

# South Australia Implementation Plan (2013-2018)

## 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. The objective in the National Partnership is to establish a ten year remote Indigenous housing strategy aimed at significantly reducing severe overcrowding in remote Indigenous communities; increasing the supply of new houses and improving the condition of existing houses in remote Indigenous communities; and ensuring that rental houses are well maintained and managed in remote Indigenous communities.
2. Improvements to the current poor standard of housing and infrastructure, and measures to address the high levels of overcrowding and homelessness in remote Indigenous communities are critical to meeting the Council of Australian Governments (COAG) endorsed targets to address Indigenous disadvantage.
3. The Parties have agreed other objectives and outcomes, for example in the National Indigenous Reform Agenda and the National Affordable Housing Agreement, which the Parties will pursue through the broadest possible spectrum of government action. Consequently, this Implementation Plan will be implemented consistent with the objectives and outcomes of all National Agreements and National Partnerships entered into by the Parties.
4. The Commonwealth and South Australia acknowledge the importance of continued effort beyond NPARIH to ensure the sustainability of remote Indigenous housing outcomes.

### 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 State Ministers with responsibility for Indigenous housing.
6. As a schedule to the NPARIH, the purpose of this Implementation Plan is to provide the public with an indication of how Indigenous housing reforms in remote Indigenous communities in South Australia are intended to be delivered and to

demonstrate South Australia's capacity to achieve the outcomes of the NPARIH.

7. This Implementation Plan will cease on completion or termination of the NPARIH, including the acceptance of final performance reporting and processing of final payments against performance milestones.
8. This Implementation Plan may be varied by written Ministerial agreement between the Commonwealth and the responsible South Australian Minister, under the overarching NPARIH.
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 SOUTH AUSTRALIA'S IMPLEMENTATION

### Project information

10. The project elements planned as shown in Table 1 are:
  1. Capital Works;
  2. Employment Related Accommodation;
  3. Property and Tenancy Management; and
  4. Reforms to Indigenous Community Housing Organisations.

**Table 1: Project elements**

No.	Title	Short description	Planned start date	Planned end date	Dependent on projects
1	Capital Works – New Housing and replacement of existing housing and refurbishments	<p>Complete construction of 89 new houses and 26 refurbishments.</p> <p>Completion of new houses is in line with the agreed annual Capital Works Schedule determined in accordance with a biennial Competitive Bids Process (CBP), based on demonstrated need.</p> <p>New supply target over life of NPARIH: 241</p> <p>Refurbishment target over life of NPARIH: 206</p>	1 July 2013	30 June 2018	Land reform, Project Element 3.

2	Employment Related Accommodation	<p>Development of proposals based on approved Employment Related Accommodation Framework</p> <p>Construction or purchase of agreed Employment Related Accommodation facilities.</p>	1 July 2013	30 June 2018	Project Element 1
3	Property and Tenancy Management	<p>Implementation of robust and standardised property tenancy management of all remote Indigenous housing that ensures rent collection, tenant support, asset management and protection and governance arrangements that are consistent with public housing standards.</p> <p>Ensure that all prospective tenants of new houses are offered living skills support training as part of tenancy management.</p> <p>Implementation of a comprehensive rolling program of repairs and maintenance that is informed by current dwelling condition data and which progressively increases the lifecycle of remote Indigenous housing.</p>	In progress	30 June 2018	Land reform Project Element 1
4	Indigenous Community Housing Reforms (non-remote reform)	<p>Complete implementation of reforms to Indigenous Community Housing with Indigenous Community Housing Organisation housing stock to be brought up to a public housing standard.</p> <p>This includes developing proposals for the use of remaining reform payment funds (released in 2009-10).</p>	1 July 2013	30 June 2015	Project Element 3

11. In delivering work under this Implementation Plan, South Australia will undertake a comprehensive program of community engagement in line with the Communication and Community Engagement Framework agreed by the Joint Steering Committee (JSC) (refer clause 22(a) for information regarding the JSC).
12. In delivering work under this Implementation Plan, South Australia will undertake a comprehensive program of employment and workforce development activities in line with the an Employment and Workforce Development Plan agreed by the Joint Steering Committee (JSC) (refer clause 22(a) for information regarding the JSC).

### Estimated costs

13. The estimated financial contribution to be provided by the Commonwealth for the project to South Australia is up to \$290.593m over the ten years commencing 1 July 2008 to 30 June 2018. Under this Implementation Plan, up to \$112.942 million is payable in accordance with the milestones. All payments are exclusive of GST.
14. The estimated overall budget (exclusive of GST) is set out in Table 2.
15. Allocation of capital works funding will be through biennial project based bids submitted by the South Australian Government, for consideration by the Commonwealth Government.
16. Actual capital works allocations may vary from the notional amounts in Table 2, by as much as 25 % per year, in line with the Competitive Bids Process.

**Table 2: Estimated financial contributions**

(\$ million)	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Element 1 Capital Works	25.369	17.010	9.441	5.927	5.973	63.720
Element 2 Employment Related Accommodation	5.139	4.237	3.300	2.470	3.230	18.376
Element 3 Property and Tenancy Management	5.906	6.515	5.981	5.977	6.467	30.846
Total estimated budget	36.414	27.762	18.722	14.374	15.670	112.942
less estimated Commonwealth contribution	36.414	27.762	18.722	14.374	15.670	112.942
equals estimated balance of non-Commonwealth contributions	0	0	0	0	0	0
Commonwealth own purpose expense	—	—	—	—	—	—
Total Commonwealth contribution	36.414	27.762	18.722	14.374	15.670	112.942
Total	36.414	27.762	18.722	14.374	15.670	112.942

## Program logic

Table 3: Program logic - South Australia's responsibilities

Project elements	Outputs (for example services delivered, buildings constructed)	Outcomes	Reform Objectives
1. Capital Works	<p>a) Supply of safe and adequate housing that will contribute to improved living standards for Indigenous people in remote communities.</p> <p>b) A program of ongoing repair and maintenance of houses in remote Indigenous communities.</p> <p>c) Increased employment opportunities for local Indigenous residents in remote Indigenous communities.</p>	Indigenous people have improved amenity and reduced overcrowding, particularly in remote and discrete communities.	<p>Significantly reducing overcrowding in remote Indigenous communities.</p> <p>Increasing the supply of new houses and improving the condition of existing houses in remote Indigenous communities.</p> <p>The following performance indicators as demonstrated through regular capital works reporting and the Annual Status Report will be used to assess progress:</p> <ul style="list-style-type: none"> <li>- At least 20% local employment in construction of new dwellings and/or refurbishment works in remote areas</li> <li>- Meeting of agreed targets in line with approved biennial Competitive Bids Process</li> <li>- Reduction of overcrowding to 6.7 people per remote dwelling</li> <li>- Contribute to the reduction in incidence of homelessness in remote Australia by 50% by 2018 against 2006 baseline.</li> </ul>
2. Employment Related Accommodation	Accommodation such as hostels and subsidised rental housing in regional areas to support people from remote communities to access training, education, employment and support services.	Supporting Indigenous people from remote communities access training and employment opportunities in regional locations.	Safe and suitable short-term accommodation for people from remote Indigenous communities with cost effective management /operation models and appropriate support services.

<p>3. Property and Tenancy Management</p>	<p>Robust and standardised tenancy management of all remote Indigenous housing that ensures rent collection, asset management and protection and governance arrangements consistent with public housing standards.</p> <p>A program of ongoing maintenance and repairs that progressively increases the life cycle of remote Indigenous housing from seven years to a public housing-like lifecycle of up to 30 years.</p>	<p>Ensuring that rental houses are well maintained and managed in remote Indigenous Communities.</p> <p>A Public Housing-like system of Property and Tenancy Management is implemented.</p>	<p>Indigenous people have improved amenity and reduced overcrowding, particularly in remote and discrete communities.</p> <p>The following performance indicators as demonstrated through regular property and tenancy management reporting and the Annual Status Report will be used to assess progress:</p> <ul style="list-style-type: none"> <li>- 100% of houses built under this Plan will have tenancy management, rent collection and tenancy support services in place by 2017- 18.</li> <li>- 100% of prospective tenants that move into new houses are offered living skills support and training by 2017 – 18.</li> <li>- Continued Implementation of comprehensive rolling program of repairs and maintenance in place throughout the life of the Implementation Plan.</li> </ul>
<p>4. Indigenous Community Housing Organisations (non- remote reform)</p>	<p>Completion of implementation of reforms to Indigenous Community Housing Organisations with housing stock brought up to a social housing standard.</p>	<p>Ensure that Indigenous Community Housing Organisations are included into the jurisdictions social housing system.</p>	<p>Indigenous Community Housing is managed within a standardised framework for property and tenancy management</p>

## Risk management

17. South Australia will update its existing Risk Plan to cover all project elements under NPARIH. In developing this plan, risks will be actively identified, entered into a risk log and categorised in terms of impact and likelihood.

## Relevant State or Territory Context

18. In developing this Implementation Plan, consideration has been given to relevant state or territory context. Key factors that have influenced the proposed direction are listed below in Table 4.

**Table 4: Links with existing reforms or projects**

Proposed project elements	Existing reforms or projects	Complementary nature of activities
Capital Works	<p>National Indigenous Reform Agreement</p> <p>National Affordable Housing Agreement (incl. National Partnership Agreement on Homelessness)</p>	<p>Capital Works contributes to:</p> <ul style="list-style-type: none"> <li>- the Healthy Homes Building block identified in the National Indigenous Reform Agreement</li> <li>- 'Closing the Gap' targets particularly increasing health, education and employment outcomes</li> <li>- reducing homelessness as identified in the National Affordable Housing Agreement</li> <li>- improving Indigenous home ownership outcomes in established housing markets and on Indigenous land</li> </ul>
Capital Works	Land reforms	<p>Development of a whole-of-government framework, which allows maximum transferability of individual titles on Indigenous held land with minimum procedural barriers to dealings with such land in order to facilitate home ownership and mortgages, attract commercial investment and generally support a developing economy. The framework includes review and reform of planning, processes and legislation.</p>

Capital Works	Municipal and Essential Services and Infrastructure Reforms	<p>Jurisdictions acknowledge that the issue of infrastructure capacity, ongoing maintenance and investment in remote Indigenous communities essential to support additional housing investment is critical and challenging for governments, and agree to continue working together to resolve this issue.</p> <p>Jurisdictions agree to continue to work together to clarify roles, responsibilities and funding with respect to municipal services and ongoing maintenance of infrastructure and essential services in remote areas, as required under NPARIH, and will aim to report back to COAG on this by the end of 2013.</p> <p>Jurisdictions agree to continue work on the broader systemic capacity constraints which were identified in the National MES Audit, and to move their current state, regional or local government planning processes away from the current, mainly reactive approach to funding, and have a greater focus on the development of:</p> <ul style="list-style-type: none"> <li>- asset management plans for all infrastructure;</li> <li>- demand management strategies for water, power and sewerage consumption; and</li> <li>- workforce planning strategies with a focus on local employment.</li> </ul>
Property and Tenancy Management	National Indigenous Reform Agreement  National Affordable Housing Agreement	<p>Property and Tenancy Management reforms contributes to:</p> <ul style="list-style-type: none"> <li>- the Healthy Homes Building Block identified in the National Indigenous Reporting Agreement</li> <li>- 'Closing the Gap' targets particularly increasing health, education and employment outcomes</li> </ul>



## 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 the roles and responsibilities set out in the NPARIH.

### Role of the Commonwealth

20. The Commonwealth agrees to be accountable for the following additional roles and responsibilities:
  - (a) Provision of operational guidelines to South Australia to assist with the preparation of capital works project bids. The Commonwealth will assess capital works project bids and announce the outcomes of the assessment process prior to the end of the preceding financial year;
  - (b) 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; and
  - (c) ensuring that compliance with the Building Code 2013 is a condition of Australian Government funding.

### Role of South Australia

21. South Australia agrees to be accountable for the following additional roles and responsibilities:
  - (a) Submitting a project based bid for the 2014-16 program of works, and a final bid for the 2016-18 program. Project based bids will be community specific and will include a summary of the scope of works, method of procurement and delivery, status of tenure, employment opportunities, costs of works (including administration costs), cash flow requirements, community engagement, and key milestones and timeframes. Bids will be underpinned by demonstrated community need;
  - (b) monitoring and assessing the performance in the delivery of the projects outlined in Part 2 of this Implementation Plan;
  - (c) reporting the delivery of the projects as set out in Part 5 – Performance Monitoring and Reporting;
  - (d) 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;

- (e) 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 the principles outlined in the National Indigenous Housing guide. Works will also be guided by Guidelines or Standards relevant to South Australia including the South Australian Minister's specification (78A) for Housing on Designated Aboriginal Lands and other documents such as the Liveable Design Principles;
- (f) maximising employment and workforce development outcomes for Indigenous people across all aspects of the Agreement, particularly in the areas of property and tenancy management, capital construction and repairs and maintenance;
- (g) implementing a robust and standardised tenancy management framework for all remote Indigenous housing, which ensures rent collection, asset protection, tenant support and governance arrangements consistent with public housing standards; and
- (h) acknowledging the Commonwealth Government's funding through the National Partnership Agreement on Remote Indigenous Housing in publications, promotional materials and promotional activities relating to projects that are funded through the NPARIH.

### **Shared Roles and responsibilities**

- 22. The Commonwealth and the South Australian Government share the following additional role and responsibility:
  - (a) Participating in the Joint Steering Committee as the governance body for the implementation of the NPARIH in South Australia. The role of the JSC is set out in its Terms of Reference and can be amended with the Agreement of the Parties.
- 23. 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.

## **PART 5: PERFORMANCE AND REPORTING ARRANGEMENTS**

### **Milestones**

#### Element 1 (Capital works)

- 24. The Capital Works schedule will set the annual deliverables for Element 1 and be agreed on an annual basis and by the JSC. The Schedule will be based on the outcomes of the biennial Competitive Bids Process.

Element 2 (Employment Related Accommodation)

25. The Employment Related Accommodation schedule will set the annual deliverables for Element 2 and be agreed on an annual basis and by the JSC. The Schedule will be based on the outcomes of the biennial Competitive Bids Process

Element 3 (Property and Tenancy Management)

26. Payments will relate to Implementation of annual deliverables for Property and Tenancy Management as agreed on an annual basis by the JSC. Property and Tenancy Management deliverables will be based on:
  - (a) Progress of putting in place tenancy agreements for all new or replacement houses; and
  - (b) The Property and Tenancy Management sub-plan, which will be reviewed annually and will set deliverables for Property and Tenancy Management activities which may be undertaken.

**Table 5: Milestones: project (or output based) and implementation**

Element 1: Capital Works

<b>Milestones</b>	<b>Reporting Period</b>	<b>Milestone Due Date</b>	<b>Percentage of Annual Funding</b>
<b>1 July 2013 to 30 June 2018</b>			
Satisfactory progress of new house construction and refurbishments against agreed capital works deliverables agreed under Clause 24, as evidenced in monthly milestone reports.	1 July – 31 July	31 July	25%
Satisfactory progress of new house construction and refurbishments against agreed capital works deliverables agreed under Clause 24, as evidenced in monthly milestone reports.	1 August- 30 September	30 September	25%
Satisfactory progress of new house construction and refurbishments against agreed capital works deliverables agreed under Clause 24, as evidenced in monthly milestone reports.	1 October – 31 December	31 December	25%
Satisfactory progress of new house construction and refurbishments against agreed capital works deliverables agreed under Clause 24, as evidenced in monthly milestone reports.	1 January – 30 April	30 April	25%

Element 2: Employment Related Accommodation

<b>Milestones</b>	<b>Reporting Period</b>	<b>Milestone Due Date</b>	<b>Percentage of Annual Funding</b>
<b>1 July 2013 to 30 June 2018</b>			
Satisfactory progress against the ERA schedule once agreed, as evidenced through monthly reports on construction.	1 July – 31 July	31 July	20%
Satisfactory progress against the ERA schedule once agreed, as evidenced through monthly reports on construction of facilities.	1 August- 30 September	30 September	20%
Satisfactory progress against the ERA schedule once agreed, as evidenced through monthly reports on construction of facilities.	1 October – 31 December	31 December	60%

Element 3: Property and Tenancy Management (PTM)

<b>Milestones</b>	<b>Reporting Period</b>	<b>Milestone Due Date</b>	<b>Percentage of Annual Funding</b>
<b>1 July 2013 to 30 June 2018</b>			
Satisfactory progress with PTM implementation against deliverables agreed under Clause 26, and the PTM sub plan as evidenced through monthly reporting on tenancy agreements and quarterly PTM reporting.	1 July – 31 July	31 July	25%
Satisfactory progress with PTM implementation against agreed deliverables and the PTM sub plan as evidenced through monthly reporting on tenancy agreements and quarterly PTM reporting.	1 August- 30 September	30 September	25%

Satisfactory progress with PTM implementation against agreed deliverables and the PTM sub plan as evidenced through monthly reporting on tenancy agreements and quarterly PTM reporting.	1 October – 31 December	31 December	25%
Satisfactory progress with PTM implementation against the PTM sub plan as evidenced through monthly reporting on tenancy agreements and quarterly PTM Review of PTM sub plan to identify areas of work in the next financial year.	1 January – 30 April	30 April	25%

## Reporting

27. South Australia will provide monthly lot level reporting for Elements 1 and 2 in Table 5.
28. South Australia will provide monthly updates on the number tenancy agreements, in line with Element 3 in Table 5, against an agreed target of 100 per cent by 30 June 2018.
29. South Australia will also provide quarterly reports on Indigenous employment against an agreed annual target of at least 20 per cent local Indigenous employment.
30. South Australia is also required to provide the Commonwealth with an Annual Status Report based on guidelines provided by the Commonwealth, at the times below –

From	To	Due Date
1 July 2013	30 June 2014	30 September 2014
1 July 2014	30 June 2015	30 September 2015
1 July 2015	30 June 2016	30 September 2016
1 July 2016	30 June 2017	30 September 2017
1 July 2017	30 June 2018	30 September 2018

## Sign off

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

Signature



Date


18 July 2013

Hon Tony Piccolo MP

South Australian Minister for Social Housing

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Signature



Date

25.7.13

Hon Jenny Macklin MP

Federal Minister for Families, Community Services and Indigenous Affairs

Minister for Disability Reform