

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:
- Progress against the targets for 2014-15 and 2015-16 on a cumulative basis; and
 - 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]