

Schedule D

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	7.568	117.174	124.742
Employment and education housing		41.664	41.664
Capital subtotal	7.568	158.838	166.406
Property and tenancy management	21.262	9.736	30.998
Indigenous employment		4.768	4.768
Indigenous participation	3.271	1.498	4.769
Indigenous business engagement	3.271	1.498	4.769
Indigenous home ownership		2.386	2.386
Reform subtotal	27.804	19.886	47.69
Total Commonwealth contribution	35.372	178.724	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:
- the Commonwealth being satisfied with the independent value for money assessment completed May 2016; and
 - 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.
- D10. With the exception of the 50 houses to be constructed as part of the NWAHF as listed in Table D3, all building and construction works are to be completed as soon as practicable and no later than 30 June 2019.
- D11. With the exception of the 50 houses to be constructed as part of the NWAHF, in the event that all agreed works are not completed by 30 June 2019, reporting is not provided in accordance with clause D12, or reporting does not demonstrate that all agreed works have been completed, the Commonwealth may recover funding of up to \$27.294 million from Western Australia depending on the proportion of works completed.

- D12. Western Australia will provide written reports to the Commonwealth through the Joint Steering Committee on the progress of all agreed building and construction works as follows:
- (a) a progress report by 31 July 2018;
 - (b) thereafter three-monthly reports; and
 - (c) a final report within one month of completion.
 - (d) For the purposes of (a) and (b) above, the reports will include updates on the progress of the 50 NWAHF houses, including on the clause D16(c) project outcomes.
- D13 In relation to the 50 NWAHF houses, Western Australia will continue to provide six monthly performance reporting to the Commonwealth, including on the clause D16 (c) project outcomes, beginning 30 June 2019 until the completion of the 50 houses.
- D14 In relation to the 50 NWAHF houses, in the event that the 50 houses are not completed by 30 June 2021, reporting is not provided in accordance with clauses D12 and D13, or reporting does not demonstrate that the 50 houses have been completed or that clause D16(c) project outcomes have not been achieved, the Commonwealth may recover funding of up to \$20.0 million from Western Australia depending on the proportion of work completed or outcomes achieved.
- D15. Prior to exercising its rights under clause D11 or D14, the Commonwealth will give at least 30 days' notice in writing of its intention to exercise its rights under that clause.
- D16 Employment and Education Housing has three sub-components:
- (a) five Employment and Education transitional houses (EEH);
 - (b) a 54 bed EEH expansion of St Catherine's 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.
- D17 Notwithstanding the expiry of the Agreement, the Joint Steering Committee established under the Agreement will continue for the purposes of Clauses D12 until all agreed works have been completed and a final report has been provided to the Commonwealth.

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

Performance benchmark	State-specific performance benchmarks (a) (b)(c) (d)	Report due	Payment
Number of new houses and refurbishments delivered in remote communities.	17 new houses complete of 88 new houses underway. 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
	Tranche two of preparatory works underway for water treatment facility at Tjuntjuntjara.	31 Oct 17	4.272
	84 new houses complete of 146 new houses underway. 120 refurbishments complete of 144 underway. Remaining 62 houses and 24 refurbishments completed as soon as practicable but no later than 30 June 2019	30 Apr 18	48.095 18.625
	Tranche one preparatory works completed for land development and service extensions to align with the timeframe for completion of remaining new builds.		} } } } }
	Tranche two of preparatory works completed for water treatment facility at Tjuntjuntjara as soon as practicable but no later than 30 June 2019.		} } } }

(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) WA will provide performance reporting in accordance with clause D12.

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

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.	5 EEH transitional houses completed.	30 Apr 17	2.500
	EEH 54 bed facility contracted and underway.	30 Apr 18	6.344
	Completion of associated design and site works for EEH 54 bed facility.		3.423
	EEH 54 bed facility completed as soon as practicable but no later than 30 June 2019. ^(b)		4.397
	All 50 NWAHF houses contracted. Works underway on site for 4 NWAHF houses.		5.000
Completion of the 50 NWAHF houses by 30 June 2021. ^(c)		20.000	

(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 as per Clauses D12 and D13.

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

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment
<p>(A) Percentage of rent collected from tenants (in Housing Management Agreement dwellings) as a proportion of total rent.</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) 70%</p> <p>(B) 35%</p> <p>(C) 15%</p>	1 July 2016 - 31 Mar 17	30 Apr 17	10.631
<p>(D) Percentage of occupied properties which have received a property inspection for 2016-17.</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) 90%</p> <p>(E) 65%</p> <p>(F) 60%</p>	1 July 2016 – 31 Mar 17	30 Apr 17	10.631

<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>	<p>1 Apr 17 – 30 Sep 17</p>	<p>31 Oct 17</p>	<p>4.868</p>
<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>	<p>1 Apr 17 – 31 Mar 18</p>	<p>30 Apr 18</p>	<p>4.868</p>

(a) This benchmark period will be prorated 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
(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%	1 July 2016 – 31 Mar 17	30 Apr 17	3.000
(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	1.768
(C) Number of apprentices employed to support the NWAHF*.				

*Apprentices to be engaged as early as possible following establishment of the construction Panel arrangements, and engagement demonstrated at commencement point and end of activity period. Refer D16(c)(i)

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

Milestone	State-specific milestones	Report due	Payment
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
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
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 (of 50).	30 Apr 17	1.636
	Complete Strata title arrangements over an additional 7 lots of 50 Negotiations commenced for the land tenure improvement plan.	31 Oct 17	0.375
	Complete Strata title arrangements over an additional 17 lots of 50). 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.