The Department of Local Government, Housing and Community Development is delivering a $100 million public housing stimulus program for the construction and upgrade of public housing dwellings in Alice Springs, Tennant Creek, Darwin, Katherine and Nhulunbuy, which will run through until the end of June 2020.

To help keep you up to date on how the program is tracking, we have developed a Works Awarded Report, which will be updated each week.

Included in this report is information such as:

* How many (local) businesses are registered in each region
* How many registered businesses have had 1 or more opportunities to quote
* How many requests for quote we’ve sent to registered businesses
* How many works packages are in train or complete
* How many registered businesses have been awarded 1 or more contracts
* How many contracts have been awarded to registered businesses
* How many contracts have been awarded to panel contractors
* How many contracts have been awarded to town camp contractors
* How much money we have committed and expended, broken down into:
  + Panel contractors
  + Registered stimulus businesses
  + Town camp contractors
* Each and every contract awarded under the program, by town, contractor/business, type of works and type of contractor.

The report provides a transparent account of the progress of the $100 million public housing stimulus program, and shows you where every contract under the program has gone. The initial report has been emailed to all registered stimulus contractors to ensure all are aware of its availability.

The following is a list of questions and answers that may assist in addressing questions that arise from the report. The department encourages the Works Awarded Report is read in conjunction with this document.

There are also some more general [frequently asked questions](https://dlghcd.nt.gov.au/our-services/housing-programs/$100-million-stimulus/frequently-asked-questions) relating to the program, as well as Questions and Answers from the [Industry Briefings](https://dlghcd.nt.gov.au/__data/assets/powerpoint_doc/0017/652220/Industry-Briefing-Presentation-002.pptx) that were delivered in February 2019 available on the [department’s webpage](https://dlghcd.nt.gov.au/news/2018/$100-million-public-housing-stimulus-program).

# Why are panel contractors getting work under the stimulus program?

As outlined in the face to face industry briefings, some works under the $100 million public housing stimulus program will be carried out by existing department panel contractors. The value of works to panel contractors has been capped at $10 million, although the intent is to keep this as low as possible. Should the full $10 million for panel contractors not be spent, the balance of that amount goes back into the stimulus contractor spend.

Instances where a panel contractor might be used may include (but not limited to):

* During the initial phase of the program, prior to stimulus contractor registrations, stimulus procurement processes and the full engagement of stimulus staff to carry out procurement;
* In remote locations already serviced by panel contractors where a stimulus contractor cannot offer the same value for Territory (i.e. travels costs, freight etc are an impediment);
* In remote communities that are sensitive to unknown contractors entering that community;
* Where there are specific complexities associated with works, a property or a tenancy;
* Where there is insufficient capacity or capability amongst stimulus contractors to carry out required works (this is more common in smaller regions);
* Where stimulus contractors do not respond to requests for quote for a package of works on a minimum of two separate occasions (i.e. the department has requested quotes for the same works package on two separate occasions and stimulus contractors that were selected to quote have not responded on both occasions); and
* Where stimulus contractors are unable to offer value for Territory for a package of works on a minimum of two separate occasions (i.e. the department has requested quotes for the same works package on two separate occasions and stimulus contractors that were selected to quote have not offered value for Territory on both occasions).

There have been some minimal instances where a panel contractor has registered as a stimulus contractor, however controls have been tightened to prevent this from happening and those registrations removed.

# Why are some contractors being awarded works that they wouldn’t normally do? Like painters doing concreting etc?

Contractors were invited to register for the types of works they specialise in. In some instances, contractors have selected other types of works that they don’t normally do.

In some cases, this has resulted in the work being sub-contracted to contractors that do specialise in that type of work. These contracts have all been released in accordance with the Northern Territory Government procurement rules.

However, the department has tightened controls around this which will help to ensure that trade specific contractors get opportunities to quote on the type of works they do.

Contractors that genuinely offer multiple types of works, but no single trade specialist works, such as builders and property maintenance contractors, are more likely to receive requests for quotes where multiple works types are required.

# I have registered but I haven’t received a request to quote yet?

The $100 million public housing stimulus program is an 18 month program (January 2019 to end June 2020) and requests for quote will be sent throughout that period. The department is identifying and scoping works continually, which are then released for quote.

If you haven’t received a quote, the following scenarios could be possible:

* Are you registered, and did you register for the correct type of works that your business does? To check your registration status, please contact the Stimulus Team on 8999 1989.
* Are you based interstate? Only NT businesses are eligible to register for this program.
* Have you provided all requested details, and correct details? If your information is not correct, or you have not provided critical details such as public liability insurance, you may not be asked to quote. To check your registration status, please contact the Stimulus Team on 8999 1989.
* The department is not seeking the types of works that your business specialises in.
* You simply haven’t been selected yet from your pool of stimulus contractors through the random selection process, meaning there has not yet been enough of that type of works released in your region to provide all contractors in your pool with an opportunity to quote.

# What do you mean by “my pool of stimulus contractors”?

A pool of stimulus contractors is made up of those registered contractors in a specific region that have selected a specific type of works, i.e. Alice Springs concreters is a pool of stimulus contractors, Darwin plumbers is a pool of stimulus contractors and so on.

# What is the random selection process?

In order to maintain fairness and transparency, registered contractors are selected to quote using a random selection process that takes into account the region and types of work for which contractors have registered. It also takes into account whether a contractor has already had an opportunity (or how many opportunities) to quote on works.

All stimulus contractors in your pool will be provided with an opportunity to quote before any one stimulus contractor in that pool is provided with a second opportunity. This continues until all contractors in your pool have had an opportunity to quote, then it starts again.

This ensures as many contractors as possible are given an opportunity to quote. Quotes are assessed to ensure value for Territory is realised – i.e. a quote does not guarantee a contract. Ensuring that all procurement is fair, transparent and adheres to the NT Government procurement guidelines is a core part of the program.

# Why have some stimulus contractors been awarded works and I haven’t even had an opportunity to quote yet? I have confirmed that I am registered.

Either:

* The department is not seeking the types of works that your business specialises in, and/or
* You simply haven’t been selected yet from your pool of stimulus contractors through the random selection process, meaning there has not yet been enough of that type of works released in your region to provide all contractors in your pool with an opportunity to quote.

# But the Works Awarded Report shows other stimulus contractors that would be in my pool have been awarded multiple jobs?

That contractor may be in more than one pool (although the department has tightened controls around this), and there may be fewer contractors in another pool that they are/were in.

# I know of contractors that have done heaps of stimulus jobs but it doesn’t show up on your Works Awarded Report?

Every job awarded under the $100 million public housing stimulus program is published in the Works Awarded Report. An awarded stimulus contractor may have sub-contracted works to a business that may or may not be a registered stimulus contractor.

There are no requirements that prevent a stimulus contractor from engaging sub-contractors, as long as it is a local NT contractor, and this helps to spread the stimulus money out into the industry. The department is tightening controls around who can quote on what works, meaning there will be less sub-contracting required.

# I have had one (or more) opportunities to quote, but I haven’t been awarded any works?

Opportunities under the $100 million public housing stimulus program are procured in accordance with the NT Government procurement guidelines and requirements. Contracts will only be awarded where value for Territory is offered. You can learn more about Government procurement processes by visiting [nt.gov.au/industry/government](https://nt.gov.au/industry/government).

In most instances you will be competing against other contractors in your pool, and the contractor that can provide the best value for Territory will be awarded the contract. In instances where only one quote is sought, value for Territory must still be achieved in order for a contract to be awarded.

The department offers de-briefing sessions to all quoting contractors. De-briefing sessions can assist you in future requests for quote.

# What is a town camp contractor?

Under the $100 million public housing stimulus program, $10 million has been allocated to upgrading dwellings and infrastructure in town camps in Darwin, Adelaide River, Pine Creek and Katherine.

Property and tenancy management within these town camps are managed under existing contracts with Aboriginal housing providers such as Yilli Housing, Kalano Community Housing and the Pine Creek Aboriginal Advancement Association.

These housing providers are managing the upgrade works in the town camps under the stimulus program by contracting works with local contractors, which are classed as town camp contractors.

Town camp associated contractors can also be panel contractors, stimulus contractors or neither.

# I can see you have allocated $5 million for operational costs and $5 million for transitional accommodation. What is this for?

With regard to operational costs, works associated with the $100 million public housing stimulus program are additional to the department’s normal business as usual programs. This means that additional resources are needed to deliver the program.

With regard to transitional accommodation, works are being carried out on tenanted properties. In most cases where internal works occur, those tenants and their belongings need to be relocated.

# What if you don’t spend the allocated $5 million for operational costs and $5 million for transitional accommodation?

Any of the allocated money for operational and transitional accommodation will be reallocated into the stimulus contractor spend, as outlined at the industry briefings.

# How is the department ensuring that the stimulus program is administered within all Northern Territory Government procurement rules?

The department has established a range of governance controls within the stimulus program delivery, including a probity advisor who supports the program development and a full time Compliance and Audit Officer, who checks all procurement activities. The department has briefed the Auditor-General and Value for Territory Advocate (Denys Stedman) regarding the program delivery and worked with industry peak bodies including Master Builders Association, Housing Industry Association. NT Chamber of Commerce and the Manufacturers Council to ensure the program is well designed and delivered and appropriately governed. The department will also invite the ICAC Commissioner to a briefing regarding the program delivery.