

STATE SCHEDULE – SOUTH AUSTRALIA

NATIONAL PARTNERSHIP ON REMOTE HOUSING

PRELIMINARIES

- E1. This bilateral Schedule should be read in conjunction with the National Partnership on Remote Housing (the Agreement).
- E2. 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.
- E3. 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)).
- E4. This Schedule may be varied from time to time, subject to the written agreement of the Commonwealth and South Australian Ministers with portfolio responsibility for Indigenous housing, in accordance with clauses 27 and 42 – 43 of the Agreement.
- E5. South Australia is contributing to the construction of new houses under the Agreement. To ensure maximum business engagement and employment outcomes are achieved, the Parties anticipate these houses will be completed in the 2018-19 financial year.

ESTIMATED FINANCIAL CONTRIBUTION

- E6. The maximum financial contribution to be provided by the Commonwealth for the project to South Australia is \$26.805 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.
- E7. The estimated overall budget (exclusive of GST) is set out in Table E1 below. The budget is indicative only and South 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 E1: Estimated financial contribution

(\$ million)	2016-17	2017-18	Total
New houses and refurbishments	3.570 ^(a)	8.330	11.900
Employment and education housing	2.470	3.230	5.700
Capital subtotal	6.040	11.560	17.600
Property and tenancy management	3.587	1.936	5.523
Indigenous employment	1.195	0.646	1.841
Indigenous participation	0.460	0.0	0.460
Indigenous business engagement	0.598	0.323	0.921
Indigenous home ownership	0.137	0.323	0.460
Reform subtotal	5.977	3.228	9.205
Total Commonwealth contribution	12.017	14.788	26.805

PERFORMANCE BENCHMARKS AND MILESTONES

E8. Tables E2-E8 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.

Table E2: New houses and refurbishments (Output Clause 16 (a))

Performance benchmark	State-specific performance benchmarks ^{(a)(b)(c)(d)(e)}	Report due	Payment
	17 new houses underway and of these 8 underway onsite. 26 refurbishments underway and of these, 10 underway onsite.	30 Apr 17	3.570
	17 new houses underway onsite. 10 refurbishments completed of 26 underway onsite.	31 Oct 17	4.760
	13 new houses complete of 17 underway onsite for completion in 2018-19. (f) 26 refurbishments completed.	30 Apr 18	3.570

(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.

(d) For a new house, underway onsite is defined as the slab has been poured.

(e) For a refurbishment, underway onsite is defined as contractors have commenced.

(f) SA to fund completion of houses (clause E5).

Table E3: Employment and education housing (Output Clause 16 (b))

- E9. Employment and Education Housing includes the completion of a 20 bed facility, Ninti Ngura, to accommodate and support Aboriginal engagement in post-secondary study and vocational training by 30 June 2019. Key deliverables include:
- (a) early works and site preparation underway – which may include but is not limited to: site stripping back, site physically secured, remediation commenced, trenching, and preparation for plumbing and sewer connections by 30 April 2018;
 - (b) footings and slab down by 30 September 2018 (c); and
 - (c) project completion by 30 June 2019.
- E10. South Australia will provide performance reporting on the on the remaining key deliverables specified at Clause E9 as outlined below:
- (a) a progress report 30 October 2018;
 - (b) a progress report 31 January 2019; and
 - (c) a final report due in 31 July 2019.
- E11. In the event the Ninti Ngura facility is not completed by 30 June 2019, reporting is not provided in accordance with clause E10, or does not demonstrate that the Ninti Ngura 20 bed facility has been completed, the Commonwealth may recover funding of \$3.23 million from South Australia.

Milestone	State-specific milestones ^(a)	Report due	Payment
Number of facilities built, acquired or made available for Aboriginal and Torres Strait Islander people from remote communities undertaking employment, education and training.	20 Bed facility to accommodate and support Aboriginal engagement in post-secondary study and vocational training. Land and Site secured. (b)	30 Apr 17	\$2.470
	Completion of a 20 bed facility, Ninti Ngura, to accommodate and support Aboriginal engagement in post-secondary study and vocational training. Key deliverables include: early works and site preparation underway by 30 April 2018; and footings and Slab completed by 30 September 2018 with project completion by 30 June 2019. (c)	30 Apr 18	\$3.230

(a) State-specific milestones will be delivered in accordance with the relevant agreed programme of works in accordance with clause 25(b) of the National Partnership.

(b) Refers to Contracts for Sale being exchanged.

(c) Although full payment for the project will be released against milestones achieved, reporting requirements continue in accordance with clause E10 until completion on 30 June 2019.

Table E4: Improved property and tenancy management (Output Clause 16 (c))

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment
(A) All properties have a tenancy agreement within four weeks of completion of capital works or tenancy changeover. (B) Percentage of tenancies with debt repayment arrangements in place as a proportion of total tenants in arrears. (C) All tenants in new allocations receive local home induction into property. (a)	(A) 100% (B) 85% (C) 100%	1 Jul 16 – 30 Sep 16	31 Oct 16	1.793
(D) Percentage of properties receiving annual property inspections. (E) Percentage of properties inspected under five year post construction asset audit. (b) (F) Number of properties receiving cyclical maintenance under the state asset management system (newly leased). (c)	(D) 100% (E) 75% (n=41) (F) n=26	1 Jul 16 – 31 Mar 17	30 Apr 17	1.794
(A) All properties have a tenancy agreement within four weeks of completion of capital works or tenancy changeover. (B) Percentage of tenancies with debt repayment arrangements in place as a proportion of total tenants in arrears. (C) All tenants in new allocations receive local home induction into property. (a)	(A) 100% (B) 90% (C) 100%	1 Oct 16 – 30 Sep 17	31 Oct 17	0.968

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment
(D) Percentage of properties receiving annual property inspections.	(D) 100%	1 Apr 17 – 31 Mar 18	30 Apr 18	0.968
(E) Percentage of properties inspected under five year post construction asset audit. (b)	(E) 85% (n=28)			
(F) Number of properties receiving cyclical maintenance under the state asset management system (newly leased). (c)	(F) n = 43			

(a) Induction will include local officer who speaks the relevant local Aboriginal language to assist greater tenant understanding

(b) Numbers based on capital targets under the National Partnership Agreement on Remote Indigenous Housing for the financial year five years prior to the relevant performance benchmark.

(c) Reflects number of completions in table E2 and is cumulative.

Table E5: Indigenous employment (Output Clause 16 (d))

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment
(A) Percentage of capital work delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people. (a)	(A) 25% (B) 30% (C) 30%	1 Jul 16 – 31 Mar 17	30 Apr 17	1.195
(B) Percentage of property management work (maintenance) delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people. (a)	(A) 30% (B) 35%	1 Apr 17 – 31 Mar 18	30 Apr 18	0.646
(C) Percentage of Aboriginal and Torres Strait Islander people employed in tenancy management. (b)	(C) 30%			

(a) Measured as a proportion of total workforce hours.

(b) Measured as a proportion of total full time equivalent employees.

Table E6: Indigenous participation (Output Clause 16 (d))

Milestone	State-specific milestone	Report due	Payment
Development of a range of Community Development Programme (CDP) housing-related projects for delivery by CDP providers in communities covered by the Agreement.	Development of Housing for Health CDP projects for five remote Indigenous communities.	30 Apr 17	0.460

Table E7: Indigenous business engagement (Output Clause 16 (e))

Performance benchmark	State-specific performance benchmarks	Activity period	Report due	Payment
Percentage of value of contracts awarded to Indigenous businesses for activities under the Agreement, within set activity period.	30%	1 Jul 16 – 31 Mar 17	30 Apr 17	0.598
	30%	1 Apr 17 – 31 Mar 18	30 Apr 18	0.323

Table E8: Home ownership (Output Clause 16 (f))

Milestone	State-specific milestones (a)	Report due	Payment
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.	Development of home ownership information package for delivery to service staff of Housing SA and EEH providers.	30 Apr 17	0.137
	Delivery of home ownership information programme in four regional centres and two urban areas.	30 Apr 18	0.323

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