

STATE SCHEDULE – WESTERN AUSTRALIA

NATIONAL PARTNERSHIP ON REMOTE HOUSING

PRELIMINARIES

- D1. This bilateral Schedule should be read in conjunction with the National Partnership on Remote Housing (the Agreement).
- D2. The purpose of this Schedule is to provide details of performance benchmarks and milestones, associated payments and any other relevant information in accordance with the Agreement.
- D3. Performance benchmarks and milestones will be delivered through two performance elements:
- (a) Capital performance benchmarks and milestones will deliver capital outputs, including building works. This element includes new houses, refurbishments and employment and education housing (outputs clause 16 (a) and (b)).
 - (b) Reform performance benchmarks and milestones will deliver outputs which contribute to broader housing reform. This element includes improving property and tenancy management systems, engaging more Aboriginal and Torres Strait Islander people and Indigenous businesses in delivering housing and housing services and creating housing options for Aboriginal and Torres Strait Islander people from remote communities (outputs clause 16 (c), (d), (e) and (f)).
- D4. This Schedule may be varied from time to time, subject to the written agreement of the Commonwealth and Western Australian Ministers with portfolio responsibility for Indigenous housing, in accordance with clauses 27 and 42 – 43 of the Agreement.

ESTIMATED FINANCIAL CONTRIBUTION

- D5. The maximum financial contribution to be provided by the Commonwealth for the project to Western Australia is \$214.096 million, payable in accordance with the performance benchmarks and milestones set out in Part 4 of the Agreement and this Schedule. All payments are exclusive of GST.
- D6. The estimated overall budget (exclusive of GST) is set out in Table D₁ below. The budget is indicative only and Western Australia 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 D1: Estimated financial contribution

(\$ million)	2016-17	2017-18	Total
New houses and refurbishments	49.478	75.264	124.742
Employment and education housing	10.094	31.570	41.664
Capital subtotal	59.572	106.834	166.406
Property and tenancy management	21.262	9.736	30.998
Indigenous employment	3.271	1.497	4.768
Indigenous participation	3.271	1.498	4.769
Indigenous business engagement	3.271	1.498	4.769
Indigenous home ownership	1.636	0.750	2.386
Reform subtotal	32.711	14.979	47.690
Total Commonwealth contribution	92.283	121.813	214.096

PERFORMANCE BENCHMARKS AND MILESTONES

- D7. Tables D2-D8 below summarise performance benchmarks and milestones, their relationship to the outputs, relevant reporting dates and expected payments to be made. The Commonwealth will make payments subject to Progress Reports demonstrating relevant performance benchmarks and milestones have been met, in accordance with Part 4 – Performance Monitoring and Reporting of the Agreement.
- D8. The Parties acknowledge approval from the Commonwealth Minister for the programme of works and subsequent performance benchmarks in Table D2 for new houses and refurbishments is subject to:
- (a) the Commonwealth being satisfied with the independent value for money assessment completed May 2016; and
 - (b) Western Australia having secure tenure in place for all works prior to commencement, preferably in the form of Housing Management Agreements.
- D9. In the event the above conditions are not met, the Parties may vary this Schedule as set out in clause D4 of this Schedule and the Western Australian programme of works.

Table D2: New houses and refurbishments (Output Clause 16 (a))

Performance benchmark	State-specific performance benchmarks (a) (b)(c) (d)	Report due	Payment (\$124.742 million)
Number of new houses and refurbishments delivered in remote communities.	17 new houses complete of 88 new houses underway and 24 refurbishments complete of 115 refurbishments underway. Tranche one preparatory works underway for land development and service extensions to support completion of new builds.	30 Apr 17	41.910 7.568
	50 new houses complete of 133 new houses underway and 72 refurbishments complete of 181 refurbishments underway. Tranche two of preparatory works underway for completion by date to be agreed (water treatment facility at Tjuntjuntjara).	31 Oct 17	32.890 4.272
	133 new houses complete of 133 new houses underway and 181 refurbishments complete of 181 refurbishments underway. Tranche one preparatory works completed for land development and service extensions to support completion of new builds. Tranche two of preparatory works completed for water treatment facility at Tjuntjuntjara.	30 Apr 18	33.830 4.272

(a) State-specific performance benchmarks will be delivered in accordance with the relevant approved programme of works.

(b) New houses and refurbishments counted towards meeting performance benchmarks under this Agreement may not be counted towards meeting performance benchmarks under any other agreement and vice versa, at any time.

(c) Performance benchmarks are cumulative.

Table D3: Employment and education housing (Output Clause 16 (b))

D10. Employment and Education Housing has three sub-components:

- a) Five Employment and Education Houses (EEH);
- b) A 54 bed EEH boarding facility; and
- c) 50 transitional houses as part of the North West Aboriginal Housing Fund (NWAHF) program over 2016 - 2021, including:
 - (i) Five apprenticeship positions sustained to support qualifications completed by 2021,
 - (ii) Housing to be delivered by Aboriginal-Owned business as per Table D7, and
 - (iii) Aboriginal employment requirements as per element A of Table D5.

D11. For the purposes of the NWAHF, Western Australia will report six monthly over the 1 July 2018 to 30 June 2021 period or until the completion of the 50 transitional houses. Reporting will describe progress on the capital works and the clause D10 (c) project outcomes.

D12. In the event that reporting is not provided, does not demonstrate that the 50 transitional houses will be completed by the agreed date or the 50 transitional houses are not completed by the agreed date, then the Commonwealth may recover funding of \$10.6 million via adjustments to total monthly National Partnership payments which will be made as negative payments under this Agreement.

Milestone	State-specific milestones (a)	Report due	Payment (\$41.664 million)
Number of facilities built, acquired, or made available for Aboriginal and Torres Strait Islander people from remote communities undertaking employment, education and training.	5 EEH transitional houses completed. EEH 54 bed facility underway. 5 NWAHF transitional houses underway.	30 Apr 17	10.094
	Completion of slab for EEH 54 bed facility. 20 NWAHF transitional houses underway.	31 Oct 17	7.173
	EEH 54 bed facility completed. (b) 10 NWAHF transitional houses completed of 50 NWAHF transitional houses underway. (c)	30 Apr 18	24.397

(a) State-specific milestones will be delivered in accordance with the relevant approved programme of works.

(b) Completion is equal to practical completion of the facility.

(c) Although full payment for the project will be released against milestones achieved, reporting requirements continue for the duration of the slow build project until completion in 2021.

Table D4: Improved property and tenancy management (Output Clause 16 (c))

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$30.998 million)
(A) Percentage of rent collected from tenants (in Housing Management Agreement dwellings) as a proportion of total rent.	(A) 70%	1 July 2016 - 31 Mar 17	30 Apr 17	10.631
(B) Percentage of tenancies (in Housing Management Agreement dwellings) with rental repayment arrangements in place as a proportion of total tenancies in arrears.	(B) 35%			
(C) Percentage of tenancies (in Housing Management Agreement dwellings) with a repayment arrangement in place as a proportion of total tenancies with tenant liability.	(C) 15%			
(D) Percentage of occupied properties which have received a property inspection for 2016-17.	(D) 90%	1 July 2016 – 31 Mar 17	30 Apr 17	10.631
(E) Percentage of responsive repairs completed in designated timeframes as a proportion of total requests for responsive repairs.	(E) 65%			
(F) Percentage of properties receiving planned maintenance as a proportion of total properties scheduled to receive planned maintenance.	(F) 60%			

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$30.998 million)
<p>(A) Percentage of rent collected from tenants (in Housing Management Agreement dwellings) as a proportion of total rent charged.</p> <p>(B) Percentage of tenancies (in Housing Management Agreement dwellings) with rental repayment arrangements in place as a proportion of total tenancies in arrears.</p> <p>(C) Percentage of tenancies (in Housing Management Agreement dwellings) with a repayment arrangement in place as a proportion of total tenancies with tenant liability.</p>	<p>(A) 75%</p> <p>(B) 40%</p> <p>(C) 20%</p>	1 Apr 17 – 30 Sep 17	31 Oct 17	4.868
<p>(D) Percentage of occupied properties which have received a property inspection for 2017-18. (a)</p> <p>(E) Percentage of responsive repairs completed in designated timeframes as a proportion of total requests for responsive repairs.</p> <p>(F) Percentage of properties receiving planned maintenance as a proportion of total properties scheduled to receive planned maintenance.</p>	<p>(D) 95%</p> <p>(E) 70%</p> <p>(F) 70%</p>	1 Apr 17 – 31 Mar 18	30 Apr 18	4.868

(a) This benchmark period will be pro-rata'ed to account for the reporting requirement in April 2018.

Table D5: Indigenous employment (Output Clause 16 (d))

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$4.768 million)
(A) Percentage of capital work delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people.	(A) 40% (B) 15% (C) 5	1 July 2016 – 31 Mar 17	30 Apr 17	3.271
(B) Percentage of property and tenancy management work delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people.	(A) 45% (B) 15% (C) 5	1 Apr 17 – 31 Mar 18	30 Apr 18	1.497
(C) Number of apprentices employed to support the NWAHF.				

Table D6: Indigenous participation (Output Clause 16 (d))

Milestone	State-specific milestones	Report due	Payment (\$ 4.769 million)
Identify a range of Community Development Programme (CDP) housing-related projects for delivery by CDP providers in communities to be agreed jointly by Ministers.	Development of CDP projects for communities covered by the Agreement.	30 Apr 17	3.271
	Development of CDP projects for communities covered by the Agreement.	30 Apr 18	1.498

Table D7: Indigenous business engagement (Output Clause 16 (e))

Performance benchmark	State-specific performance benchmarks	Activity period	Report due	Payment (\$ 4.769 million)
Percentage of contracts awarded to Indigenous businesses for activities under the Agreement, within set activity period.	25%	1 July 2016 – 31 Mar 17	30 Apr 17	3.271
	30%	1 Apr 17 – 31 Mar 18	30 Apr 18	1.498

Table D8: Home ownership (Output Clause 16 (f))

Milestone	State-specific milestones ^(a)	Report due	Payment (\$ 2.386 million)
Delivery of agreed projects to remove barriers and provide opportunities to make home and land ownership, as well as a range of housing options including affordable and private housing, more accessible for Aboriginal and Torres Strait Islander people from remote communities.	Completion of Private Land Ownership in Remote Aboriginal Communities project plan. Complete Strata title arrangements over 26 lots.	30 Apr 17	1.636
	Complete Strata title arrangements over lots (to be agreed by the Parties at a later date). Negotiations commenced for the land tenure improvement plan.	31 Oct 17	0.375
	Complete Strata title arrangements over lots (to be agreed by the Parties at a later date). Land tenure improvement plan complete. Completion of the Private Land Ownership in Remote Aboriginal Communities project (including final report).	30 Apr 18	0.375

(a) State-specific milestones will be delivered in accordance with the relevant approved programme of works.