

Housing Support Program (HSP) – Stream 1 (HSP1) and Community Enabling Infrastructure Stream (CEI)

FEDERATION FUNDING AGREEMENT – AFFORDABLE HOUSING, COMMUNITY SERVICES AND OTHER

Table 1: Formalities and operation of schedule

Parties	Commonwealth Western Australia																								
Duration	This Schedule is expected to expire on 30 June 2029.																								
Purpose	This Schedule will support the delivery of increased housing supply by funding projects within Western Australia that seek to deliver enabling infrastructure, provide amenities to support new housing development, and improve building planning capability. HSP streams intend to support the states and territories (states) in achieving the National Housing Accord targets. HSP1 will provide up to \$50 million to states and local government authorities for projects which will improve planning capability. The CEI will provide up to \$450 million to states and local government authorities to support new housing by ensuring enabling infrastructure and community amenities are in place.																								
Estimated financial contributions	The Commonwealth will provide an estimated total financial contribution to states and local government authorities of up to \$500 million (GST exclusive) towards the two streams: - Up to \$50 million for HSP1. - Up to \$450 million for CEI. <table><tr><th colspan="4">Table 1: Estimated financial contributions – HSPI – to Western Australia (\$ million)</th></tr><tr><th></th><th>2024-25</th><th>2025-26</th><th>Total</th></tr><tr><td>Estimated total budget</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>Less estimated National Partnership Payments</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>- Western Australia</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>Balance of non-Commonwealth contributions</td><td>0.0</td><td>0.0</td><td>0.0</td></tr></table>	Table 1: Estimated financial contributions – HSPI – to Western Australia (\$ million)					2024-25	2025-26	Total	Estimated total budget	0.0	0.0	0.0	Less estimated National Partnership Payments	0.0	0.0	0.0	- Western Australia	0.0	0.0	0.0	Balance of non-Commonwealth contributions	0.0	0.0	0.0
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Additional item	Works under this Schedule will be delivered through the Housing Support Program (HSP). HSP₁ and CEI are competitive funding streams. Applicable guidelines, construction requirements, reporting frameworks and other policies will apply to all relevant projects under these streams.																																																																								
Common terms	Role of the Commonwealth 1. There are no additional common obligations to Clause 19 of the FFA-AHCSO.¹ Role of Western Australia 2. There are no additional common obligations to Clause 20 of the FFA – AHCSO.²																																																																								

¹ Note: There are additional obligations for the states under Parts 4 and 5 of the FFA-AHCSO.

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Media and publicity

3. As provided for under Clause 21 of the FFA – AHCSO, Parties will ensure prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Schedule. In addition to this, relevant Parties will:
 - a. Advise the Commonwealth prior to any announcement, promotional material, publicity or signage relevant to the HSP.
 - b. Acknowledge financial contributions, roles, and cooperativeness under this Schedule in any announcement, promotional material, publicity or signage where it is appropriate and relevant.
 - c. Ensure appropriate Commonwealth and state government representatives are invited to participate in any ceremonies, launches or similar events connected a project listed in one of the appendices.

Monitoring, reporting and evaluation

4. In addition to Part 4 of the FFA - AHCSO, the following reporting requirements also apply:
 - a. The Commonwealth will report on the progress of projects publicly and to the Federal Parliament.
 - b. If applicable, Local Government Authorities will provide, in the format shown at Attachment A, progress reporting in accordance with the milestone schedules at Table A1 in Appendix A and Table B1 in Appendix B for any Community Enabling Infrastructure Stream state-led projects. The Commonwealth will provide a post completion report template to Western Australia
 - c. Where appropriate, the Commonwealth and Western Australia will work together to evaluate the effectiveness of each stream of the HSP against its aims, as well as the effectiveness of projects within the program. The outcomes and impacts of the HSP will in many cases not be known for a number of years after the completion of the program. Western Australia will assist in provision of any Western Australia Government data (if available) in the process of gathering information and conducting evaluation.
 - d. Where appropriate, local government authorities will provide the Commonwealth regular reporting of information it holds and which can reasonably be provided to support the evaluation at Clause 4c, including:
 - i. the net number of residential land parcels created since 1 July 2024 by quarter

	ii. the number of residential buildings and the number of residential dwellings approved for development since 1 July 2024, by quarter; and iii. the number of residential buildings and the number of residential dwellings that have completed construction since 1 July 2024, by quarter. e. The reporting under Clause 4d will be in a format provided by the Commonwealth at the SES Band 1 or equivalent level, and will be submitted no later than: i. 31 August each year, for the previous 6-month reporting period of 1 December to 31 May; and ii. 28 February each year, for the previous 6-month reporting period of 1 June to 30 November. f. Western Australia will support the Commonwealth to respond to ad-hoc queries in relation to the HSP which rely on information held by Western Australia. g. Western Australia and responsible local government authorities will notify the Commonwealth as soon as practicable in the event of a likely change to: i. the funding sources for a project, including an increase or decrease in funding. ii. scope, timeframe or cost of a project. iii. delivery schedule of a project (e.g. due to weather, natural disaster or pandemic impacts). h. Western Australia will enter into separate funding agreements with each relevant local government authority which replicates the reporting requirements set out in Clause 4b with respect to projects listed in Table A1 in Appendix A and in Table B1 in Appendix B. i. The Commonwealth will be responsible for receiving, directly from relevant local government authorities, the reporting required in Clause 4b with respect to projects listed in Table A1 in Appendix A and in Table B1 in Appendix B. j. Upon receipt, the Commonwealth will be responsible for collating and analysing the regular reporting provided by the local government authorities as required by Clauses 4b, 4h and 4i. k. Western Australia will be responsible for managing payments 'through' it to local government authorities, in accordance with relevant Western Australia Government funding processes.
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- I. Western Australia will notify the Commonwealth should any concerns arise in the duration of managing relevant local government authority funding agreements.

Financial arrangements

5. In addition to Part 5 of the FFA - AHCSO, the following requirements also apply:
 - a. The Commonwealth contribution for each project is capped at a maximum of \$5 million for HSP1 and a maximum of \$45 million for CEI.
 - b. Western Australia will keep separate financial records, or arrange for another organisation to keep separate financial records, for each project listed in an Appendix.
 - c. Expenditure above the amount allocated to Western Australia on projects delivered through the HSP as per this Schedule will be the responsibility of the respective project proponent.
 - d. Western Australia will put in place appropriate processes to ensure that payments made under this Schedule are only used for projects listed in the appropriate Appendix.
 - e. Western Australia is not responsible for cost overruns for projects led by local government authorities or other project proponents which are not the state.
 - f. The Commonwealth will expeditiously work with Western Australia to acquit and approve expenditure claims submitted on each project and the Commonwealth agree that Western Australia may withhold further payments to a grant recipient on a project until the grant recipient's expenditure claims have been acquitted and approved by the Commonwealth.
 - g. Where both Parties agree that a project will not proceed to completion, and funding has already been paid, the most the Commonwealth will contribute is:
 - i. The percentage the Commonwealth agreed to fund for that project, multiplied by the percentage of the total expenditure incurred on that project at that point in time.
 - ii. The total amount the Commonwealth agreed to fund the project; whichever is lower.

Dispute resolution

6. Notwithstanding Clause 31 of the FFA – AHCSO, 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 funding paid by the Commonwealth for a project to which Clause 5c applies is greater than the amount acquitted by Western Australia. The Commonwealth may withhold the amount of the overpayment from future HSP payments to Western Australia.
7. The Commonwealth agrees that any amount to be withheld, under a determination under section 20 of the *Federal Financial Relations Act 2009* is project specific. The Commonwealth cannot delay payment of any amount due under this agreement in respect of projects that are not the subject of a determination.
8. Under the circumstances set out in Clause 6, 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, the relevant Commonwealth Minister may make a determination under section 20 of the *Federal Financial Relations Act 2009*.
9. Before the Commonwealth exercises a right to recover funds under Clause 7, the Commonwealth will consult with Western Australia to endeavour to reach a mutually agreed resolution.

Attachment A

Progress reporting template

Project Number	Project Name	Description	To end of previous quarter		Current quarter		Forecast (Total)		Potential Delivery risks
			Expenditure	Progress	Expenditure	Progress	Expenditure	Outputs	
		[Example - The Housing First Pilot program aims to provide safe and secure housing for people with high and complex needs experiencing persistent homelessness].			\$x,xxx,xxx		\$xx,xxx,xxx		

Appendix A

HSP1 project details

Projects will have a two-milestone payment structure, with the exception of the Shire of Christmas Island, with typical milestones outlined in the table below. Milestones may be varied from time to time, pending ministerial decision. Specific milestones and timing are contained in the individual projects table.

Table A: Typical Milestone schedule

Activity	Additional requirements	Payment percentage	Timing
Western Australia signing the FFA Schedule (Default Milestone 1)	Western Australia to send claims for the projects listed in Tables A1	70 per cent of funding allocation per project	Payment will be made to Western Australia at the earliest available special purpose payment run after signing.
Commencement of project		Nil	In accordance with HSP1 Guidelines for Applicants and the Guidelines for applicants for HSP1.
Progress reporting	Western Australian Local Government Authorities to provide a report on the progress of projects listed in Table A1, including: - project budgets, expended funds and committed funds; and - current state of progress of projects including estimates of the timetable for completion.	Nil	31 August 2025
Complete project and provide acceptable Post Completion Report (PCR) (Default Milestone 2)	Western Australian Local Government Authorities to provide a report on the progress of projects listed in Table A1, including: - project budgets, expended funds and committed funds; and - community impact data outlining the improvements to planning outcomes and acceleration of the supply of new, well-located dwellings.	30 per cent of funding allocation per project	Project completion no later than 31 May 2026. Regular reporting ceases when an acceptable PCR is provided to the Commonwealth.

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Table A1: Housing Support Program Projects delivered by Local Government – Western Australia

Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
HSP1-0024	New city in the South West - Wanju - Developer Contribution Plan	Develop and deliver the Wanju Development Contributions Plan and supporting infrastructure frameworks for up to 18,500 new homes within the Wanju District.	Shire of Dardanup	1	Western Australia signing the FFA Schedule	NA	\$210,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$90,000
				Total Commonwealth Contribution			\$300,000
				Non-Commonwealth Contributions			\$600,000
				Total Project Value			\$900,000
				Percentage Commonwealth Funded			33.33%
HSP1-0033	Engagement of Dandaragan Planning Officer	Support for additional resources to increase capacity to assess development applications and undertake strategic planning initiatives.	Shire of Dandaragan	1	Western Australia signing the FFA Schedule	NA	\$69,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$29,204
				Total Commonwealth Contribution			\$98,204
				Non-Commonwealth Contributions			\$8,500
				Total Project Value			\$106,704
				Percentage Commonwealth Funded			92.03%

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Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
HSP1-0042	Broome Housing Affordability Strategy and Master planning	Delivery of an affordable and diverse housing Master Plan for Broome.	Shire of Broome	1	Western Australia signing the FFA Schedule	NA	\$69,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$29,428
				Total Commonwealth Contribution			\$98,428
				Non-Commonwealth Contributions			nil
				Total Project Value			\$98,428
				Percentage Commonwealth Funded			100.00%
HSP1-0067	Housing Team – City of Karratha	Additional staff to support the planning, development and implementation of the City of Karratha Housing Strategy.	City of Karratha	1	Western Australia signing the FFA Schedule	NA	\$240,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$160,000
				Total Commonwealth Contribution			\$400,000
				Non-Commonwealth Contributions			\$120,000
				Total Project Value			\$520,000
				Percentage Commonwealth Funded			76.92%

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Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
HSP1-0079	Shire of Capel - Integrated Growth Framework and Plan	Develop and deliver the Shire of Capel Integrated Growth Framework and Plan.	Shire of Capel	1	Western Australia signing the FFA Schedule	NA	\$350,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$150,000
				Total Commonwealth Contribution			\$500,000
				Non-Commonwealth Contributions			\$50,000
				Total Project Value			\$550,000
				Percentage Commonwealth Funded			90.91%
HSP1-0083	Planning and servicing works to unlock vacant land and support the future delivery of affordable housing in the Wheatbelt	Deliver planning and servicing works to increase the number of shovel-ready, vacant lots in six Wheatbelt Shires.	Shire of Victoria Plains	1	Western Australia signing the FFA Schedule	NA	\$615,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$262,065
				Total Commonwealth Contribution			\$877,065
				Non-Commonwealth Contributions			nil
				Total Project Value			\$877,065
				Percentage Commonwealth Funded			100.00%
HSP1-0112	Engagement of Plantagenet Planning Officer - Housing	Engagement of an additional planning officer, focused on housing supply within the Shire of Plantagenet.	Shire of Plantagenet	1	Western Australia signing the FFA Schedule	NA	\$123,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$52,000
				Total Commonwealth Contribution			\$175,000
				Non-Commonwealth Contributions			\$75,000

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Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
				Total Project Value			\$250,000
				Percentage Commonwealth Funded			70.00%
HSP1-0156	Christmas Island Housing Futures Masterplan	Develop and deliver a Christmas Island Housing Futures Masterplan, two structure plans and associated documentation.	Shire of Christmas Island (SOCI)	1	Western Australia signing the FFA Schedule	NA	\$51,900
				2	Western Australia signing a variation to the FFA Schedule	NA	\$467,100
				3	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$219,500
				Total Commonwealth Contribution			\$738,500
				Non-Commonwealth Contributions			\$51,500
				Total Project Value			\$790,000
				Percentage Commonwealth Funded			93.48%
HSP1-0216	City of Vincent Servicing and Infrastructure Capacity Study	Develop and deliver the City of Vincent Servicing and Infrastructure Capacity Study to support future land use planning, transport planning and infrastructure projects.	City of Vincent	1	Western Australia signing the FFA Schedule	NA	\$636,000
				2	Completion of project and provision of acceptable Post Completion Report	31 May 2026	\$344,000
				Total Commonwealth Contribution			\$980,000
				Non-Commonwealth Contributions			nil
				Total Project Value			\$980,000
				Percentage Commonwealth Funded			100.00%

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Appendix B

CEI project details

Projects will typically have a two-milestone payment structure as outlined in the table below. Specific milestones and timing are contained in the individual projects table.

Table B: Typical Milestone schedule

Activity	Additional Requirements	Payment percentage	Timing
Western Australia signing a variation to the FFA Schedule (Default Milestone 1)		70 per cent of funding allocation per project	Payment will be made to Western Australia at the earliest available payment run after signing.
Commencement of project			No earlier than 1 September 2024. No later than 30 April 2025
Regular Reporting	Western Australia to provide a report on the progress of projects listed in Table B1, including: - project budgets, expended funds and committed funds; and - current state of progress of projects including estimates of the timetable for completion.	Nil	Every six months, being: - no later than 28 February each year for the previous period ending 31 December; and - no later than 31 August each year for the previous period ending 30 June. Regular reporting ceases when an acceptable PCR is provided to the Commonwealth.
Progress Report (Default Milestone 2)	For payment of Default Milestone 2, projects must have commenced physical construction activities on site.	30 per cent of funding allocation per project	No later than 30 June 2025
Complete project			On or before 31 March 2027
Provide acceptable Post Completion Report			No later than three months after completion of the project.

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Table B1: Housing Support Program Projects Delivered by Local Government – Western Australia

Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
CEI-0013	Wyndham Multi-Purpose Community Hub, East Kimberley	Construction of a multi-purpose community hub that will also serve as an evacuation shelter. The hub will provide sporting, educational, training, and arts related facilities.	Shire of Wyndham-East Kimberley	1	Western Australia signing a variation to the FFA Schedule	NA	\$13,705,910
				2	Progress Report	30 June 2025	\$5,873,961
				3	Complete project	31 March 2027	Nil
				4	Provide acceptable Post Completion Report	No later than three months after completion of the project	Nil
				Total Commonwealth Contributions			\$19,579,871
				Non-Commonwealth Contributions			Nil
				Total Project Value			\$19,579,871
				Percentage Commonwealth Funded			100%
CEI-0031	Hardy Street Medium Density Demonstration Site	Enabling works at Hardy Street, Denmark including - Installing sewer and stormwater systems - Site remediation - Stormwater retention pond construction - Drainage extensions.	Shire of Denmark	1	Western Australia signing a variation to the FFA Schedule	NA	\$683,900
				2	Progress Report	30 June 2025	\$293,033
				3	Complete project	31 March 2027	Nil
				4	Provide acceptable Post Completion Report	No later than three months after completion of the project	Nil
				Total Commonwealth Contributions			\$976,933
				Non-Commonwealth Contributions			\$94,649
				Total Project Value			\$1,071,582
				Percentage Commonwealth Funded			91%

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Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
CEI-0263	Wheatbelt Regional Housing Initiative: 400 Houses in 10 Shires	The project will deliver vacant lots in ten Wheatbelt Shires, including earthworks, road construction, drainage and connection to utilities. This will enable 218 lots with capacity for 409 dwellings.	Shire of Victoria Plains	1	Western Australia signing a variation to the FFA Schedule	NA	\$22,930,966
				2	Progress Report	30 June 2025	\$9,827,556
				3	Complete project	31 March 2027	Nil
				4	Provide acceptable Post Completion Report	No later than three months after completion of the project	Nil
				Total Commonwealth Contributions			\$32,758,522
				Non-Commonwealth Contributions			\$11,116,000
				Total Project Value			\$43,874,522
				Percentage Commonwealth Funded			75%
CEI-1026	McAlpine Rise	The City of Albany will develop 6.7 hectares of City owned land, adding essential infrastructure and connecting footpaths to key amenities. The land will be subdivided into approximately 86 lots, sold at reduced prices to increase affordable housing options and meet local demand. Public open space will also be included.	City of Albany	1	Western Australia signing a variation to the FFA Schedule	NA	\$9,952,300
				2	Progress Report	30 June 2025	\$4,265,270
				3	Complete project	31 March 2027	Nil
				4	Provide acceptable Post Completion Report	No later than three months after completion of the project	Nil
				Total Commonwealth Contributions			\$14,217,570
				Non-Commonwealth Contributions			\$250,000
				Total Project Value			\$14,467,570
				Percentage Commonwealth Funded			98%

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Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount			
CEI-1030	Mulataga, Karratha - land redevelopment, lead-in works, infrastructure and open space for residential housing.	The redevelopment of 13 hectares of land from the Western Australian government and construction of enabling and community infrastructure to develop up to 170 residential lots.	City of Karratha	1	Western Australia signing a variation to the FFA Schedule	NA	\$15,477,700			
				2	Progress Report	30 June 2025	\$6,633,300			
				3	Complete project	31 March 2027	Nil			
				4	Provide acceptable Post Completion Report	No later than three months after completion of the project	Nil			
				Total Commonwealth Contributions						\$22,111,000
				Non-Commonwealth Contributions						\$29,000,000
				Total Project Value						\$51,111,000
				Percentage Commonwealth Funded						43%

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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 Clare O'Neil MP

Minister for Housing, Minister for Homelessness,
Minister for Cities

23 September 2025

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



The Honourable David Michael MLA

A/Deputy Premier, A/Treasurer, A/Minister for
Transport; Sport and Recreation

Date: 6/10/25

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