

Northern Territory Remote Housing

FEDERATION FUNDING AGREEMENT – AFFORDABLE HOUSING,
COMMUNITY SERVICES AND OTHER

Table 1: Formalities and operation of schedule																
Parties	Commonwealth Northern Territory															
Duration	This Schedule is expected to expire on 30 June 2024, or on delivery of the Schedule's reporting requirements.															
Purpose	This Schedule will support the delivery of remote housing in the Northern Territory, improving the condition of housing and reducing overcrowding in communities with significant levels of need.															
Estimated financial contributions	<p>The Commonwealth and the Northern Territory will each provide an estimated total financial contribution of \$131.7 million in respect of this Schedule, bringing the joint contribution to \$263.4 million.</p> <table border="1"> <thead> <tr> <th colspan="3">Table 1</th> </tr> <tr> <th>(\$ million)</th> <th>2023-24</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Estimated total budget</td> <td>263.4</td> <td>263.4</td> </tr> <tr> <td>- Northern Territory</td> <td>131.7</td> <td>131.7</td> </tr> <tr> <td>- Commonwealth</td> <td>131.7</td> <td>131.7</td> </tr> </tbody> </table>	Table 1			(\$ million)	2023-24	Total	Estimated total budget	263.4	263.4	- Northern Territory	131.7	131.7	- Commonwealth	131.7	131.7
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Additional item	Works under this Schedule will be delivered through the Northern Territory <i>Our Community. Our Future. Our Homes</i> Program, with the associated reporting frameworks, construction guidelines and local decision-making policies to apply.															
Additional terms	<p>The Commonwealth commitment is contingent on the following:</p> <ol style="list-style-type: none"> 1. The Northern Territory contributing 50 per cent of the costs for work delivered in accordance with the Remote Housing Work Plan at Attachment A. 2. The Commonwealth and Northern Territory maintaining governance arrangements with structures and processes for decision making, accountability, control and delivery of the project, including: <ol style="list-style-type: none"> a. the Joint Steering Committee (JSC) continuing to inform and monitor the delivery of remote housing under this agreement; b. the JSC meeting quarterly with members comprising the Chief Executive Officer of each Northern Territory Land 															

	<p>Council or their authorised delegates, the Chief Executive Officer of Aboriginal Housing Northern Territory or their authorised delegate and representatives from the Northern Territory and Commonwealth;</p> <ol style="list-style-type: none">c. any disputes relating to this schedule that are unable to be resolved directly between the parties may be taken to the JSC for consideration. If the JSC is unable to resolve the dispute, it may be escalated to the Commonwealth and Northern Territory portfolio ministers; andd. the JSC continuing to oversee and monitor the Priority Reforms under the National Agreement on Closing the Gap, including supporting the development of Aboriginal community-controlled organisations to deliver services. <ol style="list-style-type: none">3. To reduce overcrowding and improve housing quality in significantly overcrowded communities in the Northern Territory, a Remote Housing Work Plan (Attachment A) will be considered by the JSC. The plan will set out Capital Works delivery and Property and Tenancy Management activities in communities within the Northern Territory Remote Housing Footprint, which includes the communities at Attachment B, with the JSC to also discuss opportunities to trial new partnership approaches to delivery.4. The Remote Housing Work Plan will be supported by a Communication and Engagement Plan and a Risk Plan for all works delivered under the Schedule.5. Engagement of Aboriginal Housing Northern Territory, and each Northern Territory Land Council to:<ol style="list-style-type: none">a. oversee and monitor delivery through the JSC,b. enable community consultation, andc. prioritise and facilitate the delivery of works in remote communities, as required.6. The Northern Territory providing an update to each JSC meeting on delivery of all works under the agreement. These updates will include the elements outlined at Attachment C and enable the Commonwealth to undertake quality assurance and verification processes, to confirm delivery of works against agreed plans and milestones, and release payments according to the extent of delivery achieved against performance milestones.7. The Northern Territory informing the JSC of any provider capacity issues that arise and how these are being addressed.8. Where there is a significant increase in costs associated with the program of works or challenges in delivery, the Northern Territory may propose an adjustment to the Remote Housing
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	<p>Work Plan including to the budget allocation across project streams, subject to the JSC's consideration and agreement of any changes. Any changes will be subject to approval from the Commonwealth portfolio minister before payments are made.</p> <p>9. The Northern Territory holding leasing or subleasing arrangements for all communities with Commonwealth housing leases within the agreed Northern Territory Remote Housing Footprint (Attachment B) for the duration of this Schedule.</p>
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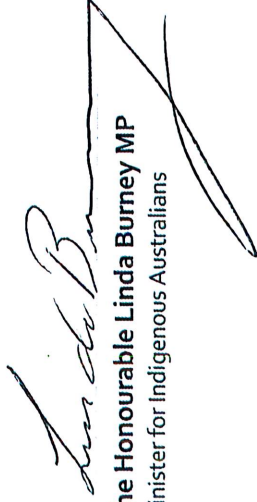
Table 2: Performance requirements, reporting and payment summary

Output	Performance milestones	Report due	Payment
Schedule Agreement Execution	Schedule Agreement signed by the Commonwealth and Northern Territory. This is an advance payment to support the NT for upfront procurement costs.	July 2023	\$33m (paid)
Delivery of capital works and Property and Tenancy Management measures.	<p>Delivery of activities and works between 1 July 2023 and 31 December 2023, as approved by JSC in the Remote Housing Work Plan. Payment is calculated on a pro-rata basis according to what has been completed of the agreed schedule and the associated costs, reduced by \$33 million for the upfront payment.</p> <p>Delivery Report No.1 is to include:</p> <ul style="list-style-type: none"> - delivery of agreed Property and Tenancy Management activities and capital works within the reporting period, including dates of completion and evidence to confirm delivery; - expenditure associated with delivery, and total expenditure to date; - procurement underway to support delivery; - number of Aboriginal Business Enterprises engaged to deliver Capital Works and Property Tenancy Management activities; - portion of Aboriginal employees engaged to deliver Capital Works and Property and Tenancy Management activities; - any works underway that commenced during the reporting period; and - risks and issues, and corrective actions if required. <p>Any works not yet complete may be claimed in Delivery Report No. 2.</p>	January 2024	<p>Payment will be made following verification of delivery of each Delivery Report.</p> <p>Total payments made for Delivery Reports No. 1 and No. 2 must not exceed \$78.7 million.</p>
	<p>Delivery of activities and works between 1 January 2024 and 30 June 2024, as approved by JSC in the Remote Housing Work Plan. Payment is calculated on a pro-rata basis according to what has been completed of the agreed schedule and the associated costs.</p> <p>Delivery Report No. 2 is to include:</p> <ul style="list-style-type: none"> - delivery of agreed Property and Tenancy Management activities and capital works within the reporting period, including dates of completion and evidence to confirm delivery; - expenditure associated with delivery, and expenditure to date; - any works underway that commenced during the reporting period, - any outstanding procurement activities; - number of Aboriginal Business Enterprises engaged under the Schedule; 	As soon as possible after delivery	

	<ul style="list-style-type: none"> - portion of Aboriginal employees engaged to deliver Capital Works and Property and Tenancy Management activities; - any outstanding works, and the processes in place to complete delivery; and - risks and issues, and corrective actions if required. 		
JSC consideration of additional housing delivery	<p>Payment to support delivery of a minimum of 49 additional houses, to be set out in the revised Remote Housing Work Plan (Attachment D). The Northern Territory will provide JSC with the Revised Housing Work Plan by the end of June 2024.</p>	<p>June 2024, following JSC being provided with the revised Remote Housing Work Plan.</p>	\$20m
Delivery of additional capital works	<p>Delivery of the additional houses by 30 June 2024, as approved by JSC, in the revised Remote Housing Work Plan.</p> <p>Delivery Report No.3, due in August 2024 is to include:</p> <ul style="list-style-type: none"> - delivery of agreed capital works, including dates of completion and evidence to confirm delivery; - expenditure associated with delivery, and total expenditure to date; - number of Aboriginal Business Enterprises engaged to deliver Capital Works; - portion of Aboriginal employees engaged to deliver Capital Works; - an overview of any delivery in the revised Remote housing Work Plan that was not finalised by 30 June 2024. <p>If the total costs for work delivered in accordance with the revised Remote Housing Work Plan at Attachment D is less than \$40m, the Commonwealth may seek repayments from the Northern Territory so that the Commonwealth contribution is 50% of the total costs of works delivered in accordance with Attachment D. Repayments may be managed by either the Commonwealth amending a future payment to the Northern Territory under a relevant schedule to the Affordable Housing, Community Services and Other Federation Funding Agreement, or by the Commonwealth invoicing the Northern Territory for the relevant amount.</p>	<p>August 2024</p>	

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

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



The Honourable Linda Burney MP
Minister for Indigenous Australians

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



The Honourable Selena Uiibo MLA
Minister for Remote Housing and Homelands

28 JUN 2024

Remote Housing Work Plan

The Remote Housing Work Plan sets out what houses will be delivered in the Footprint of remote communities at Attachment B and Property and Tenancy Management measures that will be delivered under the Schedule.

The following information is required at a minimum:

Program Stream	Outcomes
Capital Works	The proposed timeframes and costs associated with delivering a minimum of 157 houses in significantly overcrowded communities within the Footprint, and the anticipated impact on overcrowding.
	The Parties' joint contribution to Capital Works under the Schedule is \$128.4 million, comprising the Commonwealth contribution of up to \$64.2 million.
	The anticipated cost associated with delivering a three bedroom house is \$817,000. This includes infrastructure costs, disability accessibility, household cooling and external works. The Northern Territory and Commonwealth will each contribute up to 50% of these costs as set out in the Remote Housing Work Plan.
	An overview of how the National Indigenous Housing Guide, Energy Efficiency Ratings and Local Decision Making Framework will inform the delivery of housing delivered under the Schedule.
Property and Tenancy Management	The Property and Tenancy Management measures that will be delivered, including: <ul style="list-style-type: none"> ○ responsive works and maintenance ○ preventative/cyclical works
	The Parties' joint contribution to Property and Tenancy Management is \$92 million. This comprises a Commonwealth contribution of up to \$46 million claimable through milestone Delivery Reports, by achievement of agreed PTM measures.
Innovation initiatives	The Parties' will jointly contribute \$3 million (\$1.5 million from Commonwealth and \$1.5 million from the NT) to trial new partnership approaches to delivery, such as innovation in the construction of modular housing, consider opportunities for Aboriginal employees in trades and develop sustainable Aboriginal Community Housing providers.

Attachment B

Northern Territory Remote Housing Footprint

Locality	Land Council Region
1. Acacia Larrakia	NLC
2. Ali Curung	CLC
3. Alpururulam	CLC
4. Amanbidji	NLC
5. Amoonguna	CLC
6. Ampilatwatja	CLC
7. Angurugu	ALC
8. Apatula (Finke)	CLC
9. Areyonga	CLC
10. Atitjere (Harts Range)	CLC
11. Barunga	NLC
12. Belyuen	NLC
13. Beswick	NLC
14. Binjarri	NLC
15. Bulla	NLC
16. Bulman	NLC
17. Canteen Creek	CLC
18. Daguragu	CLC
19. Engawala	CLC
20. Epenarra (Wutunugurra)	CLC
21. Galiwinku	NLC
22. Gapuwiyak	NLC
23. Gunbalanya (Oenpelli)	NLC
24. Gunyangara (Ski Beach)	NLC
25. Haasts Bluff	CLC
26. Hermannsburg (Ntaria)	CLC
27. Imangara (Murray Downs)	CLC
28. Imanpa	CLC
29. Jilkminggan	NLC
30. Kalkarindji	CLC
31. Kaltukatjara (Dockers River)	CLC
32. Kintore (Walungurru)	CLC
33. Kybrook Farm	NLC
34. Lajamanu	CLC
35. Laramba	CLC
36. Maningrida	NLC
37. Manyallaluk	NLC

Locality	Land Council Region
38. Milikapiti	TLC
39. Milingimbi	NLC
40. Milyakaburra	ALC
41. Minjilang	NLC
42. Minyerri	NLC
43. Mount Liebig (Watiyawanu)	CLC
44. Mutitjulu	CLC
45. Nauiyu	NLC
46. Nganmariyanga (Palumpa)	NLC
47. Ngukurr	NLC
48. Nturiya	CLC
49. Numbulwar	NLC
50. Nyirripi	CLC
51. Papunya	CLC
52. Peppimenarti	NLC
53. Pigeon Hole	NLC
54. Pirlangimpi	TLC
55. Pmara Jutunta	CLC
56. Ramingining	NLC
57. Rittarangu (Urapunga)	NLC
58. Robinson River	NLC
59. Santa Teresa (Ltyentye Apurte)	CLC
60. Tara	CLC
61. Titjikala	CLC
62. Umbakumba	ALC
63. Wadeye	NLC
64. Wallace Rockhole	CLC
65. Warruwi	NLC
66. Weemol	NLC
67. Willowra	CLC
68. Wilora	CLC
69. Wurrumiyanga	TLC
70. Yarralin	NLC
71. Yirrkala	NLC
72. Yuelamu	CLC
73. Yuendumu	CLC

Alice Springs Town Camps:	
1. Akngwertnarre (Morris Soak)	10. Inarlenge (Little Sisters)
2. Anthelk-Ewlpaye (Charles Creek)	11. Itwiyethwenge (Basso's Farm)
3. Anthelk-Ewlpaye (Kunoth)	12. Karnte
4. Anthepe (Drive In)	13. Lhenpe Artnwe (Hoppy's)
5. Aper-Alwerrkngge (Palmers)	14. Mount Nancy
6. Ewyenper-Atwatye (Hidden Valley)	15. Mpwetyerre (Abbotts)
7. Ilparpa (New Ilparpa)	16. Nyewente (Trucking Yards)
8. Ilperle Tyathe (Warlpiri)	17. Yarrenyty Arltere (Larapinta Valley)
9. Ilyperenye (Old Timers)	

Quarterly Program Delivery Report

The Quarterly Program Delivery Report is the key reporting mechanism to advise the Joint Steering Committee of works delivered under the investment. The Quarterly Program Delivery Report describes the progress of the Program within each timeframe, and since its commencement, outlining what has been delivered, activities in procurement processes, and any key issues or risks.

The Quarterly Program Delivery Report requires the following information to be provided as a minimum:

Quarterly Program Delivery Report

Project Status information for all works delivered in the reporting period, and under the life of the agreement, including:

- Capital Works and Property and Tenancy Management Services delivered during the reporting period and since commencement of the Schedule.
- Updates on the progress of innovation initiatives
- Outcomes of procurement processes
- Capital Works commenced during the period (including the number of houses in progress)
- Portion of works delivered that are replacing houses that were Beyond Economic Repair
- Expenditure of works to date and forecasted total costs
- Engagement of Aboriginal Business Enterprise and support provided by the Northern Territory and Commonwealth to develop and build capacity
- Schedule performance and corrective actions, if required
- Risks and issues, and corrective actions, if required
- Approximate program costs

Revised Remote Housing Work Plan

The Parties' will each contribute funding to continue delivery once the minimum requirement of 157 houses have been met. The houses will be delivered within the Footprint of remote communities at Attachment B.

Program Stream	Outcomes
Capital Works	The proposed timeframes and costs associated with delivering a minimum of 49 additional houses in significantly overcrowded communities within the Footprint, and the anticipated impact on overcrowding.
	The Parties' joint contribution to Capital Works under the Schedule is \$40 million, comprising the Commonwealth contribution of up to \$20 million.
	The anticipated cost associated with delivering a three bedroom house is \$817,000. This includes infrastructure costs, disability accessibility, household cooling and external works. The Northern Territory and Commonwealth will each contribute up to 50% of these costs as set out in the revised Remote Housing Work Plan.
	An overview of how the National Indigenous Housing Guide, Energy Efficiency Ratings and Local Decision Making Framework will inform the delivery of housing delivered under the Schedule.