

Schedule F

STATE SCHEDULE – NORTHERN TERRITORY

NATIONAL PARTNERSHIP ON REMOTE HOUSING

PRELIMINARIES

- F1. This bilateral Schedule should be read in conjunction with the National Partnership on Remote Housing (the Agreement).
- F2. 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.
- F3. 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)).
- F4. This Schedule may be varied from time to time, subject to the written agreement of the Commonwealth and Northern Territory Ministers with portfolio responsibility for Indigenous housing, in accordance with clauses 27 and 42 – 43 of the Agreement.

Estimated financial contribution

- F5. The maximum financial contribution to be provided by the Commonwealth for the project to the Northern Territory is \$288.058 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.
- F6. The estimated overall budget (exclusive of GST) is set out in Table F1 below. The budget is indicative only and the Northern Territory 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 F1: Estimated financial contribution

(\$ million)	2016-17	2017-18	Total
New houses	78.298	62.371	140.669
Employment and education housing	10.544	10.00	20.544
Capital subtotal	88.842	72.371	161.213
Property and tenancy management	35.404	42.076	77.480
Indigenous employment	12.422	12.947	25.369
Indigenous Participation	4.969	0.0	4.969
Indigenous business engagement	6.211	6.473	12.684
Indigenous home ownership	3.106	3.237	6.343
Reform subtotal	62.112	64.733	126.845
Total Commonwealth contribution	150.954	137.104	288.058

Performance benchmarks and milestones

- F7. Tables F2-F10 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.
- F8. Both Parties acknowledge the circumstances and specific requirements in the Northern Territory and agree in setting the programme of works for new houses:
- (a) allocation of works will be based on prioritising: high unmet need for housing; meeting leasing commitments; and communities with long-term tradable tenure arrangements; and
 - (b) the replacement of houses with works received may be counted towards the Northern Territory's new house target where these houses are beyond economic repair as a result of: the impact of continued high levels of overcrowding; and short term refurbishments under previous agreements. The Northern Territory will notify the Commonwealth of this action, and where possible will bring any planned works of this nature to the relevant Joint Steering Committee in advance. The replacement of houses with works received for any other reason must be agreed by the Joint Steering Committee.

Table F2: New houses (Output Clause 16 (a))

- F9. The Northern Territory will complete the remaining 145 new builds, under contract as at 31 May 2018, by 31 December 2019. In the event that these are not completed by 31 December 2019, reporting is not provided in accordance with clause F10, or does not demonstrate that the 145 new builds have been completed by 31 December 2019, then the Commonwealth may recover funding of up to \$31.186 million from the Northern Territory depending on the proportion of work completed.
- F10. The Northern Territory will provide performance reports on the number of new houses completed as follows:
- (a) a progress report by 31 October 2018;
 - (b) a progress report by 31 January 2019;
 - (c) a progress report by 31 July 2019; and
 - (d) a final report by 31 January 2020.

At least 280 houses are completed over the life of the Agreement, in accordance with the benchmarks and milestones set out in table F2 below.

Performance benchmark	State-specific performance benchmarks (a) (b) (c)	Report due	Payment (\$million)
Number of new houses delivered in remote communities.	At least 30 new houses underway.	31 Oct 16	32.320
	At least 30 new houses complete of 120 new houses underway.	30 Apr 17	45.978
	At least 120 new houses complete of 210 new houses underway.	31 Oct 17	31.185
	At least 155 new houses completed by 30 April 2018, of 280 houses underway by 31 May 2018, with completion by 31 December 2018. Contracts in place by 31 December 2018 for a further 20 houses in Yarralin, for completion by 31 December 2019.	30 Apr 18	31.186

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

(b) New houses counted towards meeting performance benchmarks under this Agreement may not be counted towards meeting milestones or performance benchmarks under any other agreement and vice versa, at any time.

(c) Performance Benchmarks are cumulative.

Table F3: Employment and education housing (Output Clause 16 (b))

F11. The Northern Territory will complete the following projects by the stated dates:

- Stage three (final stage) of the Gunyangara employment facility, underway as at 30 April 2018, for completion by 31 December 2018.
- 11 new houses in Wurrumiyanga, tender released by 30 April 2018, for completion by 31 December 2018.
- 13 new houses and 26 refurbishments in Mutitjulu agreed by Mutitjulu community by 30 April 2018, for completion by 30 June 2019.
- At least 3 new houses in Yarralin agreed by Yarralin community by 30 April 2018, for completion by 30 June 2019.

F12. In the event these projects are not completed by their due dates, reporting is not provided in accordance with clause F13, or does not demonstrate that works are progressing or achieving completion by agreed dates, then the Commonwealth may recover funding from the Northern Territory of up to:

- \$1.060 million in relation to the Gunyangara employment facility,
- \$3.496 million in relation to Wurrumiyanga works,
- \$10.000 million in relation to Mutitjulu works,
- \$1.748 million in relation to Yarralin works.

F13. The Northern Territory will provide performance reports on the state of the Employment and Education Housing projects listed in clause F11 as follows:

- (a) a progress report by 30 June 2018;
- (b) a progress report by 31 October 2018;
- (c) a progress report by 31 January 2019,
- (d) a progress report by 31 March 2019
- (e) a progress report by 31 July 2019
- (f) a progress report by 31 January 2020; and
- (g) a final report by 31 July 2020.

Milestone	State-specific milestones (a)	Report due	Payment (\$million)
Number of facilities built, acquired or made available for Aboriginal and Torres Strait Islander people from remote communities undertaking employment, education and training.	Contracts in place for the delivery of the Gunyangara employment facility.	31 Oct 16	3.180
	Gunyangara employee accommodation at practical completion of stage 1.	31 Oct 17	1.060
	Gunyangara employee accommodation stage 3 (final stage) underway by 30 April 2018, for completion by 31 December 2018.	30 April 18	1.060
	Tender released by 30 April 2018 for the delivery of 11 houses in Wurrumiyanga, for completion by 31 December 2018.	30 April 18	3.496
	Contracts in place for the delivery of 13 new houses and 26 upgrades planned for Mutitjulu by 30 June 2019, for completion by 30 June 2020.	30 April 18	10.000
	At least 3 new houses planned for Yarralin, for completion by 30 June 2019.	30 April 18	1.748

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

**Table F4: Improved property and tenancy management
(Output Clause 16 (c))**

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
(A) Percentage gap between total rent collected as a proportion of total rent charged. (B) Percentage of tenancies with an Agreement to Pay in place as a proportion of total tenants in rental arrears. (C) All properties under this Agreement, and other relevant Agreements, have tenancy agreements in place with the tenant within eight weeks of handover of capital works. (a) (b)	(A) 35% (B) 12% (C) 100%	1 Jul 16 – 30 Sep 16	31 Oct 16	17.702
(D) Percentage of properties receiving annual property inspections. (E) Percentage of properties, as a proportion of all properties covered by this Agreement, and other relevant Agreements, receive works as part of a planned maintenance program trial. (F) Percentage of properties which have received a maintenance visit from a local maintenance worker.	(D) 70% (E) 5% (F) 45%	1 Jul 16 – 31 Mar 17	30 Apr 17	17.702

Performance benchmarks	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
(A) Percentage gap between total rent collected as a proportion of total rent charged. (B) Percentage of tenancies with an Agreement to Pay in place as a proportion of total tenants in rental arrears. (C) All properties under this Agreement, and other relevant Agreements, have tenancy agreements in place with the tenant within eight weeks of handover of capital works. (a) (b)	(A) 30% (B) 17% (C) 100%	1 Oct 16 – 30 Sep 17	31 Oct 17	21.038
(D) Percentage of properties receiving annual property inspections. (E) Percentage of properties, as a proportion of all properties covered by this Agreement, and other relevant Agreements, receive works as part of a planned maintenance program trial. (F) (F) Percentage of properties which have received a maintenance visit from a local maintenance worker.	(D) 80% (E) 5% (F) 55%	1 Apr 17 – 31 Mar 18	30 Apr 18	21.038

(a) For reporting purposes, the Northern Territory will provide 10 tenancy agreements for sighting by a Commonwealth officer. Properties will randomly selected by a Commonwealth officer.

(b) The Northern Territory provides assistance to tenants to aid understanding of tenancy agreements, including providing information in 15 main Aboriginal language groups and using, where available, local Aboriginal officers during tenancy agreement signing.

Table F5: Indigenous employment (Output Clause 16 (d))

Performance benchmark	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
Percentage of work delivered under the Agreement, within set activity period, conducted by Aboriginal and Torres Strait Islander people.	30%	1 Jul 16 – 30 Sept 16	30 Oct 16	12.422
	35%	1 Oct 16 – 30 Sep 17	30 Oct 17	12.947

Table F6: Indigenous participation (Output Clause 16 (d))

Milestone	State-specific milestones	Report due	Payment (\$million)
Identify a range of Community Development Programme (CDP) housing-related projects for delivery by CDP providers in communities covered by the Agreement. (b)	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. (a)	31 Oct 16	2.485
	Design and provide a tenancy education module for CDP providers to deliver in remote communities.	30 Apr 17	2.484

(a) These CDP projects would be delivered by CDP providers in remote communities, guided by localised advice from regional NT officers and with assistance from regional Commonwealth officers.

(b) In relation to Clause A3(d) of Schedule A to the agreement, the Northern Territory will provide advance notice of capital works through regional Commonwealth officers.

Table F7: Indigenous business engagement (Output Clause 16 (e))

Performance benchmark	State-specific performance benchmarks	Activity period	Report due	Payment (\$million)
Percentage of contracts awarded to Indigenous businesses or other agreed eligible enterprises for activities under the Agreement, within set activity period. (a)	30%	1 Jul 16 – 31 Mar 17	30 Apr 17	6.211
	30%	1 Apr 17 – 31 Mar 18	30 Apr 18	6.473

a) An Eligible Enterprise is a legal entity that has (as a minimum) 30% of its fulltime employees who are local Aboriginal people. Eligible Enterprises will be considered where they have employees local to, and resident in, the community covered by the procurement activity, secondly, the region, and lastly, the NT.

Table F8: Home ownership (Output Clause 16 (f))

Milestone	State-specific milestones (a)	Report due	Payment (\$million)
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.	The Northern Territory Sale of Public Housing policy expanded to include and target Binjari, Mutitjulu, and Gnyangara. Northern Territory Government to formally offer in-community consultations to explain how the policy applies to tenants within these communities.	30 Apr 17	3.106
	Four new houses built on freehold land (two in Kalkarindji and two in Elliott) and made available for tenant purchase (with personalised offer made to each tenant).	30 Apr 18	3.237

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