Australian Government

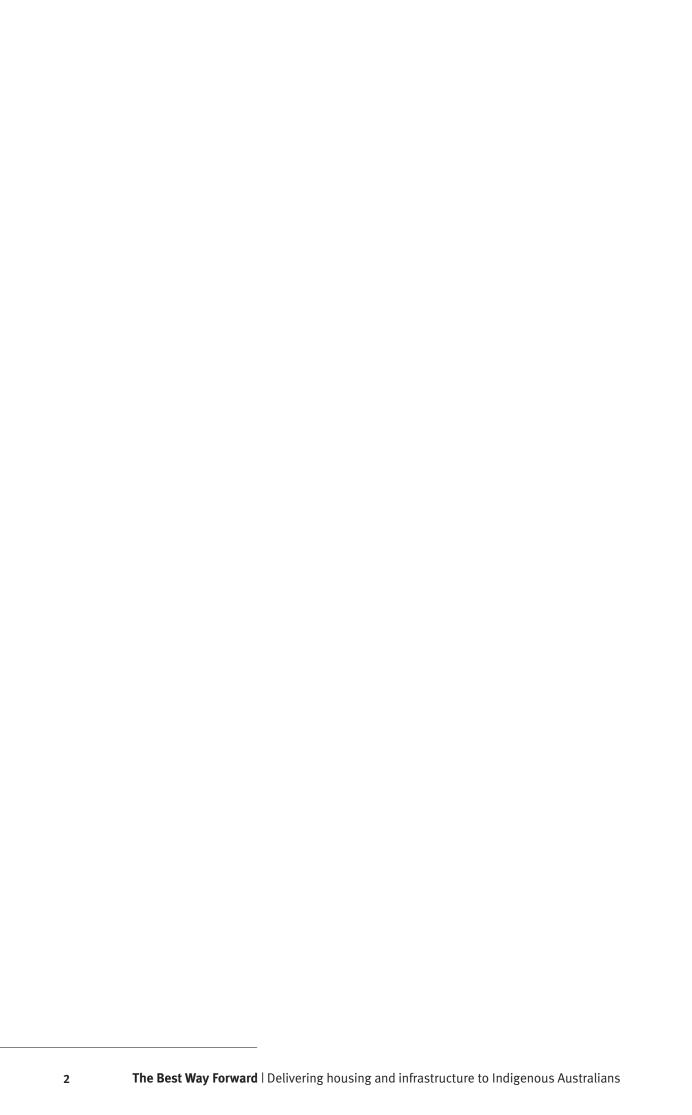**Department of Families, Community Services and Indigenous Affairs**

Community Housing and Infrastructure Program (CHIP) Review

Issues Paper

▶ The Best Way Forward

Delivering housing and infrastructure to Indigenous Australians

May 2006

Improving the lives of Australians

Australian Government

Department of Families, Community Services and Indigenous Affairs

‣ **The Best Way Forward**
Delivering housing and infrastructure
to Indigenous Australians

Improving the lives of Australians

Minister's Foreword

Safe, healthy and affordable housing is one of life's necessities. However, too many Indigenous Australians live in overcrowded and sub-standard dwellings and their children are not getting the start in life that they deserve. The age profile of the Indigenous population is much younger than the rest of the population, meaning that the challenge we face today will become more urgent with time.

The Community Housing and Infrastructure Program (CHIP), worth almost $300 million, is managed by the Department of Families, Community Services and Indigenous Affairs (FaCSIA), following guidelines and approaches that were developed by the former ATSIC. The Government has embarked on substantial reforms in Indigenous affairs and it is timely that the CHIP be reviewed.

I have released the CHIP Review Issues Paper to encourage debate on future directions for delivery of housing and related infrastructure to Indigenous Australians.

We need to grasp this opportunity to consider the role of CHIP in the context of other housing and infrastructure programs. CHIP and its predecessor programs have over many years funded Indigenous Community Housing Organisations. These organisations provide housing for a relatively small proportion of Indigenous households overall, but a much higher proportion in remote parts of Australia. CHIP should be targeted to areas of greatest need, especially those without ready access to the private housing market and public housing. At the same time a substantial number of Indigenous Australians are housed in mainstream public housing. The Australian dream of owning your own home is beyond the reach of too many Indigenous families – that needs to change.

We must be prepared to face up to the hard issues and develop innovative approaches for the future.

"The Best Way Forward" Issues Paper has been designed to guide consultations that will inform the CHIP Review. I invite feedback on this paper and views about how we can move forward to obtain better outcomes for housing and infrastructure in Indigenous communities.

The Hon Mal Brough MP
Minister for Families, Community Services and Indigenous Affairs

May 2006

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Introduction

The Department of Families, Community Services and Indigenous Affairs (FaCSIA) is currently reviewing the Community Housing and Infrastructure Program (CHIP). The program provides funding and maintains accountability for the provision of housing, municipal services and infrastructure such as water, power, roads and sewerage to Indigenous communities.

As part of the review, FaCSIA is looking for feedback from service providers, government agencies, community representatives and other interested organisations and individuals. FaCSIA recognises that the issues surrounding the effective provision of housing and infrastructure to Indigenous Australians are complex. There is a continuing requirement to look for better ways to deliver housing and infrastructure to Indigenous Australians across the nation if their current and future needs are to be met.

Therefore, FaCSIA is actively seeking and would welcome your views about:

1. What has CHIP delivered to Indigenous Australians so far?

2. The future housing and infrastructure needs of Indigenous communities, families and individuals.

3. The best ways to deliver housing, infrastructure and municipal services to Indigenous communities and individuals in remote, regional and urban areas.

4. The best ways to ensure that program principles and accountabilities are met.

This *Issues Paper*:

◗   provides information about CHIP and the current review of the program;

◗   raises issues and asks questions to prompt discussion and responses; and

◗   seeks written responses about CHIP as part of the review process.

How can you respond to this paper?

Written submissions in response to any of the issues identified in this paper are invited from any interested party. Submissions should be provided by 30 June 2006, in writing, to:

CHIP Review
Indigenous Housing and Infrastructure Branch
Department of Families, Community Services and Indigenous Affairs
Box 7788
Canberra Mail Centre ACT 2610

Submissions may also be provided electronically to:

CHIP.Review@FaCSIA.gov.au

PricewaterhouseCoopers has been appointed by FaCSIA as the CHIP Review consultant and will be responsible for targeted consultation with key stakeholders, including government at all levels, Indigenous housing and infrastructure providers, and Indigenous community representatives.

Consultations with key stakeholders will occur in May and June 2006. Consultation with the Indigenous community housing sector will take place through the advisory bodies established under the State and Territory Indigenous Housing and Infrastructure Agreements (IHIAs).

The CHIP Review final report will be completed by September 2006.

Background

What is the Community Housing and Infrastructure Program (CHIP)?

The Australian Government has funded housing and infrastructure for Indigenous Australians since the early 1970s. The Community Housing and Infrastructure Program (CHIP), in broadly its current form, was introduced through the Aboriginal and Torres Strait Islander Commission (ATSIC) in 1992–93.

ATSIC provided supplementary funding to locations where the states, territories and local governments were not funding an appropriate level of service. CHIP funding has been used for a variety of purposes across jurisdictions. This reflects historical, regional council and jurisdictional differences in service mix and delivery.

CHIP was transferred from ATSIC to the then Department of Family and Community Services (FaCS) in July 2004.

CHIP provides approximately $300 million a year to support housing, infrastructure and municipal services for Indigenous people. The program guidelines recognise that adequate housing and infrastructure services are essential to achieve a sustainable and healthy living environment.

The range of housing and infrastructure services funded is broad and varied and includes the provision and maintenance of water, sewerage, power services, waste-water management, dog control and rubbish collection, town planning, airstrips, road and dam building, research, renewable energy, home ownership incentives, community housing construction, repairs and maintenance.

CHIP funding is allocated to state and territory governments through bilateral *Indigenous Housing and Infrastructure Agreements (IHIAs)*, and directly to Indigenous community organisations and resource centres through national programs such as the National Aboriginal Health Strategy (NAHS) and a submission based funding process. The proportion of funding going through the bilateral agreements is increasing as state and territory governments take more responsibility for delivering housing and infrastructure services to Indigenous people, including those living in regional and remote communities.

Where does CHIP fit in overall funding arrangements for Indigenous housing and infrastructure?

The Australian Institute of Health and Welfare (AIHW) Report *Indigenous Housing Needs 2005*, cites National Aboriginal and Torres Strait Islander Social Survey (NATSISS) information from 2002:[1]

> 'that of the estimated 165,700 Indigenous households, 30 per cent owned their own homes, 66 per cent were renters and 4 per cent lived in rent free housing. About two-thirds (65 per cent) of homeowners had a mortgage. Of those renting, 37 per cent were in the private rental market, 57 per cent were in social housing and 5 per cent had other rental arrangements. Of those in social housing, 61 per cent were in houses owned by a state and territory housing authority and 39 per cent were in Indigenous/mainstream community housing.'

CHIP funding has been, and continues to be, primarily directed to communities in the remote and very remote parts of Australia. Examples of the categories of remoteness are provided in the table below:

Distribution of Indigenous Population by Remoteness Area

Remoteness Area (RA)*	Percentage (%) of Indigenous Population**	Example of RA
Major cities	30	Wollongong NSW, Liverpool NSW
Inner regional	20	Yass NSW, Batemans Bay NSW
Outer regional	23	Tenterfield NSW, Bega NSW
Remote	9	Palm Island QLD, Carnarvon WA
Very remote	18	Yulara NT, Bamaga QLD, Ceduna SA
TOTAL	**100**	

* Remoteness Area is calculated using the Australian Standard Geographical Classification (ASGC) Remoteness Structure which is employed by the Australian Bureau of Statistics (ABS) and based on the Accessibility Remoteness Index of Australia (ARIA) developed by the Department of Health and Ageing.

** 2001 ABS Estimated resident population.

CHIP has also provided funding for housing in some urban and regional communities. ATSIC sought to spread CHIP funds across a wide range of communities and/or regions, rather than primarily focus on the housing needs of Indigenous people in areas not catered for by existing private markets or public housing.

However, relative to the total resources (public and private) used for Indigenous housing in urban and larger regional centres, CHIP housing funds have been and remain of minor significance. It is in remote and very remote communities that CHIP is an important, often critical, source of funding.

CHIP funding of community infrastructure and municipal services has been concentrated in remote areas. However, the various levels of government are involved in the delivery of these services, which leads to duplication in servicing in some communities and gaps in others.

[1] AIHW Report p 1 Executive Summary. October 2005 Catalogue number HOU129.

What are the outcomes and principles underpinning government provision of Indigenous housing and infrastructure?

In May 2001 all Australian Housing Ministers committed to a 10 year strategy – *Building a Better Future: Indigenous Housing to 2010* (BBF) to achieve better housing and environmental health outcomes for Indigenous Australians.

Desired outcomes were:

◗ better housing (and housing services) that meet agreed standards;

◗ more housing to address the backlog and meet the needs of growing populations;

◗ improved partnerships with Indigenous people and co-ordination of services across governments; and

◗ greater efficiency and effectiveness with clearer accountability for performance.

In addition to housing, CHIP funding is available for essential and municipal services. Key outcomes[2] for these components are:

◗ capital funding to accelerate the provision of services to disadvantaged and remote communities; and

◗ recurrent funding for municipal services infrastructure and delivery.

In June 2004 the Council of Australian Governments (COAG) agreed to a National Framework of Principles for Government Service Delivery to Indigenous Australians. The principles address:

◗ sharing responsibility;

◗ harnessing the mainstream;

◗ streamlining service delivery;

◗ establishing transparency and accountability;

◗ developing a learning framework; and

◗ focusing on priority areas.

These principles are the framework for the bilateral *Overarching Agreements on Indigenous Affairs* that are being put in place between the Australian Government and each state and territory government.

IHIAs have been agreed with each state and territory government, consistent with the COAG principles and the relevant Overarching Agreement. These agreements expire in June 2008, by which time they will be subject to review.

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[2] Community Housing Infrastructure Guidelines 2006–07 FaCSIA p 4.

Why is the Community Housing and Infrastructure Program (CHIP) being reviewed?

The Australian Government is determined to see better Indigenous housing and infrastructure outcomes; to ensure that taxpayers' money is used appropriately; and is firm in the view that any ongoing program must meet modern governance and delivery standards.

A review of CHIP is timely:

◗ FaCSIA administrative and funding arrangements differ from the previous ATSIC arrangements and program guidelines, which governed CHIP (ATSIC was abolished in 2004). The current CHIP Program Guidelines are due to expire in June 2006;

◗ Indigenous Housing and Infrastructure Agreements (IHIAs) bring together the Aboriginal Rental Housing Program (ARHP) and CHIP funding and will expire in June 2008; and

◗ The Commonwealth State Housing Agreement (CSHA), which incorporates ARHP, will also expire in June 2008. The CSHA is being evaluated in 2006–07 prior to the negotiations on future social housing funding beyond 2008.

Stakeholder responses to *The Best Way Forward* for Indigenous housing and infrastructure will feed into the CHIP Review. This will include the broader considerations by governments covering social housing and the delivery of services to Indigenous Australians.

Issues

Some of the key issues for consideration in the review include:

◗ the role of Indigenous specific housing programs in the context of other available housing options;

◗ the distribution of resources to help those Indigenous Australians in greatest need;

◗ the role of the Australian Government, state and territory and local governments in relation to administration and delivery;

◗ program management and opportunities for private sector involvement;

◗ the role of Indigenous Community Housing Organisations and viability of existing arrangements;

◗ the design and cost of housing, infrastructure and municipal services particularly in remote areas;

◗ probity in allocation of housing stock;

- extending the life span of housing stock and appropriate repairs and maintenance practices;

- rights and responsibilities of tenants;

- appropriate levels for rent payments and arrangements for rental collection;

- employment of local people in construction, repairs and maintenance;

- measures necessary to increase home ownership and improve access to mainstream public housing; and

- avoiding duplication and gaps in the provision of infrastructure and municipal services.

What has the Community Housing and Infrastructure Program (CHIP) delivered for Indigenous Australians so far?

This section seeks responses to the two main areas of CHIP:

i)   housing; and

ii) infrastructure and municipal services.

i) Delivery of housing

Indigenous housing is currently provided by both the Australian Government and by state and territory governments, however, arrangements vary from state to state. In some jurisdictions, the Australian Government funds are pooled with state funds to enable that state to take responsibility for the delivery of housing to all Indigenous communities. In other jurisdictions, responsibility for funding Indigenous housing is divided between the Australian Government and the state government.

CHIP housing funds are allocated to state and territory governments through bilateral *Indigenous Housing and Infrastructure Agreements* and directly to Indigenous community organisations and resource centres through CHIP national programs such as National Aboriginal Health Strategy (NAHS), and submission based processes such as the electronic submission process (e-sub). In general, CHIP funding has been directed through Indigenous community housing organisations, which take responsibility for the tenancy management and maintenance of the houses funded by the Australian Government or state and territory.

Under the Commonwealth State Housing Agreement (CSHA), Aboriginal Rental Housing Program (ARHP) funding is directed to state and territory governments for Indigenous housing, with a focus on remote areas where there is high need and mainstream public housing and private housing are unavailable. While some of this funding is expended in the public housing sector, much of it is directed through Indigenous community service providers, such as Deed Of Grant In Trust Communities (DOGIT) in Queensland and Indigenous Community Housing Organisations (ICHOs) in South Australia.

ICHOs, as service providers, have responsibility for developing funding submissions, managing housing construction, allocation, repairs and maintenance, tenancy management (including rent collection) and, through the funding agreements, are the 'owners' of the properties.

While these arrangements appear to work well in some cases, there are too many instances where organisations have not effectively managed this role. As a result, there are a number of Indigenous communities where houses are not well maintained, rents are not collected and financial accountability requirements are not met. Just like mainstream community housing organisations, ICHOs have a responsibility to operate using open, transparent and fair processes.

In public housing, rents are typically set as a proportion of income (typically around 25 per cent or at market levels for those tenants on higher incomes). A similar approach to rent setting could apply to ICHOs. Changes to rent setting and collection arrangements, and performance measures to track these could be developed to assist with boosting resources available for maintaining the houses and covering the employment of skilled tradesmen and administrators. At the same time, the constraints on financial viability and ability to adequately maintain dwellings and infrastructure is also addressed. Given the concerns over the capability of a number of ICHOs to take on the responsibility of managing all the aspects of providing housing to their communities, there is a need to explore other delivery models such as the use of professionally managed housing entities or statutory housing bodies.

One of the COAG National Framework of Principles for Government Service Delivery is to 'harness the mainstream' in providing services for Indigenous people. With regard to housing, this has involved increasing access for Indigenous people to mainstream housing services such as those funded under the CSHA. This can involve public housing, which is fully funded by government, or housing delivered by the non-government sector with funding provided by a combination of public, private and non-government organisations.

Concerns have been expressed that Indigenous Australians in remote communities have been unable to access payments through the Australian Government Rent Assistance Program to the same extent as people in urban locations. This would seem to reflect a number of factors, including low rent payments by individual tenants (due to overcrowding, poor standard housing, or poor or non-existent rent collection by ICHOs), difficulty in substantiating to Centrelink the rent payments made or lack of a private rental market.

Low rates of home ownership amongst Indigenous Australians are in contrast to home ownership rates among the non-Indigenous Australians. The Australian Government (through the Home Ownership on Community Title Land Initiative announced on 5 October 2005) sees increased home ownership as a key element in increasing financial well-being amongst Indigenous Australians.

1. Should all Indigenous housing funding provided by the Australian Government be pooled with state or territory funds so that the states and territories can deliver housing services to Indigenous Australians? If not, what other funding approaches should be considered?

2. Housing provided under CHIP has largely been managed through Indigenous community housing organisations.

    ◗ In what ways has this community housing model been successful, or not?

3. Questions have been raised over the viability of ICHOs. Is there a particular threshold size below which the ICHO is not viable?

4. ICHOs generally have responsibility for ensuring that rents are collected, repairs and maintenance services provided and that the housing stock is kept in good condition. Yet in a number of communities, ICHOs appear to have had difficulty meeting this responsibility.

   ◗ How would you ensure that regular repairs and appropriate maintenance are carried out?

   ◗ How would you ensure that rents are collected from all properties covered by the Indigenous community housing organisation?

   ◗ How would you ensure that appropriate levels of rent are set? Should rent be set in a comparable way to public housing rents?

   ◗ How can ICHOs assist their tenants in determining eligibility for Australian Government funded Rent Assistance and, where eligible, accessing the Australian Government funded Rent Assistance program?

5. Is the type of accommodation currently being constructed culturally and geographically appropriate or not? What choices should be available and what are the issues associated with those choices?

6. We are familiar with reports of building destruction, nepotism, overcrowding and long-term vacancies. How common are these problems and what should be done to address them?

7. How can there be a waiting list, yet some dwellings are vacant?

8. Government policies refer to 'mainstreaming' service delivery. Mainstreaming in relation to housing involves access for Indigenous people to mainstream housing programs such as those funded under the CSHA.

   ◗ What are the strengths and weaknesses of this approach?

9. Do you have suggestions about using public/private sector partnerships and alternative financing arrangements to increase the supply of housing available to Indigenous Australians?

ii) Delivery of community infrastructure and municipal services

Currently, all levels of government are involved in service delivery for essential services, infrastructure and municipal services for remote Indigenous communities. This situation has led to duplication and gaps.

The capital investment and maintenance costs for essential services, such as water, power and waste management, and infrastructure such as roads and barge landings, are generally the responsibility of state and territory or local government authorities. However, these levels of government do not provide services to all communities, particularly those that are small or very remote. CHIP includes, in some jurisdictions, funding for the provision of essential services and infrastructure in remote communities. While basic services are provided to some communities through CHIP, the situation now frequently arises where both the Australian Government and the state and territory governments provide infrastructure and essential services to remote communities.

In addition, the Australian Government funds municipal services in some remote Indigenous communities through a community submission process. These Australian Government funds are used for the maintenance of essential services in remote communities not serviced by the relevant state or territory. The use that communities make of this municipal services funding varies widely and, in some cases, it is used to maintain community roles far broader than the maintenance of essential services.

The Australian Government, through Financial Assistance Grants (FAG) funding, provides funding to support local government services provision, including infrastructure such as roads, waste management, dog control and barge landings. The Community Development Employment Projects (CDEP) also provides funding for wages in remote communities, which sometimes cross-subsidise some Australian Government funded municipal services projects.

Since the deregulation of power and water provision, state and territory governments have established statutory corporations to provide power and water. As such, these bodies have certain responsibilities under their Community Service Obligations (CSOs) to provide services to remote communities. Despite this, it is debatable whether all remote Indigenous communities are receiving appropriate access to power and water.

10. Do you consider that remote Indigenous communities are being well served by the current arrangements for the provision of infrastructure and essential services?

    ◗ If yes, can you give us some examples of where it's working well?

    ◗ If not, how can the situation be improved?

11. In what ways could the Australian, state and territory and local governments work together to be more effective in delivering services?

12. How do we ensure that essential service providers meet Community Service Obligations (CSO) to the entire community?

13. There are a number of mechanisms in place through which individuals and families living in remote communities pay for essential services such as power and water, eg. power cards, and community levies.

    ◗ How effective are the 'user pays' initiatives that are in place for Indigenous Australians in remote communities to access and pay for essential services?

    ◗ Are the initiatives fair and equitable? If not, how do you suggest they could be improved?

14. Should funding for Indigenous housing be quite separate from funding for infrastructure, essential services and municipal services for remote Indigenous communities? What do you think is the best way to deliver infrastructure, essential services and municipal services?

What housing and infrastructure will Indigenous communities, families and individuals need in the future?

Planning for the future

Recent census data indicates that Australia's Indigenous population has a different demographic trend to the non-Indigenous population. Where the non-Indigenous population has a low birth rate and the average age is increasing, the Indigenous population has a relatively high birth rate and a large proportion of the population less than 25 years of age.

Approximately half of Australia's Indigenous people live in major cities and inner regional areas. There is a strong argument that Indigenous specific funding does not need to be provided for housing and related services for Indigenous people who live in areas with access to existing public or private sector housing. State and territory governments receive funding through the CSHA to support public housing with a specific focus on the needs of Indigenous Australians living in urban and regional areas.

In addition, Indigenous housing need is taken into account when the Commonwealth Grants Commission calculates GST compensation for those jurisdictions with a larger proportion than the national average of Indigenous people. CHIP and ARHP funding guidelines indicate that there should be an emphasis on Indigenous housing expenditure in remote areas, as these are generally accepted to be the areas of greatest need.

Indigenous people living in cities and regional centres should have access to a full range of public and private housing services and home ownership opportunities. However, we know that there have been barriers to access to these services in the past. Nevertheless, governments and advocacy groups have actively worked to reduce the impact of these barriers and the statistics on the number of Indigenous people now accessing these markets are rising.

Current CHIP funding allocations between states and territories are based on decisions dating back to the period when the program was managed by ATSIC. During that period, amounts were allocated to each State and Territory, with these amounts further divided by regional council. There was no clear needs-based formula driving these allocations. Further, ARHP funding allocations were based on a historic CSHA formula that could be considered to significantly disadvantage states with small, remote Indigenous populations.

In order to have an evidence-based approach to the allocation of funds for housing, infrastructure and essential services, a rigorous and consistently applied needs analysis is essential. For this to operate, comprehensive, timely and verifiable reporting and data collection mechanisms are required.

15. Given the current demographic trends of the Indigenous population, what are the medium and long-term implications for the provision of housing and infrastructure?

16. What are the factors that you believe should be considered in a needs-based funding allocation formula for CHIP?

17. What can be done to improve access for Indigenous people to mainstream housing services?

18. What improvements do you think could be made to the way data is collected and used for the identification of need and allocation of housing, infrastructure and municipal services?

What is the best way to deliver housing, infrastructure and municipal services to Indigenous communities in remote, regional and urban areas?

Access to mainstream housing, infrastructure and municipal services for Indigenous people is usually more feasible in urban and larger regional centres. Therefore, it could be argued that Australian Government funds should be concentrated on the provision of these services to remote and very remote areas of Australia. The focus of this model would be on Indigenous communities not catered for by the private market, or by mainstream housing and related infrastructure services.

In such communities the funds provided have the potential to contribute not only to better housing outcomes, but to a stronger more sustainable community, by creating local jobs and fostering the development of Indigenous businesses.

19. What suggestions do you have on what should be the role for the Australian Government in the provision of Indigenous housing?

   ◗ To what extent should services continue to be delivered through Indigenous Community Housing Organisations?

   ◗ What role should housing and infrastructure funding play in capacity building and fostering economic development in remote Indigenous communities?

20. What would be the consequences of CHIP funding targeting remote and very remote communities?

21. Are you aware of existing successful examples of Indigenous community housing, either in Australia or overseas, that should be considered by the Review?

22. What suggestions do you have on how the Australian Government could streamline the delivery of housing and infrastructure programs to Indigenous Australians to reduce the "red tape" burden on Indigenous communities?

23. How could we encourage greater variety and innovation in the design and construction of Indigenous housing, which is appropriate to the needs and aspirations of Indigenous Australians, is long lasting and can be delivered on a cost effective basis?

24. One of the major problems faced in managing housing construction costs in remote regions of Australia is the lack of a competitive house building market. Do you have any suggestions on ways in which we can increase competition in the provision of housing in remote areas of Australia?

25. What other forms of accommodation, other than "detached" (stand-alone) houses, should be considered to meet Indigenous housing need in remote and regional Australia? For example, should greater use be made of hostel-style accommodation?

26. Do you have suggestions for ways to encourage and enable Indigenous people to purchase their own homes?

27. If appropriate levels of funding were available, could local government in remote and regional areas be responsible for providing and maintaining basic infrastructure as it does for the general community?

28. Under the current CHIP program guidelines, there is a moratorium on funding previously unfunded homelands or outstations (ie very small remote Indigenous communities). How should decisions be made on the funding of homelands and outstations for the provision of housing and infrastructure?

29. Are there existing workable examples (either national or international) of delivery of housing, infrastructure and municipal services to Indigenous communities that could be used as future models?

30. Do you have any other suggestions that would improve the delivery and management of housing services for Indigenous Australians living in urban, regional, and remote locations?

What is the best way to ensure program principles and accountabilities are met?

Broader policy implications – implementation of reforms

As noted earlier, there are a number of policy reforms in train that have implications for the design and delivery of CHIP and ARHP. Through the Indigenous Housing and Infrastructure Agreements progress is being made in moving towards integrated planning and service delivery, pooled funding arrangements and one level of service delivery at the state or territory government, for housing, infrastructure, essential and municipal services for Indigenous people.

These reforms are linked to increased financial and program accountability and reporting requirements and three year funding agreements to enable longer term planning and increased employment opportunities (particularly for Indigenous Australians). Progress toward these objectives varies from jurisdiction to jurisdiction and, in most cases, transition strategies are being developed and implemented.

As part of these transition arrangements, and as part of the response to recent Housing Ministers' Council resolutions, all jurisdictions are undertaking surveys of the Indigenous community organisations which provide housing and infrastructure services. These surveys include analysis of corporate governance and housing stock and condition. The outcomes of this work will lead to more effective training and support for Indigenous community organisations covering property and tenancy management and governance issues and will better inform future funding allocation decisions.

A key outcome of the housing policies for all levels of government is increased access for Indigenous Australians to secure, high-quality, sustainable and appropriate housing. To achieve this outcome, there is a need to explore other delivery models such as the use of professionally managed housing entities or statutory housing bodies. Alternative models could include the use of housing authorities and non-government sector housing development and management organisations.

31. What measures should be used to assess if the housing, infrastructure and municipal services programs delivered by the Australian and state and territory governments are working in remote, and urban Indigenous communities?

32. How best could the Australian Government contribute to meeting the current level of housing need in remote areas?

33. How can we determine that what has been funded will deliver the program outcomes (at time of approval of funds)?

34. How can we determine that what has been funded has delivered the program outcomes (after expenditure of funds)?

36. As part of the attempts to improve ICHO governance and improve the capability of ICHOs, funding under CHIP can be used to provide accredited training in housing construction and housing management to Indigenous people.

   ◗ How successful has this been in improving the housing construction and housing management capability of Indigenous people (particularly in more remote locations) and ICHOs?

   ◗ What more can or should be done to provide effective training for Indigenous people in remote communities?

37. Is it reasonable that an organisation that doesn't meet its accountabilities should receive funding?

38. How would you minimise the impact on affected Indigenous families and individuals of a decision to stop funding to a dysfunctional organisation?

39. What are the characteristics of competent, professional and sustainable management in the delivery of housing and infrastructure to Indigenous Australians?