

Schedule

Social Housing Accelerator Payment

FEDERATION FUNDING AGREEMENT – AFFORDABLE HOUSING,
COMMUNITY SERVICES AND OTHER

Table 1: Formalities and operation of schedule

Parties	Commonwealth New South Wales Victoria Queensland Western Australia South Australia Tasmania Australian Capital Territory Northern Territory
Duration	This Schedule is expected to expire on 31 August 2028. All funds allocated under this Schedule must be committed by 30 June 2025 to allow for completion of the new dwellings (including refurbished or renovated uninhabitable dwellings) by 30 June 2028.
Purpose	<p>This Schedule will support the delivery of the Social Housing Accelerator payment (Accelerator payment), a one-off payment for additional social housing.</p> <p>In entering this Agreement, the Commonwealth and States and Territories (States) recognise that safe and secure housing is central to the security and dignity of all Australians and that additional investment by all levels of government is needed to help many find an affordable place to buy or rent.</p> <p>The Accelerator payment supports other housing policy initiatives the Commonwealth and States are undertaking, such as the National Housing Accord. It does not replace Commonwealth funding provided through other mechanisms, such as the National Housing and Homelessness Agreement or the Housing Australia Future Fund.</p>
Estimated financial contributions	<p>The Commonwealth will provide a total financial contribution to the States of \$2 billion in respect of this Schedule.</p> <p>This funding will be allocated among the States according to Table 1 below.</p>

	<p>the commencement of this Schedule, which may include, but are not limited to:</p> <ul style="list-style-type: none"> i. direct provision of funding for new social housing, renovations or refurbishments of existing dwellings that are currently uninhabitable or by expanding existing programs by the State; ii. the purchase of new build properties or the conversion of non-residential properties where it increases both social housing and total housing stock; iii. extensions or additions to social housing to expand bedroom capacity in remote and discrete communities; iv. partnering with and/or direct funding to Community Housing Providers; and v. partnering with and/or direct funding to entities whose primary purpose is to improve housing outcomes for Aboriginal and Torres Strait Islander people. <p>b. Quantifying the additional social housing referenced at Item 2.a as part of future funding arrangements which will replace the current National Housing and Homelessness Agreement.</p> <p>c. Putting in place appropriate processes to ensure that the Accelerator payment is spent, or committed to be spent, within two years of the commencement of this Schedule, with reasonable endeavours made to ensure the funding is spent within five years of the commencement of this Schedule:</p> <ul style="list-style-type: none"> i. only on matters at Item 2.a that would not be provided in the absence of the Accelerator payment, or that are in addition to such matters that would be provided in the absence of the Accelerator payment, including those that were committed, planned or announced prior to agreement to this Schedule. For example, the Commonwealth would regard existing public commitments by a state as at 16 June 2023 as not being additional; and ii. on projects that at least meet existing State minimum standards for social housing and the National Construction Code in effect in each State, as amended from time to time, and to have regard to any standards not yet adopted from the National Construction Code 2022. <p>d. Developing (and amending if requested by the Commonwealth) an Implementation Plan in accordance with Table 2 that sets out a baseline detailing the number of new or refurbished social dwellings and quantity of funding that has already been committed, planned or announced for delivery of social housing over the term of this Schedule, broken down by project or program. The Implementation Plan will also set out how the Accelerator payment is expected to be used to increase the supply of social housing. At a minimum, Implementation Plans will specify:</p>
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- i. the estimated number of new or refurbished social dwellings and quantity of funding for delivery over the term of this Schedule, broken down by project or program (recognising that final project details and costings will depend on market factors over the schedule period);
 - ii. the expected way in which the new dwellings will be delivered under this Schedule;
 - iii. the estimated financial years in which these dwellings will be expected to be made available; and
 - iv. the estimated effect of the new dwelling stock on waiting times for social housing.
- e. If a State wishes to make material changes to its use of the Accelerator payment, as set out in its Implementation Plan, it will submit a revised plan to the Commonwealth for approval.
 - f. The Commonwealth may request that a State make reasonable changes to its Implementation Plan before approving it. If the Commonwealth makes such a request, the Commonwealth and the State will work to agree on an Implementation Plan within one month of the Commonwealth making the request.
 - g. The delivery of performance milestones to the Commonwealth as outlined in Table 2.

Reporting Arrangements

- 3. The States will provide a Statement of Assurance to the Commonwealth during the operation of this Schedule in accordance with Table 2 including:
 - a. Six monthly data on the provision of social housing delivered or supported by the Accelerator payment, including:
 - i. how much of the allocated funding has been expended or committed, along with the category of recipient, where relevant
 - (1) 'Category of recipient' means a state government agency or entity, Community Housing Provider or other entity;
 - ii. Details broken down by housing project or program on the additional social dwellings that have been committed, commenced or completed, listed separately, (including timeframes on when completion is expected for not yet completed dwellings) over the six-month reporting period and since the commencement of the Schedule, including:
 - (1) the number of existing Community Housing owned or operated social housing dwellings that are currently available;
 - (2) how many publicly owned and operated social housing dwellings are currently available in each jurisdiction;

	<ul style="list-style-type: none"> (3) how many dwellings (net supply increase) have been added every six months; (4) the location of new dwellings by local government area; (5) the number of people housed and/or households provided new housing; and (6) the additional dwellings supported where funds under this Schedule are used to expand existing projects or programs. <p>iii. Changes (separated into changes due to parameter variations and policy changes) to social housing wait lists over the six-month reporting period and since the commencement of the Schedule. comprising:</p> <ul style="list-style-type: none"> (1) the total number of people on social housing wait lists; (2) the number of people on social housing wait lists who have been housed since the last reporting period and from the commencement of the Schedule; and (3) waiting periods for social and public housing. <p>iv. For the purposes of Item 3.a.iii:</p> <ul style="list-style-type: none"> (1) 'parameter variation' means people moving off social housing wait lists as they have either been housed or removed themselves from the list. (2) 'policy changes' means changes to State policy that affects eligibility for social housing resulting in people being removed from, or moving on to, wait lists. <p>b. Any additional State policy commitments relevant to the achievement of the one million new well-located homes target agreed through the National Housing Accord and specifically reporting on States' consideration of the following:</p> <ul style="list-style-type: none"> i. social and affordable housing policy commitments; ii. progress in implementing the planning, zoning and land release reforms agreed by National Cabinet, which could include: <ul style="list-style-type: none"> (1) waiving infrastructure charges on new developments; (2) introducing 'as of right' developments; (3) removing right for third parties to object to new developments; (4) zoning reforms to achieve greater densification; and iii. any other planning, zoning and land release reforms.
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- c. Confirmation that the requirements set out in Items 3.a and 3.b of this Schedule were met.
- d. The first Statement of Assurance referenced under Item 3 should outline how the new planning, zoning and land release reforms, once agreed by National Cabinet will be delivered and the financial year of implementation of these reforms.
- 4. The Statement of Assurance under Item 3 will be approved by a Deputy Secretary or equivalent of the relevant State department or agency and provided to the Commonwealth by:
 - a. 31 August of each year, for the previous 6-month reporting period 1 January to 30 June; and
 - b. 28 February of each year, for the previous reporting 6-month period 1 July to 31 December.
- 5. Statements of Assurance provided to the Commonwealth under Items 3 and 4 may be published and used by the Commonwealth in any review of the Accelerator payment, as long as States receive advance notification.
- 6. Any public announcements by States relating to social housing that is supported under this Schedule will require Commonwealth Government recognition and representation.
- 7. Details of any planned openings of housing projects funded under this Schedule will be provided to the Commonwealth at least one month before the event, with the option for the Commonwealth Minister for Housing or their nominated Commonwealth ministerial representative to attend and not on a scheduled Commonwealth Parliamentary sitting day, where possible.
- 8. The Commonwealth may request the information referred to at Item 3, or related information, from the States on an ad hoc basis. States will use their best endeavours to provide requested information to the Commonwealth within a reasonable period or advise where data is not available.

Dispute resolution terms

- 9. Notwithstanding clause 31 of the FFA, the Commonwealth reserves the right to recover an amount provided under this Schedule in accordance with section 20 of the *Federal Financial Relations Act 2009*, where:
 - a. A State has not provided the Statement of Assurance as required by Items 3 and 4; or
 - b. a housing project cannot be delivered as specified in a State's Implementation Plan provided under Item 2.d or Item 2.e, and the Commonwealth and the relevant State cannot reach an agreement on a revised Implementation Plan or on how to reallocate the funds; or
 - c. another condition of this Schedule is not met, including the requirement that by 30 June 2025 all funds have been expended or committed to be expended, and that all reasonable endeavours have been taken to allow

all additional dwellings funded under the Schedule to be built by 30 June 2028.

10. Under the circumstances set out in Item 9, the Commonwealth will determine on a reasonable basis whether an amount should be repaid, and if so, with regard to the circumstances of each matter including factors outside of the State's control including those impacting those impacting the construction sector and labour market, and other market forces the relevant Commonwealth Minister may make a determination under section 20 of the *Federal Financial Relations Act 2009*.
11. Before the Commonwealth exercises such a right to recover, the Commonwealth will consult with the relevant State.
12. The Commonwealth will not seek to recover funds that have already been expended by States consistent with their approved Implementation Plan.
13. If, in the Commonwealth's view, the State has made its best endeavours to meet the performance milestones set out in Table 2, the Commonwealth will negotiate in good faith with the State on an appropriate timeframe to meet the performance milestones.

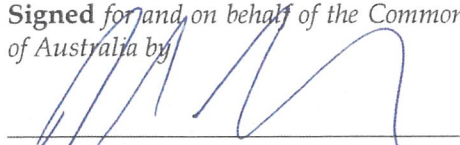
Evaluation

14. The Commonwealth will conduct reviews of the effectiveness of this Schedule in delivering additional social housing after the Schedule has been operating for two years and five years.
15. These evaluations will consider the effectiveness of the Schedule, including its reporting arrangements, in delivering on the purposes of the Schedule.
16. The reviews will at a minimum:
 - a. consider the effectiveness of States' planning reforms undertaken through the life of this agreement, including their impact on unlocking new housing stock; and
 - b. note the additional permanent boost to net social housing stock in each jurisdiction and effect on social housing wait list times.
17. The two-year evaluation will be delivered by 30 September 2025 and the final evaluation will be delivered by 31 December 2028. The reviews may be made public.
18. Following the two-year evaluation, any changes required to support effective delivery of this Schedule will be agreed in writing between the Parties.
19. The States will cooperate reasonably with the Commonwealth in the conduct of the evaluations.

Table 2: Performance requirements, reporting and payment summary			
Output	Performance milestones	Timeframe	Payment
Preparation for the delivery of the Accelerator Payment in 2023	Signature of this Schedule.	On signature	In full on signature of this schedule in accordance with Table 1.
Implementation Plans	States to provide draft Implementation Plan for consideration by National Cabinet	1 August 2023	N/A
	States to provide final Implementation Plans to the Commonwealth for approval	30 September 2023.	N/A
	Commonwealth advice on whether Implementation Plans are approved.	Within three weeks of receiving the Implementation Plan	N/A
	Agreement to any changes to the Implementation Plans	Within one month of a request for changes to the Implementation Plan	N/A
Reporting	Reporting to National Cabinet on planning, zoning and land release reforms to support accelerated delivery of new housing supply and increase affordability.	National Cabinet meetings in the second half of 2023	N/A
	Reporting to the Commonwealth in accordance with Implementation Plans and the Statement of Assurance requirements set out in Item 3 of this Schedule, for consideration by National Cabinet or relevant ministerial council as delegated by National Cabinet.	Six monthly from 28 February 2024 until 31 August 2028, or otherwise agreed between the Commonwealth and a State	N/A
Evaluation	Two-year review of the effectiveness of this Schedule in delivering new social housing supply.	By 30 September 2025	N/A
	Final evaluation of the effectiveness of this Schedule in supporting new social housing.	By 31 December 2028	N/A

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

*Signed for and on behalf of the Commonwealth
of Australia by*



The Honourable Julie Collins MP

Minister for Housing, Homelessness and Small
Business

27th June 2023

*Signed for and on behalf of the
State of New South Wales by*



The Honourable Rose Jackson MLC

Minister for Water, Housing, Homelessness, Mental
Health, Youth and the North Coast

27 June 2023

*Signed for and on behalf of the
State of Victoria by*

The Honourable Colin Brooks MP

Minister for Housing and Multicultural Affairs

June 2023

*Signed for and on behalf of the
State of Queensland by*

The Honourable Meaghan Scanlon MP

Minister for Housing

June 2023

*Signed for and on behalf of the
State of Western Australia by*

The Honourable John Carey MLA

Minister for Planning, Lands, Housing and
Homelessness

June 2023

*Signed for and on behalf of the
State of South Australia by*

The Honourable Nat Cook MP

Minister for Human Services

June 2023

*Signed for and on behalf of the
State of Tasmania by*

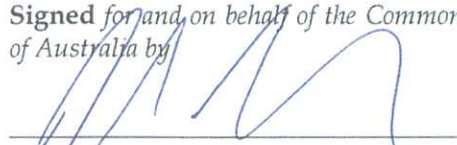
The Honourable Guy Barnett MP

Minister for State Development, Construction and
Housing; Energy and Renewables; and Veterans
Affairs

June 2023

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June 2023

*Signed for and on behalf of the
State of Victoria by*



The Hon Lizzie Blandthorn MP

Acting Minister for Housing and Multicultural Affairs

29 June 2023

*Signed for and on behalf of the
State of Queensland by*

The Honourable Meaghan Scanlon MP

Minister for Housing

June 2023

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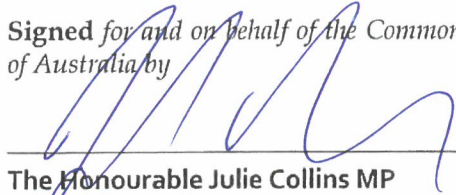
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26 June 2023

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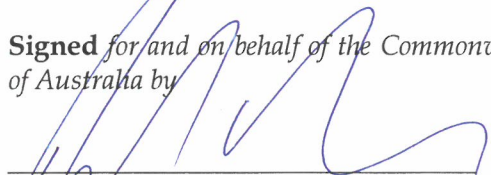
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23 June 2023

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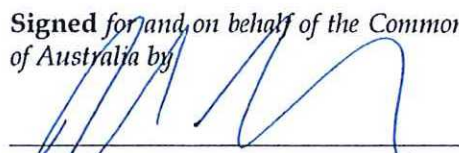
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28 June 2023

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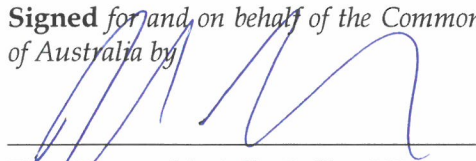
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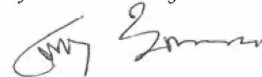
*Signed for and on behalf of the
State of South Australia by*

The Honourable Nat Cook MP

Minister for Human Services

June 2023

*Signed for and on behalf of the
State of Tasmania by*



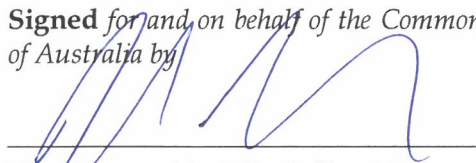
The Honourable Guy Barnett MP

Minister for State Development, Construction and
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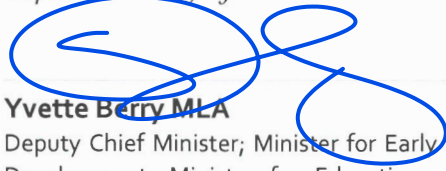
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Affairs

June 2023

Signed for and on behalf of the Australian
Capital Territory by



Yvette Berry MLA

Deputy Chief Minister; Minister for Early Childhood Development; Minister for Education and Youth Affairs; Minister for Housing and Suburban Development; Minister for Women; Minister for the Prevention of Domestic and Family Violence; and Minister for Sport and Recreation

29 June 2023

Signed for and on behalf of the Northern
Territory by

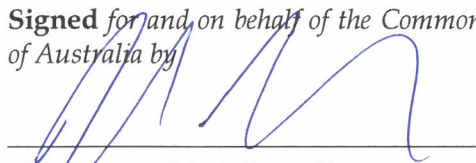
The Honourable Selena Uiho MLA

Minister for Housing and Homelessness; Minister for Renewables and Energy; Minister for Essential Services; Minister for Aboriginal Affairs; and Minister for Treaty and Local Decision Making

June 2023

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The Honourable Julie Collins MP

Minister for Housing, Homelessness and Small
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27th June 2023

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The Honourable Rose Jackson MLC

Minister for Water, Housing, Homelessness, Mental
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Minister for Housing and Multicultural Affairs

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Capital Territory by*

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Deputy Chief Minister; Minister for Early Childhood Development; Minister for Education and Youth Affairs; Minister for Housing and Suburban Development; Minister for Women; Minister for the Prevention of Domestic and Family Violence; and Minister for Sport and Recreation

June 2023

*Signed for and on behalf of the Northern
Territory by*



The Honourable Selena Uibo MLA

Minister for Housing and Homelessness; Minister for Renewables and Energy; Minister for Essential Services; Minister for Aboriginal Affairs; and Minister for Treaty and Local Decision Making

29 June 2023