

# STATE SCHEDULE – QUEENSLAND

## NATIONAL PARTNERSHIP ON REMOTE HOUSING

### PRELIMINARIES

- C1. This bilateral Schedule should be read in conjunction with the National Partnership on Remote Housing (the Agreement).
- C2. 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.
- C3. 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)).
- C4. This Schedule may be varied from time to time, subject to the written agreement of the Commonwealth and Queensland Ministers with portfolio responsibility for Indigenous housing, in accordance with clauses 27 and 42 – 43 of the Agreement.

### ESTIMATED FINANCIAL CONTRIBUTION

- C6. The maximum financial contribution to be provided by the Commonwealth for the project to Queensland is \$245.172 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.
- C7. The estimated overall budget (exclusive of GST) is set out in Table C1 below. The budget is indicative only and Queensland 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 C1: Estimated financial contributions**

(\$ million)	2016-17	2017-18	Total
New houses and refurbishments	15.007	153.507	168.514
Employment and education housing	4.500	7.150	11.650
<b>Capital subtotal</b>	<b>19.507</b>	<b>160.657</b>	<b>180.164</b>
Property and tenancy management	26.917	16.479	43.396
Indigenous employment	5.593	2.671	8.264
Indigenous participation	0.000	1.509	1.509
Indigenous business engagement	6.992	3.338	10.330
Indigenous home ownership	0.000	1.509	1.509
<b>Reform subtotal</b>	<b>39.502</b>	<b>25.506</b>	<b>65.008</b>
<b>Total Commonwealth contribution</b>	<b>59.009</b>	<b>186.163</b>	<b>245.172</b>

## PERFORMANCE BENCHMARKS AND MILESTONES

C8. Tables C2-C8 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 C2: New houses and refurbishments (Output Clause 16 (a))**

C9. In the event that the 161 new houses are not completed by 30 June 2018, or reporting is not provided in accordance with Clause C10, or does not demonstrate the 177 new houses have been completed by 31 December 2018, the Commonwealth may recover funding of up to \$84.007 million from Queensland depending on the proportion of work completed.

C10. Performance reporting must be provided every six months from 30 June 2018 until completion of the key deliverables outlined at Clause C9 above.

Performance benchmark	State-specific performance benchmarks (a) (b)(c) (d)	Report due	Payment (\$million)
Number of new houses and refurbishments delivered in remote communities.	17 new houses complete of 38 underway.	31 Oct 16	15.007
	90 new houses complete of 222 underway.	30 Apr 17	69.500
	161 new houses complete of 338 underway and 177 new houses for completion by 31 December 2018.	30 Apr 18	84.007

(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 milestones under any other agreement and vice versa, at any time.

(c) Performance benchmarks are cumulative.

(d) Total number of underway for the 2016/18 period is 287 due to early start of programme in 2015/16.

**Table C3: Employment and education housing (Output Clause 16 (b))**

**C11.** Employment and Education Housing has two sub-components:

- (a) Completion of the NRL North Queensland Cowboys House; and
- (b) Completion of the 24 bed expansion of the Kaziw Meta Secondary College boarding facility on Thursday Island by 30 December 2019. Key deliverables include:
- i. completion of community consultation activities;
  - ii. execution of a development agreement for the project site with Kaziw Meta if facility is built on land owned by Kaziw Meta, or an operator agreement if built on land owned by the Queensland Government, by 30 April 2018;
  - iii. completion of a competitive tender process and finalisation of project design and quality assurance project costs;
  - iv. execution of construction contract; and
  - v. project completion by 30 December 2019.

**C12.** Queensland will provide performance reports on the key deliverables outlined at Clause C11 (b) as follows:

- a progress report due by 30 December 2018;
- a progress report due by 30 June 2019; and
- a final report due by 15 January 2020.

**C13.** In the event the facility is not completed by 30 December 2019, reporting is not provided in accordance with clause C12, or does not demonstrate completion of the 24 bed expansion of the Kaziw Meta Secondary Collage boarding facility the Commonwealth may recover funding of \$7.15 million from Queensland.

<b>Milestone</b>	<b>State-specific milestones (a) (b)</b>	<b>Report due</b>	<b>Payment (\$million)</b>
Number of facilities built, acquired or made available for Aboriginal and Torres Strait Islander people from remote communities undertaking employment, education and training.	Completion of the NRL North Queensland Cowboys House.	30 Apr 17	4.500
	Completion of the 24 bed expansion of the Kaziw Meta Secondary College boarding facility on Thursday Island by 30 December 2019. Key deliverables for 30 April 2018 include: <ul style="list-style-type: none"> <li>• completion of community consultation activities; and</li> <li>• execution of a development agreement for the project site with Kaziw Meta if the facility is built on land owned by Kaziw Meta, or execution of an operator agreement if built on</li> </ul>	30 Apr 18	7.150

	land owned by the Queensland Government.		
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- (a) State-specific milestones will be delivered in accordance with the relevant approved programme of works.
- (b) Although full payment for the project will be released against milestones achieved, reporting requirements continue for the duration of the project until completion in 30 December 2019 in accordance with clause 11(b).

**Table C4: Improved property and tenancy management (Output Clause 16 (c))**

Performance benchmarks (a)(c)	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
(A) Percentage of households in rental arrears owing four weeks or more.	(A) No more than 18%	1 July 16 – 14 Oct 16	31 Oct 16	14.682
(B) Percentage of tenancies on a payment arrangement as a proportion of total tenancies in rental arrears.	(B) At least 55%			
(C) Percentage of tenancies on repayment arrangements for unfair wear and tear as a proportion of properties identified and verified to have unfair wear and tear.	(C) At least 10%			

(D) Percentage of property inspections as a proportion of total scheduled inspections.	(D) At least 60%	1 Oct 16 – 31 Mar 17	30 Apr 17	12.235
(E) Percentage of properties no longer in 'poor condition' based on Queensland's Overall Condition Rating.	(E) At least 90%			
(F) Percentage of properties receiving planned maintenance and minor works.	(F) At least 40%			
<i>Council managed tenancies (b)</i>				
(G) Percentage of tenancy agreements in place as a proportion of all tenancies.	(G) At least 60%			
(H) Percentage of rent collected as a proportion of rent charged.	(H) At least 40%			
(I) Percentage of tenancies on repayment plans as a proportion of total tenancies in rental arrears	(I) At least 10%			
(A) Percentage of households in rental arrears owing four weeks or more.	(A) No more than 15%	1 Oct 16 – 30 Sep 17	31 Oct 17	7.016
(B) Percentage of tenancies on a payment arrangement as a proportion of total tenancies in rental arrears.	(B) At least 60%			
(C) Percentage of tenancies on repayment arrangements for unfair wear and tear as a proportion of properties identified and verified to have unfair wear and tear.	(C) At least 20%			
(D) Percentage of property inspections as a proportion of total scheduled inspections.	(D) At least 65%			
(E) Percentage of properties no longer in 'poor condition'	(E) At least 92%			

based on Queensland's Overall Condition Rating.				
(F) Percentage of properties receiving planned maintenance and minor works.	(F) At least 40%			
<i>Council managed tenancies</i>				
(G) Percentage of tenancy agreements in place as a proportion of all tenancies.	(G) At least 75%	1 Apr 17 – 31 Mar 18	30 Apr 18	9.463
(H) Percentage of rent collected as a proportion of rent charged.	(H) At least 45%			
(I) Provision of additional assistance to Councils to address limitations in the administrative systems.	(I) provide IT and administrative support and case management help for high and complex needs tenants to the Torres Strait Island Regional Council, and provide administrative support and case management help to the Northern Peninsula Area Regional Council as required.			
(J) Percentage of tenancies on repayment plans as a proportion of total tenancies in rental arrears.	(J) At least 30%			

(a) Unless specified, performance benchmarks are for State Tenancy Managed properties, excluding properties in communities that have not been State Managed for at least 12 months.

(b) Performance benchmarks are for Council Managed Tenancies (Torres Strait Island Regional Council and the Northern Peninsula Area Regional Council) who are in the process of achieving registration under the National Regulatory System for Community Housing. Kowanyama tenancy managed transferred from the Council to the state from December 2016.

(c) Total of all rental arrears equates to rental arrears owing over four weeks.

**Table C5: Indigenous employment (Output Clause 16 (d))**

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
(A) Percentage of on the ground capital works delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people. (a)	(A) At least 30% (B) At least 35%	1 Jul 16 – 31 Mar 17	30 Apr 17	5.593
(B) Percentage of tenancy management work delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people.	(A) At least 30% (B) At least 35%	1 Apr 17 – 31 Mar 18	30 Apr 18	2.671

**Table C6: Indigenous participation (Output Clause 16 (d))**

Milestone	State-specific milestone	Report due	Payment (\$million)
Development of a range of Community Development Programme (CDP) housing-related projects for delivery by CDP providers in communities covered by this Agreement.	Identify a suite of CDP projects, including detail on the type of project, how the project would be implemented, materials, specifications and resources required and other relevant details.	30 Oct 17	1.509

**Table C7: Indigenous business engagement (Output Clause 16 (e))**

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
(A) Percentage of value of contracts awarded to Indigenous businesses for activities under the Agreement, within set activity period. (a)	(A) At least 30% (B) At least 50%	1 Jul 16 – 31 Mar 17	30 Apr 17	6.992
(B) Percentage of the property management programme delivered under the Agreement, within set activity period, conducted by an Indigenous business. (b)	(A) At least 30% (B) At least 50%	1 Apr 17 – 31 Mar 18	30 Apr 18	3.338

(a) Indigenous business included local Indigenous councils.

(b) Businesses delivering property management in Queensland are primarily Indigenous councils.

**Table C8: Home ownership (Output Clause 16 (f))**

Milestone	State-specific milestone (a)	Report due	Payment (\$million)
Delivery of agreed project/s 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.	A project that will achieve a minimum of five families moved into home ownership through resolution of Land Holding Act lease entitlements.	30 Apr 18	1.509