

Green River Aboriginal Corporation

Community Housing Implementation Plan





1. Preamble

Local Decision Making (LDM) is a key policy of the Northern Territory (NT) Government to drive change across the NT. LDM stands to benefit communities and Government by transforming the way services are delivered and having a positive impact on communities. The NT Government understands the need for genuine partnerships between our stakeholders and partners as well as within Government for LDM to be effective and to deliver the desired outcomes sought.

2. Preliminaries and Context

This Implementation Plan is a Schedule to the Green River Aboriginal Corporation (GRAC) LDM Agreement (the Agreement).

The Parties will work together on the basis of LDM guiding principles which are:

- Self-determination.
- Flexible place-based approaches.
- Co-design.
- Community control.

The objectives of the Agreement include:

- Showing respect to the Nauiyu people's cultural, spiritual, social and economic connection to the community.
- Recognising the Nauiyu community as being well-placed to understand the local context which is required to effectively address key issues and advance priorities.
- Ensuring that GRAC continue to have a strong role in decision making on key local issues.
- Documenting the commitment by the Parties to work together to implement LDM in Nauiyu as driven by the community's aspirations and priorities.

3. Background to Community Housing Initiative

Prior to the Local Government Reforms on 1 July 2008 Nauiyu community members built their houses and infrastructure.

Today these houses remain a testament to the community's initiative, self-determination, capability and foresight. Nauiyu community members have expressed their desire to regain greater agency over housing planning and delivery. The Agreement with the NT Government aims to reinstate a high level of self-determination in decision making and informing community-wide outcomes where appropriate over housing service delivery in Nauiyu.

4. Purpose

The purpose of this Implementation Plan is to support GRAC’s involvement in decision making over housing service delivery to advance the economic and social development of the broader Nauiyu community.

5. Parties to the Implementation Plan

The Parties to the Agreement are GRAC, Catholic Diocese of Darwin, National Indigenous Australians Agency and the NT Government.

This Implementation Plan details actions at Section 7.3. The partners assigned to the actions are the Parties to this Implementation Plan.

6. Terms of this Implementation Plan

This Implementation Plan has been approved by the Parties to it.

7. Outcomes sought for Community Housing

7.1 Priorities for Community Housing Development

The desired outcome of this Implementation Plan is for GRAC to have strong capacity to effectively manage and deliver housing services improving the overall wellbeing of the Nauiyu community. Short and long-term outcomes identified in the Agreement are:

- Planning for long-term strategic housing needs and options to support joint venture contracts for NT Government Room to Breathe signed with Big River Housing including involvement in tenders and procurement processes.
- Development of a Housing Delivery Plan.
- Housing construction including:
 - Short-term focus on small projects such as joint ventures.
 - Long-term employment and training for local workers (consideration for employment for local people post housing contracts).
 - Long-term focus on involvement in larger and regional projects.
- Housing maintenance and tenancy management.
- Representation on boards and panels.

7.2 Desired Outcomes for Community Housing

The agreed outcome of this Implementation Plan is a strong partnership with the NT Government that will enable the aspirations of Nauiyu community members regarding culturally appropriate community housing. This means:

- Strong relationship between GRAC and the NT Government.
- Improve housing services in Nauiyu (safe and secure).
- Tenants to take responsibility for their houses.
- High level of community influence in the management of housing and the allocation of tenants.
- High level of community input in the construction of housing.
- GRAC are the local provider for tenancy and maintenance for Nauiyu.
- Transfer of Housing Service from the Department of Territory Families, Housing and Communities to GRAC.

7.3 Desired Outcomes, Key Actions and Measures of Success

Desired Outcomes	Key Actions	Responsibility	Timeframe	Measures of Success
Strong relationship between GRAC and NTG	Regular Housing Reference Group (HRG) meetings- Every two months	TFHC	Establish 2024-25, ongoing	HRG meeting every two months
	Regular meetings with GRAC and housing stakeholders to talk through disputes and issues- Every three Months	GRAC, TFHC, DIPL	Establish 2024-25, ongoing	Senior staff and GRAC to meet every three months
Improve housing services in Nauiyu (safe and secure)	Ongoing repairs and maintenance	GRAC	Ongoing	Delivery of repairs and maintenance
	DIPL to explore options for programs to improving fences and carports for houses	DIPL	Ongoing	Improve safety and security
Tenants to take responsibility for their houses	GRAC to work with Ironbark regarding yard maintenance- Especially for the elderly	GRAC, Ironbark	Ongoing	Houses are well maintained
	GRAC, TFHC and VDRC to work together regarding car removal and hard rubbish with tenants	GRAC, TFHC, Tenants, VDRC		
	TFHC to with tenants regarding paying rent	TFHaC, Tenants		Tenants are paying their rent on time
High level of community influence in the management of housing and the allocation of tenants	TFHC to work with GRAC regarding housing leases and HRG to provide information around Terms of Reference and roles and responsibilities	TFHC, GRAC	2024-25	Allocations are made in a timely fashion
	GRAC to work closely with HRG	GRAC, TFHC	Ongoing	
	GRAC and HRG to establish tenancy priorities	GRAC, TFHC	Ongoing	
High level of community input in the construction of housing	Development of any Future Housing Delivery Plan to outline strategic direction for the community housing and stakeholder's and GRAC's expectations of key factors including; timeframes, success markers, responsibilities and opportunities	GRAC, DIPL, TFHC	Ongoing	
GRAC are the local provider for tenancy and maintenance for Nauiyu				This is now complete and is managed through existing contracts
Transfer of housing service delivery from TFHC to GRAC	GRAC to establish a community controlled housing ser-vice/organisation	GRAC		Establish community controlled housing services
	TFHC and GRAC to develop a Housing Transition Plan to plan for the transfer of housing service delivery to GRAC	TFHC, GRAC and DIPL		Develop a transition plan
	Transfer of housing service delivery from THFC/DIPL to GRAC	GRAC, TFHC, DIPL	To be determined by Housing Transition Plan	Transfer of the housing service from THFC/DIPL to GRAC

8. Strategies and actions to achieve the outcomes

8.1 Working in Partnership

In line with the Agreement this Implementation Plan aims to strengthen the relationships between the Parties. The Parties agree that working in partnership means:

- Trust is built and maintained through open, honest and respectful two-way relationships that include regular face-to-face communication in Nauiyu.
- Partners come together to work through difficult and challenging issues.
- Partners challenge each other's perceptions and/or limiting beliefs to allow identification of new ways of working together.
- Roles and mutual accountabilities are defined with parties committing to work together to implement agreed actions.
- Partners recognise that capacity building within all of the Parties is required to achieve agreed outcomes.
- Partners support each other to address challenges while celebrating and promoting the successes of the Agreement.

All partners commit to the above principles and recognise that these areas will be key to the successful implementation of the partnership.

8.2 Guiding Principles

Information Sharing: LDM will require Government agencies to share more information with the community. Wherever possible this information should be provided in a relatable, easy to understand and culturally appropriate way including in the language of the local community. Community members must be able to request information they want and need. The NT Government is committed to providing information to guide the process for change.

Capacity and Resourcing: To provide robust and valuable advice there must be investment to ensure communities have the resources and experience to properly partner with Government.

Sharing Authority: Ensuring communities have a genuine voice requires Government to create and facilitate the appropriate environment.

Two-way Capacity Building: Enables Government agencies and community representatives to work together. LDM enables community control in decision making. To enable two way capacity building Government will invest in two-way capacity strengthening.

Stakeholders and Partnerships: Successful implementation of this framework will rely on developing a strong relationship based on trust and courage. This new way of doing business will require NT Government agencies to have the courage to be flexible, listen and to give the community the chance to demonstrate its ability and willingness to take control. Trust is an outcome of effective relationships and implementation of principles of LDM.

9. Risk Management

General risks must be identified and managed by the Parties and relevant stakeholders as well as any risks arising from external contracts which will be managed alongside relevant stakeholders. Safe and effective practices will be achieved through strategies of working in partnership and measures of success such as monthly check-ins.

10. Monitoring and Evaluation

Senior representatives from the Parties will jointly meet quarterly (in-person where possible) to formally review and evaluate the progress of this Implementation Plan and update where required.




11. Status of Agreement

The parties agree to work together and complete the agreed key actions to improve community housing outcomes for GRAC Members and residents of Nauiyu.



Green River Aboriginal Corporation

Name MIRIAM ROSE BAWMANN

Signature 


Date 18/7/24



Northern Territory Government

Department of the Chief Minister and Cabinet

Name Mr Ken Davies

Signature 

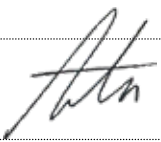
Date _____



Northern Territory Government

Department of Infrastructure, Planning and Logistics

Name Mr Andrew Kirkman

Signature 

Date _____



Northern Territory Government

Department of Territory Families, Housing and Communities

Name Ms Emma White

Signature 

Date



Northern Territory Government

Mr Dheran Young
Member for Daly
Northern Territory Government

Signature 

Date 18/7/24



Northern Territory Government

The Hon Selena Uiibo MLA
Minister for Local Decision Making
Northern Territory Government


Signature 

Date



Northern Territory Government

The Hon Eva Lawler MLA
Chief Minister
Northern Territory Government

Signature 

Date

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