

Housing Australia Future Fund Acute Housing Measure:
Repairs, maintenance and improvements of housing in
remote Indigenous communities

FEDERATION FUNDING AGREEMENT – AFFORDABLE HOUSING,
COMMUNITY SERVICES AND OTHER

Table 1: Formalities and operation of schedule	
Parties	Commonwealth Queensland Western Australia South Australia Northern Territory
Duration	This Schedule is expected to expire on 31 December 2029.
Purpose	<p>This Schedule will support the delivery of \$200 million for the repairs, maintenance and improvements of housing in remote Indigenous communities.</p> <p>In entering this Agreement, the Commonwealth and States and Territory Governments (States) recognise that safe and secure housing is central to the security and dignity of all Australians.</p> <p>This Agreement reinforces the Commonwealth and States’ collective commitment to the National Agreement on Closing the Gap (National Agreement), including the Priority Reforms, and Outcome 9 – Aboriginal and Torres Strait Islander people secure appropriate, affordable housing that is aligned with their priorities and need.</p> <p>The Commonwealth and States recognise the importance of working in genuine partnership, and prioritising place and strength based approaches when working with First Nations communities and organisations on the delivery of the outcomes under this Agreement.</p> <p>Further, the Commonwealth and States agree they are committed to transparency, collaboration, and ensuring this agreement is conducted in a sustainable, culturally appropriate, and safe way.</p>

Estimated financial contributions

The Commonwealth will provide a financial contribution to the States of \$100 million in 2024-25 in respect of this Schedule.

The funding will be allocated evenly across the four states, resulting in a total of \$25 million each in the first year.

Due to the Housing Australia Investment Mandate Direction and the operational nature of the HAFF Special Account, funds will be released when made available by the Housing Minister or selected delegate (as per Section 33 and 34 of *Housing Australia Future Fund Act 2023*) in the nominated financial year.

States will have to re-profile their funding to suit their programs across the five year measure (until 30 June 2029).

This funding supports other housing policy initiatives the Commonwealth and States are undertaking. It does not replace or duplicate funding provided through other mechanisms.

Note: Future disbursements is subject to consideration by the Australian Government.

Table 1	2024-25	2025-26	2026-27	2027-28	2028-29	Total
(\$ million)						
Estimated total budget	100.0	TBC	TBC	TBC	TBC	TBC
Less estimated National Partnership Payments	100.0	TBC	TBC	TBC	TBC	TBC
- Queensland	25.0	TBC	TBC	TBC	TBC	TBC

	- Northern Territory	25.0	TBC	TBC	TBC	TBC	TBC
	- Western Australia	25.0	TBC	TBC	TBC	TBC	TBC
	- South Australia	25.0	TBC	TBC	TBC	TBC	TBC
	Balance of non-Commonwealth contributions	0.0	0.0	0.0	0.0	0.0	0.0
Additional terms	<p>Role of the Commonwealth</p> <p>1. In addition to Clause 19 of the FFA (Role of the Commonwealth), the Commonwealth will be responsible for:</p> <p>a. Distributing funds to States when they become available at discretion of the Housing Minister or selected delegate;</p> <p>b. Monitoring and reporting on the total number of homes receiving repairs, maintenance and improvements in remote Indigenous communities, delivered by each State under this Schedule;</p>						

	<ul style="list-style-type: none"> i. This is enabled through yearly reporting provided by States; c. Working with States to establish implementation plans to enable the delivery of relevant programs to support achieving the targets under this Schedule; d. Providing an annual update to the Housing Policy Partnership (HPP); and e. Through the Housing Minister, input into the statutory review of the HAFF, by 31 December 2026, and another within five years after that first review. <p>Role of the States</p> <ul style="list-style-type: none"> 2. In addition to Clause 20 of the FFA (Role of the States and Territories), States will be responsible for: <ul style="list-style-type: none"> a. Re-profiling the funding received by the Commonwealth over the five year measure, to suit States' programs; b. Allocating a meaningful proportion of funds to Aboriginal and/or Torres Strait Islander organisations (see definition at Item 18), as per Clause 55b, and aligned with strong sector elements outlined in Clause 45, of the National Agreement; <ul style="list-style-type: none"> i. States should, where possible, prioritise delivery through Aboriginal and Torres Strait Islander organisations to enhance cross-sectoral benefits of the measure, e.g. local First Nations community members employed through the measure and strengthening First Nations business engagement outcomes. c. Absorbing their administrative costs to ensure that the total \$200 million can be directed to repairs, maintenance and improvements programs; d. Developing implementation plans. Implementation plans should: <ul style="list-style-type: none"> i. Be developed in partnership with First Nations organisations; ii. Set out a baseline detailing the communities intended to be targeted and an estimate on the number of dwellings to be 'improved' within the measure's five year span; iii. Demonstrate how and when the allocated payments will be used, in line with the funding profile; iv. Demonstrate how the States will implement the investment principles (refer to Items 12 – 13); v. Demonstrate how programs intend to maximise local employment opportunities; vi. Set out the planned approach to apportioning funds to Aboriginal and/or Torres Strait Islander organisations;
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	<ul style="list-style-type: none"> vii. Ensure the Schedule funding is not duplicative, or used as a replacement of current and future state funded measures, however can be used to bolster current State repair and maintenance programs; and viii. Be flexible to the evolving needs of remote Indigenous communities. <p>e. Deadlines for the implementation plans are specified at Table 2 of the Schedule;</p> <p>i. Updates to implementation plans must seek approval from the Commonwealth.</p> <p>f. Recording outcomes and milestones in yearly reports, as per Clause 23 of the FFA, and sharing them to the Commonwealth by the due dates specified at Table 2;</p> <p>i. Refer to 'Monitoring and Reporting Arrangements' at Items 3 – 4;</p> <p>g. Co-ordinating the accountability and transparency mechanisms with existing state-level governance groups or new partnership bodies, as specified in Item 4, and reporting on this to the Commonwealth;</p> <p>h. Ensuring that the repairs, maintenance and improvement programs are compliant with the standards outlined in the Housing Australia Investment Mandate Direction 2018 (Federal Register of Legislation) and work towards the 'acceptable standard of housing' as defined by the 2008 National Aboriginal and Torres Strait Islander Social Survey (NATSISS);</p> <p>i. The 'acceptable standard of housing' in the 2008 NATSISS is defined as a dwelling that has:</p> <ul style="list-style-type: none"> - Working facilities for washing people; - Working facilities for washing clothes or bedding; - Working facilities for preparing food; - Working sewerage facilities; and - No more than 2 major structural problems. <p>i. Collaborating with the Commonwealth to support the reviews of the Schedule as specified at 'Reviews' (refer to Items 14 - 17).</p> <p>Monitoring and Reporting Arrangements</p> <p>3. Outcomes and milestones for the Schedule are to be recorded by States in their yearly reports, provided to the Commonwealth.</p> <p>a. The reports are to include figures on all of the metrics and outputs listed at Items 5 – 7.</p>
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	<p>4. Transparency and accountability for the Schedule will occur through two mechanisms:</p> <ul style="list-style-type: none"> a. Regular reporting to either an already established state-level First Nations governance group or a new First Nations partnership body, where members are afforded the opportunity to provide advice on the progress of the outputs for the States' consideration. <ul style="list-style-type: none"> i. States will report on this to the Commonwealth in their yearly reports. b. An annual update to the HPP. <ul style="list-style-type: none"> i. The Commonwealth will co-ordinate this update to the HPP, and will determine what information is provided. <p>Metrics and Outputs</p> <p>5. The following metrics and outputs will be used to assess the progress of the repairs, maintenance and improvements programs:</p> <ul style="list-style-type: none"> a. Number and names of communities where dwellings are being 'improved'. b. Number of Aboriginal and/or Torres Strait Islander organisations delivering the programs, and proportion of investment allocated to Aboriginal and/or Torres Strait Islander organisations. c. Number of houses in remote communities that are 'improved' as part of the program, including a number for those that now meet the 'acceptable standard of housing' as outlined in the 2008 NATSISS. d. Types of repair, maintenance and improvements undertaken in remote communities. e. How much of the funding has been expended or committed. <p>6. When States are collecting other metrics, in particular, the number and proportion of First Nations people employed through the measure, they should share this with the Commonwealth in their reporting.</p> <p>7. These metrics and outputs will inform a baseline of data. This dataset will be a key output of the Schedule.</p> <p>Dispute Resolution Terms</p> <p>8. The first instalment will be provided to States after implementation plans have been agreed to between the Commonwealth and individual States.</p> <p>9. Failure to provide reporting to the Commonwealth will result in the withholding of future disbursements until up-to-date reporting is provided.</p> <p>10. Due to the uncertainty surrounding the timing of disbursements, in line with the operations of the HAFF Special Account, States will re-profile the disbursements over the five year measure.</p>
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	<p>11. Future disbursements may be withheld, or the Commonwealth reserves the right to recover an amount provided under this Schedule in accordance with s20 of the FFR Act, if States do not deliver the work in accordance with the implementation plans.</p> <ul style="list-style-type: none"> i. The Commonwealth will consult with States before exercising the right to recover funding. ii. If States have made their best endeavours to meet requirements under the Schedule, the Commonwealth will negotiate in good faith with the State to determine any appropriate changes to the implementation plan. <p>Investment Principles</p> <p>12. This Schedule is guided by investment principles designed to ensure the outcomes of the Schedule align with the Priority Reforms and Outcome 9 of the National Agreement.</p> <p>13. The guiding investment principles can be found at <u>Attachment A</u>. They follow these themes:</p> <ul style="list-style-type: none"> a. Working in partnership b. Outcomes focused with clearly outlined targets c. Place based approaches d. High-quality, meaningful approaches to cultural safety e. Strength based approaches f. Accountability through transparency and performance monitoring g. Data sharing h. Sustainability. <p>Reviews</p> <p>14. Through the Housing Minister, the Commonwealth will ensure that reviews are conducted on the effectiveness of the HAFF by 31 December 2026, and again within 5 years after that first review.</p> <ul style="list-style-type: none"> i. As per Section 65 of the <i>Housing Australia Future Fund Act 2023</i> (the Act), a review must consider how this Schedule and its programs (under Section 33 and 33A of the Act) have improved housing outcomes for Australians and is meeting the needs of Australians in relation to acute housing needs. <p>15. These reviews will consider the effectiveness of the HAFF in improving housing outcomes and meeting the needs of Australians in relation to acute housing needs.</p> <p>16. Publication of the reviews will be a matter for Commonwealth Government.</p>
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	17. States will cooperate reasonably with the Commonwealth in the conduct of the reviews.
Definitions	<p>Aboriginal and/or Torres Strait Islander and First Nations organisations</p> <p>18. Aboriginal and/or Torres Strait Islander organisations and First Nations organisations in this Schedule refers to Aboriginal and/or Torres Strait Islander community controlled organisations, Aboriginal and/or Torres Strait Islander businesses and enterprises, and Aboriginal and/or Torres Strait Islander Councils.</p> <p>Remote</p> <p>19. The definition of 'remote' used in this Schedule is based on the Remoteness Area (RA) categories from the Australian Bureau of Statistics. It combines the 'Remote' and 'Very Remote' RA categories into a broader 'remote'.</p> <p>Repairs, maintenance and improvements</p> <p>20. States define repairs and maintenance, and capital works differently. States should ensure their implementation of this measure aligns with their own legislative definition.</p> <p>21. Generally:</p> <ul style="list-style-type: none"> a. Repairs are restoration work for when an asset or a housing element becomes damaged; b. Maintenance refers to programmed and responsive repairs to address wear and tear, and ensure dwellings comply with relevant standards; and c. Improvements refer to additional necessary amenities that improve the liveability of the dwelling e.g. accessibility ramps and railings, awnings, air-conditioning and over-head fans. <p>22. For this Schedule, the policy definition of repairs, maintenance and improvements includes the repair, maintenance and replacement of bathrooms, kitchens and laundries (in dire need of repair, maintenance or replacement), rather than falling under the category of 'capital works'.</p> <p>23. Improvements should also consider modification works for disability accessibility, ageing in place, as appropriate, domestic violence security and ensuring dwellings are resilient to increasing average temperatures, and natural disasters including bushfire, storm and floods.</p> <p>24. This measure and its funding is not for capital works or unnecessary improvements.</p> <ul style="list-style-type: none"> a. Capital works refers to the creation of an asset, whether that be an entire dwelling, or an extension to a pre-existing dwelling.

	<p>b. Unnecessary improvements include costly additions that are not critical to the liveability of the dwelling e.g. building a pool, or fencing.</p> <p>'Improved' dwellings</p> <p>25. Dwellings subject to the repairs, maintenance and improvement programs are referred to as houses 'improved' in this Schedule.</p>
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Table 2: Performance requirements, reporting and payment summary

Output	Performance milestones	Report due	Payment
Implementation Plans	States to provide draft Implementation Plan for consideration by Commonwealth.	Within 3 months of signing the Schedule.	N/A
	Commonwealth feedback on draft Implementation Plan returned to the States.	Within 4 weeks of receiving the draft Implementation Plan.	N/A
	States to provide final Implementation Plan to the Commonwealth for approval.	Within 3 weeks of receiving feedback on the draft Implementation Plan.	N/A
	Commonwealth advice on whether Implementation Plan is approved.	Within 3 weeks of receiving the final Implementation Plan.	N/A
	Commonwealth approval of the final Implementation Plan. Funds are released only on the agreement of the Implementation Plans by parties.	N/A	First installment. (2024-25 disbursement as outlined in Table 1)
Reporting	Reporting to the Commonwealth in accordance with the yearly reporting requirements set out in Item 5 of this Schedule, for acceptance by National Indigenous Australians Agency (NIAA).	Yearly from the date this Schedule is signed until 31 December 2029, or otherwise agreed between the Commonwealth and a State.	Future disbursement will be split evenly between states disbursed in later years.
Monitoring	Regular reviews demonstrated through accountability and transparency mechanisms by state-level existing First Nations governance groups, or First Nations partnership bodies, as outlined in Item 4.	Yearly	N/A
Reviews	States to cooperate reasonably with the Commonwealth in the conduct of the two-year review of the effectiveness of the Schedule in accordance with requirements set out in Items 14 – 17 of this Schedule and the <i>Housing Australia Future Fund Act 2023</i> .	By 31 December 2026	N/A
	States to cooperate reasonably with the Commonwealth in the conduct of the final review of the effectiveness of the Schedule in accordance with requirements set out in	With 5 years of the first review.	N/A

	Items 14 – 17 of this Schedule and the <i>Housing Australia Future Fund Act 2023.</i>		
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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

8 July 2024

Signed for and on behalf of the
State of Queensland by

The Honourable Meaghan Scanlon MP
Minister for Housing, Local Government and
Planning, and Public Works

[Day] [Month] [Year]

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

The Honourable John Carey BA MLA
Minister for Planning, Lands, Housing, and
Homelessness

[Day] [Month] [Year]

26/8/24 .

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

The Honourable Nick Champion MP
Minister for Housing and Urban Development,
Housing and Infrastructure, and Planning

[Day] [Month] [Year]

Signed for and on behalf of the Northern
Territory by

The Honourable Selena Uibo MLA
Minister for Remote Housing and Homelands

[Day] [Month] [Year]

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

8 July 2024

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

The Honourable Meaghan Scanlon MP
Minister for Housing, Local Government and Planning, and Public Works

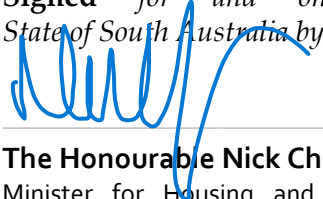
[Day] [Month] [Year]

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

The Honourable John Carey BA MLA
Minister for Planning, Lands, Housing, and Homelessness

[Day] [Month] [Year]

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



The Honourable Nick Champion MP
Minister for Housing and Urban Development, Housing and Infrastructure, and Planning

19 August 2024

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

The Honourable Selena Uibo MLA
Minister for Remote Housing and Homelands

[Day] [Month] [Year]

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

8 July 2024

Signed for and on behalf of the
State of Queensland by

The Honourable Meaghan Scanlon MP
Minister for Housing, Local Government and
Planning, and Public Works

[Day] [Month] [Year]

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

The Honourable John Carey BA MLA
Minister for Planning, Lands, Housing, and
Homelessness


[Day] [Month] [Year]

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

The Honourable Nick Champion MP
Minister for Housing and Urban Development,
Housing and Infrastructure, and Planning

[Day] [Month] [Year]

Signed for and on behalf of the Northern
Territory by



The Honourable Selena Uiibo MLA
Minister for Remote Housing and Homelands

[Day] [Month] [Year] 26 JUL 2024

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

8 July 2024

Signed for and on behalf of the State of Queensland by



The Honourable ~~Meaghan Scanlon~~ MP
Minister for Housing, Local Government and Planning, and Public Works *and Youth*

[Day] [Month] [Year]

21 February 2025

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

The Honourable John Carey BA MLA
Minister for Planning, Lands, Housing, and Homelessness

[Day] [Month] [Year]

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

The Honourable Nick Champion MP
Minister for Housing and Urban Development, Housing and Infrastructure, and Planning

[Day] [Month] [Year]

Signed for and on behalf of the Northern Territory by

The Honourable Selena Uibo MLA
Minister for Remote Housing and Homelands

[Day] [Month] [Year]

Attachment A

Investment Principles

Principle	Type	This means...	Policy relevance
Working in partnership.	Operational & strategic	<ul style="list-style-type: none"> Jurisdictions should develop implementation plans in partnership with First Nations representatives. These should be flexible and adaptable to the changing needs of communities. 	Priority Reform One
Outcomes focused with clearly outlined targets.	Operational	<ul style="list-style-type: none"> Jurisdictions to ensure that the delivery of the Schedule aligns with Outcome 9 of the National Agreement. Prioritise facilities that make the 'acceptable standard of housing' (2008 National Aboriginal and Torres Strait Islander Social Survey (NATSISS) 1). 	Priority Reform Three
Place based approaches.	Operational	<ul style="list-style-type: none"> Programs should prioritise place based approaches, and work with communities to ensure their needs are met. Jurisdictions should support repairs and maintenance that is both planned and responsive, informed by what the community needs. 	Priority Reform Three
High-quality, meaningful approaches to cultural safety.	Operational & strategic	<ul style="list-style-type: none"> Centre regular and continuous engagement with First Nations representatives across different stages of the Schedule, to ensure that programs are culturally appropriate and sensitive. E.g. monitoring the outcomes through established state level governance groups, or partnership bodies, and implementing the programs with Aboriginal and/or Torres Strait Islander organisations. 	Priority Reform One Priority Reform Three FFA Principle One
Strength based approaches.	Operational & strategic	<ul style="list-style-type: none"> A meaningful proportion of funding should be allocated to Aboriginal and/or Torres Strait Islander organisations. Funding should be prioritised to remote communities based on need. 	Priority Reform Two Clause 55b
Accountability through transparency	Operational	<ul style="list-style-type: none"> Jurisdictions should collect and share outcomes with their governance groups or partnership bodies, through reporting milestones, to ensure transparency and more efficient monitoring. 	FFA Principle One

Principle	Type	This means...	Policy relevance
and performance monitoring.		<ul style="list-style-type: none"> Reporting requirements should be met in a timely manner to allow for the governance groups or partnership bodies' oversight of outcomes. 	Priority Reform Four FFA Principle Eight
Data sharing.	Operational & strategic	<ul style="list-style-type: none"> Jurisdictions should collect data with a view this will be shared with their governance groups or partnership bodies. Share data with community organisations to enable self-determination and support future self-governance wherever possible. 	Priority Reform Four Data sovereignty principle Three
Sustainable.	Operational	<ul style="list-style-type: none"> Ensure repairs and maintenance consider current and future climate impacts in their practices. Improved dwellings are to be resilient to increasing average temperatures and natural disasters, as an indicator for sustainability and value for money where possible. 	

¹2008 NATSISS: no more than two major structural problems, and working facilities for: washing people, washing clothes or bedding, preparing food; and working sewerage facilities.