMPLEMENTATION

Project information

15. The project elements planned are as set out in Table 1.

Table 1: Project elements

No	Title	Short description	Planned start date	Planned end date	Dependencies
1	Capital Works	<p>Complete construction of 70 new houses.</p> <p>Completion of capital works by the Northern Territory in line with the agreed Capital Works Schedules for 2014-15 and 2015-16.</p> <p>Both Governments are committed to achieving value for money and agree to be flexible with the allocation of works under this programme.</p> <p>Further detail can be found in clauses 16 to 21.</p>	1 July 2014	30 June 2016	<p>Achievement of secure long-term land tenure arrangements.</p> <p>Alignment with the SFNT Housing Capital Works Programme.</p> <p>Approved Competitive Bid.</p> <p>Approved Capital Works Schedule.</p> <p>Cost estimates have been based on past delivery and procurement practices.</p> <p>Housing will be provided where essential services and infrastructure capacity exists.</p> <p>External programmes which support Indigenous employment and training, and provide opportunities for work place participation.</p>
2	Property and Tenancy Management	<p>Continued implementation by the Northern Territory of robust and standardised Property and Tenancy Management of all remote Indigenous housing consistent with urban public housing standards.</p> <p>Continue the implementation of the Northern Territory's policy for the sale of remote public housing.</p>	In progress	30 June 2016	<p>Achievement of secure long-term tenure arrangements which support implementation of individual home ownership or tenancy management agreements with home purchasers or tenants without further consent from the land owner and which permit the</p>

		Implement housing policies that support mobility, employment and school attendance measures.			<p>replacement of the housing service provider if required.</p> <p>Working in partnership with industry to deliver on current property and tenancy management contracts which are based on a four year commitment to June 2018.</p> <p>External programmes which support Indigenous employment and training, and provide opportunities for work place participation.</p>
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Capital Works Planning

16. All capital works under this Implementation Plan will be delivered in line with the Capital Works Schedules for 2014-15 and 2015-16 agreed by the Joint Steering Committee. After undertaking community consultations the Northern Territory may seek to reallocate capital works to locations where employment exists, and where essential services are available. The Parties agree that any changes to the Capital Works Schedules for 2014-15 and 2015-16 will be agreed by the Joint Steering Committee.
17. All houses receiving capital works under this Implementation Plan will be compliant with the Northern Territory *Residential Tenancies Act* (RTA) and allow a valid tenancy agreement to be put in place under this Act. All capital works will comply with any NT Guidelines or Standards specifically written for remote public housing. The principles outlined in the National Indigenous Housing Guide will also be observed in order to further improve housing function, safety and health. The Northern Territory agrees to maintain the existing Program Quality Plan to ensure that all capital works comply.
18. The Commonwealth and the Northern Territory are seeking to provide economic development opportunities to Indigenous Business Enterprises to develop capability and capacity in the industry. Through contract opportunities, these enterprises will be encouraged to develop systems and obtain accreditation within the industry to be able to compete within the requirements of the Building Code 2013.
19. Subject to clause 18, all contractors delivering housing works will comply with the National Construction Code (NCC) and where appropriate, all other relevant Australian Standards, including the *Fair Work (Building Industry) Act 2012*; the Fair Work (Building Industry – Accreditation Scheme) Regulation 2005; the Australian Government Building and Construction Occupation Health and Safety Accreditation Scheme; and the Building Code 2013.

20. Under NPARIH, both Governments require long-term land tenure as a basis for remote housing investment and reforms. While good progress has been made in securing housing precinct leases in the majority of communities across the Northern Territory, both Governments are committed to negotiating long-term, tradable tenure arrangements which will provide opportunities for home ownership and economic development.
21. Capital works will also be allocated based on the following priorities:
 - a. To address a high unmet need for housing;
 - b. To meet leasing commitments;
 - c. Communities with long-term tradeable tenure arrangements; and
 - d. To support people from remote areas to relocate to areas of greater employment/education opportunities.

Property and Tenancy Management

22. This element will target reformed rent policies, tenant education, the formalisation of tenancy agreements, regular tenancy inspections and the strategic management of assets. The Northern Territory's Property and Tenancy Management Strategy 2014 - 2018 will be implemented in a staged manner so that reforms are built by first implementing the necessary foundation measures that will then be built upon over time.
23. The Property and Tenancy Management Schedule 2014 – 16, which sits underneath the Property and Tenancy Management Strategy 2014 – 2018, sets the implementation timeframes for property and tenancy management reforms. The Property and Tenancy Management Schedule 2014 – 16, and any subsequent changes to the Schedule, will be agreed by the Joint Steering Committee.
24. The charging and collection of appropriate rents and enforcing of tenant obligations is a key component of property and tenancy management. The Northern Territory agrees to build on the existing tenancy management process to ensure rent reforms and eligibility criteria for remote public housing are in line with urban public housing.
25. The Commonwealth and the Northern Territory acknowledge the importance of supporting residents of remote communities to move to locations with opportunities for employment. The Northern Territory will work towards implementing policy that supports these opportunities.
26. The Parties will work towards achieving home ownership outcomes for Indigenous Australians living in remote communities, including through the introduction and implementation of the Northern Territory's policy for the sale of remote public housing, and through the progressive resolution of long-term tradeable land tenure arrangements.

Estimated costs

27. Under NPARIH, \$137.532 million is to be provided by the Commonwealth through this Implementation Plan to the Northern Territory for the delivery of the project elements set out in Table 1 above. All payments are exclusive of GST.
28. The estimated overall budget (exclusive of GST) is set out in Table 2. The budget is indicative only and the Northern Territory retains the flexibility to move funds between components and/or years, as long as outcomes are not affected. The Commonwealth

contribution can only be moved between years with the agreement of the Commonwealth.

Table 2: Estimated financial contributions

(\$ million)	2014-15	2015-16	Total
Element 1 – Capital Works	28.575	21.097	49.672
Element 2 – Property and Tenancy Management	42.405	45.455	87.860
Total estimated budget	70.980	66.552	137.532
less estimated Commonwealth contribution equals estimated balance of non-Commonwealth contributions	70.980	66.552	137.532
Commonwealth own purpose expense	n/a	n/a	n/a
Total Commonwealth contribution	70.980	66.552	137.532

Programme logic

29. The project elements, detailed in this Implementation Plan, will contribute towards achieving the outcomes and objectives set out in the NPARIH as detailed in Table 3 below.

Table 3: Programme logic

Project elements	Outputs	Outcomes	Reform Objectives
1. Capital Works	<p>a) Supply of safe and adequate housing that will contribute to improved living standards for Indigenous Australians in remote communities.</p> <p>b) Construction of new houses.</p> <p>c) Increased employment opportunities for local residents in remote Indigenous communities. An Indigenous employment target has been set of at least 20 per cent of people employed to undertake capital works under this</p>	Indigenous Australians have improved amenity and reduced overcrowding, particularly in remote communities.	Reduce overcrowding in remote Indigenous communities and reduce the incidence of unsafe public housing through the rebuild of existing dwellings or the construction of new dwellings (whichever is the best value for money and which best meets the housing needs of the community) to the RTA standard.

	<p>Implementation Plan will be Indigenous (including local Indigenous employees).</p> <p>d) Progressive resolution of land tenure arrangements to ensure long-term tradeable interests are available to support government and commercial investment and home ownership opportunities in remote communities.</p>		
2. Property and Tenancy Management	<p>a) Standardised tenancy management of all remote public housing that ensures rent collection, asset protection and governance arrangements consistent with public housing standards.</p> <p>b) A programme of ongoing maintenance and repairs that seeks to optimise the life cycle of existing pre-NPARIH remote public housing and assist to achieve the 30 year design life of new remote public housing constructed under NPARIH.</p>	<p>A standardised public housing system.</p> <p>Remote public housing is well maintained and managed.</p>	<p>Improve the sustainability of remote public housing tenancies and maintain the amenity of the dwellings.</p> <p>Public housing assets in remote communities are better maintained to help them reach their full asset life.</p> <p>A current tenancy agreement or occupancy information document is in place within eight weeks of handover (noting that new houses must only have a tenancy agreement in place).</p> <p>Improve the portability of public housing entitlements to support mobility and to give priority to applicants moving for employment.</p>

	<p>c) Increased employment opportunities for local residents in remote Indigenous communities. An Indigenous employment target has been set of at least 40 per cent of people employed to undertake property and tenancy management works under this Implementation Plan will be Indigenous (including local Indigenous employees).</p>		
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Risk management

30. The Northern Territory has an existing Risk Management Plan that is updated to cover all project elements under this Implementation Plan. Risks have been actively identified, entered into a risk log and categorised in terms of impact and likelihood.

Relevant Northern Territory Context

31. In developing this Implementation Plan, consideration has been given to the relevant NT context.
32. The Northern Territory's development of a policy for the sale of remote public housing to secure opportunities for home ownership will help to facilitate further home ownership and private investment opportunities in the NT.
33. Land tenure arrangements that create long-term tradeable interests are being progressed by the Northern Territory and Commonwealth Governments. Such arrangements can support the economic sustainability and independence of remote communities.
34. Capital works under this Implementation Plan are directly complemented by and delivered in parallel to the capital works and asbestos removal works under the Housing Implementation Plan of Stronger Futures in the Northern Territory (SFNT). Coordinating the capital works under this Implementation Plan and those from the Stronger Futures programme will deliver value for money outcomes. The criteria for programme inclusion, including dwellings and communities, will be the same for both programmes.
35. Capital works and property and tenancy management under this Implementation Plan contribute to the Healthy Homes Building block identified in the National Indigenous Reform Agreement, the 'Closing the Gap' targets particularly increasing health,

education and employment outcomes, and the National Affordable Housing Agreement target of reducing homelessness. Capital works in particular will complement the COAG National Disability Strategy 2010-2020 by referencing Australian building standards relevant to access and mobility requirements.

36. The Parties acknowledge that the Northern Territory has contributed \$240 million to the programme, with \$100 million invested in housing and \$140 million invested in infrastructure to support housing and other essential services infrastructure.
37. The Parties acknowledge that the Northern Territory has committed \$4.5 million to the implementation of the 'Sale of Remote Public Housing' policy, which commenced on 1 July 2014. This policy makes up to 50 per cent of remote public housing stock available for purchase by tenants, including houses constructed, rebuilt or refurbished under the NPARIH.

PART 4: ROLES AND RESPONSIBILITIES

38. The Joint Steering Committee is the governance body for the Implementation of the NPARIH in the NT and is supported by its sub-committee, the Joint Program Committee. The Joint Steering Committee focuses primarily on resolution of strategic issues. The Joint Program Committee has been established to facilitate activity in key priority areas. The roles and membership of the Commonwealth and the Northern Territory on these committees are set out in the Terms of Reference, and will be reviewed annually, with the Joint Steering Committee approving any subsequent changes.
39. It is a requirement that the Joint Steering Committee is informed, prior to their finalisation, of policies that will impact on achievement of outcomes under the NPARIH.
40. Any changes to the Capital Works Schedule for 2014-15 and 2015-16 and the Property and Tenancy Management Schedule 2014-16 must be agreed by the Joint Steering Committee.
41. The Parties commit to addressing barriers to home ownership in a progressive and coordinated way and generally supporting a developing economy in remote communities.
42. The Parties will meet the requirements of Schedule E, Clause 26 of the Intergovernmental Agreement on Federal Financial Relations, by ensuring that prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Implementation Plan, and that the roles of both Parties will be acknowledged and recognised appropriately.
43. To realise the project elements of this Implementation Plan, each Party has specific roles and responsibilities in addition to the roles and responsibilities set out in the NPARIH and above.

Role of the Commonwealth

44. The Commonwealth agrees to be accountable for the following additional roles and responsibilities:

- a. Providing, as a member of the Joint Steering Committee, strategic guidance and direction to the programme, including addressing strategic priorities as they occur and reporting on the programme as it relates to the NPARIH NT outcomes and objectives;
- b. Assessing capital works project bids received as part of the biennial Competitive Bids Process and submitted in line with Clauses 29-29B of the NPARIH, and announcing the outcomes of the process at least three months prior to the end of the preceding financial year. The Northern Territory will be provided with operational guidelines to assist in the preparation of their bid;
- c. In accordance with the *Fair Work (Building Industry) Act 2012*, ensuring that financial contributions to a building project or projects, as defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, are only made where principal contractors are accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme (subject to the Scheme’s financial thresholds);
- d. Ensuring that compliance with the Building Code 2013 is a condition of Commonwealth funding;
- e. Providing the Northern Territory with the Annual Status Report template;
- f. Ensure Commonwealth policies and procedures assist home ownership;
- g. Development and implementation of mobility packages to support people from remote areas seeking to relocate to areas of stronger labour markets, and provide wrap around pastoral support and linkages to ongoing employment; and
- h. Provision of support for employers to employ Indigenous job seekers in long-term sustainable jobs, including through providing access to employment and training programmes and opportunities for participation by Indigenous Australians in the NPARIH programme of works.

Role of the Northern Territory

45. The Northern Territory agrees to be accountable for the following additional roles and responsibilities:
 - a. Providing, as a member of the Joint Steering Committee, strategic guidance and direction to the programme, addressing strategic priorities as they occur and reporting on the programme as it relates to the NPARIH NT outcomes and objectives;
 - b. Operational and financial management responsibility for the delivery of NPARIH NT outcomes and objectives as agreed through this Implementation Plan;
 - c. Reporting the delivery of the project elements as set out in Part 5;
 - d. Submitting a bid for funding under the Competitive Bids Process to be assessed by the Commonwealth and approved by the Minister for Indigenous Affairs. Bids will be community specific and include required information as advised by the

Commonwealth. Capital Works Bids will address the requirements outlined in Clause 29A and 29B of the NPARIH and be underpinned by demonstrated community need and land tenure arrangements to support home ownership;

- e. In accordance with the requirements of the *Fair Work (Building Industry) Act 2012* and subject to financial thresholds defined under the Fair Work (Building Industry – Accreditation Scheme) Regulations 2005, ensuring that only principle contractors accredited under the Australian Government Building and Construction Occupational Health and Safety Accreditation Scheme are contracted, and providing the necessary assurances to the Commonwealth through a Quality Assurance Plan;
- f. Ensuring that compliance with the Building Code 2013, is made a condition of tender for all contractors and the subcontractors who tender for the work where appropriate, and providing the necessary assurances to the Commonwealth including adherence to the principles outlined in the National Indigenous Housing Guide. Works will also be guided by Guidelines or Standards relevant to the NT;
- g. Supporting the negotiation and implementation of long-term tradeable tenure arrangements, such as township leasing, to facilitate home ownership, attract commercial investment and generally support a developing economy in remote communities;
- h. Support employment and workforce development outcomes for Indigenous Australians across all aspects of the Agreement, particularly in the areas of property and tenancy management, capital construction and repairs and maintenance; and
- i. In delivering work under this Implementation Plan, the Northern Territory will undertake a comprehensive programme of community engagement.

PART 5: PERFORMANCE AND REPORTING ARRANGEMENTS

- 46. The following performance and reporting obligations will apply to this activity, as set out in Clauses 23-26 of the NPARIH.

Milestones

- 47. To qualify for the associated payments the Northern Territory must meet the milestones in Table 4 below.
- 48. The Northern Territory is required to submit milestone reports, approved through the Joint Steering Committee, to the Commonwealth demonstrating achievements against the milestones in Table 4. Payments will be made, in accordance with clause D6 of Schedule D to the Intergovernmental Agreement on Federal Financial Relations, when the requirements of the milestones are met in full within the respective reporting periods. Where there are delays in the achievement of milestones the associated payment will be withheld until the Northern Territory demonstrates that the milestone was met in full, and payment will be made on the next available payment date subject to clause D35 of the Intergovernmental Agreement on Federal Financial Relations, and Commonwealth budget processes where relevant.

Table 4: Capital Works and Property and Tenancy Management Milestones and Payment Schedule for 2014-16

Programme Elements	Reporting Period	Due Date	Amount	Milestones
2014-15 Financial Year				
Element 1 - Capital Works	1 January 2014 – 30 June 2014	31 October 2014	\$20.411 million (71.4%)	<ul style="list-style-type: none"> Capital works completed for the period 1 January to 30 June 2014 in line with the agreed 2013-14 Capital Works Schedule.
Element 2 - Property and Tenancy Management			\$21.202 million (50%)	<ul style="list-style-type: none"> 100% of properties have tenancy agreements in place within eight weeks of handover of capital works. Provision of an agreed Property and Tenancy Management Strategy 2014-2018 (the 'PTM Strategy'), outlining the reform activities to be undertaken. Provision of an agreed Property and Tenancy Management Schedule 2014-16.
Element 1 - Capital Works	01 July 2014 to 31 December 2014	31 January 2015	\$8.164 million (28.6%)	<ul style="list-style-type: none"> 100% of works underway in line with the agreed 2014-15 Capital Works Schedule. Capital Works Schedule 2014-2016 is agreed by the Commonwealth and Northern Territory Governments.
Element 2 - Property and Tenancy Management			\$21.202 million (50%)	<ul style="list-style-type: none"> 100% of properties have tenancy agreements in place within eight weeks of handover of capital works. Stage 1 of the Property and Tenancy Management Schedule 2014-16 implemented. A report approved by Joint Steering Committee, which provides initial baseline data, for the period 01 July 2014 to 31 December 2014.
2015-16 Financial Year				
Element 1 - Capital Works	01 January 2015 to 30 June 2015	31 July 2015	\$10.548 million (50%)	<ul style="list-style-type: none"> 100% of works completed in line with the agreed 2014-15 Capital Works Schedule. An assessment of Indigenous Business Enterprise capability and capacity in the NT construction

				sector has been undertaken.
Element 2 - Property and Tenancy Management			\$22.728 million (50%)	<ul style="list-style-type: none"> • 100% of properties have tenancy agreements in place within eight weeks of handover of capital works. • Stage 2 of the Property and Tenancy Management Schedule 2014-16 implemented. • A report, approved by Joint Steering Committee, which compares outcomes in the period 1 January 2015 to 30 June 2015 to the baseline reporting, progress against the PTM Strategy and outlines the reasons for change and next steps.
Element 1 - Capital Works	01 July 2015 to 31 December 2015	31 January 2016	\$8.439 million (40%)	<ul style="list-style-type: none"> • 10% of works completed and 80% of works underway in line with the agreed 2015-16 Capital Works Schedule.
Element 2 - Property and Tenancy Management			\$20.455 million (45%)	<ul style="list-style-type: none"> • 100% of properties have tenancy agreements in place within eight weeks of handover of capital works. • Stage 3 of the Property and Tenancy Management Schedule 2014-16 implemented. • A report, approved by Joint Steering Committee, which compares outcomes in the period 1 July 2015 to 31 December 2015 to the baseline reporting, progress against the PTM Strategy and outlines the reasons for change and next steps.
Element 1 - Capital Works	01 January 2016 to 30 June 2016	31 July 2016	\$2.110 million (10%)	<ul style="list-style-type: none"> • 100% of works completed in line with the agreed 2015-16 Capital Works Schedule.
Element 2 - Property and Tenancy Management			\$2.273 million (5%)	<ul style="list-style-type: none"> • 100% of properties have tenancy agreements in place within eight weeks of handover of capital works. • Stage 4 of the Property and Tenancy Management Schedule 2014-16 implemented. • A report, approved by Joint Steering Committee, which compares outcomes in the period

				01 January 2016 to 30 June 2016 to the baseline report, progress against the PTM Strategy, and outlines the reasons for change and next steps.
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Reporting

49. The Joint Program Committee will provide quarterly summary level reports to the Joint Steering Committee. The Northern Territory will provide quarterly reports to the Joint Program Committee which will include updates on:
- a. Lot level progress against the capital works schedule;
 - b. The proportion of Indigenous people employed through the capital works programme, against the target set out in Table 3;
 - c. The proportion of Indigenous people employed in Property and Tenancy Management activities, against the target set out in Table 3;
 - d. Lot level progress of implementation of Tenancy Agreements; and
 - e. Progress against the Property and Tenancy Management Strategy 2014-2018.
50. The Northern Territory will provide quarterly reporting on the number of:
- a. Expressions of Interest received from tenants of remote public housing who wish to purchase their home, and the number of remote public housing dwellings sold to tenants; and
 - b. Tenancies transferred from a remote community to a regional centre to support employment.
51. The Northern Territory is also required to provide an Annual Status Report to the Commonwealth at the times specified below:

From	To	Due Date
1 July 2014	30 June 2015	30 September 2015
1 July 2015	30 June 2016	30 September 2016

Sign off

The Parties have confirmed their commitment to this agreement as follows:

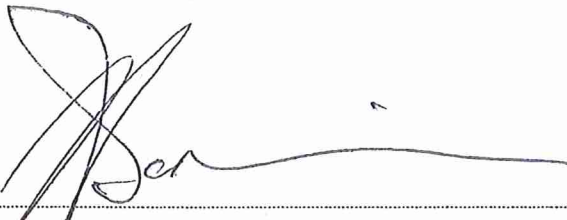


Signature

Date

18 NOV 2014

The Honourable Matthew Conlan M.A.
Minister for Housing



Signature

Date

12.12.14

Senator the Honourable Nigel Scullion
Minister for Indigenous Affairs