Summary of Changes to the Homelands Capital Grant Guidelines

The Homelands Capital Grant Guidelines have been updated for 2026–27 to make the program easier to understand, administer and deliver. The changes reflect feedback from service providers and support safe, functional homelands. The guidelines will continue to be refined over time.

Clearer guidance on how to apply for funding

The new guidelines now provide clearer information on how and to apply for capital grants. The guidelines also provide indicative timeframes for capital grant funding, including:

- the period of negotiation for projects
- award of grant agreements
- notification of unsuccessful applicants.

Additional eligibility requirement

The 2026-27 guidelines add a new eligibility requirement. To be eligible for capital grant funding, applicants are required to meet all Homelands Program reporting and acquittal requirements.

Capping of administration fees

Previously, a cap of 15 per cent of administration costs applied per funded project.

The 2026-27 guidelines introduce a 3-tier system that links administration cost caps to the total project value.

Tier	Project value	Maximum Administration Cost
1	Up to $50,000	Up to 15%
2	$50,001 - $150,000	Up to 12%
3	$150,001 - $300,000	Up to 10%

The tiering system supports fair and consistent funding. It recognises that larger projects generally require fewer administration resources than smaller projects.

Disability and aged housing modifications added to priority projects

The 2026-27 guidelines add disability and aged housing modifications as a priority funding area.

This change responds to feedback about the growing need for housing modifications to support homeland residents with disability and aged care needs.

Projects now assessed on Value for Territory

The Department of Housing, Local Government and Community Development (the Department) will now assess proposed projects based on the value they deliver to the Northern Territory (NT), not just the cost.

The 2026-27 guidelines replace Value for Money with Value for Territory as an essential criterion in the department's assessment of applications.

The NT Government's Value for Territory policy ensures that procurement of goods and services considers the overall benefit to the Territory, not just the cost. This includes factors such as:

- community benefit
- local employment
- how well the project meets priorities.

Weighted criteria adjusted to assess applications

Most weighted criteria remain unchanged. However, the weighting of local content and risk management has changed.

The weighting for local content has increased from 5% to 10% in the 2026-27 guidelines. As a result of this, the weighting for risk management has reduced to 5%.

Supporting information for applications simplified

Previously, applicants had to submit detailed quotes for project costs.

The 2026-27 guidelines give applicants more flexibility in the financial information they can provide.

Where formal quotes are not feasible – particularly for remote or logistically complex projects – applicants may now provide alternative evidence to support their application such as:

- indicative quotes
- email correspondence with suppliers, or
- cost estimates based on recent comparable works.

Minimum project cost increased

The minimum project value you can apply for has increased from $10,000 to $15,000.

The maximum project value remains $300,000.

More detailed guidance on unspent funds and GST

The guidelines now explain how unspent funds from previous capital grants must be managed.

In 2026-27, providers will require approval from the Department's program delegate:

- before deciding how to use unexpended funding from previous projects
- for variances to previously funded projects (for example, change the original project scope).

The guidelines also provide clearer information about Goods and Services Tax (GST) when calculating eligible project costs or administration costs for capital grant funding.

This includes an example showing how GST should not be included when calculating project costs and reporting GST for capital grants.

Elements that remain unchanged

The following elements remain unchanged:

- who is eligible to apply
- allocation of grants through an annual rolling process, emergency grants, Expression of Interest (EOI) or Direct Selection
- eligible expenditure
- what the funding can be used for
- the department process for assessing projects
- financial and acquittal reporting requirements for capital grants
- your responsibilities after receiving funding
- project completion timeframe.

No changes to GrantsNT

There are no changes to GrantsNT processes.

Commencement date

All changes take effect on 1 July 2026.

Summary of key changes

The below table summarises the differences between the *2023-25 Homelands Capital Program Guidelines* and the *2026-27 Homelands Capital Grant Guidelines*

	2023-25	2026-27
Overall approach	General guidance	More detailed with clearer expectations and requirements
Program focus	Focus on essential infrastructure to support the delivery of housing, municipal and essential services in homelands	Stronger focus on better targeting funding to homelands' priority needs for infrastructure
Eligibility	Clear minimum criteria	Same criteria, plus compliance with reporting and acquittal requirements for Homelands Program to be eligible to apply for funding
Administration costs	Up to 15% of administration costs could be applied for per funded project	3-tiered system introduced to cap administration costs according to total project value
Assessment criteria	Clear minimum criteria	Projects are assessed using the Value for Territory approach, including broader benefits to the NT
Assessment process	Standard evaluation methodology and assessment criteria published in guidelines	Secretariat support will be provided to the Assessment Panel to coordinate the application assessment process and ensure probity. The Secretariat will be the primary contact for applicant enquires
Probity	Internal probity plan	The guidelines include a probity section to demonstrate that applications and the funding process will be administered fairly, transparently and in accordance with NT Government procurement policy
Reporting	Standard reports using NT Government templates (Income and Expenditure Statement, Audit)	Clearer guidance on project completion, reporting requirements and timeframes

Feedback provided by service providers throughout the year will inform the development and refinement of future program guidelines.