

17 APR 2023



MINISTER FOR HOUSING AND HOMELANDS

Parliament House
State Square
Darwin NT 0800
minister.uibo@nt.gov.au

GPO Box 3146
Darwin NT 0801
Telephone: 08 8936 5529

The Hon Linda Burney MP
Minister for Indigenous Australians

Via email: Linda.Burney.MP@aph.gov.au

Dear Minister

I am writing to advise you on the progress of delivery of the 1,950 bedroom target under the National Partnership for Remote Housing Northern Territory (NPRHNT) by 30 June 2023.

As at 28 February 2023, the Northern Territory Government has constructed 1,127 bedrooms, with contributions from the Australian Government under the NPRHNT. By 30 June 2023, we estimate that 1,500 bedrooms will be constructed with an Australian Government funding contribution under the NPRHNT.

The NPRHNT was negotiated in difficult circumstances with the Turnbull Government in 2017 and 2018. Although on paper the NPRHNT commenced on 1 July 2018, there was a more than 12 month delay in the approval of the initial capital works plan and first payment of the agreement. The Australian Government's contribution did not commence until well into the 2019-20 financial year, resulting in the delivery of the agreement being truncated to less than four years.

The program has also been significantly impacted by the COVID-19 pandemic and its impact on access to communities, and accessibility of skilled labour and materials. Following the easing COVID-19 restrictions in 2022, the Territory has focussed on accelerating the delivery of new bedrooms. Over the past five months, an average of 22 new homes (79 new bedrooms) have been delivered per month.

To put this into perspective, the housing program expenditure this financial year was \$168.6 million at the end of January 2023, compared to \$89.3 million for the same period in the last financial year.

However, despite the acceleration, a number of factors impeded delivery over recent months, resulting in fewer houses delivered than expected. These include recent flooding events, building cost, labour shortages, supply chain interruptions, resulting in shortage of materials, community unrest in a couple of significant communities.




In light of this wet season's impact on access to many Northern Territory communities, including the significant flooding in Kalkarindji, Dagaragu and Pigeon Hole and continuing access issues to many communities and other unforeseen factors, the Northern Territory Government has recently reviewed the delivery forecast for remote housing under the NPRHNT.

At the current accelerated rate of delivery, I anticipate that the full program under the NPRHNT will be delivered in early 2024. In the context of the delayed commencement, the long period of COVID-19 restrictions, and its longer-term impact on the supply of materials and labour, I am seeking your support to extend the terms of the NPRHNT for an additional 12 months to 30 June 2024.

Whilst this extension would be distinct from the new one year agreement currently under negotiation, it would align the completion of both works streams, and ensure both governments are well positioned to embark on a longer term partnership to accelerate remote housing delivery. The extended delivery of NPRHNT will not impact the proposed delivery of additional houses under the proposed new one year Remote Housing Agreement, noting that full consideration will need to be given to the proposed target of 190 new homes, in light of increased housing and infrastructure costs.

I look forward to hosting you at the Joint Council meeting in Darwin in early June, and hosting you at the Barunga Festival in my electorate of Arnhem. Please contact my office to arrange community visits while you are in the Northern Territory, to see firsthand the progress that our combined investment is making on improving housing for Aboriginal Territorians.

Yours sincerely



SELENA UIBO

11 APR 2023

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06 APR 2023



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The Hon Linda Burney MP
Minister for Indigenous Australians

Via email: Linda.Burney.MP@aph.gov.au

Dear Minister

Linda

I am pleased to provide the National Partnership for Remote Housing Northern Territory (NPRHNT), 2022-23 milestone payment claim for the period 1 July 2022 to 31 December 2022. The claim comprises three parts as outlined below (Attachment A refers). In total, I am requesting the payment of \$89.3 million for services and infrastructure delivered in the 2022-23 financial year (six months).

Part	Description	Period of Claim	Claim \$ million
1	Capital Works	1/07/2022 to 31/12/2022	68.0
2	Property and Tenancy Management	1/07/2022 to 31/12/2022	17.5
3	Aboriginal Employment	1/07/2022 to 31/12/2022	3.8
Total			89.3

The payment claim and all supporting documents have been provided to the Joint Steering Committee for the NPRHNT, which includes National Indigenous Australians Agency representatives. Thank you also for your letter of 9 February 2023, confirming your certification of the milestone payment claim for the period 1 January to 30 June 2022.

I look forward to meeting you at the Joint Council on Closing the Gap in Darwin in June. We would like you to see firsthand the progress that our combined investment is making on improving housing for Aboriginal Territorians.

Yours sincerely

Selena Uibo

SELENA UIBO

31 MAR 2023



NPRHNT 2022-23 Payment Claim

Part 1 – Capital Works

Under the Implementation Plan to the National Partnership for Remote Housing NT, to qualify for the associated payments, the Northern Territory must meet the milestones and performance benchmarks outlined in the Implementation Plan. The Commonwealth will consider the recommendation of the Joint Steering Committee and the reporting information provided by the Northern Territory.

The requirements for the implementation of the Capital Works component is outlined in **Part 5: Capital Works** of the Implementation Plan.

- A24. Annual Capital Works Plans will be used to develop milestone payments outlined in Table A3.
- A25. The Joint Steering Committee will review the achievement of milestones outlined in Table A3.
- A26. Payments will be made for the achievement of capital works outputs delivered as outlined under the Capitals Works Plan in accordance with clause A16. Payments will be calculated up to the maximum amount claimable for the year. Over or under achievement of outputs can affect annual allocations and the Commonwealth contribution can only be moved between years in accordance with clause A10.
- A27. The completion of bedrooms and engagement of Aboriginal employees to achieve a milestone payment are to be presented as per the Reporting Framework. Works are to be compliant with Local Decision Making and the Employment and Procurement Framework.
- A28. The Commonwealth members of the Joint Steering Committee will make recommendations regarding achievement of milestone payments to the Commonwealth Minister with responsibility for Aboriginal Housing.

The Capital Works financial contribution totals \$337.5 million over 5 years based on 1950 bedrooms at a unit cost of \$173,077 per bedroom.

At the Joint Steering Committee 9 September 2021 meeting the Committee supported the 2021-22 Annual Capital Works Plan with minor change and noted that the NTG will formally present to the Commonwealth for approval.

The 2021-22 Annual Capital Works Plan was updated and circulated to the JSC out-of-session on 30 September 2021.

On the 11 October 2021 the National Indigenous Australians Agency:

- accepted TFHC's circulation to the JSC of the 2021-22 Annual Capital Works Plan on 30 September 2021 as formal presentation; and
- confirmed the Commonwealth's approval of the 2021-22 Annual Capital Works Plan. In confirming Commonwealth approval, NIAA notes the Progress Reporting project in the JSC work plan, including the NTG's undertaking to provide clear quarterly performance reporting and to confirm options to support acceleration of works.

The Capital Works verification processes has been finalised following agreement with the National Indigenous Australians Agency.

The NT Government requires contractors to develop strategies and protocols within contracts that support indigenous enterprise and maximises employment and training opportunities for indigenous Territorians. The contractors are required to provide monthly reporting.

The NT Government conducts compliance audits over the duration of the contract to ensure contract requirements including indigenous employment are in place.

The Aboriginal Employment and Business Enterprise Development Framework describes how remote Aboriginal employment and business opportunities will be realised.

The Aboriginal Employment and Business Enterprise Development Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Local Decision Making Framework was approved in August 2020 and published on **Our Community. Our Future. Our Homes.** website in September 2020

Local decision making is a primary requirements of the program guided by the principles of the Northern Territory Government local decision making policy and Remote Engagement Coordination Strategy.

The Community Engagement process outlines the various stages:

- Stage 1 - Scheduling
- Stage 2 - Planning
- Stage 3 - Community Engagement visit
- Stage 4 - Reporting.

The Procurement Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Procurement Framework outlines the remote housing procurement requirements and the manner in which the NT Government conducts its procurement, ensuring that procurements are appropriately managed with a focus on achieving Value for Territory, meeting Buy Local Plan requirements and complying with NT Government procurement policy. The framework aims to guide procurement activities for the program to build employment and business opportunities for remote Aboriginal people and organisations. This will ensure that, to the maximum extent possible, housing works and services are delivered by local Aboriginal Territorians and businesses.

Quarterly reporting as part of the Reporting Framework is provided across the followings:

- Overcrowding
- Expenditure
- Capital Works
- Property & Tenancy Management
- Aboriginal Employment and Business Enterprise Development
- Community Engagement and Local Decision Making
- Leasing; and
- Land Servicing

Payment Claim - 1 July 2022 to 31 December 2022 - \$68,019,261

The Northern Territory Government is seeking payment of \$68,019,261.

The request of \$68,019,261 is based on 393 bedrooms at a unit cost of \$173,077 per bedroom.

Summary of Payment Claims

1. An upfront payment of \$38,734,632.60 was received in October 2019 in accordance with the NPRHNT Implementation Plan. This was an upfront payment equal to 30 percent of the costs required on planned number of bedrooms to be delivered in the agreed 2019-20 Annual Capital Works Plan based on a unit costs of \$173,077 per bedroom.
2. Claim 1 of \$51,750,023 for 299 bedrooms delivered in 2020-21 was adjusted to take into account the upfront payment leaving a remaining balance of \$13,015,390.40 which was paid in May 2022.
3. Claim 2 of \$25,788,473 paid in June 2022.
4. Claim 3 of \$27,865,397 paid in March 2023.
5. Total paid to date for Capital Work is \$105,403,893.

Claim #	Financial Year	Joint Program Total bedrooms	Australian Government bedrooms	Amount \$	Paid \$
N/A	2019-20	Upfront Payment			38,734,632.60
1	2020-21	1085	299	51,750,023	13,015,390.40
2	2021-22 Part 1	1336	149	25,788,473	25,788,473
3	2021-22 Part2	1525	161	27,865,397	27,865.397
Total			609	105,403,893	105,403,893

NPRHNT Homes Completed 2022-23

1 July - 31 December 2022

Program	Community	Lot No.	Contractor	Certificate Issued	Bedrooms
HomeBuild AG	ALPURRURULAM	97	Northern Transl	20/07/2022	4
HomeBuild AG	ALPURRURULAM	109	DSH	28/10/2022	5
HomeBuild AG	ALPURRURULAM	139	DSH	28/10/2022	5
HomeBuild AG	ALPURRURULAM	65	DSH	28/10/2022	5
HomeBuild AG	ALPURRURULAM	158	DSH	20/12/2022	5
Room to Breathe AG	ANGURUGU	322	GEBIE	13/09/2022	2
Room to Breathe AG	ANGURUGU	323	GEBIE	13/09/2022	2
Room to Breathe AG	ANGURUGU	598	GEBIE	23/11/2022	1
HomeBuild AG	AREYONGA	74	LA Build	20/10/2022	3
Room to Breathe AG	ATITJERE	30	Tangentyere	31/08/2022	1
Room to Breathe AG	ATITJERE	49	Tangentyere	31/08/2022	1
HomeBuild AG	BESWICK	218	NJ Homes	15/12/2022	3
HomeBuild AG	BESWICK	219	NJ Homes	15/12/2022	3
HomeBuild AG	BESWICK	220	NJ Homes	15/12/2022	3
HomeBuild AG	BESWICK	221/1	NJ Homes	15/12/2022	1
HomeBuild AG	BESWICK	221/2	NJ Homes	15/12/2022	1
HomeBuild AG	BESWICK	227	NJ Homes	15/12/2022	4
HomeBuild AG	BESWICK	228/1	NJ Homes	15/12/2022	2
HomeBuild AG	BESWICK	228/2	NJ Homes	15/12/2022	2
HomeBuild AG	BESWICK	229	NJ Homes	15/12/2022	3
HomeBuild AG	BESWICK	230	NJ Homes	15/12/2022	3
HomeBuild AG	BESWICK	231	NJ Homes	15/12/2022	4
HomeBuild AG	Charles Creek	10212	Blueprint	15/12/2022	3
HomeBuild AG	Charles Creek	10213	Blueprint	15/12/2022	3
HomeBuild AG	FINKE	16	NT Link	13/10/2022	4
HomeBuild AG	FINKE	18	MRN	23/11/2022	4
Room to Breathe AG	GALIWINKU	219	Bukmak Constr	3/10/2022	1
Room to Breathe AG	GALIWINKU	184	Bukmak Constr	20/10/2022	1
Room to Breathe AG	GALIWINKU	314	Bukmak Constr	27/10/2022	2
Room to Breathe AG	GALIWINKU	232	Bukmak Constr	22/11/2022	2
Room to Breathe AG	GALIWINKU	476	Bukmak Constr	22/11/2022	2
HomeBuild AG	GAPUWIYAK	326	WTD CONSTRU	30/11/2022	4
HomeBuild AG	GAPUWIYAK	330	WTD CONSTRU	30/11/2022	4
HomeBuild AG	GAPUWIYAK	332	WTD CONSTRU	30/11/2022	4
HomeBuild AG	GAPUWIYAK	333	WTD CONSTRU	30/11/2022	4
HomeBuild AG	GAPUWIYAK	334	WTD CONSTRU	30/11/2022	4
HomeBuild AG	GAPUWIYAK	335	WTD CONSTRU	30/11/2022	4
HomeBuild AG	HERMANSBURG	18	Rusca	31/08/2022	4
HomeBuild AG	HERMANSBURG	338	Rusca	31/10/2022	4
HomeBuild AG	HERMANSBURG	336	Rusca	30/11/2022	4
HomeBuild AG	Hidden Valley	10433	Bullant Building	5/09/2022	4
HomeBuild AG	Hidden Valley	10419	Bullant Building	11/10/2022	4
HomeBuild AG	Hidden Valley	10434	Bullant Building	11/10/2022	4
HomeBuild AG	Hidden Valley	10443	Bullant Building	27/10/2022	5
HomeBuild AG	IMANPA	10	Pedersens	21/10/2022	4
HomeBuild AG	IMANPA	3	Pedersens	21/10/2022	3

HomeBuild AG	IMANPA	46	Pedersens	21/10/2022	3
HomeBuild AG	IMANPA	39	MRN	23/11/2022	4
HomeBuild AG	JILKMINGGAN	1	Northern Transj	5/08/2022	4
HomeBuild AG	JILKMINGGAN	2	Northern Transj	5/08/2022	3
HomeBuild AG	JILKMINGGAN	33	Northern Transj	7/09/2022	4
HomeBuild AG	JILKMINGGAN	16	Northern Transj	14/09/2022	3
HomeBuild AG	JILKMINGGAN	14	Northern Transj	31/10/2022	4
HomeBuild AG	JILKMINGGAN	57	Northern Transj	4/11/2022	4
HomeBuild AG	JILKMINGGAN	50	Rusca	30/11/2022	5
HomeBuild AG	JILKMINGGAN	23	Rusca	8/12/2022	5
HomeBuild AG	KALTUKATJARA	127	MRN	28/10/2022	5
HomeBuild AG	KALTUKATJARA	158	MRN	28/10/2022	5
HomeBuild AG	KALTUKATJARA	169	MRN	29/10/2022	5
HomeBuild AG	KALTUKATJARA	84	MRN	29/10/2022	5
HomeBuild AG	Karnte	10153	LA Build	27/10/2022	4
HomeBuild AG	Karnte	10290	LA Build	27/10/2022	4
HomeBuild AG	Karnte	10164	LA Build	16/11/2022	5
HomeBuild AG	KINTORE	84	MRN	1/09/2022	3
HomeBuild AG	KINTORE	95	MRN	1/09/2022	4
HomeBuild AG	KINTORE	96	MRN	1/09/2022	5
Room to Breathe AG	LARAMBA	12	CENTREBUILD	21/07/2022	2
Room to Breathe AG	LARAMBA	37	CENTREBUILD	21/07/2022	2
HomeBuild AG	Larapinta Valley	10351	Bullant Building	28/10/2022	4
HomeBuild AG	Larapinta Valley	10352	Bullant Building	28/10/2022	4
HomeBuild AG	Larapinta Valley	10337	Bullant Building	30/11/2022	4
HomeBuild AG	Larapinta Valley	10338-1	Bullant Building	30/11/2022	4
HomeBuild AG	Larapinta Valley	10338-2	Bullant Building	30/11/2022	4
HomeBuild AG	MANINGRIDA	940	GT Builders	31/08/2022	3
HomeBuild AG	MANINGRIDA	941	GT Builders	31/08/2022	3
HomeBuild AG	MANINGRIDA	942	GT Builders	31/08/2022	4
HomeBuild AG	MANINGRIDA	943	GT Builders	31/08/2022	3
HomeBuild AG	MANINGRIDA	944	GT Builders	31/08/2022	4
Room to Breathe AG	MANINGRIDA	781	Bawinanga Abo	19/09/2022	1
HomeBuild AG	MANINGRIDA	937A	GT Builders	30/09/2022	1
HomeBuild AG	MANINGRIDA	937B	GT Builders	30/09/2022	1
HomeBuild AG	MANINGRIDA	938	GT Builders	30/09/2022	3
HomeBuild AG	MANINGRIDA	939A	GT Builders	30/09/2022	1
HomeBuild AG	MANINGRIDA	939B	GT Builders	30/09/2022	1
HomeBuild AG	MANINGRIDA	925	GT Builders	18/10/2022	3
HomeBuild AG	MANINGRIDA	926	GT Builders	18/10/2022	4
HomeBuild AG	MANINGRIDA	927	GT Builders	18/10/2022	4
HomeBuild AG	Morris Soak	10068	Blueprint	16/11/2022	3
Room to Breathe AG	NAUIYU	131	Big River Housir	27/10/2022	1
Room to Breathe AG	NAUIYU	31	Big River Housir	27/10/2022	1
HomeBuild AG	NTURIYA	23	Northern Transj	13/12/2022	4
HomeBuild AG	NTURIYA	16	Northern Transj	20/12/2022	3
HomeBuild AG	NTURIYA	14	Northern Transj	23/12/2022	4
HomeBuild AG	PAPUNYA	443	MRN	1/09/2022	5
HomeBuild AG	PIRLANGIMPI	347	DTHobbs	9/09/2022	3
HomeBuild AG	PIRLANGIMPI	348	DTHobbs	9/09/2022	3

HomeBuild AG	PIRLANGIMPI	349-1	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	349-2	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	350	DTHobbs	9/09/2022	3
HomeBuild AG	PIRLANGIMPI	351-1	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	351-2	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	352	DTHobbs	9/09/2022	3
HomeBuild AG	PIRLANGIMPI	354-1	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	354-2	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	355-1	DTHobbs	9/09/2022	2
HomeBuild AG	PIRLANGIMPI	355-2	DTHobbs	9/09/2022	3
HomeBuild AG	PIRLANGIMPI	356	DTHobbs	9/09/2022	3
HomeBuild AG	PIRLANGIMPI	357	DTHobbs	9/09/2022	4
HomeBuild AG	RAMINGINING	235	DRG Industries	18/07/2022	3
HomeBuild AG	RAMINGINING	243	DRG Industries	18/07/2022	3
Room to Breathe AG	RAMINGINING	146	DRG Industries	24/11/2022	1
HomeBuild AG	Trucking Yards	10279	Blueprint	25/10/2022	5
HomeBuild AG	Trucking Yards	10264	Blueprint	15/11/2022	4
HomeBuild AG	WILORA	23	MRN	14/09/2022	4
HomeBuild AG	WILORA	19	MRN	16/09/2022	3
Room to Breathe AG	YIRRKALA	264	WTD	31/10/2022	1
Room to Breathe AG	YIRRKALA	93	WTD	31/10/2022	1
Room to Breathe AG	YIRRKALA	95	WTD	31/10/2022	1
Room to Breathe AG	YIRRKALA	37	WTD	20/12/2022	2
Room to Breathe AG	YIRRKALA	53	WTD	20/12/2022	2
HomeBuild AG	YUENDUMU	350A	Northern Transj	30/11/2022	3
HomeBuild AG	YUENDUMU	350B	Northern Transj	30/11/2022	3
Room to Breathe AG	YUENDUMU	392	CENTREBUILD	14/12/2022	1
Room to Breathe AG	YUENDUMU	564	CENTREBUILD	18/12/2022	1
Room to Breathe AG	YUENDUMU	565	CENTREBUILD	18/12/2022	1
Total		125			385

Australian Government funded Completions missed from previous reporting

Room to Breathe AG	Laramba	1	Asbuild	9/06/2021	1
Room to Breathe AG	Laramba	59	Asbuild	1/12/2021	2
Room to Breathe AG	Laramba	62	Asbuild	1/12/2021	2
Room to Breathe AG	ATITJERE	95	Ingkerrere	30/05/2021	2
Room to Breathe AG	Galiwinku	133	Bukmak	28/01/2022	1
Total		130			393

NPRHNT 2022-23 Payment Claim

Part 2 – Property and Tenancy Management

Under the Implementation Plan to the National Partnership for Remote Housing NT, to qualify for the associated payments, the Northern Territory must meet the milestones and performance benchmarks outlined in the Implementation Plan. The Commonwealth will consider the recommendation of the Joint Steering Committee and the reporting information provided by the Northern Territory.

The requirements for the implementation of the Property and Tenancy Management component is outlined in **Part 6: Property and Tenancy Management** of the Implementation Plan.

- A29. To support the implementation of property and tenancy management the Joint Steering Committee will approve;
- (a) The Property and Tenancy Management Framework; and
 - (b) Property and Tenancy Management Measures.
- A30. Payments will be made against the achievement of milestones.
- A31. The approved annual Property and Tenancy Management Measures will be provided to the Commonwealth.
- A32. The Commonwealth and Northern Territory Government members of the Joint Steering Committee will review the achievement of milestones.
- A33. The full annual payment of \$35 million for 2018-19 will be paid on confirmation the Northern Territory has and will continue to undertake property and tenancy management services for the financial year in eligible communities within the footprint and will not be subject to the employment targets outlined in A37.
- A34. Property and Tenancy Management payments from 2019-2020 to the end of the agreement will be made according to the outputs delivered under the Property and Tenancy Management Measures and employment targets outlined in A37. Payments will be calculated up to the maximum amount claimable for the year. Proportional payments can affect annual allocations and the Commonwealth contribution can only be moved between years in accordance with clause A10.
- A35. Outputs to achieve a milestone payment against the Property and Tenancy Management Measures are to be presented as per the Reporting Framework. The Commonwealth and Northern Territory Government members of the Joint Steering Committee will make recommendations regarding achievement of milestone payments to the Commonwealth Minister with responsibility for Aboriginal Housing.

The Property and Tenancy Management financial contribution totals \$175 million over 5 years made up of:

- \$35 million initial payment in accordance with item A33; and
- \$140 million which consists of eight milestone payments of \$17.5 million.

The Property and Tenancy Management Framework was approved out-of-session by the Joint Steering Committee in March 2020 and published on the **Our Community. Our Future. Our Homes** website in April 2020.

There are six Property & Tenancy Management (PTM) measures for 2020-21 which were approved by the Joint Steering Committee meeting on 6 August 2020 for the period July 2020 to December 2020.

NPRHNT 2022-23 Payment Claim

At the Joint Steering Committee 15 July 2021 meeting, approval was provided for the continued use of the PTM performance indicators for the periods January to June 2021 and July to December 2021.

At the Joint Steering Committee 18 August 2022 meeting, approval was provided for the continued use of the PTM performance indicators to 30 June 2023.

Quarterly reporting as part of the Reporting Framework is provided on Property and Tenancy Management measures.

Payment Claim for the period 1 July 2022 to 31 December 2022 - \$17.5 million

The Northern Territory Government is seeking the full payment of \$17.5 million for the period 1 July to 31 December 2022 for the following six Performance Measures.

Performance Measure	Target	Achievement	Comment
Percentage gap between total rent collected as a proportion of total rent charged	≤ 30%	24.7%	Achieved
Percentage of tenancies with an Agreement to Pay in place as a proportion of total tenants in rental arrears	≥ 15%	11.9%	Not achieved as the outcome at 11.9% is not equal to or greater than 15%. The 3.1% per cent shortfall for this performance measures is attributed to an increase of non-rebated accounts (expired rebates pending renewal) at the point in time of the report being generated. The "Agreement to Pay" is impacted on the finalization of the Remote Rent Framework.

NPRHNT 2022-23 Payment Claim

Percentage of properties receiving annual property inspections	≥ 72%	21.5%	<p>Not achieved as the outcome at 21.5 % is not equal to or greater than 72%.</p> <p>The 50.5 per cent shortfall is attributed to:</p> <ul style="list-style-type: none"> • Remote Rent Framework and capital commitments including allocation of new dwellings; • access issues within our Remote communities due to significant weather and flooding and due to cultural sensitivities at this time (particularly Big Rivers, Barkly and Central Australia); • staffing – recruitment and retention issues; • Community unrest in some larger communities where planned inspections were not possible For example, Wadeye, where 122 dwellings were damaged. Dwellings were scoped for repair but not included in the data. <p>Improvements are also underway to ensure that all parties responsible for the provision of inspection data is entered into a respective business system. The Department of Infrastructure, Planning and Logistics is also working on a mobile condition assessment tool to improve the recording of property condition and property maintenance inspections.</p>
All properties under this agreement, and other relevant agreements, have tenancy agreements in place within eight weeks of handover of capital works	100%	97%	<p>Not achieved as the outcome at 97% is not 100%</p> <p>The 3% of properties which did not meet this target were due to various community factors and wet season access and is further discussed in Attachment A2.</p>
Percentage of Aboriginal people employed to deliver PTM services	≥ 46%	40.3%	<p>Not achieved as the outcome at 40.3% is not ≥46%</p> <p>As agreed at Joint Steering Committee Meeting the priority for the program over the last 12 months has been on expedited delivery.</p>
Percentage of PTM contracts awarded to ABEs	≥ 50%	77.2%	Achieved

NPRHNT 2022-23 Payment Claim

Summary of Payment Claims

Claim #	Financial Year	Payment Period	Amount \$M	Paid \$M
N/A	2018-19	Full annual payment upon confirmation the NT has and will continue to undertake PTM services		35.0
1	2019-20	1 July 2019 to 31 October 2019	17.5	17.5
2a	2019-20	1 November 2019 to 31 March 2020	17.5	12.6
2b	2019-20	1 July 2019 to 30 June 2020		4.9
3	2020-21 (part 1)	1 July 2020 to 31 December 2020	17.5	17.5
4	2020-21 (part 2)	1 January 2021 to 30 June 2021	17.5	17.5
5	2021-22 (part 1)	1 July 2021 to 31 December 2021	17.5	17.5
6	2021-22 (part 2)	1 January 2022 to 30 June 2022	17.5	17.5
Total			140.0	140.0

NPRHNT 2022-23 Payment Claim

Part 3 – Aboriginal Employment

Under the Implementation Plan to the National Partnership for Remote Housing NT, to qualify for the associated payments, the Northern Territory must meet the milestones and performance benchmarks outlined in the Implementation Plan. The Commonwealth will consider the recommendation of the Joint Steering Committee and the reporting information provided by the Northern Territory.

The requirements for the implementation of the Aboriginal Employment component is outlined in **Part 7: Aboriginal Employment** of the Implementation Plan.

- A36. The engagement and development of Aboriginal employees in the delivery of housing works and services is a priority of this Agreement. Capital works and property and tenancy management will be guided by the Employment and Procurement Framework.
- A37. The Employment and Procurement Framework, will be approved by the Joint Steering Committee and will outline how an annual minimum Aboriginal full-time equivalent annual rate of Aboriginal employment of 40 per cent of the workforce involved in capital works and property and tenancy management in 2019-2020, followed by increases of 2 per cent per financial year for the remainder of this Agreement.
- A38. Annual milestone payments have developed to provide \$7.5 million of support the Northern Territory to deliver the employment targets through capital works.
- A39. Property and tenancy management are to be delivered as per the annual employment target outlined in A37.

The Aboriginal Employment financial contribution totals \$37.5 million over 5 years made up of 5 annual payments of \$7.5 million.

The Aboriginal Employment and Business Enterprise Development Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Aboriginal Employment and Business Enterprise Development Framework describes how remote Aboriginal employment and business opportunities will be realised.

Quarterly reporting as part of the Reporting Framework is provided on the Aboriginal Business Enterprise employment.

The Procurement Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Procurement Framework outlines the remote housing procurement requirements and the manner in which the NT Government conducts its procurement, ensuring that procurements are appropriately managed with a focus on achieving Value for Territory, meeting Buy Local Plan requirements and complying with NT Government procurement policy. The framework aims to guide procurement activities for the program to build employment and business opportunities for remote Aboriginal people and organisations.

NPRHNT 2022-23 Payment Claim

This will ensure that, to the maximum extent possible, housing works and services are delivered by local Aboriginal Territorians and businesses.

Payment Claim for the period 1 July 2022 to 31 December 2022- \$3.75 million

The Northern Territory Government is seeking payment of \$3.75 million for Aboriginal Employment for the period 1 July 2022 to 31 December 2022.

Performance Measure	Target	Achievement	Comments
Percentage of Aboriginal people employed to deliver capital works and property and tenancy management in 2022-23	≥ 46%	42.2% (FTE average)	<p>Not Achieved</p> <p>As agreed at Joint Steering Committee Meeting the priority for the program over the last 12 months has been on expedited delivery.</p> <p><i>The percentage reported for this milestone is the average of Aboriginal employment for FTE over the period 1 July 2022 to 31 December 2022</i></p>

Summary of Payment Claims

Claim #	Financial Year	Payment Period	Amount \$M	Paid \$M
1	2018-19	1 July 2018 to 30 June 2019	7.5	7.5
2a	2019-20	1 July 2019 to 31 March 2020	7.5	6.45
2b	2019-20	1 July 2019 to 30 June 2020	0	1.05
3	2020-21	1 July 2020 to 30 June 2021	7.5	7.5
4	2021-22 (part 1)	1 July 2021 to 31 December 2021	3.75	3.75
5	2021-22 (part 1)	1 January 2022 to 30 June 2022	3.75	3.75
Total			30.0	30.0



The Hon Linda Burney MP
Minister for Indigenous Australians

Reference: MC23-003725

The Hon Selena Uibo MLA
Minister for Housing and Homelands
Minister.Uibo@nt.gov.au

Dear Minister Uibo *Selena*

Thank you for your correspondence of 31 March 2023 regarding the National Partnership for Remote Housing Northern Territory milestone payment claim for the period 1 July 2022 to 31 December 2022.

I understand the National Indigenous Australians Agency (NIAA) is working with the Northern Territory Department of Territory Families, Housing and Communities on data verification to assist the claims assessment. I anticipate writing to you again once the NIAA's assessment has been finalised.

To provide the best outcomes for First Nations people in remote communities, it is important in this last year of the National Partnership to maintain accelerated delivery of houses, and continue working with Aboriginal and Torres Strait Islander organisations.

I look forward to meeting with you at the Joint Council on Closing the Gap in June.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Linda Burney', with a long horizontal flourish extending to the right.

The Hon LINDA BURNEY MP
Minister for Indigenous Australians



MINISTER FOR HOUSING AND HOMELANDS

Parliament House
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Telephone: 08 8936 5529

The Hon Linda Burney MP
Minister for Indigenous Australians
PO Box 6022
House of Representatives
Parliament House
CANBERRA ACT 2600

Via email: MinisterBurney@ia.pm.gov.au

Linda
Dear Minister

Thank you for your letter of 21 November 2022, and your commitment to improving the lives of First Nations people in Australia and the importance of access to adequate housing. I join with you on the commitment and see the ongoing joint investment by our Governments as key in addressing overcrowding for Aboriginal Housing in remote communities and homelands in the Northern Territory.

I would like to thank you for your Government's agreement to provide \$100 million over two years to undertake urgent works in Northern Territory homelands.

The Joint Steering Committee for the National Partnership for Remote Housing Northern Territory (NPRHNT) met on 1 December 2022. I am advised that the committee had a productive discussion, and supported the approach to the Australian Government's \$100 million investment in Northern Territory Homelands proposed by our officials. I understand that our officials are now working through the detail that will inform an agreement and a rapid response to funding work in homelands early in 2023.

In relation to the Australian Government commitment of \$550 million over four years, which is due to expire on 30 June 2023, there are a number of key components of the remote housing system that will be impacted by the expiry of the NPRHNT. These components include ongoing delivery of new housing, property and tenancy management contracts and Australian Government sub-leases to the Northern Territory Government.

I am conscious that there is now less than seven months remaining in the NPRHNT, including the Christmas period. In order to minimise the chance of any disruption to service delivery in remote housing, I am hopeful that you can confirm the Australian Government's commitment to a new agreement for remote housing in the Northern Territory as a matter of urgency. Once continued Australian Government investment is confirmed, I will direct my agency to progress the extension of contracts and leases.

I look forward to the opportunity to meet with you in 2023, and hope that your schedule will allow you the opportunity to travel to remote communities in the Northern Territory and see firsthand the progress that our combined investment is making to lives and livelihoods of Aboriginal Territorians.

I would also like to extend an invitation from the Joint Steering Committee to attend their next meeting, scheduled for 23 February 2023 in Darwin.

Yours sincerely



SELENA UIBO

14 DEC 2022

RECEIVED

4 NOV 2022



MINISTER FOR HOUSING AND HOMELANDS

Parliament House
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minister.uibo@nt.gov.au

GPO Box 3146
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Telephone: 08 8936 5529

Hon Linda Burney MP
Minister for Indigenous Australians

Via email: Linda.Burney.MP@aph.gov.au

Dear Minister *Linda*

Congratulations again on your appointment as Minister for Indigenous Australians. It has been wonderful to see your Government's support for the Uluru Statement of the Heart, commitment to improved social and economic outcomes for Aboriginal Australians and commitment to improved housing in remote communities and homelands in the Northern Territory.

I write to you regarding the National Partnership for Remote Housing Northern Territory (NPRHNT).

Over the first four years of the NPRHNT, we have built more than 1,650 new and replacement bedrooms in remote communities and Alice Springs town camps including 448 bedrooms that have claimed under the National Partnership. A claim for a further 161 bedrooms is expected to be lodged with you in the near future.

This has not been a simple endeavour due both to the challenges of remote construction and COVID-19 pandemic, but has also been challenging in part due to the at times strained relationship between the Northern Territory Government and former Australian Government.

The relationship has already improved significantly between our governments and agencies and I am optimistic that we will be able to work in genuine partnership going forward. However, I note that the program remains restrained by the limitations of the existing agreement, as identified by the Australian National Audit Office, and ongoing market forces impacting on delivery.

The greatest pressure in the program at the moment is the cost and availability of materials and labour. The current agreement includes a fixed rate contribution by the Australian Government of \$173,077 per bedroom constructed over the five years of agreement.

Due to inflationary pressures, global supply chain issues and a national shortage of labour, the current cost is approximately \$227,000 per bedroom not including land servicing, essential services, or program management.

When all costs are accounted for, we estimate the cost at approximately \$350,000 per bedroom. As a result, the Northern Territory Government is currently subsidising the Australian Government program by approximately 50 per cent of the true cost of the houses attributed to Australian Government funding.

While we remain committed to the joint remote housing construction program, I am concerned that without additional support from the Australian Government, the commitments made by both governments regarding the number of bedrooms to be delivered will be challenging.

One positive aspect of the current Agreement has been the establishment of the Joint Steering Committee (JSC) for Remote Housing Northern Territory, which includes senior officials from our Governments, and the Northern Territory land councils. The JSC will soon expand to include Aboriginal Housing Northern Territory, the peak organisation for Aboriginal community controlled housing providers.

Over the last twelve months the JSC has developed as a collaborative forum to resolve challenges in the housing program, and progress the future design of remote housing in the Northern Territory. The JSC recently held a strategic planning workshop to identify the next steps for remote housing following the expiry of the existing Agreement on 30 June 2023. The JSC agreed to invite both Northern Territory and Australian Government ministers to their next meeting in order to brief us on their agreed approach, and discuss a future partnership and requested that I write to you.

The JSC meets on a quarterly basis and the next meeting will be held on 1 December 2022, in Alice Springs. On behalf of the JSC, I would like to extend an invitation to you to attend the meeting.

In addition, I would also welcome the opportunity to host you in the Northern Territory to show you the remote housing program first hand and meet the communities and people that are currently benefitting from our work together.

Yours sincerely



SELENA UIBO

26 OCT 2022



The Hon Linda Burney MP
Minister for Indigenous Australians

Reference: MC22-004993

The Hon Selena Uibo
Minister for Housing and Homelands
minister.uibo@nt.gov.au

Dear Minister Uibo

A handwritten signature in blue ink that reads 'Selena'.

Thank you for your letter of 26 October 2022 regarding the Northern Territory's commitment to improved housing in remote communities, and the National Partnership for Remote Housing Northern Territory (National Partnership).

I am very pleased that the relationship between our governments is positive and productive. The statistics on overcrowding levels in remote Northern Territory are concerning and we have some way to go to addressing these. I am committed to improving the lives of First Nations people in Australia and believe this starts with addressing fundamental needs, such as access to adequate housing.

Although capital works delivery under the National Partnership is behind schedule, changing the terms of the National Partnership at this late stage doesn't provide the solutions for First Nations people. I appreciate there are ongoing challenges impacting the cost of materials and fuel, as well as contributing to labour shortages and supply chain disruptions.

I understand NT Government has a pipeline of works underway to increase delivery under the National Partnership. My expectations are that NT government continue to invest in the remote housing and match Commonwealth contribution going forward. As we approach the last eight months of the National Partnership our governments need to work together to find opportunities to accelerate delivery and address overcrowding, and consider new or innovative approaches to future arrangements.

To address the urgent need of First Nations Territorians, the Government has committed \$100 million for NT homelands. I have asked the National Indigenous Australians Agency to prioritise the delivery of this commitment and understand negotiations will commence shortly to develop funding arrangements by early 2023.

Thank you for the invitation to attend the upcoming Joint Steering Committee meeting on 1 December 2022. Unfortunately, I will be unable to accept as Parliament is sitting that day, however I would like to take up your invitation to visit some of the communities and people benefiting from the remote housing program. My office will be in touch to discuss dates for next year, once my schedule becomes clearer.

Thank you for raising this matter.

Yours sincerely



The Hon LINDA BURNEY MP
Minister for Indigenous Australians

Very committed to
continue to work
together on this
difficult issue

21 NOV 2022



MINISTER FOR HOUSING AND HOMELANDS

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The Hon Linda Burney MP
Minister for Indigenous Australians
Parliament House
CANBERRA ACT 2600

Via email: Linda.Burney.MP@aph.gov.au

Linda
Dear Minister

I am pleased to provide the National Partnership for Remote Housing Northern Territory (NPRHNT), 2021-22 milestone payment claim for the period 1 January to 30 June 2022. The claim comprises three parts as outlined below and is detailed in Attachment A. In total, I am requesting the payment of \$49.1 million for services and infrastructure delivered in the 2021-22 financial year (six months).

Part	Description	Period of Claim	Claim \$ million
1	Capital Works	1/01/2022 to 30/06/2022	27.8
2	Property and Tenancy Management	1/01/2022 to 30/06/2022	17.5
3	Aboriginal Employment	1/01/2022 to 30/06/2022	3.8
Total			49.1

The payment claim and all supporting documents have been provided to the Joint Steering Committee for the NPRHNT, which includes National Indigenous Australians Agency representatives.

I look forward to meeting with you in the near future to continue our discussions on improving housing for Aboriginal Territorians, including those living in outstations and homelands.

Yours sincerely

SELENA UIBO

12/10/2022



NPRHNT 2021-22 Payment Claim

Part 1 – Capital Works

Under the Implementation Plan to the National Partnership for Remote Housing NT, to qualify for the associated payments, the Northern Territory must meet the milestones and performance benchmarks outlined in the Implementation Plan. The Commonwealth will consider the recommendation of the Joint Steering Committee and the reporting information provided by the Northern Territory.

The requirements for the implementation of the Capital Works component is outlined in **Part 5: Capital Works** of the Implementation Plan.

- A24. Annual Capital Works Plans will be used to develop milestone payments outlined in Table A3.
- A25. The Joint Steering Committee will review the achievement of milestones outlined in Table A3.
- A26. Payments will be made for the achievement of capital works outputs delivered as outlined under the Capitals Works Plan in accordance with clause A16. Payments will be calculated up to the maximum amount claimable for the year. Over or under achievement of outputs can affect annual allocations and the Commonwealth contribution can only be moved between years in accordance with clause A10.
- A27. The completion of bedrooms and engagement of Aboriginal employees to achieve a milestone payment are to be presented as per the Reporting Framework. Works are to be compliant with Local Decision Making and the Employment and Procurement Framework.
- A28. The Commonwealth members of the Joint Steering Committee will make recommendations regarding achievement of milestone payments to the Commonwealth Minister with responsibility for Aboriginal Housing.

The Capital Works financial contribution totals \$337.5 million over 5 years based on 1950 bedrooms at a unit cost of \$173,077 per bedroom.

At the Joint Steering Committee 9 September 2021 meeting the Committee supported the 2021-22 Annual Capital Works Plan with minor change and noted that the NTG will formally present to the Commonwealth for approval.

The 2021-22 Annual Capital Works Plan was updated and circulated to the JSC out-of-session on 30 September 2021.

On the 11 October 2021 the National Indigenous Australians Agency:

- accepted TFHC's circulation to the JSC of the 2021-22 Annual Capital Works Plan on 30 September 2021 as formal presentation; and
- confirmed the Commonwealth's approval of the 2021-22 Annual Capital Works Plan. In confirming Commonwealth approval, NIAA notes the Progress Reporting project in the JSC work plan, including the NTG's undertaking to provide clear quarterly performance reporting and to confirm options to support acceleration of works.

The Capital Works verification processes has been finalised following agreement with the National Indigenous Australians Agency.

The NT Government requires contractors to develop strategies and protocols within contracts that support indigenous enterprise and maximises employment and training opportunities for indigenous Territorians. The contractors are required to provide monthly reporting.

The NT Government conducts compliance audits over the duration of the contract to ensure contract requirements including indigenous employment are in place.

The Aboriginal Employment and Business Enterprise Development Framework describes how remote Aboriginal employment and business opportunities will be realised.

The Aboriginal Employment and Business Enterprise Development Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Local Decision Making Framework was approved in August 2020 and published on **Our Community. Our Future. Our Homes.** website in September 2020

Local decision making is a primary requirements of the program guided by the principles of the Northern Territory Government local decision making policy and Remote Engagement Coordination Strategy.

The Community Engagement process outlines the various stages:

- Stage 1 - Scheduling
- Stage 2 - Planning
- Stage 3 - Community Engagement visit
- Stage 4 - Reporting.

The Procurement Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Procurement Framework outlines the remote housing procurement requirements and the manner in which the NT Government conducts its procurement, ensuring that procurements are appropriately managed with a focus on achieving Value for Territory, meeting Buy Local Plan requirements and complying with NT Government procurement policy. The framework aims to guide procurement activities for the program to build employment and business opportunities for remote Aboriginal people and organisations. This will ensure that, to the maximum extent possible, housing works and services are delivered by local Aboriginal Territorians and businesses.

Quarterly reporting as part of the Reporting Framework is provided across the followings:

- Overcrowding
- Expenditure
- Capital Works
- Property & Tenancy Management
- Aboriginal Employment and Business Enterprise Development
- Community Engagement and Local Decision Making
- Leasing; and
- Land Servicing

Payment Claim - 1 January 2022 to 30 June 2022 - \$27,865,397

The Northern Territory Government is seeking payment of \$27,865,397.

The request of \$27,865,397 is based on 161 bedrooms at a unit cost of \$173,077 per bedroom.

Summary of Payment Claims

1. An upfront payment of \$38,734,632.60 was received in October 2019 in accordance with the NPRHNT Implementation Plan. This was an upfront payment equal to 30 percent of the costs required on planned number of bedrooms to be delivered in the agreed 2019-20 Annual Capital Works Plan based on a unit costs of \$173,077 per bedroom.
2. Claim 1 of \$51,750,023 for 299 bedrooms delivered in 2020-21 was adjusted to take into account the upfront payment leaving a remaining balance of \$13,015,390.40 which was paid in May 2022.
3. Claim 2 of \$25,788,473 was paid in June 2022.
4. Total paid to date for Capital Work is \$77,538,496.

Claim #	Financial Year	Joint Program Total bedrooms	Australian Government bedrooms	Amount \$	Paid \$
N/A	2019-20	Upfront Payment			38,734,632.60
1	2020-21	1085	299	\$51,750,023	13,015,390.40
2	2021-22 Part 1	1336	149	\$25,788,473	25,788,473.00
Total				\$77,538,496	77,538,496

NPRHNT Homes Completed 2021-22

1 January 2022 - 30 June 2022

Program	Community	Lot No.	Contractor	Certificate Issued	Bedrooms
HomeBuild AG	ALPURRURULAM	137A	Northern Transportables	29/06/2022	2
HomeBuild AG	ALPURRURULAM	137B	Northern Transportables	29/06/2022	2
HomeBuild AG	ALPURRURULAM	137C	Northern Transportables	29/06/2022	2
HomeBuild AG	ALPURRURULAM	50A	Northern Transportables	14/06/2022	3
HomeBuild AG	ALPURRURULAM	50B	Northern Transportables	14/06/2022	3
HomeBuild AG	ALPURRURULAM	75	NT Link	4/06/2022	3
HomeBuild AG	DAGURAGU	33	Northern Transportables	2/02/2022	3
HomeBuild AG	DAGURAGU	37	Northern Transportables	2/02/2022	4
HomeBuild AG	GALIWINKU	169	Bukmak Constructions	9/06/2022	3
HomeBuild AG	GALIWINKU	205	Bukmak Constructions	9/06/2022	3
HomeBuild AG	GALIWINKU	217	Bukmak Constructions	30/06/2022	3
HomeBuild AG	GALIWINKU	269	Bukmak Constructions	30/06/2022	3
HomeBuild AG	GALIWINKU	299	Bukmak Constructions	17/05/2022	4
HomeBuild AG	GALIWINKU	347	Bukmak Constructions	28/04/2022	4
HomeBuild AG	GALIWINKU	352	Bukmak Constructions	28/04/2022	3
HomeBuild AG	GALIWINKU	438	Bukmak Constructions	17/05/2022	3
HomeBuild AG	GALIWINKU	440	Bukmak Constructions	17/05/2022	3
HomeBuild AG	GALIWINKU	465	Bukmak Constructions	17/05/2022	3
HomeBuild AG	GALIWINKU	486	Bukmak Constructions	30/06/2022	3
HomeBuild AG	GALIWINKU	502	Bukmak Constructions	30/06/2022	3
HomeBuild AG	GALIWINKU	519	Bukmak Constructions	28/04/2022	4
HomeBuild AG	GALIWINKU	549	Bukmak Constructions	30/06/2022	3
HomeBuild AG	HERMANNSBURG	14	Rusca	30/06/2022	4
HomeBuild AG	HERMANNSBURG	15	Asbuild	30/06/2022	3
HomeBuild AG	HERMANNSBURG	327/1	Asbuild	30/06/2022	3
HomeBuild AG	HERMANNSBURG	327/2	Asbuild	30/06/2022	3
HomeBuild AG	HERMANNSBURG	329	Asbuild	31/03/2022	3
HomeBuild AG	HERMANNSBURG	330	Asbuild	31/03/2022	3
HomeBuild AG	JILKMINGGAN	19	Northern Transportables	7/06/2022	4
HomeBuild AG	JILKMINGGAN	3	NT Link	16/05/2022	4
HomeBuild AG	JILKMINGGAN	53	Northern Transportables	5/04/2022	4
HomeBuild AG	KALTUKATJARA	139	MRN	29/04/2022	4
HomeBuild AG	KALTUKATJARA	221	MRN	29/04/2022	4
HomeBuild AG	NTURIYA	34	MRN	25/03/2022	5
HomeBuild AG	NTURIYA	35	MRN	25/03/2022	5
HomeBuild AG	PIRLANGIMPI	202-1	DTHobbs	26/04/2022	2
HomeBuild AG	PIRLANGIMPI	202-2	DTHobbs	26/04/2022	2
HomeBuild AG	PIRLANGIMPI	204	DTHobbs	26/04/2022	3
HomeBuild AG	PIRLANGIMPI	211	DTHobbs	26/04/2022	2
HomeBuild AG	PIRLANGIMPI	212	DTHobbs	26/04/2022	2
HomeBuild AG	PIRLANGIMPI	217	DTHobbs	26/04/2022	4
HomeBuild AG	PMARA JUTUNTA	7	NT Link	30/06/2022	4
HomeBuild AG	RAMINGINING	177	DRG Industries Pty Ltd	9/06/2022	3
HomeBuild AG	RAMINGINING	247	DRG Industries Pty Ltd	30/03/2022	3
HomeBuild AG	RAMINGINING	83	DRG Industries Pty Ltd	9/06/2022	3

Program	Community	Lot No.	Contractor	Certificate Issued	Bedrooms
HomeBuild AG	YUENDUMU	507	Northern Transportables	25/03/2022	4
HomeBuild AG	YUENDUMU	553A	Northern Transportables	16/05/2022	3
HomeBuild AG	YUENDUMU	553B	Northern Transportables	16/05/2022	3
HomeBuild AG	YUENDUMU	581	PTM	24/05/2022	3
HomeBuild AG	YUENDUMU	644	PTM	24/05/2022	4
Total		50			161

NPRHNT 2021-22 Payment Claim

Part 2 – Property and Tenancy Management

Under the Implementation Plan to the National Partnership for Remote Housing NT, to qualify for the associated payments, the Northern Territory must meet the milestones and performance benchmarks outlined in the Implementation Plan. The Commonwealth will consider the recommendation of the Joint Steering Committee and the reporting information provided by the Northern Territory.

The requirements for the implementation of the Property and Tenancy Management component is outlined in **Part 6: Property and Tenancy Management** of the Implementation Plan.

- A29. To support the implementation of property and tenancy management the Joint Steering Committee will approve;
 - (a) The Property and Tenancy Management Framework; and
 - (b) Property and Tenancy Management Measures.
- A30. Payments will be made against the achievement of milestones.
- A31. The approved annual Property and Tenancy Management Measures will be provided to the Commonwealth.
- A32. The Commonwealth and Northern Territory Government members of the Joint Steering Committee will review the achievement of milestones.
- A33. The full annual payment of \$35 million for 2018-19 will be paid on confirmation the Northern Territory has and will continue to undertake property and tenancy management services for the financial year in eligible communities within the footprint and will not be subject to the employment targets outlined in A37.
- A34. Property and Tenancy Management payments from 2019-2020 to the end of the agreement will be made according to the outputs delivered under the Property and Tenancy Management Measures and employment targets outlined in A37. Payments will be calculated up to the maximum amount claimable for the year. Proportional payments can affect annual allocations and the Commonwealth contribution can only be moved between years in accordance with clause A10.
- A35. Outputs to achieve a milestone payment against the Property and Tenancy Management Measures are to be presented as per the Reporting Framework. The Commonwealth and Northern Territory Government members of the Joint Steering Committee will make recommendations regarding achievement of milestone payments to the Commonwealth Minister with responsibility for Aboriginal Housing.

The Property and Tenancy Management financial contribution totals \$175 million over 5 years made up of:

- \$35 million initial payment in accordance with item A33; and
- \$140 million which consists of eight milestone payments of \$17.5 million.

The Property and Tenancy Management Framework was approved out-of-session by the Joint Steering Committee in March 2020 and published on the **Our Community. Our Future. Our Homes** website in April 2020.

There are six Property & Tenancy Management (PTM) measures for 2020-21 which were approved by the Joint Steering Committee meeting on 6 August 2020 for the period July 2020 to December 2020.

At the Joint Steering Committee 15 July 2021 meeting, approval was provided for the continued use of the PTM performance indicators for the periods January to June 2021 and July to December 2021.

At the Joint Steering Committee 18 August 2022 meeting, approval was provided for the continued use of the PTM performance indicators to 30 June 2023.

Quarterly reporting as part of the Reporting Framework is provided on Property and Tenancy Management measures.

Payment Claim for the period 1 January 2022 to 30 June 2022 - \$17.5 million

The Northern Territory Government is seeking the full payment of \$17.5 million for the period 1 January 2022 to 30 June 2022 for the following six Performance Measures.

Performance Measure	Target	Achievement	Comment
Percentage gap between total rent collected as a proportion of total rent charged	≤ 30%	24.6%	Achieved
Percentage of tenancies with an Agreement to Pay in place as a proportion of total tenants in rental arrears	≥ 15%	9.3%	Not achieved as the outcome at 9.3% is not equal to or greater than 15%. The 5.7 per cent shortfall for this performance measures is attributed to an increase of non-rebated accounts (expired rebates pending renewal) at the point in time of the report being generated. The "Agreement to Pay" is impacted on the finalization of the Remote Rent Framework.
Percentage of properties receiving annual property inspections	≥ 72%	24.2%	Not achieved as the outcome at 24.2% is not equal to or greater than 72%. The 47.8 per cent shortfall is attributed to modifications to the <i>Residential Tenancies Act 1999</i> (the Residential Tenancies COVID-19 Modification Notice 2020). The Notice included modifications to section 69 Collection of Rent and section 70 Inspection of Premises, impacting on the Department's ability to inspect dwellings. In addition "properties receiving annual inspections" will always be effected by weather and cultural factors restricting access to communities.
All properties under this agreement, and other relevant agreements, have tenancy agreements in place within eight weeks of handover of capital works	100%	91%	Not achieved as the outcome at 91% is not 100%. The 9% of properties which did not meet this target were due to various community factors including COVID-19 and wet season access and is further discussed in Attachment A2.

NPRHNT 2021-22 Payment Claim

Percentage of Aboriginal people employed to deliver PTM services	≥ 44%	52.3%	Achieved
Percentage of PTM contracts awarded to ABEs	≥ 50%	81.8%	Achieved

Summary of Payment Claims

Claim #	Financial Year	Payment Period	Amount \$M	Paid \$M
N/A	2018-19	Full annual payment upon confirmation the NT has and will continue to undertake PTM services		35.0
1	2019-20	1 July 2019 to 31 October 2019	17.5	17.5
2a	2019-20	1 November 2019 to 31 March 2020	17.5	12.6
2b	2019-20	1 July 2019 to 30 June 2020		4.9
3	2020-21 (part 1)	1 July 2020 to 31 December 2020	17.5	17.5
4	2020-21 (part 2)	1 January 2021 to 30 June 2021	17.5	17.5
5	2021-22 (part 1)	1 July 2021 to 31 December 2021	17.5	17.5
Total			122.5	122.5

NPRHNT 2021-22 Payment Claim

Part 3 – Aboriginal Employment

Under the Implementation Plan to the National Partnership for Remote Housing NT, to qualify for the associated payments, the Northern Territory must meet the milestones and performance benchmarks outlined in the Implementation Plan. The Commonwealth will consider the recommendation of the Joint Steering Committee and the reporting information provided by the Northern Territory.

The requirements for the implementation of the Aboriginal Employment component is outlined in **Part 7: Aboriginal Employment** of the Implementation Plan.

- A36. The engagement and development of Aboriginal employees in the delivery of housing works and services is a priority of this Agreement. Capital works and property and tenancy management will be guided by the Employment and Procurement Framework.
- A37. The Employment and Procurement Framework, will be approved by the Joint Steering Committee and will outline how an annual minimum Aboriginal full-time equivalent annual rate of Aboriginal employment of 40 per cent of the workforce involved in capital works and property and tenancy management in 2019-2020, followed by increases of 2 per cent per financial year for the remainder of this Agreement.
- A38. Annual milestone payments have developed to provide \$7.5 million of support the Northern Territory to deliver the employment targets through capital works.
- A39. Property and tenancy management are to be delivered as per the annual employment target outlined in A37.

The Aboriginal Employment financial contribution totals \$37.5 million over 5 years made up of 5 annual payments of \$7.5 million.

The Aboriginal Employment and Business Enterprise Development Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Aboriginal Employment and Business Enterprise Development Framework describes how remote Aboriginal employment and business opportunities will be realised.

Quarterly reporting as part of the Reporting Framework is provided on the Aboriginal Business Enterprise employment.

The Procurement Framework was endorsed by the Joint Steering Committee in August 2019 subject to discussed changes and approved for publication on **Our Community. Our Future. Our Homes.** website in February 2020.

The Procurement Framework outlines the remote housing procurement requirements and the manner in which the NT Government conducts its procurement, ensuring that procurements are appropriately managed with a focus on achieving Value for Territory, meeting Buy Local Plan requirements and complying with NT Government procurement policy. The framework aims to guide procurement activities for the program to build employment and business opportunities for remote Aboriginal people and organisations.

This will ensure that, to the maximum extent possible, housing works and services are delivered by local Aboriginal Territorians and businesses.

Payment Claim for the period 1 January 2022 to 30 June 2022- \$3.75 million

The Northern Territory Government is seeking payment of \$3.75 million for Aboriginal Employment for the period 1 January 2022 to 30 June 2022.

Performance Measure	Target	Achievement	Comments
Percentage of Aboriginal people employed to deliver capital works and property and tenancy management in 2021-22	≤ 44%	46% (FTE average)	Achieved The percentage reported for this milestone is the average of Aboriginal employment for FTE over the period 1 January 2022 to 30 June 2022

Summary of Payment Claims

Claim #	Financial Year	Payment Period	Amount \$M	Paid \$M
1	2018-19	1 July 2018 to 30 June 2019	7.5	7.5
2a	2019-20	1 July 2019 to 31 March 2020	7.5	6.45
2b	2019-20	1 July 2019 to 30 June 2020	0	1.05
3	2020-21	1 July 2020 to 30 June 2021	7.5	7.5
4	2021-22 (part 1)	1 July 2021 to 31 December 2021	3.75	3.75
Total			26.25	26.25



The Hon Linda Burney MP
Minister for Indigenous Australians

Reference: MC22-004662

The Hon Selena Uibo MLA
Northern Territory Minister for Housing and Homelands
GPO Box 3146
DARWIN NT 0801

Dear Minister Uibo *Selena*

Thank you for your correspondence of 12 October 2022 regarding the National Partnership for Remote Housing Northern Territory (NT) milestone payments for capital works, property and tenancy management and Aboriginal employment.

I thank you and your Department for your work on National Partnership outcomes this year, including efforts to accelerate Australian Government funded capital works delivery. I look forward to continuing our joint efforts into 2023 to ensure remote communities receive the benefits of improved housing.

I understand the National Indigenous Australians Agency (NIAA) is working with the NT Department of Territory Families, Housing and Communities on data verification to assist claims assessment. I anticipate writing to you again once the NIAA's assessment has been finalised.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Linda Burney'.

The Hon LINDA BURNEY MP
Minister for Indigenous Australians

7 NOV 2022