

Agenda Item Submission



Submission

Council / Committee Name *

Ordinary Meeting

Agenda Section *

Chief Executive Officer's Report

Requested Meeting Session *

Wednesday 19th August 2026

Date Requested *

12-Aug-26

Date item was requested

Agenda Item Subject *

2026-27 Maintenance and upgrade works - Qbuild.

Item Reference Number

OM2026/08-001

Classification *

Information



Action



Note



Confidential

Details

Recommendation *

That council receive and note the report

Background/Summary

The department has advised that it remains committed to working with councils to maintain social housing properties to acceptable standards and acknowledges Council's ongoing commitment to the partnered delivery of social housing maintenance and upgrades in Hope Vale. The Maintenance Agreement between Council and QBuild, supported by the governance and escalation processes in place with Housing and QBuild, provides a strong framework for delivery of social housing property services to community.

2026-27 Upgrades Program

The allocation for the 2026-27 Upgrades Program for social housing in the Hope Vale community is \$1,991,935, noting delivery expenditure on upgrades of \$2,824,402 in 2025-26.

The program includes 2025-26 upgrade projects that were in progress or not commenced by 30 June 2026, as well as projects to be quoted for 2026-27.

Please refer to the attached spreadsheet, which lists:

17 projects in progress or not commenced by 30 June 2026 (See Building Managers Comments below)

6 projects to be quoted

The department will now seek a suitable time for QBuild, Housing and Council to plan delivery of the attached 2026-27 program.

2026-27 Maintenance Program

For 2025-26, funding of \$3,265,780 was allocated for maintenance delivery for social housing dwellings in Hope Vale, with additional support of \$266,162 provided by the department covering the completion of 1323 maintenance work orders.

As you can see, an additional commitment was made from the department to support the Hope Vale community, which is why we are acting to prioritise emergency and essential maintenance.

I am pleased to advise the commencing allocation for the 2026-27 Maintenance Program for social housing in Hope Vale is \$3,869,194 which is a further 18% (\$603,414) uplift on the 2025-26 budget.

Emergency and essential maintenance work continues to be our priority for delivery to keep social housing homes safe and secure, and QBuild is progressing work orders for emergency essential maintenance on social housing properties in your community.

The department will continue to work with Council as a critical delivery partner with significant action required by all parties to strengthen delivery strategies that support efficient, cost-effective maintenance outcomes in alignment with approved budgets. Hope Vale Aboriginal Shire Council is currently allocated around 97% of all maintenance works, so your engagement in this process will be vital.

Programming of internal and/or external repainting for identified properties will continue to be considered for inclusion in upgrade projects to achieve more efficient and cost-effective delivery outcomes.

The department appreciates your ongoing partnership and the essential role your Council has in the delivery of maintenance and upgrades works to social housing in the Hope Vale community, and in supporting communication about social housing property services in your community.

I then requested our building manager to comment on this advice and he provided the following:-

*That is a very disappointing forecast for **Building Upgrades** and it is even misleading to a degree.*

Building Upgrade Program

In 2025-26 - completed \$2.8mil of work

*In 2026-27 - **reduced by \$832k** to just under \$2mil.*

Forecast 2026-27

The forecast data contained what are now inaccuracies regarding active and pending projects :

- **Active Projects:** Of the 17 projects cited as in progress or uncommenced:
 - **10 projects** are already **fully completed**.
 - **1 project** is on track for **completion within the next two weeks**.
 - Only **3 projects** remain genuinely active or as yet to be started (1 of those housing cant get the tenant out and this has been going on for 4 months)
 - **3 projects** of which have quoted but we have not as yet received approval
 - Pending Quotes: The forecast cited 6 projects requiring quotes.
 - Of the said 6 to be quoted – we have already quoted 4
 - Only **2 projects** actually require quoting and we have not as yet received a request or a scope etc

So, in summary for 2026-27 we will potentially have only 12 projects to undertake and most of those will be relatively minor works.

This report is for information only. We are unable to influence the amount provided. We can only hope that they will review half way through the year.

In the interim, Council does have a lot of repairs to undertake on Council buildings and we are heading towards the provision of staff accommodation so we should be able to allocate sufficient work to the tradespeople that we currently have working for us.

Budget and Resource Considerations

This will obviously affect our budget by influencing our profit that we make from Qbuild. However this amount will not be clear until we approach the end of the year.

Action Options

No Action required

Appointments and Meetings

Date	Description

Link to Operational Plan

1-2.2Safe culturally appropriate housing

Consultation

Tony Mouritz

Onisimo Mukodi

Risk Assessment

☐ Low ☒ Medium ☐ High

Attach Supporting Agenda Materials

Reference Document

☐ Yes ☒ Not Applicable

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Report Authorised by

Decision

☒ Approve ☐ Reject

Signature

Lee Rejahn

Full Name

Hope Vale Support

Date

11-Aug-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name*	Choose Type of Comment*	Enter your Comment, Question or Reason For Rejection Note here*
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