

Annual Report

2024-25



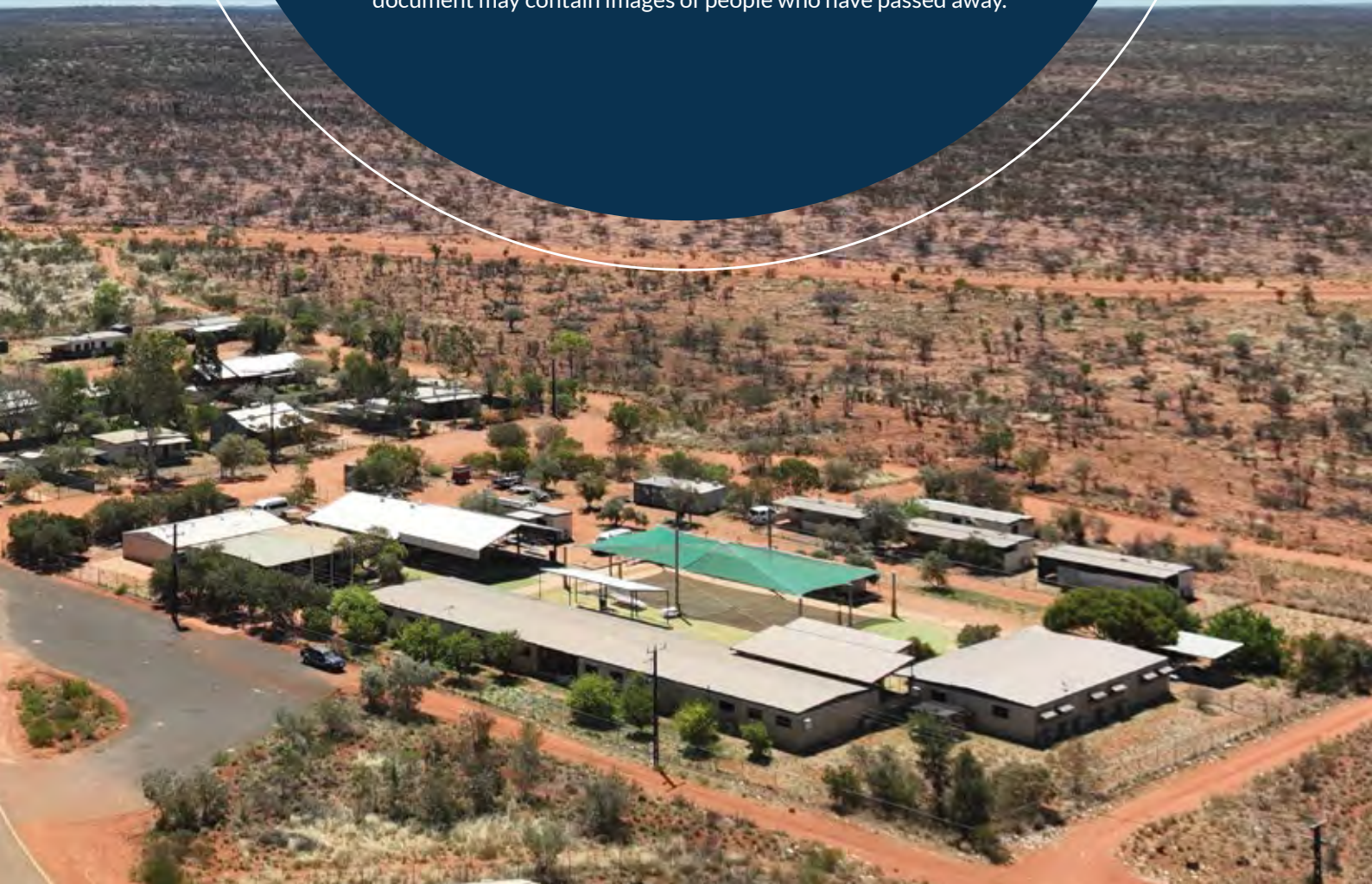
Acknowledgement of Country

We acknowledge the Aboriginal and Torres Strait Islander peoples of this nation, and the Traditional Custodians of the lands and waters on which we live and work. We pay our respects to their ancestors and Elders, past, present and emerging.

Our department is committed to honouring Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual connections to Country, and we value their rich and enduring contribution to our communities and society.

Throughout this report, the term *Aboriginal* is used to refer to the Aboriginal, Torres Strait Islander and First Nations peoples and communities of the Northern Territory. We recognise the diversity, strength and complexity of these communities.

Aboriginal and Torres Strait Islander readers are advised that this document may contain images of people who have passed away.





Introduction



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Letter to Minister

Dear Minister, in accordance with the provisions of the *Public Sector Employment and Management Act 1993*, I am pleased to submit to you the Department of Housing, Local Government and Community Development's 2024-25 annual report.

Pursuant to the *Public Sector Employment and Management Act 1993*, the *Financial Management Act 1995* and the *Information Act 2002*, I advise that, to the best of my knowledge and belief:

- a. proper records of all transactions affecting the agency are kept and that our employees follow the provisions of the *Financial Management Act 1995*, the Financial Management Regulations and the Treasurer's Directions
- b. agency procedures provide proper internal control, and a current description of those procedures is recorded in the Corporate Handbook, which delivers the requirements of the Accounting and Property Manual and has been prepared in accordance with the requirements of the *Financial Management Act 1995*
- c. no indication of fraud, malpractice, major breach of legislation or delegation, major error in or omission from the accounts and records that has not been appropriately reported and corrected exists
- d. in accordance with the requirements of Section 14 of the *Financial Management Act 1995*, the internal audit capacity available to the agency is adequate and the results of internal audits have been reported
- e. the financial statements in this annual report have been prepared from proper accounts and records and are in accordance with the Treasurer's Directions
- f. in accordance with the requirements of Section 28 of the *Public Sector Employment and Management Act 1993*, all public sector principles have been upheld
- g. with respect to my responsibilities under Section 131 of the *Information Act 2002*, procedures within the agency complied with the archives and records management provisions prescribed in Part 9 of the *Information Act 2002*.

Parts of items a, e and g involve functions provided by the Department of Corporate and Digital Development (DCDD). I have received assurance from DCDD's Chief Executive Officer that proper records are kept of transactions undertaken by DCDD on behalf of our agency and that DCDD employees observe the provisions of the *Financial Management Act 1995*, the Financial Management Regulations, Treasurer's Directions and Part 9 of the *Information Act 2002*.

Yours sincerely



Amelia Vellar
Acting Chief Executive Officer



Message from the Chief Executive Officer

It is my pleasure to present the 2024-25 annual report for the Department of Housing, Local Government and Community Development.

The department provides vital services that support the lives of some of the most disadvantaged in our community, right across the 1.3 million square kilometres that comprise the Northern Territory.

Key among our department’s achievements this financial year, is bringing online more than 220 new remote housing dwellings. We are working with the Australian Government and stakeholders, such as Aboriginal land councils and Aboriginal Housing NT, to roll out a ten-year, \$4 billion housing construction program that is changing lives across the Territory by helping reduce remote housing overcrowding.

The department is delivering the Australian Government’s \$120 million Homelands, Housing and Infrastructure Program, which is improving the lives of the 10,000 Aboriginal Territorians who live in the 500 homelands across the Territory with practical upgrades.

At the same time, we have invested in more urban social housing in conjunction with the Australian Government’s Housing Australia Future Fund, providing additional capacity to accommodate people who cannot access the private rental market.

We also celebrated a significant milestone with our 25th anniversary of our Aboriginal Interpreter Service (AIS). The first service of its type in the country, we proudly

recognised its contribution in helping to close the language gap. A new partnership between AIS and the Northern Territory Police Force now means Aboriginal Interpreters are working in the Joint Emergency Services Communications Centre to assist Call Takers with triple zero and other emergency calls from Aboriginal language speakers.

Our Local Government team has developed and implemented policy and legislation to ensure local government can operate efficiently and deliver the government’s ambitious local government reforms to restore councils as the community’s local voice.

Finally, I would like to thank the staff of the department for their commitment and hard work in making a positive difference in our communities and improving people’s lives no matter where people live.



Amelia Vellar
Acting Chief Executive Officer



\$120 million

Homelands, Housing and Infrastructure Program being delivered





Our Department



About Us

The Department of Housing, Local Government and Community Development (DHLGCD) is a community-focused agency dedicated to building stronger, more connected communities across the Northern Territory.

We deliver responsive, safe and quality services and programs that empower communities and improve social outcomes for all Territorians.

Our work spans interpreting and translating services; regional and remote community development; remote,

urban, social, affordable and community housing; essential services for remote communities; service funding in homelands and town camps; government employee housing; and local government reform and oversight.



Our agency is dedicated to building stronger, more connected communities across the Northern Territory. Through innovative housing solutions, support for effective local governance, and initiatives that drive social and economic resilience, we work to enhance the wellbeing and opportunities of all Territorians. We take pride in our approach to addressing real Territory challenges and in delivering meaningful outcomes that restore the Territory lifestyle by shaping a thriving and inclusive Territory. We are committed to improving the life outcomes of all Territorians, and to shaping the Territory by fostering community growth, resilience, and inclusion.

Strategic Plan 2025 - 2030

Our vision

Building a strong, vibrant and empowered Territory, community by community.

Our mission

To improve the lives of Territorians through quality housing, empowered local voices and integrated community services.

Our values

Respect – Collaboration – commitment to service – diversity – impartiality – ethical practice – accountability

Our strategic deliverables:



Value our people and improve our systems

We will:

- Maintain a culture of continuous improvement to create efficiency and embed contemporary practice.
- Build capability and capacity by resourcing our workforce and provide the tools needed to do our job well.
- Build and maintain strong relationships through a culture of collaboration.
- Improve retention through quality onboarding and targeted professional development.



Deliver quality housing – enable empowered local voices – coordinated community development services

We will:

- Continuously review systems, processes, law, policy and procedure to improve the lives of Territorians
- Operate a financially sustainable asset portfolio with high occupancy and quick turnover
- Contribute to better outcomes for Territorians by strengthening our collaboration with the service sector.
- Empower strong community voice in investment and planning decisions through sustainable local government
- Partner with the local government sector to bring service delivery and employment opportunity back to community.
- Consult with communities on matters that affect them.
- Reduce community fatigue and improve program outcomes through cross-agency and service provider collaboration.
- Safeguard local languages and deliver on program outcomes through the use of interpreters.

Organisational Structure & Leadership Positions



Chief Executive Officer
Amelia Vellar



Deputy CEO Corporate, Strategic and Enabling Services
Brent Warren



Deputy CEO Programs, Systems Improvement and Reform
Dorrelle Anderson



Deputy CEO Delivery and Regional Priorities
Courtney Warr



Chief Financial Officer
Tamara Biro

Executive Director Local Government and Community Development

Executive Director Strategy

Director Communications and Media

General Manager Programs, Systems Improvement and Reform

Executive Director Assets, Infrastructure and Maintenance

Executive Director Market Supply, Redevelopments and Programs

Executive Director Remote Housing Reform and Programs

Regional Executive Director
Delivery and Regional Priorities - Greater Darwin

Regional Executive Director Delivery and Regional Priorities - Northern Region
(Top End, East Arnhem and Big Rivers)

Regional Executive Director Delivery and Regional Priorities - Southern
(Central Australia and Barkly)

Executive Director Community Engagement, Interpreters and Translators

Executive Director Budgets and Finance

Director Support Services

Director Investment Management Unit

Service Delivery Footprint

We service every corner of the Northern Territory, from the Top End to Central Australia. At a glance:

3	service delivery regions (Greater Darwin, Northern, Southern)
73	remote communities
500	homelands and outstations
43	town camps
900+	million budget
1300+	assets managed or supported across the NT
18	local governments supported
60+	Aboriginal languages supported

Our People



543.72
Total workforce



63.95% (337.34 FTE)
Women



29.94%
Aboriginal & Torres Strait
Islander



222 FTE
Have a flexible Work
arrangement

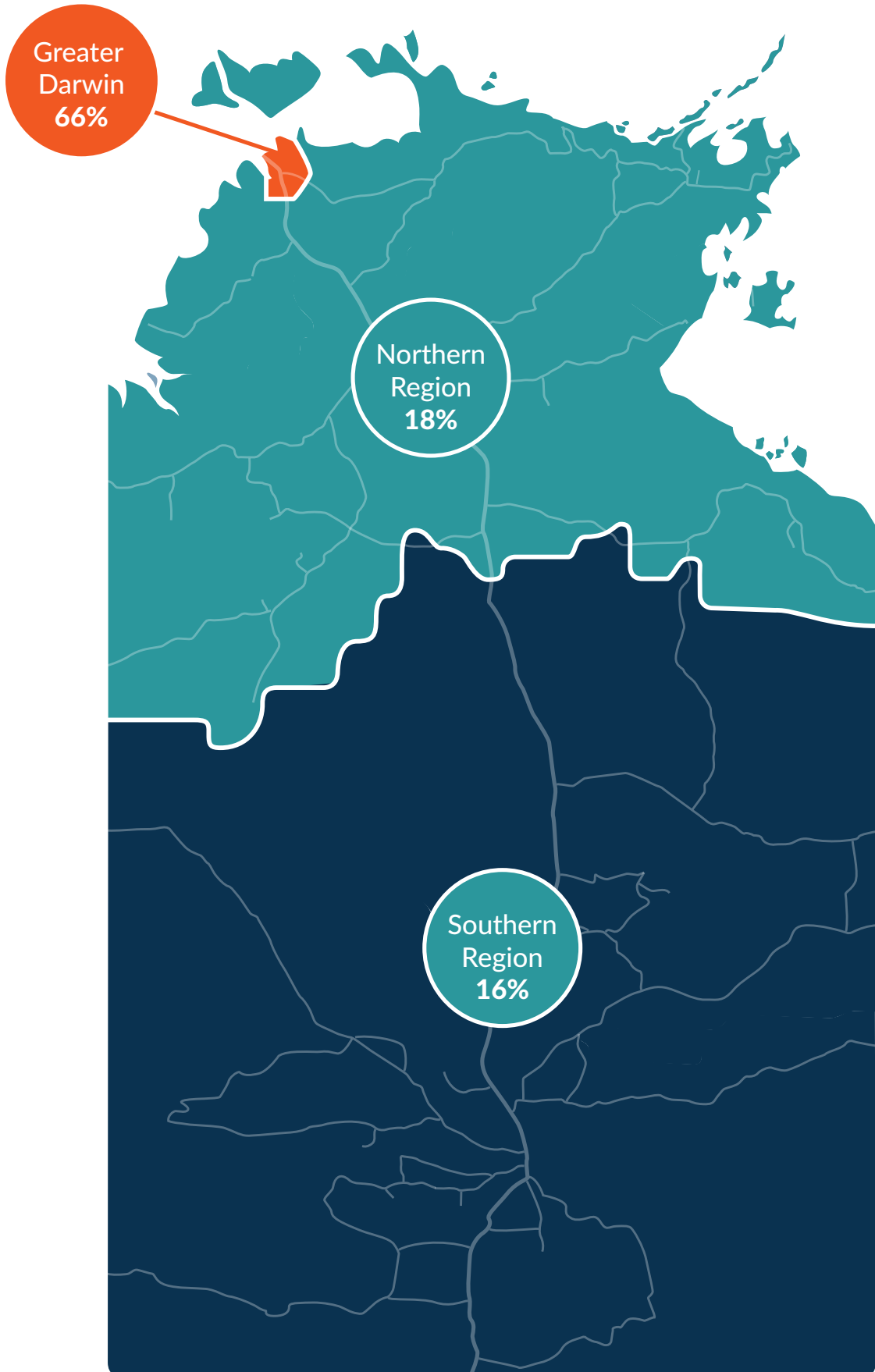


3.18%
Disability



32.17% (202 FTE)
Non-English background

Full time equivalent staff located in each region



Performance



Key Performance Indicators

Key Performance Indicators	2024-25 Target	2024-25 Actual
Housing		
Urban social housing dwellings ¹	5180	5265
Urban social housing dwellings managed by community housing providers ¹	≥ 21%	23%
Urban public housing rent received	≥ 90%	95%
Urban public housing dwellings inspected in previous 12 months	≥ 90%	52%
Urban public housing dwellings occupied within 70 days of vacancy ²	≥ 50%	26%
New households assisted into urban public housing ²	215	193
Remote public housing dwellings managed	5850	5776
Remote public housing tenancies living in appropriately sized housing	≥ 50%	50%
Remote public housing rent received	≥ 80%	75%
Remote public housing dwellings inspected in previous 12 months	≥ 90%	70%
Remote public housing dwellings occupied within 70 days of vacancy ²	≥ 50%	49%
New households assisted into remote public housing ²	485	398
Houses upgraded under the Homelands Housing and Infrastructure Program	200	130
Businesses providing town camps and homelands services that are Aboriginal business enterprises	≥ 50%	84%
Government employee housing dwellings inspected in previous 12 months	≥ 90%	80%
Proportion of days safe drinking water is supplied across the 72 Indigenous Essential Services communities	≥ 95%	99%
Average electrical outage duration for each customer served across the 72 Indigenous Essential Services Communities (minutes/year)	≤ 500	205
Local Government and Community Development		
Scheduled local government compliance reviews completed	4	2
Aboriginal interpreting hours provided by accredited and/or qualified interpreters	≥ 76%	83%
Aboriginal interpreting assignments completed	≥ 70%	52%
NT Home Ownership		
Loan accounts in arrears greater than 30 days	≤ 5%	6.75%

¹ Includes both community housing managed by non-profit organizations sourced from NRSCH and government-owned and managed public housing.

² Measure has been disaggregated to urban and remote public housing compared to previous publications



Housing



Housing

Social and community housing

We provide and manage social housing to ensure those facing disadvantage or vulnerability in our community can have access to secure housing. Provided by government or by non-government organisations such as Community Housing Providers (CHPs), social housing ensures clients' basic human rights are met by offering housing at standardised low-cost rent.

Together with CHPs, we help ensure that over 30,000 Territorians who otherwise would struggle to find a place to live, have a place to call home. In addition to managing a portfolio of over 10,000 dwellings across the Northern Territory, we support government investment in new social housing builds, help grow the Community Housing Sector to reduce wait times, manage wait lists and allocations, and provide frontline tenancy management.

Affordable housing

Alongside social housing, we run the Affordable Housing Scheme, which provides a hand-up for eligible key workers by allowing them to rent a home below market rates with the help of government subsidies.



30,000+

Territorians supported with safe, secure social housing through government and community partnerships.



Urban Housing

Responding to a national shortage

We are working in partnership with the Australian Government and non-government providers to deliver a significant national housing reform agenda including a suite of new policy and funding initiatives that aim to substantially increase housing supply.

On 16 November 2023, the Northern Territory Government endorsed the Implementation Plan as part of the Social Housing Accelerator Payment (SHAP) Federal Funding Agreement (FFA), for \$37.5 million (for up to 75 dwellings) to be delivered by Department of Logistics and Infrastructure (DLI) and \$12.5 million (up to 25 dwellings with ownership to be transferred) to be delivered by the CHPs. The Australian Government is committing the funding to construct the dwellings, with the Northern Territory Government contributing the land required.

As at 30 June 2025, a total of 25 dwellings were committed by CHPs with construction underway, and 52 dwellings committed to be delivered by DLI with 2 dwellings completed and 6 under construction.

Enhancing safety and liveability of public housing complexes

We are further strengthening our ability to reduce public drinking and antisocial behaviour in our housing complexes.

Tenants should not have to put up with shouting and chaos created by groups of drinkers congregating in the common areas of public housing.

That's why we are working with tenants and Licensing NT, to expand alcohol restrictions to create even more protection over shared spaces. We have identified shared spaces where persistent antisocial behaviour has been identified due to alcohol misuse.

As a result, several common areas of Public Housing Complexes have now been declared alcohol restricted premises. The declaration gives NT Police more power to deal with problem drinkers in our complexes. This will further enhance safety and liveability for residents and the community.

This important work will continue into the next financial year, reinforcing the Department's commitment to creating secure and respectful public housing environments.

Housing for those most in need

We want to ensure we have the right people as tenants, so we are strengthening our ability to make sure we have the right people in our public housing. Public housing is the sole form of housing some in our community can access. We can have our housing assets occupied by people not eligible to be in them. If a tenant gets a job and starts earning sufficient income to be able to afford a private rental, they shouldn't occupy public housing. It's not fair on people whose only option is public housing to be on a waiting list while ineligible tenants are in public housing.

Tenancy compliance measures were strengthened, leading to increased accountability and, where necessary, assisting ineligible tenants to move onto the private market.

A comprehensive waitlist audit was undertaken to prioritise eligible applicants with the most urgent housing needs with approximately 50% of wait listed applicants contacted.

In parallel, the Department successfully facilitated the transfer of dwellings to CHPs, providing oversight of applicant allocations to ensure continuity of support and equitable access to housing.

This will improve access to public housing for those that need it most.

PHSO patrols and community engagement

In alignment with the Northern Territory Government's commitment to restoring our unique Territory lifestyle and reducing crime, the department's housing safety team plays a vital role in addressing antisocial behaviour in and around social housing.

Throughout the year, Public Housing Safety Officers (PHSOs) conducted routine and joint patrols across the region, actively managing complex tenancies and contributing to safer communities for both tenants and the broader public. In particular, PHSOs help tenants deal with the complexities of family and visitors to keep our complexes safe for all residents. They also do welfare checks on vulnerable tenants and engage with residents on a range of housing issues such as how to get problems with their dwelling fixed.

Over the past 12 months, the Department responded and dealt with a total of 9633 instances of antisocial behaviour (ASB) across the NT. PHSOs conduct proactive patrols at peak periods and locations where ASB is prevalent. Our Safety Officers work

in partnership with NT Police and night patrols, often conducting joint operations. Patrols identified 3,123 incidents dealt with by PHSOs and a further 1,638 incidents referred by NT Police. PHSOs investigated 4,847 complaints formally reported to the Department, demonstrating their critical role in maintaining safety and security across the public housing portfolio.

During this period, PHSOs seized or destroyed 460 litres of alcohol for breaches of alcohol restrictions within public housing premises. In addition, 8,520 individuals were directed to leave public housing common areas or dwellings due to involvement in ASB or the commission of prescribed offences. 122 individuals were issued with a Written Notice of Direction requiring them to cease behaviours or refrain from entering specified public housing dwellings.

PHSOs, proactive alcohol management and better management of ineligible tenants are all tools in reducing crime and restoring the Territory lifestyle and creating a safe, secure and welcoming environment for public housing tenants.



Supporting tenants

Tenants at Katherine's largest public housing complex have stronger connections to local services thanks to a community event hosted by our Big Rivers Urban Housing team. The event brought together residents and a variety of service providers offering tailored supports.

Stakeholders came from NT Police, Katherine Town Council, Kalano Association Aboriginal Corporation, NGO Housing Support providers, the allied health and aged care sector - as well as our very own Aboriginal Interpreter Service. Residents were able to take home informational materials to read at their own pace and explore services they might be interested in accessing.



In a relaxed, welcoming atmosphere, tenants enjoyed open conversations and connected with each other and service providers over light refreshments.

The event came off the back of a successful 4-week collaboration with NT Police, focused on improving safety and wellbeing for tenants through proactive approaches aimed at reducing antisocial behaviour and address welfare concerns.

One tenant spoke of the lasting impact of the broader initiative.

'I've noticed a positive impact at the complex with the increased presence of Public Housing Safety Officers.'

'The increased presence of Public Housing Safety Officers has helped me to manage visitors to my home.'



Acknowledging efforts of tenants

Pride in your Place is a monthly award that recognises and celebrates public housing tenants who look after their garden and maintain their property to a high standard.

Pride in your Place awards are open to all public housing tenants in urban and remote areas of the Northern Territory, town camps and community living area.

The awards have been expanded to allow tenants who maintain the interior of their homes to a high standard to also be nominated.

Tenants can be nominated at any time by a department staff member and are eligible to win a \$200 gift voucher and a certificate signed by the Minister for Housing, Local Government and Community Development.

Tenancy Officers are encouraged to make nominations, but other DHLGCD staff members can also nominate a tenant.

Congratulations to all our 2024-25 Pride in your Place winners.



Priorities for the future

A partnership with community housing providers

We will work collaboratively with peak and industry groups to support the growing maturity of the Community Housing Sector and aim to develop a co-design approach as equal partners to the increased supply of social and affordable housing.

We will encourage the work, currently in early stages, that Community Housing Providers are undertaking in the neighbourhoods and communities in which they operate. We will actively support their plans and efforts to contribute to increased social and economic participation and inclusion for their tenants and improvement of the social fabric of their communities.

We will look to strengthen our partnerships across government, community housing providers, industry groups and private developers. Building in monitoring, evaluation, and adjustment mechanisms based on the outcome of the Community Housing Growth Strategy evaluation, data and tenant outcomes. We will work across these partnerships to include the forward planning and groundwork required to continue to maximise the Commonwealth funding opportunities and policy reforms.

We will continue to build our understanding of the current housing market, demographic needs, and future population growth. This work will include mapping current supply and creating area plans for public, social and affordable housing priority locations.

From there, we can set measurable goals for increasing the supply of social, public, and affordable housing. Including specific targets for new dwellings, ownership/management transfers, and upgrades with reference to the National Housing Accord targets.

We will continue to proactively engage with the Community Housing Provider sector and relevant industry groups to ensure a continued development pipeline in readiness for future rounds of Commonwealth funding programs, including Housing Australia's Future Fund.

Increasing home ownership

We will continue to provide affordable housing options, to ensure no decrease of supply to the market, and pilot a flexible tenure model across public, Community Housing Provider and head leased tenancies to support our tenants to move along the housing continuum without losing their social and informal networks.

Consideration of innovative housing models like shared equity, rent-to-buy, and community housing ownership. Integrating the NT Planning Scheme reforms and flexible use policies into this work.

We will look at how we can support increased homeownership through partnerships with lenders, the Commonwealth's Help to Buy Scheme and local initiatives. In addition to exploring opportunities through models such as shared equity, home guarantee and rent to buy we will develop an assessment of buyer readiness to improve the likelihood of success and sustainability across these programs.



Remote Housing, Town Camps and Homelands

Building in the bush

Our agency is responsible for the development and implementation of key reforms that improve housing outcomes for Aboriginal people in remote communities, homelands and town camps.

More than half our public housing dwellings are located in remote communities. This is reflective of the fact that 35% of the Territory's population lives outside the urban areas. 59% of our houses are in our regional and remote areas. This presents challenges to our staff to deliver services to communities and homelands across the 1.3 million square kilometres of the Territory. Every day, our staff travel by ferry, navigate dirt tracks and board light planes to reach communities across the Territory, delivering essential services.

Remote Housing

We coordinate the implementation and delivery of remote public housing property maintenance and tenancy management programs. This includes the delivery of the remote housing program in partnership with the NT Department of Logistics and Infrastructure. Jointly funded by the Australian and NT Government, this program invests \$4 billion in improving remote housing over the next 10 years.

The program includes HomeBuild NT, which builds new homes, and renovation of existing homes in remote communities to increase living spaces.

A major focus of this work is to reduce overcrowding of existing homes. Only 50% of households are living in appropriately sized remote public housing dwellings. Despite constructing 222 new homes in 2024-25, this represents a 1% improvement compared to 30 June 2024.



We invest in remote community housing and essential services to improve the lives of Aboriginal Territorians and to help Close the Gap.

Explainer: Remote housing construction

The new \$4 billion, 10-year remote housing partnership agreement

The Partnership Agreement represents a new way of working collaboratively with Aboriginal communities and housing organisations, towards a better remote housing system across the Territory's 73 remote communities.

The \$4 billion agreement commits Federal and Territory governments working with all four NT Land Councils and Aboriginal Housing NT to work together to improve existing housing and build houses that are culturally appropriate and meet the climate challenges of the Northern Territory. Communities get to have their say on housing matters through local Housing Reference Groups (HRG), comprising local people and partner organisation representatives. HRGs enable the community to have a say in the types of houses constructed to meet local needs as much as possible.

Construction of up to 2,700 new homes across the Territory will halve overcrowding in the next ten years, aligning with the National Closing the Gap targets with improvements in health, education and community safety, as well as opportunities for economic growth across the Territory.

Federation Funding Agreements between the NT and the Commonwealth, informed by this Partnership Agreement, will also include better repairs and maintenance in remote community housing and improvements and infrastructure upgrades in homelands.

The federal government will also provide \$1 million over two years to assist Aboriginal Housing NT to develop a community-controlled housing model.

This new National Partnership supports opportunities for local and Territory businesses and employment, supporting Aboriginal Business Enterprises, and improving housing and tenancy of remote housing.

Since 2023, the Australian Government has invested \$220 million in Homelands Housing and Infrastructure Program (HHIP), while the NT government has contributed \$40 million annually to support essential services in Aboriginal homelands. So far, 151 out of 298 scheduled homes have been completed.



Achievements

2024 Chief Minister's Award for Excellence in the Public Sector

The winners of the 2024 Chief Minister's Awards for Excellence in the Public Sector were announced on Friday 8 November 2024 at the Public Sector Gala Dinner.

The Homelands Housing and Infrastructure Program (HHIP), proudly won the Advancing Aboriginal and Community Development category.

The Homelands Housing and Infrastructure Program (HHIP) is an incredibly important program that ensures Aboriginal people and their families living in some of the most remote parts of the Territory have the housing they need.

Birany Bay Solar Bushlight System

The Birany Birany homeland in the East Arnhem region, approximately 2 hours from Nhulunbuy, has welcomed a new solar Bushlight system which is delivering continuous, reliable power to 6 housing dwellings, replacing a diesel generator the community had previously relied on.

The new system has cut power costs, reduced environmental impact and delivered a more sustainable energy solution to the community.

This project is part of a major investment through the HHIP, which is delivering major power upgrades across homelands in Territory. The project was completed in collaboration with the Outback Power Program, which receives funding from the National Indigenous Australians Agency (NIAA) to deliver repairs and maintenance to select community-owned power systems.

This latest upgrade is part of a broader push to ensure that homelands across the NT are not only maintained but improved, providing a stronger foundation for residents to live safely, healthily and with dignity.

Mungkarta's Milestone Moment

Mungkarta homeland, about a one-hour drive south of Tennant Creek and home to 55 locals, is celebrating the completion of all scheduled housing upgrades under the Homelands Housing and Infrastructure program (HHIP), a partnership between the Northern Territory (NT) and Australian Government to deliver urgent housing upgrades in remote areas.

With \$3.6 million allocated to support Mungkarta, the program saw 13 homes upgraded to enhance the health, safety, and wellbeing of residents. Following 9 Healthy Living Practices, families received improvements to their washing and food storage facilities, temperature control systems, and support to reduce dust exposure and overcrowding, among other health hardware.

Healthy Homes Program

We have established the Healthy Homes program to provide a systems approach to improving health outcomes associated with poor housing conditions.

Healthy Homes is underpinned by the evidence based nine healthy living practices, which recognise the importance of a house's physical equipment — also known as 'health hardware' — in promoting hygienic living. This equipment generally relates to a house's water supply, sanitation and food preparation functions.

Research has shown that improving essential health hardware will lead to improvements in health and reduce the risk of disease and injury.

The healthy living practices are:

1. washing people, especially children
2. washing clothes and bedding
3. removing wastewater safely
4. improving nutrition
5. reducing the impact of crowding
6. reducing the impact of animals, insects and vermin
7. reducing the impact of dust
8. improved temperature control
9. reducing hazards that cause trauma.



Back To Country, Back To Dons Bore

A family living in the remote homeland of Dons Bore, 301km north of Alice Springs, has received the first completed housing upgrade under the HHIP program.

The small community with a single dwelling is home to a close-knit family of 7 - a mother, her niece, her son and his wife, and their three young children.

Yapa-Kurlangu Aboriginal Corporation worked in partnership with Elevate Construction Solutions to carry out essential repairs and housing improvements.

These included:

- an upgraded kitchen
- new enclosed laundry and bathroom
- doors and windows secured for a greater safety
- brand new solar and battery system, providing sustainable and reliable power to the household.

Construction began in March 2025 and was completed in June, with the upgraded home officially handed back to the family shortly after.

For the primary resident – a mother and long-time member of the community – the upgrade means more than improved infrastructure; it represents a chance to return to country and raise her family in a safer, stronger and more suitable home.

As the program continues, more families across the Territory will benefit from upgrades that not only improve living standards but strengthen their connection to homeland and culture.





Living Strong in Mulggan

Located approximately a kilometre from Mataranka, Mulggan Camp is situated on freehold land designated as an Aboriginal Living Area and held by the Mataranka Aboriginal Land Trust.

Some of the residents at the Mulggan Camp have lived there for more than 50 years, stating that their families had relocated there during the 1970s, when Aboriginal people were displaced from surrounding pastoral properties.

Mulggan experiences significant overcrowding and ongoing antisocial activities exacerbated by the wet season with visitors living in a range of accommodation such as tents and numerous caravans with associated “lean-tos.”

We worked with stakeholders to implement and deliver the improved Living Strong plan for Mulggan Camp.

Living Strong is a complementary part of the Department’s tenancy management support services to deliver education to improve sustainability of community by supporting residents to develop the knowledge and skills to maintain a safe and healthy home including, community cleanliness and provision of cleaning materials.

The project at Mulggan was delivered through grant funding with the Roper Gulf Regional Council and involved visiting residents monthly and speaking with them about keeping the home safe, working and healthy.

Participating project stakeholders include Roper Gulf Regional Council, the Northern Land Council and the NLC Mulggan Town Camp Residents reference group.

Priorities for the future

Streamlining remote housing construction

Over the next year, our efforts in remote housing will be concentrated on improving the quality, sustainability, and responsiveness of services delivered to communities, while ensuring that local voices remain central to decision-making.

Our commitment to the joint steering committee remains a cornerstone of this work. Through collaboration, we will contribute to the development of policy for homelands, as well as monitor, evaluate, and continually improve service delivery across remote Northern Territory. This co-design approach will foster more transparent and responsive outcomes for remote residents.

We will also continue to work in close partnership with the Department of Logistics and Infrastructure to deliver on the \$4 billion remote housing investment package. This ambitious program aims to build 270 new houses each year over a decade, providing a significant boost to housing supply and contributing to healthier, safer, and more sustainable communities.

In parallel, we will trial new and innovative approaches to responsive and cyclical repairs and maintenance. Embedding the principles of continual improvement into these systems will streamline processes, improve service efficiency, and better meet the needs of tenants. This includes testing new technologies, service models, and procurement approaches that have the potential to reduce costs while lifting quality.

We will also take steps to clarify roles and responsibilities for remote housing. Clearer definition of accountabilities across government, providers, and community stakeholders will support more efficient delivery and reduce duplication of effort. Importantly, we will place equal weight on communicating our successes, challenges, and lessons learned. By ensuring stakeholders are appropriately informed, we will build confidence in the system, strengthen relationships, and create a shared sense of responsibility for outcomes.

Stronger voice for communities

We will support remote communities to have a stronger voice in housing decisions through Housing Reference Groups. We will continue to build pathways for residents to participate in the planning, delivery, and review of housing services, ensuring that decisions reflect community priorities and aspirations. This includes strengthening feedback mechanisms, increasing transparency, and building the skills and knowledge required for communities to advocate effectively for their needs.

More housing and infrastructure on homelands

Through the HHIP program, we will continue to deliver housing and infrastructure upgrades. These works will be forward-facing, with a strong emphasis on planning and project management that extends to 2027. This ensures that the investments being made now will align with longer-term community needs, and that critical upgrades to housing and infrastructure are sustained over time.

All HHIP funding is approved by a Joint Steering Committee through Land Council Regional Work Plans. These plans prioritise investment into homelands with populations greater than 50 people, located closer to key services, in proximity of a regional community; and works that respond to the audit findings.

As of 30 June 2025, 58 homelands are contracted to receive works through the HHIP under the \$100 million FFA. Works have been completed at 34 homelands (183 houses). These works have included major upgrades and refurbishments focused on improving health hardware and residents' wellbeing in line with the nine Healthy Living Practices.

As at 30 June 2025, 1,677 inspections and 1,759 urgent safety upgrades have been completed through the HHIP NT wide initiatives programs (2022-24).

The latest Restoring Funding for NT Homelands (2024-2027) FFA was executed on 8 July 2024 and commits an additional \$40 million per annum (\$120 million in total) to continue to support housing and infrastructure upgrades on homelands.

Examples of upgrades timetabled for 2025-26 include:

- Sanitation upgrades across Tiwi Islands homelands (\$250,000)
- Installation of solar power system in Burrum homeland (\$123,640)
- Construct and install new bore at Witiin homeland (\$134,982)

Town Camp Upgrades

There are a total of 43 leased and non-leased Town Camps/community living areas located throughout the Northern Territory.

Town camps are seen as places that bring family together and play an important role for Aboriginal people across the Territory. Town camps hold a lot of cultural knowledge. Elders who live in town camps hold the knowledge of the stories and song lines. These are the people we go to for cultural advice or permission to undertake activities.

For Aboriginal people, town camps are communities where people have lived and raised their children over many generations. Residents have a strong connection to their town camp and are highly valued as places for Aboriginal families to live together and thrive.

There is a total of 492 dwellings in leased Town Camps in Alice Springs, Tennant Creek and Elliott operated and funded by the agency.

The remaining Town Camps are on unleased land and funded for housing, municipal and essential services through the Homelands Grants Program.

There are 316 funded dwellings on non-leased town camps, which service providers received funding for in 2024-25 of \$3,376,475 for Housing, Municipal and Essential Services.



Bringing houses in Elliott back online

The Elliott township area includes Elliott North town camp (Gurungu), Elliott South town camp (Wilyugu), and Marlinja homeland.

Elliott North town camp comprises 42 houses, Elliott South town camp comprises 13 houses and Marlinja homeland comprises 16 houses and is located approximately 25 kilometres north of Elliott. Marlinja community is located on the Marlinja Aboriginal Land Trust.

Under the conditions of the town camp leases, the Department is required to maintain all houses in line with the *Residential Tenancies Act 1999* (RTA) standards. Under the Town Camps Housing and Infrastructure Program, the Department has provided funding to undertake housing upgrades to North Camp, South Camp and Marlinja.

During 2024/25 we have:

- Repaired 28 houses in Elliott North town camp and have completed formal tenancy agreements.
- Engaged a local contractor, LA Build Pty. Ltd to complete significant repairs and maintenance works to a further 8 houses in Elliott North town camp to bring the houses back to a habitable standard completed by the end of 2024/25.

Government Employee Housing

Housing those delivering services

Government Employee Housing (GEH) provides the housing NT Governments staff need to deliver services in remote communities.

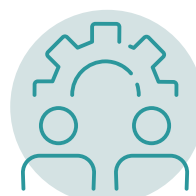
GEH is vital to the recruitment, retention, and stability of skilled staff in regional and remote areas across the Northern Territory.

In communities where access to affordable housing is limited or non-existent, GEH provides critical housing solutions to enable the delivery of essential services.

The GEH system ensures eligible government employees receive housing benefits that support both their employment and their ongoing contribution to remote communities. Where no local rental market exists, the Northern Territory Government constructs dedicated dwellings.

Importantly, GEH also provides non-government organisations delivering vital services in remote locations, ensuring that service provision is not hindered by the absence of accommodation.

GEH currently provides a home to over 1,800 essential workers, with 1,848 dwellings available throughout the Northern Territory, including towns, communities, National Parks and outback stations.



1848

GEH dwellings managed in 115 communities and regional centres, ensuring critical services such as health, education, policing, and community support can be delivered in locations where housing markets are limited or non-existent.

Northern Territory Government Agency	Number of dwellings
Department of Education and Training	753
Department of Health	553
NT Police Force	122
Department of Tourism and Hospitality	98
Department of Children and Families	51
Department of Housing, Local Government & Community Development	41
Department of Corrections	37
Other Departments	71

The GEH program also supports six Non-Government Agencies across the Northern Territory.

Non-Government Agency	Number of dwellings
Katherine West Health Board	18
Sunrise Health Service	18
Central Australian Aboriginal Congress Aboriginal Corporation	15
Territory Generation	8
Nyangatjatjara Aboriginal Corporation	2
Batchelor Institute of Tertiary Education	1

Achievements

Inspection Program

GEHP conducted 344 inspections across more than 50 remote communities during the final four weeks of Term 4, supporting the Department of Education and Training with the end-of-year staff turnover in Government Employee Housing (GEH). This is a huge undertaking given the remote nature of a large proportion of GEH's dwellings. Extensive logistical planning is needed

Asset Management

Continued to improve the quality of GEH assets through targeted repairs, maintenance, and minor new works programs. GEH is currently provided in 115 locations across the Northern Territory, including towns, remote communities, national parks, and outback stations.

Workforce Development

Strengthened the GEH workforce by delivering annual Recall Training, providing ongoing support and comprehensive guidance on tenancy management and application of the GEH Design Guidelines.



15

new dwellings were constructed in 2024-25 under the GEH program in regional/remote communities across the NT, including Yirrkala, Nauiya, Papunya, Litchfield Park, Alyangula and Yarralin.

Priorities for the future

Fairness for remote local staff

Eligible Northern Territory Government employees living in remote public housing can access a rental concession that covers the full cost of rent. In 2024-25 a total of 108 NTG local recruits received this allowance.

Department	Total local residents receiving the allowance
Department of Education and Training (DET)	70
Department of Health	26
NT Police Force	6
Department of Children and Families (DCF)	4
Dept of Housing, Local Government & Community Development	2
Grand Total	108

Region	Total local residents receiving the allowance
Top End	33
Central Australia	24
Big Rivers	19
Arnhem	18
Barkly	14
Grand Total	108

Introducing new security features

The Department worked with the Department of Logistics and Infrastructure (DLI) to identify security features that could be applied to new and existing GEH across the Northern Territory. The Standards will be used to define upgrades or enhancements to GEH dwellings based on risk assessment.

This work will assist agencies and staff to understand what can be expected for GEH accommodation across the NT; and will guide consultants, suppliers, and contractors involved in the construction and upgrade of GEH dwellings. This information will also be used to assist private owners and developers seeking opportunities to build assets, for lease to NT Government as GEH.

The aim is to improve the safety of Government employees living in remote communities, through enhanced hardware to windows, doors, lighting, fencing, verandah and carport enclosures.

Investing in essential services

The NT Government contracts Indigenous Essential Services Pty Ltd to provide essential power, water and wastewater services to 72 remote communities and 79 outstations across the Northern Territory. This agreement is managed by the Department of Housing, Local Government and Community Development.

A Remote Essential Services Working Group has been established to focus on Closing the Gap Target 9b, which relates to the delivery of essential services to Aboriginal and Torres Strait Islander households. There are also links to other important socio-economic Closing the Gap outcomes, including critical health and longevity outcomes. This is important because without sufficient water and power our ambitious remote housing program cannot roll out at the pace intended.

The Remote Essential Services Working Group reports to the Joint Steering Committee for the National Partnership for Remote Housing NT, to provide links between the major National Housing Program and infrastructure requirements. The working group includes representatives from the four NT land councils, Aboriginal Housing NT, the Aboriginal Medical Services Alliance Northern Territory and the National Indigenous Australians Agency (NIAA), as well as NT Government departments.

The Remote Essential Services Working Group has developed a work plan which will guide activities over the next twelve months. The work plan includes engagement of Aboriginal stakeholders, reporting and transparency, and prioritisation of infrastructure investments for essential services.

Achievements

Talking water security with remote communities

The inter-agency Remote Water Team (RWT) team consisting of our department, NT Health, the Office of Water Security and PWC is targeting delivery of twenty community water information forums between July 2024 and June 2026. As of 30 June 2025, 30 engagements have taken place. This includes 10 community water events, attendance at 11 local authority and/or service delivery meetings and presentation at 9 water industry events to Land Councils or advisory committees.

The communities engaged in 2024-2025 were:

Engawala, Wurrumiyanga, Jilkminggan, Nauiyu, Robinson River, Warruwi, Nyirripi, Gunbalanya, Numbulwar, Alpururulam, Tiwi Islands, with planning underway in Wugularr, Barunga, Yuelamu, Imanpa, Haasts Bluff, Yuendumu, Laramba, Amanbidji, Angurugu, Atitjere and Titjikala.

Delivering safe and healthy water in the bush

We have oversight of the Water Security and Water Quality program, which is aimed at reducing water loss, constructing new water supplies, reducing risk of water-borne disease, alleviating water stress and unlocking growth opportunities by developing critical water infrastructure in remote Aboriginal communities.

In 2023, the Australian Government announced funding of \$150 million over four years to support water infrastructure for First Nations people through the National Water Grid Authority (NWGA). The NWGA is positioned under the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and administers the National Water Grid Fund. This is the Australian Government's infrastructure investment program to improve water access and security by delivering nationally important water infrastructure projects that unlock potential, build resilience, and promote growth and sustainability.

The Department, Power and Water Corporation and the Department of Lands, Planning and Environment (DLPE) through its Office of Water Security (OWS), have consequently been developing funding submissions for remote water infrastructure to the NWGA. Submissions combine a package of projects into cohesive strategies to improve procurement efficiency, reduce delivery timeframes, and maximise regional impact.

The NWGA has demonstrated strong support for the Northern Territory's approach of bundling related projects into strategic investment packages. Seven NWGA submissions have been approved to date with a combined budget of \$102 million.

Approved NWGA submissions include the Maningrida Water Supply Upgrade, Milingimbi Water Security Strategy, Yuendumu Water Security Strategy, Numbulwar Water Security Strategy Phase 1, Gove Peninsula Water Supply Upgrade Phase 1 and Remote Community Infrastructure Assessment Business Case.

Water for now, tomorrow and into the future

The Australian Government, in partnership with the Northern Territory Government, is investing \$34.3 million to enhance water security and infrastructure across 10 remote NT communities.

Power and Water Corporation will lead the works with water source exploration to begin in early 2025. All works are expected to be completed by 2027.

Many of the projects under these submissions are well progressed including those at Numbulwar (new water bores to support community development), Yuendumu (to address water security), Milingimbi (new bores drilling and existing bores equipped), Maningrida (new water storage tank and main being constructed).

Water Infrastructure Assessment reports for water, sewer, and power to determine constraints and provide high level solutions or mitigation options are ongoing and as of June 2025 thirty of fifty-five have been completed.

Consultation has been occurring with Northern Territory Government agencies to shape the infrastructure prioritisation framework; scheduled to be published by December 2025. The priority list of community infrastructure is on schedule for completion in December 2025.

Announced in January 2025, a submission titled Better Bores for Communities will improve water supply and quality, and support growth and development by providing greater certainty of water availability in 7 communities and expanding water supply in 3 others.

The Australian Government is contributing \$27.8 million through its National Water Grid Fund, with the Northern Territory Government providing an additional \$6.5 million.

The program will conduct water source investigations and bore drilling in the communities of Robinson River, Waruwu, Yuelamu, Titjikala, Finke, Atitjere and Gapuwiyak. It will also install essential equipment to connect new water sources in the Wugularr, Haasts Bluff and Ntaria (Hermannsburg) communities.

At end of 2024/25 there were two submissions to the NWGA awaiting approval. These are to upgrade the water supply network at Galiwinku (budget \$17.85 million) and redevelop new water supply and storage infrastructure at Gunyangara (budget \$14.83 million).

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Local Government and Community Development



Local Government

Empowering communities

Our agency helps achieve this by consulting with communities and supporting local councils to deliver good governance, accountability and transparency.

Through our Local Government Unit, we assist and support councils to meet their compliance, reporting and administration requirements, and provide training and other resources to help councillors better understand their roles and to ensure sustainable local government.

We also develop and implement policy and legislation to ensure local government can operate efficiently to better serve Territorians and have committed to ambitious local government reforms to foster community self-determination.

Local control creates real opportunities for residents to have a more active role in community development and decision-making processes.

Our agency supports 18 local governments that collectively service constituents spread across the vast 1,349,129 square kilometres of the Territory.

The NT also has 67 local authorities operated by regional councils that are involved in planning, giving feedback on service delivery, and identifying priority community projects, ensuring better local representation in diverse communities.

Our agency also administers grant funding to support councils and community development, including the regional and remote burial grants. These grants fund projects that help protect and maintain burial grounds around the Northern Territory.



Empowering local voices through strong and diverse representation is crucial to building thriving communities.



Achievements

Consultation on Code of Conduct Reform

The department undertook extensive consultation during 2024 on proposed reforms to the Code of Conduct for elected members.

Engagement with councils, stakeholders, and the community shaped recommendations for a strengthened framework to improve accountability and provide clearer behavioural expectations contained in the MCA Report.

This work has laid the foundation for the Tranche 2 legislative reforms to the *Local Government Act 2019* progressed in 2025.

Distribution of Targeted Grant Funding

Significant grant funding was distributed to support councils and communities across the Territory.

This included \$37.5 million in Northern Territory Operational Subsidy funding, \$8.5 million through the Indigenous Jobs Development Funding program, \$1.875 million in Waste and Resource Management grants, and \$5.472 million in Local Authority Project Funding.

Together, these investments supported essential service delivery, created employment opportunities, improved waste management, and enabled delivery of community-prioritised projects.

Establishment and Support of the Groote Archipelago Regional Council (GARC)

The department supported the establishment of the Groote Archipelago Regional Council (GARC), following the Minister's gazettal of boundary changes on 1 September 2024.

Transitional arrangements with East Arnhem Regional Council ensured continuity of services until the new council took effect.

The first elections were held on 15 March 2025, with the inaugural Ordinary Council Meeting on 16 April 2025 marking the formal transition to community-led governance.

This milestone strengthens local decision-making and ensures the needs of Groote Eylandt communities are addressed through a dedicated council.

Compliance Reviews of Local Government Councils

The department completed two compliance reviews of local government councils, assessing legislative obligations, governance standards, and financial management practices.

These reviews provided councils with clear recommendations to strengthen accountability and improve service delivery, while also highlighting best-practice examples to share across the sector.

Settlement of the Local Government Regulatory Framework

The department finalised and published the Local Government Regulatory Framework, providing a clear articulation of its role as regulator.

The framework sets out not only compliance expectations but also the aspiration for early intervention and prevention to support councils before issues escalate.

By consolidating statutory obligations, processes, and standards, the framework enhances transparency, provides practical guidance for councils, and strengthens the department's ability to foster sustainable and accountable local government.

Tranche 1 Local Government Legislation Amendment Act 2025

Tranche 1 of the Local Government Legislation Amendment Reform with the Introduction and passing of the *Local Government Legislation Amendment Act 2025*.

The amendments aligned local government systems and processes with best practices across Australia by modernising, strengthening and streamlining local government operations by updating outdated or unclear provisions.

The amendments focused on:

- Prospective councils.
- Elections and casual vacancies.
- The Local Government Representative Committee.
- Extension of time to advertise the CEO vacancy.
- Publishing requirements for local government notices.
- Council resolution for rates declarations.

The amendments address and improve certain areas by strengthening existing functions and powers. They support more efficient service delivery and resource management across the local government sector.

This is an important step in the transition to greater local control and empowering local communities across the Territory.

Priorities for the future

Borrowing Guidelines Review

We will progress a review of *Guideline 3: Borrowing* to modernise thresholds and approval processes for minor transactions, including leasing.

A revised draft will be prepared, with broader consultation to follow. The review will ensure borrowing arrangements remain contemporary and support councils to manage their finances effectively.

Tranche 2 Local Government Legislative Reform

The department will progress the second tranche of legislative reforms, informed by sector feedback from consultations that closed in June 2025.

Key areas include the introduction of a new Code of Conduct framework for elected members, reforms to conditional rating, and updates to electoral provisions.

The new Code of Conduct will establish consistent behavioural standards, streamline complaint processes, and provide practical changes. Drafting of amendments will be finalised and progressed through Cabinet to deliver more effective and trusted local government.

Learning and Development Framework Review

The department will review and refresh the Learning and Development Framework for elected members and council staff to ensure training remains contemporary and practical.

The review will update mandatory training content, improve delivery methods, and reflect skills needed for modern governance. Sector feedback will guide the changes, with a focus on strengthening capability and supporting councils to meet governance and compliance expectations.

2025–26 Conditional Rating Determination

The department will support the Minister to set the 2025–26 conditional rating arrangements. Extensive financial modelling will be undertaken to ensure settings balance council sustainability with fairness to ratepayers.

Regional and Remote Burial Areas Grant Program

Assessment and administration of the Regional and Remote Burial Areas Grant Program will remain a focus.

The program funds projects to protect and maintain declared cemeteries and burial grounds, recognising their cultural significance and importance to communities. The department will continue to support councils in accessing and delivering these grants in line with local priorities.

Community Development

Empowering community decision-making

Our Community Development Unit and Remote Information and Engagement Team work together to deliver strategic coordination, reporting and data analytics and centralised support for regionally-based Community Development Officers and executive leadership.

Achievements

Remote Engagement and Coordination Strategy

The Community Development Unit and Remote Information and Engagement Team work together to deliver strategic coordination, reporting and data analytics and centralised support for regionally based Community Development Officers and executive leadership.

Remote Engagement Essentials Workshops

Remote Engagement Essentials (REE) Workshop are a key resource to support Northern Territory Government employees to conduct their work to the values and principles of the Remote Engagement and Coordination Strategy.

The Remote Engagement Essentials Workshops are accredited courses designed to provide participants with an overview of the essential components for effective engagement in the Northern Territory regional and remote communities. The workshops are aimed at developing planning and community engagement skills of Northern Territory Government employees whose duties include service delivery or project management in a remote Aboriginal community context.

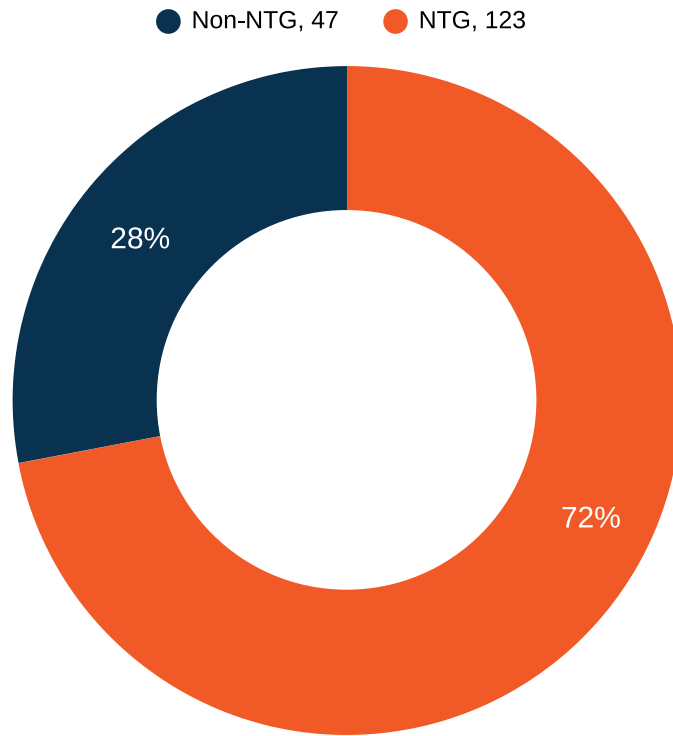
Workshops include interactive activities, group discussions and presentations on the Remote Engagement and Coordination Strategy, Bushtel and other whole of government data portals and an information session on the Aboriginal Interpreter Service.

During 2024-2025 the Remote Information and Engagement Team (RIET) facilitated delivery of 9 workshops across the Northern Territory at the following locations: Darwin (2), Alice Springs (3), Alyangula (1), Tennant Creek (1), Nhulunbuy (1) and Katherine (1).

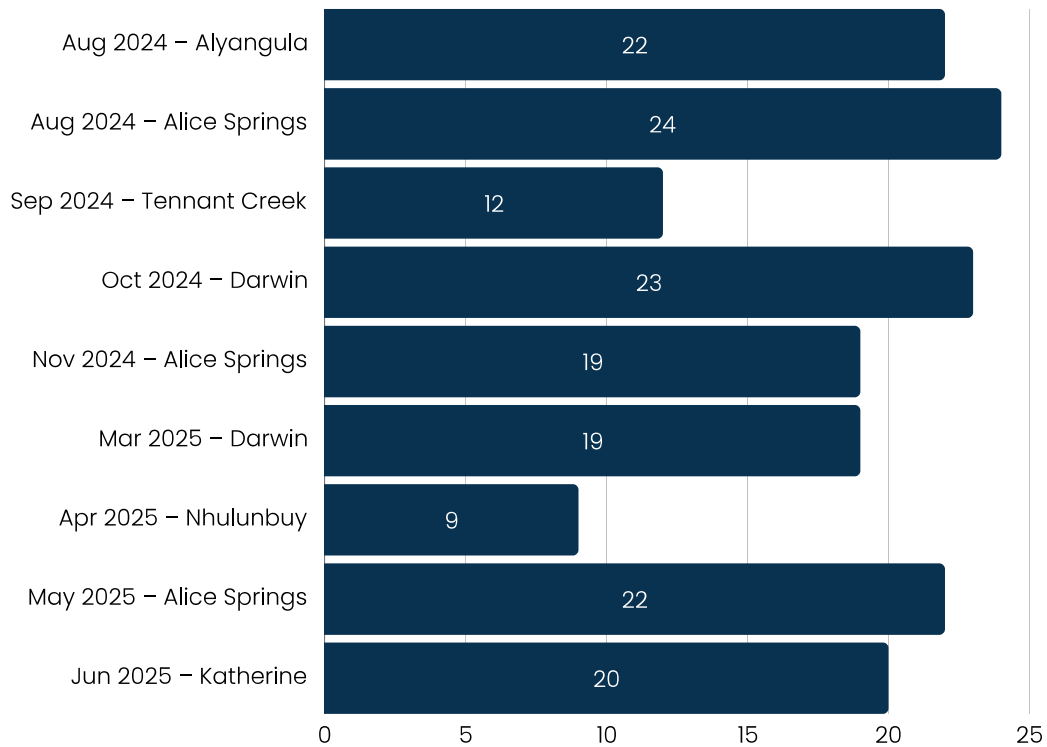
A total of 170 persons completed the workshops and while the workshops are aimed at capacity building of Northern Territory Government employees, there is a growing interest from Commonwealth Government agencies, Aboriginal Land Councils, Local Government Councils, Aboriginal Corporations and non-government organisations.



R2024–2025 Remote Engagement Essentials Workshop – Government Participation



2024–2025 Remote Engagement Essentials Workshop – Participation by Region



Release of BushTel Private

With the release of BushTel Private, Northern Territory Government staff can now access a landing page of key web maps apps and dashboards that help to better explain the 'where' related to BushTel data. Data displayed includes, though not limited to, government travel, regional road owners, and Territory and Federal grants and tenders. Simplified, visual access to this data allows decision makers to quickly see how the Territory as a whole is affected and aid in better decision making.

Each app/dashboard has numerous layers allowing users to turn on or off as they see fit, giving users the freedom to visualize and dissect data to their specific need or use case. The live connection the dashboards have with the government databases provides current data and a single source of truth. As opposed to the commonly used siloed spreadsheets that are only a snapshot in time that becomes inaccurate quickly and inaccessible to a wider audience but also does not provide the visual clarity of where communities and their service network is or is not.

Priorities for the future

Local Government Reform (Empowering the Bush)

The Local Government Reform (Empowering the Bush) agenda is being pursued at a time when there is broad recognition that existing local structures in some regions of the NT are not delivering equitable outcomes for all communities - particularly remote Aboriginal communities.

The community Development teams are developing engagements with remote Territorians to ensure that the voices of communities, Traditional Owners, local authorities, Aboriginal organisations, and other regional stakeholders are embedded from the outset.

This engagement will look to re-examine the governance and structural foundations of local government and NT Government's remote service delivery in the NT - without disrupting service continuity or undermining regional development objectives.

Structural changes under this reform will only be progressed where they are requested by communities and supported by robust consultation processes.

Election processes must remain in place for transparency.

All governance arrangements must demonstrate financial sustainability to ensure long-term viability and service continuity.

Local Decision Making (LDM)

LDM is not a policy of the current government, however there is a commitment to honour existing Local Decision-Making Agreements with community organisations across the Territory.

There are 20 LDM Agreements in place at varying stages of implementation.

A comprehensive review is being completed to identify priorities and actions within the LDM Agreements that align with government priorities to Reduce Crime, Rebuild the Economy and Restore our Lifestyle.

Communication with all NGOs via letter is currently being actioned seeking to reaffirm their commitments.

In addition, communication with relevant NTG agencies is currently being organised regarding line item commitments within each LDM agreement.

The proposal is that once confirmed regionally based Community Development staff will continue to work with stakeholders to progress the LDM agreements.

NTRAI

The Australian Government has committed \$842.6 million over six years from 2025-26 to 2030-31, to strengthen the delivery of critical services for Aboriginal people in remote NT communities.

This agreement will seek to improve life outcomes for Aboriginal people in remote NT through providing better service delivery and access to support the National Agreement's priority reforms and socio-economic outcome areas.

The primary principle for NTRAI investment is that it aligns with the National Agreement. NTRAI investment across all priority outcomes in this agreement will seek to recognise, support and empower Aboriginal peoples' right to self-determination by supporting the implementation of the four Priority Reforms.

The NT Government is currently working with the Agreement partners to determine the specific details of program deliverables that will build on the principles for investment and the four foundational pillars - which include being place-based, transition to community control, building local workforce and capital investment.

Community Development Framework and Model

The Community Development Framework and Model provide an authorising environment for whole-of-government best practices in Community Development and will specifically underpin the forward-facing work with the Local Government Reform (Empowering the Bush) including the other platforms mentioned above.

The Framework and Model are currently undergoing collaborative work between DHLGCD and CM&C to ensure alignment with the Aboriginal Affairs Framework, which indicate that previous versions will be superseded.

Remote Engagement Essentials Workshops

Delivery of the Remote Engagement Essentials Workshop will continue to be a high priority, to develop and maintain effective community engagement practices within the public sector and meet the demand of agencies seeking to capacity build their staff. Registrations for the REE workshops have seen a steady increase in demand with the Darwin sessions in particular seeing high waitlists.

A review of participant feedback also informs the effectiveness of the workshop in increasing their knowledge and skills and gauging their improved practices when undertaking community engagement.

Annually there are 8 workshops committed for delivery, with Darwin and Alice Springs receiving multiple workshops and the remainder allocated to regional centres to ensure Territory wide participation.

BushTel Modernisation

BushTel has been on the same architecture for over ten years. The technology and user interface are very dated and unsupported. A supported database version and improved visual design and user interface will enable access to new functionality and improved access to information for end users.

The modernisation will be staged. First stage will be the upgrade to the database and minor visual changes to the website that will be rewritten with a modern language. Second stage will be a more robust change of the existing visual elements to provide a modern look and feel. Third and ongoing stages will involve providing enhance features and functionality.

Building Community Leadership at Pmara Jutunta

The Community Development (CD) Team has been working closely with the Pmara Jutunta community near Ti Tree since 2023. In response to the community's strong desire for greater local governance, the Pmara Jutunta Aboriginal Corporation (PJAC) was established in January 2024 and has since made significant progress toward community-led development, ensuring the community's voice remains central.

The CD Team has played a key role in supporting PJAC's growth by providing administrative assistance, coordinating stakeholder engagement, and helping build strategic partnerships. We also funded the development of PJAC's Community Strategic Plan and operational plan. Guided by a five-pillar framework, PJAC is advancing economic development, cultural healing, community wellbeing, and sustainable infrastructure, driving positive, community-led change.

A major milestone was reached on 4 May 2025, with the signing of a Memorandum of Understanding (MOU) with Many Rivers. This MOU grants PJAC access to tailored business coaching and capacity-building through the Community Economic Development Program. Achieving this partnership took over 12 months of dedicated work by PJAC to meet a criteria and overcome numerous barriers.

Another significant achievement was securing leases over the Community Store and the Old Night Patrol building. These properties enable PJAC to take control of vital community services, support local employment, and establish a permanent operational base, further strengthening its leadership role within the community.



Interpreter and Translator Services

We help people across the Northern Territory who speak languages other than English by offering crucial interpreting and translation services.

Community Engagement, Interpreters and Translators (CEIT)

The CEIT work unit assists people across the Northern Territory who speak languages other than English by enabling two-way effective communication between language speakers and government, non-government and community organisations.

CEIT comprises of the Aboriginal Interpreter Service and Interpreting and Translating Service NT (ITSNT). Interpreters and translators play a crucial role in providing people the ability to communicate in their first language and ensure they are enabled to make informed decisions.

Aboriginal Interpreter Service (AIS)

AIS plays a vital role in ensuring that Aboriginal Language speakers can exercise their fundamental human right to communicate in their first language. Keeping language strong empowers Aboriginal people and providing access to high quality interpreters removes linguistic and cultural barriers, ensuring Aboriginal people receive fair and equitable access to services.

AIS employs around 60 ongoing staff, as well as 230 contracted interpreters, who support over 30 Aboriginal languages across the vast expanses of the Northern Territory, as well as into parts of South Australia and Western Australia. Each year thousands of people use AIS to ensure Aboriginal Territorians can understand important information and communicate their message clearly.

AIS receives support through the Northern Territory Remote Aboriginal Investment (NTRAI) agreement between the Australian and Northern Territory Governments to strengthen delivery of critical services for Aboriginal people in remote communities.

Interpreting and Translating Services Northern Territory (ITSNT)

ITSNT provides professional interpreting and translating services to support government and businesses communicate effectively with culturally and linguistically diverse (CALD) communities. By removing language barriers, ITSNT ensures that people can access essential services, participate fully in community life, and feel included in the Northern Territory.

Their services include:

- face-to-face interpreting
- translation and revision of documents

ITSNT employ over 60 local interpreters and work with more than 130 NAATI-certified local and interstate translators. They offer translation services for approximately 60 languages and interpreting services for over 30 languages and dialects. Each year they handle around 3,500 interpreting and translation jobs, helping speakers of languages other than English right across the Territory.

Achievements

25 Years of the Aboriginal Interpreter Service

On 10 April 2025, the Aboriginal Interpreter Service (AIS) celebrated 25 years of operation at a special event in Mparntwe (Alice Springs). The event provided an opportunity for AIS to celebrate its history, key achievements as well as recognise and celebrate Interpreters for their outstanding contribution to the service over the past 25 years.

To help celebrate this significant milestone, a video was produced to highlight AIS' achievements and share Interpreters stories and journey with AIS over the years. The 'Aboriginal Interpreter Service 25th Anniversary Highlights Reel' can be viewed online.

Aboriginal Interpreter Forum in Tennant Creek

AIS held an Interpreter Forum on 28 and 29 May 2025 in Tennant Creek, with 29 Interpreters from across the Territory attending. The Forum was designed to support the ongoing professional development of interpreters with a focus on enhancing leadership skills and capability as well as provide an opportunity for Interpreters to connect, build and strengthen working relationships.

Assisting Police answer the call

The *Joint Emergency Services Communications Centre (JESCC) Aboriginal Interpreter Initiative* was developed in partnership between AIS and the Northern Territory Police Force (NTPF), where Aboriginal Interpreters are placed on a roster in the JESCC to assist call takers with triple zero and other emergency calls from Aboriginal language speakers.

This initiative was developed based on findings from two project trials conducted in 2019 and 2023. The assistance of Aboriginal Interpreters helps to mitigate cultural and/or language barriers that arise during emergency calls and has shown improved caller engagement which allows call takers being able to clarify key details and gain a deeper understanding of the response needed for the emergency in a timely manner.

This initiative builds and strengthens effective working relationships between emergency call operators and Aboriginal Interpreters, enhances cultural awareness and improves frontline service delivery.

Since the establishment of the JESCC AIS roster in February 2025, NTPF and AIS continue to meet monthly to monitor progress. Feedback is also gathered from Interpreters after each shift to contribute to the ongoing development and improvement of the roster.

ITSNT Operational Reform

Structured recruitment and induction, mentoring, and fluency assessments across 40 languages have improved the quality and reliability of interpreting services, while new training initiatives and certification support have created clearer pathways for interpreter development.

Communication and engagement with interpreters have also been enhanced, with regular surveys, newsletters, and training ensuring interpreters feel supported and connected. Together, these changes have built a more professional, reliable, and responsive service.

The introduction of mentoring as part of ITSNT's reforms has delivered immediate benefits. In a feedback email, Vietnamese interpreter Bui Hung Le expressed his appreciation for the opportunity and his commitment to further development after completing his first assignment, stating: "I just finished my first interpreting session today, and I truly appreciate the opportunity. It was a great experience. To improve and upgrade my interpreting skills, I'd love to hear any feedback from you."



Priorities for the future

Partnership expands delivery of Aboriginal interpreter services

AIS will receive nearly \$55 million under the NT Remote Aboriginal Investment Agreement to expand delivery of Aboriginal interpreter services in critical sectors including in health and emergency services, domestic, family and sexual violence services, legal and justice contexts.

The funding will strengthen partnerships with community language centres and Aboriginal language policy partnerships.

To enable the expansion of interpreter services the funding will also support the implementation of recruitment, retention and professional development systems and strategies to further develop the Aboriginal interpreter workforce.

These initiatives will improve access to appropriately qualified interpreters for Aboriginal language speakers across the NT, including speakers of NT Aboriginal languages who are outside of the NT.

Committed to progress

As demand for Interpreters and Translators continues to grow, CEIT has a strong focus and investment in recruitment, retention and professional development systems and strategies to further build and strengthen the interpreter and translator workforce.

As well as building the professional workforce, CEIT will also have a strong focus on reviewing and strengthening its service delivery model to continuously improve and increase access to interpreters.

Building and strengthening capability and capacity

CEIT work with Interpreter and Translators to enhance their skills through targeted training and development opportunities. The professional development pathway works toward certification through the National Accreditation Authority for Translators and Interpreters (NAATI), which is the national standards and certifying authority for translators and interpreters.

CEIT will look to introduce additional support and training workshops to better prepare Interpreters for NAATI certification.

Interpreters attend training and workshops with healthcare and legal professionals to understand industry specific terminology and jargon. This work is delivered in partnership with Menzies School of Health Research, NT Legal Aid and the NT Courts.

National Aboriginal and Torres Strait Islander Languages Policy Partnership

We will continue to support the Northern Territory Government representative on the National Aboriginal and Torres Strait Islander Languages Policy Partnership (LPP). The LPP is one of five policy partnership groups established under the National Agreement on Closing the Gap (the National Agreement). The other policy partnerships are Justice; Social and Emotional Well-Being; Early Childhood Care and Development; and Housing.

The LPP consists of all state and territory governments and First Nations representatives to work together to improve outcomes and accelerate action on Target 16 to ensure Aboriginal languages are strong, supported and flourishing.

The LPP work also supports the *United Nations International Decade of Indigenous Languages 2022-2032*, proclaimed to draw global attention to the critical state of Indigenous languages and to call upon action for their preservation, revitalisation and promotion.

The role of an Interpreter is more than just translating words – it's about connecting cultures, preserving and strengthening languages, and supporting Aboriginal people to access essential services.



Governance and Committees



Governance and Compliance

Our Minister

- The Hon Steven Edgington MLA
- Minister for Housing, Local Government and Community Development

Ministerially Appointment Bodies

- Local Government Representation Committee
- Aileron Racecourse Reserve Board of Trustees
- Blatherskite Park Board of Trustee
- Daly Waters Rodeo Reserve Board of Trust
- Desert Knowledge Australia
- Olive Pink Botanic Gardens Board of Trustees
- Public Housing Appeals Board

Governance and Committees

Executive Leadership Board

- Chair: Chief Executive
- Purpose: Define and deliver strategic and operational priorities, set policy direction and monitor and assess department performance.

Senior Leadership Group

- Chair: Chief Executive
- Purpose: Provide strategic coordination between portfolios to efficiently deliver agency priorities, guide policy development and reform, and monitor performance.

Finance Committee

- Chair: Chief Executive
- Purpose: Ensure effective allocation and management of resource to achieve service delivery outcomes within a balanced budget.

Strategic Workforce Committee

- Chair: Deputy Chief Executive Corporate, Strategic and Enabling Services
- Purpose: Monitor and oversee the strategic human resource planning and management for the agency.

Employee Consultative Committee

- Chair: Chief Financial Officer
- Purpose: Provide an opportunity for members to raise and discuss workplace issues impacting employees and service delivery.

Our Legislation

The Department of Housing, Local Government and Community Development has responsibility for the administration of the following Acts (or part of an act) and their associated Regulations as provided in the Administrative Arrangements Order (No. 4) of 2024:

Legislation

- Burial and Cremation Act 2002
- Community Housing Providers (National Uniform Legislation) Act 2013
- Crown Lands Act 1992 (section 79)
- Desert Knowledge Australia Act 2003
- Housing Act 1982
- Local Government Act 2019 (except Chapter 8)
- Local Government Grants Commission Act 1986
- Northern Territory Rates Act 1971
- Nudity Act 1975
- Pounds Act 1930
- Status of Darwin Act 1959
- Status of Palmerston Act 2000

Legislation Reform

Local Government Reform

The Tranche 1 amendments to the *Local Government Act 2019* and the *Local Government (General) Regulations 2021*, were designed to ensure the law is contemporary, improves efficiency and transparency and strengthens effectiveness within the local government sector.

The amendments aligned local government systems and processes with best practices across Australia. The amendments modernise, strengthen and streamline local government operations by updating outdated or unclear provisions.

The department has commenced consultation on Tranche 2 reforms, covering issues including the Code of Conduct, governance and superannuation for elected members.

Housing reforms

These reforms will strengthen policy and review legislation to deal with antisocial behaviour, serious incidents of crime, tenancy termination and debt management.

The changes will empower our staff to refine processes to deal with anti-social behaviour, tenancy termination and excessive rent debt, ensuring these matters are well-prepared, supported by strong evidence and align with legislative requirements.

Information Release

We assisted members of the public and other organisations to access government and personal information. Our assistance included managing formal applications received under the freedom of information provisions of the *Information Act 2002*.

From 10 September 2024 to 30 June 2025, we received 69 freedom of information applications and completed 51.



Our Workforce

Our workforce comprised 543.72 full time equivalent (FTE) staff in the last pay period of 2024-25.

Classification	FTE
Aboriginal Interpreter	47.65
Administrative Officer 2	6.70
Administrative Officer 3	36.94
Administrative Officer 4	58.16
Administrative Officer 5	115.62
Administrative Officer 6	54.70
Administrative Officer 7	65.88
Executive Officer 1 - Executive Contract	4.00
Executive Officer 2	4.00
Executive Officer 2 - Executive Contract	4.00
Executive Officer 3 - Executive Contract	2.00
Executive Officer 4 - Executive Contract	3.00
Executive Officer 6 - Executive Contract	1.00
Graduate Trainees	3.00
NTPS Traineeship AQF3 Level A	1.00
Professional 3	2.00
Senior Administrative Officer 1	65.66
Senior Administrative Officer 2	39.91
Technical 5	27.50
Technical 6	1.00
Grand Total	543.72

Training and Development

Ensuring our people have the right skills to deliver high-quality housing services is essential to achieving positive outcomes for public housing applicants and tenants across the Northern Territory. The Professional Development and Training (PDT) team plans, designs, develops, coordinates, and delivers training and professional development opportunities that build capability, strengthen compliance, and promote consistent service delivery.

Following the Machinery of Government change in 2024, the PDT team transitioned from Territory Families, Housing and Communities to the Department of Housing, Local Government and Community Development. The team's focus shifted to delivering targeted training programs for housing staff, ensuring operational knowledge is consistent across regions and aligned with departmental priorities and legislative requirements.

These professional development opportunities contribute to the retention and growth of our workforce, particularly in regional and remote areas, by building specialist housing skills, strengthening service standards, and supporting a culture of continuous improvement.

2024–25 Highlights

- Delivered TMS Events training and rollout to 140 staff across all regions, improving consistency in tenancy management processes.
- Coordinated RAMF training by providing access to dates, resources, and learning materials for housing staff.
- Rolled out targeted training to support safe work practices and compliance, including Public Housing Safety Officer (PHSO) training and MAYBO conflict de-escalation skills to 50 staff across the Top End and Greater Darwin regions.
- Delivered targeted regional training in debt management to strengthen tenancy account management capability.
- Provided induction and refresher programs for new and existing housing staff, including a mini-induction pilot in Greater Darwin and Barkly regions.

Facilitated the completion of the Certificate IV in Social Housing for eight staff through a contractual arrangement with Charles Darwin University.

Courses and Training Programs Offered

- TMS Events Training
- RAMF Training (dates and access links)
- Public Housing Safety Officer (PHSO) Training
- MAYBO – Conflict De-escalation Skills
- Debt Management Training
- Housing Induction and Mini-Induction Programs
- Certificate IV in Social Housing (Charles Darwin University)

Housing Practice and Integrity

The Housing Practice and Integrity Team was established to strengthen housing practice and capability by providing targeted support and guidance to regional teams. Through continuous quality improvement and assurance activities, the team works to enhance service delivery, reduce risks, and improve outcomes for tenants and stakeholders. By identifying gaps in policies, procedures, and practices, the team develops and implements targeted strategies to address these challenges and drive lasting improvements.

Through ongoing quality improvement and assurance activities, the Housing Practice team aims to support the improvement of service delivery by identifying gaps in current policies, procedures, and practices, and implementing targeted strategies to address these gaps.

2024–25 Highlights

- Delivered regional Practice Sessions in the Big River, Arnhem, and Top End regions in partnership with the Training and Development team and subject matter experts and subject matter experts, improving policy understanding and service consistency.
- Initiated an internal practice review focusing on urgent maintenance, communication, system integration, and capability development. Established the DHLGCD Review Working Group to guide the process and drive improvements.
- Supported the Training and Development team in the rollout of the TMS Events system by assisting in the coordination of training sessions, ensuring staff were confident and capable in using the new platform.
- Participated in User Acceptance Testing for TMS Events and the Housing Mobile Inspection Tool enhancements, helping ensure that technology changes met operational needs before implementation.
- Contributed to a coronial investigation, conducting an intensive case review in collaboration with the Legal team, ensuring housing-related evidence and processes were thoroughly examined and presented.
- Supported the Greater Darwin region in developing a process flow for managing council infringement notices, ensuring a consistent and efficient approach to compliance.
- Mapped housing roles and responsibilities across regions to inform the internal review, providing the Training and Development team with a clear foundation for creating targeted learning materials in collaboration with property maintenance teams.

Risk and Audit

The Governance, Risk and Audit function provides independent assurance and strategic oversight to support ethical, transparent, and compliant operations across the department. It maintains and implements risk, integrity, and internal audit frameworks, ensuring alignment with enterprise governance standards and public sector obligations. Through compliance monitoring, executive reporting, and audit activities, the function strengthens decision-making, mitigates organisational risks, and drives continuous improvement.

Work Health and Safety

The Department of Housing, Local Government and Community Development (the Department) is committed to providing a socially responsible, safe and healthy working environment for all of its staff, contractors and any other parties affected by its operations in accordance with the requirements of the *Work Health and Safety (National Uniform Legislation) Act 2011 (WHS Act)*. The Department strive to ensure that Work Health and Safety (WHS) is an integral part of its management and operational systems so the prevention of occupational injury and illness becomes embedded in the Department's culture.

The Department continues to strengthen our commitment to providing a safe and healthy work environment for all, through building on the agency's WHS management systems and promoting a proactive safety culture.

Looking forward, we are committed to embedding psychosocial risk management, expanding safety leadership, education and training, and leveraging data insights to drive continuous WHS improvement across the agency.

Hazard, incident and injury reporting

We have worked with internal and external stakeholders to achieve improvements in hazard identification and reporting processes, which have resulted in improvements in the agency's WHS reporting culture.

In 2024-25, the total of work-related health and safety hazards and incidents reported was 249 .

Of these:

- 20 were hazard reports
- 50 were reports for incidents that did not result in injury
- 179 were reports for incidents that resulted in injury.

Compliance with Public Sector Employment and Management Act 1993

Employment Instruction	Performance 2024-25
Number 1 Filling vacancies	We mandate recruitment and selection training for all panel members filling vacancies. In 2024-25, 121 staff completed Merit Selection Training.
Number 2 Probation	We adhere to the NTPS mandated 6-month probation period. Of the 151 commencements in 2024-25, 0 were terminated while on probation.
Number 3 Natural justice	We embed the principles of natural justice in relevant policies, trainings, performance management discussions, recruitment processes and resources.
Number 4 Employee performance management and development systems	We used myPerformance for career planning, with information and templates available to staff on the intranet. In 2024-25, 24% of staff had a myPerformance.
Number 5 Medical examinations	We engage qualified health practitioners as needed. In 2024-25, no employees undertook a medical examination or assessment for fitness for duty for inability.
Number 6 Employee performance and inability	We support staff to attend performance management training. In 2024-25, performance and inability processes were managed for 2 employees.
Number 7 Discipline	Employment Instruction 7 has been revoked.
Number 8 Internal agency complaints and Section 59 grievance reviews	Our Employee Internal Complaints Policy and guidelines are available to staff on the intranet. In 2024-25: <ul style="list-style-type: none"> ○ 3 complaint matters were lodged for internal review. ○ 11 complaints were lodged with the Office of the Commissioner for Public Employment for review - 1 remains open and 10 were closed (finalised).
Number 9 Employment records	We maintain employment records in accordance with legislative requirements.
Number 10 Equality of employment opportunity programs	We encourage active participation of staff at events including NAIDOC Week, International Women's Day and International Day of People with Disability and Aboriginal all-staff forums
Number 11 Occupational health and safety standards program	Our Work Health and Safety policy, guidelines, templates and resources are available to staff on the intranet. This is a key priority for the 2025-26 period to transition all documents to the Department branding and complete legislative / process content review.
Number 12 Code of conduct	We embed these principles through staff induction, training, performance management discussions and in resources. In 2024-25, 126 staff completed the NTG Essential online Code of Conduct training.
Number 13 Appropriate workplace behaviour	In 2024-25, 248 employees completed OneNTG's Appropriate Workplace Behaviours training.
Number 14 Redevelopment and redundancy procedures	Information is available to staff on the intranet.
Number 15 Special measures	We applied Special Measures to 100% of our positions to support the growth of our Aboriginal workforce. In 2024-25, 29.94% of our workforce identifies as Aboriginal.

¹ Data Source: Northern Territory Government, Figtree Work Health and Safety Reporting system. Data current as at 15/08/2025

Complaints

The Housing Complaints Resolutions team is committed to triaging external complaints received from Public Housing tenants, neighbours, members of the public and legal advocates directly to the Regions. The key focus is to combine quality customer service and efficiency, within the nuances of the Social Housing Sector. Our team is also at the forefront of processing Public Housing Appeals lodged with the Department for investigation and delivering fair and equitable resolutions within a timely manner.

In 2024-25, we recorded 9,750 complaints, which includes properties transferred to Community Housing Providers in accordance with the NT Community Housing Growth Strategy 22-32. This is referred to the relevant CHP and the internal Community Housing team for action/remedy.

Antisocial Behaviour Housing Complaints

In 2024-25, we responded to 4,811 or 49% of complaints about antisocial and/or disruptive behaviour within the required timeframes:

- 4 hours for serious complaints
- 2 days for moderate complaints
- 4 days for minor complaints







Financial Statements



Financial Statement Overview

For the year ended 30 June 2025

Agency overview

The Department of Housing, Local Government and Community Development (the Department) works to provide housing for those in need and supports communities to grow through respectful engagement underpinned by empowering local people, including through the delivery of interpreter and translator services, Indigenous essential services, town camps and homelands services, and provides funding and support to the local government sector.

The Department's financial performance for the year and its financial position as at 30 June 2025 are reported in the following financial statements and consists of a Comprehensive Operating Statement, Balance Sheet, Statement of Changes in Equity, and Cash Flow Statement, and the notes accompanying these statements.

The agency's output groups are:

- Housing
- Local Government and Community Development
- Corporate and Shared Services.

Summary of financial performance

Budget

In 2024-25, the Department's mid-year Budget of \$919.77 million increased to a final of \$962.22 million. The increase of \$42.45 million was predominately related to:

- \$76.5 million in non-cash depreciation adjustments and expensed housing construction costs;
- \$13.88 million non-cash adjustments for Goods and Services Received Free of Charge; and
- \$23.5 million additional to deliver improvements and maintenance.

These increases were partially offset by \$57 million transferred from 2024-25 to 2025-26 for Housing and Homeland Infrastructure Program and Housing Australia Future Fund.

Performance against Final Budget

	Final Budget	Actual	Variance
	\$000	\$000	\$000
Housing	806 775	803 657	3 118
Urban housing	156 297	192 783	(36 486)
Remote housing	331 996	361 008	(29 012)
Town camps and homelands	111 617	84 109	27 508
Government employee housing	96 640	67 544	29 096
Indigenous essential services	110 225	98 213	12 012
Local Government and Community Development	115 852	93 168	22 684
Local government	60 896	62 507	(1 611)
Community development	42 012	21 531	20 481
Interpreter and translator services	12 944	9 130	3 814
Corporate and shared services	39 593	41 938	(2 345)
Corporate and governance	14 940	18 258	(3 318)
Shared services received	24 653	23 680	973
Total expenses	962 220	938 763	23 457

The Department’s final expenditure result was \$938.76 million, resulting in a below budget position of \$23.46 million or 2.4 per cent against the final budget of \$962.22 million.

This below budget position is a result of:

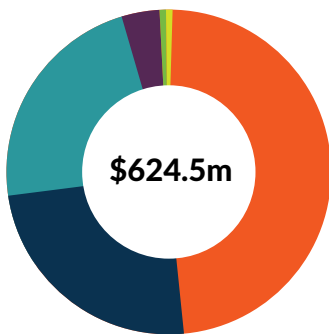
- \$29 million in Government employee housing due to lower than anticipated depreciation;
- \$28 million due to revised timing of program delivery for Housing and Homeland Infrastructure Program;
- \$15 million due to revised timing of program delivery for Central Australia Investment Package; and
- \$12 million due to revised timing of program delivery for National Water Grid Authority Program.

The below budget result is partially offset by \$65.5 million largely due to higher than anticipated depreciation and expensed housing construction costs in Urban and Remote Housing outputs.

Operating Revenue

Operating revenue for the financial year was \$624.48 million. The Department is dependent on government appropriations with the Northern Territory Government contributing \$300.31 million and the Commonwealth \$151.01 million.

The other main source of revenue for the agency is goods and services revenue of \$142.9 million predominantly for public housing tenancy charges.



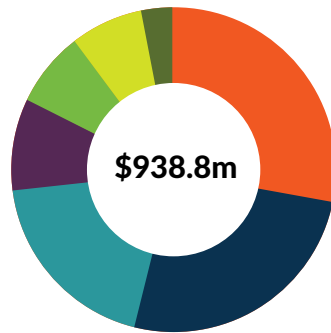
- **\$300.31m** NT Output Appropriation
- **\$151.01m** Commonwealth Appropriation
- **\$142.93m** Sales of goods and services revenue
- **\$24.20m** Goods and services received free of charge
- **\$3.53m** Other income
- **\$2.51m** Current Grants

Operating Expenses

The Department’s operating expenses were \$938.76 million. The payment of grants and subsidies contributed to \$263.42 million or 28 per cent of total operating expenses. These were largely grants for Indigenous Essential Services, local governments, and the Housing and Homeland Infrastructure Program.

Property management expenditure, including water and sewerage, rates and lease charges and interest expense from finance leases was \$68.01 million or 7.2 per cent and repairs and maintenance was \$84.31 million or 9 per cent of total expenditure. Employee expense with \$70.5 million or 7.5 per cent of total operating expenses. The remainder of cash of \$29.32 million was for general goods and services.

Non-cash asset expenses were \$243.03 million for depreciation and amortisation and \$180.16 million in other administrative and interest expenses, which includes services received free of charge from the Department of Corporate and Digital Development and other non-cash asset related expenses including expensed housing construction costs.



- **\$263.42m** Grants and subsidies
- **\$243.03m** Depreciation and amortisation
- **\$180.16m** Other administrative expenses
- **\$84.31m** Repairs and maintenance
- **\$70.51m** Employee expenses
- **\$68.01m** Property management
- **\$29.32m** Purchases of goods and services

Balance Sheet

The balance sheet shows the Department’s net worth and financial position. The Department held total assets worth \$3.87 billion at 30 June 2025, mainly for the provision of housing. Total liabilities is \$151 million, which consists mainly of leasing for housing of \$86.58 million.

Cash flow statement

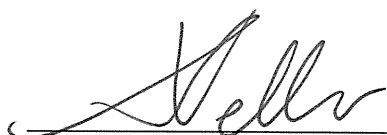
The cash flow statement represents cash received and used during the year from the Department’s operating, investing and financing activities. As at 30 June 2025, the Department held \$30.75 million in cash and deposits.

Department of Housing, Local Government and Community Development
Certification of the financial statements

We certify that the attached financial statements for the Department of Housing, Local Government and Community Development have been prepared based on proper accounts and records in accordance with Australian Accounting Standards and with the requirements as prescribed in the *Financial Management Act 1995* and Treasurer's Directions.

We further state that the information set out in the comprehensive operating statement, balance sheet, statement of changes in equity, cash flow statement, and notes to and forming part of the financial statements, presents fairly the financial performance and cash flows for the year ended 30 June 2025 and the financial position on that date.

At the time of signing, we are not aware of any circumstances that would render the particulars included in the financial statements misleading or inaccurate.



Amelia Vellar
A/Chief Executive Officer
29 August 2025



Tamara Biro
A/Chief Finance Officer
29 August 2025

Comprehensive operating statement

For the year ended 30 June 2025

	Note	2025 \$000
INCOME		
Grants and subsidies revenue		
Current	4	2 507
Appropriation		
Output	5	300 311
Commonwealth (excluding capital appropriation)	5	151 005
Sales of goods and services	6	142 931
Interest revenue		143
Goods and services received free of charge	7	24 195
Other income	8	3 391
TOTAL INCOME	3	624 483
EXPENSES		
Employee benefits expense	9	70 506
Administrative expenses		
Property management	10	68 008
Purchases of goods and services	10	29 318
Repairs and maintenance ¹	10	84 311
Depreciation and amortisation	18	243 033
Other administrative expenses ²	10	176 834
Grants and subsidies expenses		
Current	11a	172 927
Capital	11b	87 737
Community service obligations	11c	2 758
Interest expenses	12	3 331
TOTAL EXPENSES	3	938 763
NET (DEFICIT)		(314 280)
OTHER COMPREHENSIVE INCOME		
Changes in asset revaluation surplus		189 740
Transfers from reserves		4 181
TOTAL OTHER COMPREHENSIVE INCOME		193 921
COMPREHENSIVE RESULT		(120 359)

1 Includes Department of Logistics and Infrastructure's repairs and maintenance service charges.

2 Includes Department Corporate and Digital Development's service charges and capital works not capitalisable.

The comprehensive operating statement is to be read in conjunction with the notes to the financial statements.

Balance sheet

As at 30 June 2025

	Note	2025 \$000
ASSETS		
Current assets		
Cash and deposits	14	30 749
Receivables	16	106 722
Prepayments	16	2 533
Advances and investments	17	-
Total current assets		140 004
Non-current assets		
Property, plant and equipment	18	3 866 427
Total non-current assets		3 866 427
TOTAL ASSETS		4 006 431
LIABILITIES		
Current liabilities		
Deposits held	19	5 898
Payables	20	15 275
Borrowings and advances	21	16 491
Provisions	22	8 475
Other liabilities	23	34 779
Total current liabilities		80 918
Non-current liabilities		
Borrowings and advances	21	70 084
Total non-current liabilities		70 084
TOTAL LIABILITIES		151 002
NET ASSETS		3 855 429
EQUITY		
Capital		3 845 525
Reserves	29	2 146 261
Accumulated funds		(2 136 357)
TOTAL EQUITY		3 855 429

The balance sheet is to be read in conjunction with the notes to the financial statements.

Statement of changes in equity

For the year ended 30 June 2025

	Note	Equity at 1 July	Comprehensive result	Transactions with owners in their capacity as owners	Equity at 30 June
		\$000	\$000	\$000	\$000
2025					
Accumulated funds		(1 835 111)	(314 280)	-	(2 149 391)
Correction of prior period errors		372	-	-	372
Transfers from reserves		8 481	4 181	-	12 662
Total Accumulated Funds		(1 826 258)	(310 099)	-	(2 136 357)
Reserves					
Asset Revaluation Reserve	29	1 956 521	189 740	-	2 146 261
Total Reserves		1 956 521	189 740	-	2 146 261
Capital - transactions with owners					
Equity injections					
Capital appropriation		2 423 588	-	20 269	2 443 857
Equity transfers in		1 528 424	-	354 647	1 883 071
Other equity injections		93 658	-	21 092	114 750
Specific purpose payments		3 050	-	-	3 050
Equity withdrawals					
Capital withdrawal		(24 350)	-	(56 110)	(80 460)
Equity transfers out		(144 615)	-	(374 128)	(518 743)
Total Capital		3 879 755	-	(34 230)	3 845 525
Total equity at end of financial year		4 010 018	(120 359)	(34 230)	3 855 429

The statement of changes in equity is to be read in conjunction with the notes to the financial statements.

Cash flow statement

For the year ended 30 June 2025

	Note	2025 \$000
CASH FLOWS FROM OPERATING RECEIPTS		
Operating receipts		
Grants and subsidies received		
Current		2 507
Appropriation received		
Output		300 311
Commonwealth (excluding capital appropriation)		54 815
Receipts from sales of goods and services		171 650
Total operating receipts		529 283
Operating payments		
Payments to employees		(85 696)
Payments for goods and services		(229 713)
Grants and subsidies paid		
Current		(172 927)
Capital		(87 737)
Community service obligations		(3 728)
Interest paid		(3 331)
Total operating payments		(583 132)
Net cash (used in) operating activities	15	(53 849)
CASH FLOWS FROM INVESTING ACTIVITIES		
Investing payments		
Purchases of non-financial assets		(21 699)
Total investing payments		(21 699)
Net cash (used in) investing activities		(21 699)
CASH FLOWS FROM FINANCING ACTIVITIES		
Financing receipts		
Equity injections		
Capital appropriation	5	20 269
Commonwealth capital appropriation	5	21 091
Total financing receipts		41 360
Financing payments		
Deposits paid		(761)
Lease liabilities payments		(19 536)
Equity withdrawals		(56 110)
Total financing payments	15	(76 407)
Net cash (used in) financing activities		(35 047)
Net (decrease) in cash held		(110 595)
Cash at beginning of financial year		141 344
CASH AT END OF FINANCIAL YEAR	14	30 749

1. Objectives and funding

The Department of Housing, Local Government and Community Development is a multifunctional human services and community-focused agency that works to provide responsive, safe and quality services and programs that empower communities and improve social outcomes for Territorians.

Our agency administers or supports the following areas:

- remote and urban social, affordable and community housing
- essential services for remote communities
- service funding in homelands and town camps
- regional and remote community development
- government employee housing
- interpreting and translating services
- local government reform and oversight.

Additional information in relation to the Department of Housing, Local Government and Community Development and its principal activities may be found in the annual report.

The Department considered primary users of these financial statements and their needs for information and quantitative thresholds to determine which accounting policy information is material and therefore must be disclosed.

The Department is predominantly funded and therefore dependent on the receipt of parliamentary appropriations. The financial statements encompass all funds through which the agency controls resources to carry on its functions and deliver outputs. For reporting purposes, outputs delivered by the agency are summarised into several output groups. Note 3 provides summarised financial information in the form of a comprehensive operating statement by the output group.

The Agency's output groups are:

- Housing
- Local Government & Community Development
- Corporate & Shared Services

a) Machinery of government changes

It is usual practice to include in the financial statements comparative results of the prior financial year. During the reporting period however, the Department was significantly impacted by administrative restructuring as part of Machinery of Government changes initiated in September 2024. This restructuring involved wide scale transfer of functions into and out of the Department. Because of these changes, it was not administratively practical to have attempted to recast an opening budget covering all transferred functions.

Transfers in

1.

Details of transfer: Transfer of Local Government and Community Development from the Department of Chief Minister and Cabinet

Basis of transfer: Administrative Arrangements Order (AAO) 3 dated 10 September 2024, subsequently revoked by AAO 4 dated 28 November 2024

Date of transfer: Effective from 01 July 2024

The assets and liabilities transferred as a result of this change were as follows:

Assets	\$000
Cash	(64 108)
Receivables	7
Property, plant and equipment	4 050
	<u>(60 051)</u>
Liabilities	
Provisions	(1 239)
Other liabilities	(5 947)
	<u>(7 186)</u>
Net assets	<u>(67 237)</u>

2.

Details of transfer: Transfer of Repairs and Maintenance and Minor Works Program from the Department of Logistics and Infrastructure

Basis of transfer: Administrative Arrangements Order (AAO) 3 dated 10 September 2024, subsequently revoked by AAO 4 dated 28 November 2024

Date of transfer: Effective from 01 July 2024

The assets and liabilities transferred as a result of this change were as follows:

Assets	\$000
Cash	(37 615)
Receivables	-
Property, plant and equipment	-
	<u>(37 615)</u>
Liabilities	
Provisions	(907)
Other liabilities	(2)
	<u>(909)</u>
Net assets	<u>(38 524)</u>

Transfers out

3.

Details of transfer: Transfer of Territory Families to the Department of Children and Families

Basis of transfer: Administrative Arrangements Order (AAO) 3 dated 10 September 2024, subsequently revoked by AAO 4 dated 28 November 2024

Date of transfer: Effective from 01 July 2024

The assets and liabilities transferred as a result of this change were as follows:

Assets	\$000
Cash	126 086
Receivables	(635)
Property, plant and equipment	(14 646)
	<u>110 805</u>
Liabilities	
Provisions	6 019
Other liabilities	1 848
	<u>7 867</u>
Net assets	<u>118 672</u>

4.

Details of transfer: Transfer of Sports and Culture to the Department of People, Sport and Culture

Basis of transfer: Administrative Arrangements Order (AAO) 3 dated 10 September 2024, subsequently revoked by AAO 4 dated 28 November 2024

Date of transfer: Effective from 01 July 2024

The assets and liabilities transferred as a result of this change were as follows:

Assets	\$000
Cash	102 446
Receivables	(99)
Property, plant and equipment	(278 316)
	<u>(175 969)</u>
Liabilities	
Provisions	1 486
Other liabilities	536
	<u>2 022</u>
Net assets	<u>(173 947)</u>

5.

Details of transfer: Transfer of Youth Justice to the Department of Corrections

Basis of transfer: Administrative Arrangements Order (AAO) 3 dated 10 September 2024, subsequently revoked by AAO 4 dated 28 November 2024

Date of transfer: Effective from 01 July 2024

The assets and liabilities transferred as a result of this change were as follows:

Assets	\$000
Cash	28 369
Receivables	78
Property, plant and equipment	(65 528)
	<u>(37 081)</u>
Liabilities	
Provisions	3 230
Other liabilities	985
	<u>4 215</u>
Net assets	<u>(32 866)</u>

6.

Details of transfer: Transfer of Heritage to the Department of Lands, Planning and Environment

Basis of transfer: Administrative Arrangements Order (AAO) 3 dated 10 September 2024, subsequently revoked by AAO 4 dated 28 November 2024

Date of transfer: Effective from 01 July 2024

The assets and liabilities transferred as a result of this change were as follows:

Assets	\$000
Cash	328
Receivables	(9)
Property, plant and equipment	(1 055)
	<u>(736)</u>
Liabilities	
Provisions	81
Other liabilities	-
	<u>81</u>
Net assets	<u>(655)</u>

2. Statement of material accounting policy information

a) Statement of compliance

These financial statements are general purpose financial statements and have been prepared in accordance with the requirements of the *Financial Management Act 1995*, related Treasurer's Directions and Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board. The *Financial Management Act 1995* requires the Department of Housing, Local Government and Community Development to prepare financial statements for the year ended 30 June based on the form determined by the Treasurer. The form of agency financial statements should include:

- 1) a certification of the financial statements
- 2) a comprehensive operating statement
- 3) a balance sheet
- 4) a statement of changes in equity
- 5) a cash flow statement and
- 6) applicable explanatory notes to the financial statements

Standards and interpretations effective from 2024-25 financial year

Several amendments and interpretations have been issued that apply to the current reporting period but are considered to have no or minimal impact on public sector reporting.

Standards and interpretations issued but not yet effective

No Australian accounting standards have been adopted early for 2024-25 financial year.

Several amendments interpretations have been issued that apply to future reporting periods but are considered to have no or minimal impact on public sector reporting.

b) Presentation and rounding of amounts

Amounts in the financial statements and notes to the financial statements are presented in Australian dollars and have been rounded to the nearest thousand dollars, with amounts of \$500 or less being rounded down to zero. Figures in the financial statements and notes may not equate due to rounding.

c) Contributions by and distributions to government

The agency may receive contributions from government where the government is acting as owner of the agency. Conversely, the agency may make distributions to government. In accordance with the *Financial Management Act 1995* and Treasurer's Directions, certain types of contributions and distributions, including those relating to administrative restructures, have been designated as contributions by, and distributions to, government. These designated contributions and distributions are treated by the agency as adjustments to equity.

The statement of changes in equity provides additional information in relation to contributions by, and distributions to, government.

3. Comprehensive operating statement by output group

	Note	2025	2025	2025	2025	2025
		\$000	\$000	\$000	\$000	\$000
		Housing	Local Government and Community Development	Corporate and Shared Services	Total	
INCOME						
Grants and subsidies revenue						
Current	4	-	2 507	-	2 507	
Appropriation						
Output						
Commonwealth	5	181 003	97 981	21 327	300 311	
Sales of goods and services	5	137 866	13 139	-	151 005	
Interest revenue	6	139 201	3 850	(120)	142 931	
Goods and services received free of charge	7	143	-	-	143	
Other income	8	526	-	23 669	24 195	
		1 644	192	1 555	3 391	
TOTAL INCOME		460 383	117 669	46 431	624 483	
EXPENSES						
Employee expenses	9	42 203	19 562	8 741	70 506	
Administrative expenses						
Property management		67 444	91	473	68 008	
Purchases of goods and services	10	21 042	4 308	3 968	29 318	
Repairs and maintenance		84 311	-	-	84 311	
Depreciation and amortisation	18	242 472	88	473	243 033	
Other administrative expenses ¹		152 325	(8)	24 517	176 834	
Grants and subsidies expenses						
Current	11a	104 993	66 729	1 205	172 927	
Capital	11b	85 344	2 393	-	87 737	
Community service obligations	11c	197	-	2 561	2 758	
Interest expenses	12	3 326	5	-	3 331	
TOTAL EXPENSES		803 657	93 168	41 938	938 763	
NET SURPLUS/(DEFICIT)		(343 274)	24 501	4 493	(314 280)	

	Note	Housing		Local Government and Community Development		Corporate and Shared Services		Total	
		2025	2025	2025	2025	2025	2025	2025	2025
		\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OTHER COMPREHENSIVE INCOME									
Items that will not be reclassified to net surplus									
Correction of prior period errors		-	-	-	-	-	-	-	-
Changes in asset revaluation surplus		-	-	-	-	189 740	189 740	189 740	189 740
Other Comprehensive Income		-	-	-	-	4 181	4 181	4 181	4 181
TOTAL OTHER COMPREHENSIVE INCOME		-	-	-	-	193 921	193 921	193 921	193 921
COMPREHENSIVE RESULT		(343 274)	24 501	24 501	24 501	198 414	198 414	(120 359)	(120 359)

1 Includes DCDD service charges and DLI repairs and maintenance service charges.

This comprehensive operating statement by output group is to be read in conjunction with the notes to the financial statements.

The Department of Housing, Local Government and Community Development is predominantly funded by parliamentary appropriations for the provision of outputs. Outputs are the services provided or goods produced by an agency for users external to the agency. They support the delivery of the agency's objectives and or statutory responsibilities. The above table disaggregates revenue and expenses that enable delivery of services by output group which form part of the balances of the agency.

INCOME

4. Grants and subsidies revenue

	2025		
	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total
Current grants	2 507	-	2 507
Total grants and subsidies revenue	2 507	-	2 507

Grants revenue is recognised at fair value exclusive of GST in accordance with the requirements of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities.

Where a grant agreement is enforceable and has sufficiently specific performance obligations for the agency to transfer goods or services to the grantor or a third-party beneficiary, the transaction is accounted for under AASB 15 as revenue from contracts with customers. In this case, revenue is initially deferred as unearned contract revenue liability, included in Note 23 Other liabilities, when received in advance and recognised as or when the performance obligations are satisfied. The agency has adopted a low value contract threshold of \$50 000 excluding GST and recognises revenue from contracts with a low value, upfront on receipt of income.

The agency's revenue from contracts with customers relate to a funding arrangement with Rio Tinto Services Ltd. for Jabiru Social Infrastructure Fund (\$2.2 million) and Commonwealth funding arrangement for Stronger Places, Stronger People - Gove Peninsula in North Arnhem Land (\$0.31 million).

Where grant agreements do not meet criteria above, it is accounted for under AASB 1058 and recognised upfront on receipt of funding.

Capital grants with enforceable contracts and sufficiently specific obligations are deferred as an unearned capital grants liability, included in Note 23 Other liabilities, when received and subsequently recognised progressively as revenue as or when the agency satisfies its obligations under the agreement. Where a non-financial asset is purchased, revenue is recognised at the point in time the asset is acquired and control transfers to the agency.

Grant agreements accounted as revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2025
	\$000
Type of good and service:	
Service delivery	2 507
Total revenue from contracts with customers	2 507
Type of customer:	
Commonwealth Government	312
Non-government entities	2 195
Total revenue from contracts with customers	2 507
Timing of transfer of goods and services:	
Overtime	2 195
Point in time	312
Total revenue from contracts with customers	2 507

5. Appropriation

Appropriation recorded in the operating statement includes output appropriation and Commonwealth appropriation received for the delivery of services.

	2025		
	\$000	\$000	
	Revenue from contracts with customers	Other	Total
Output	-	300 311	300 311
Commonwealth	151 005	-	151 005
Total appropriation in the operating statement	151 005	300 311	451 316

Appropriation recorded in the cashflow statement includes capital appropriation and commonwealth capital appropriation received for the delivery of assets to be retained by the agency.

	2025		
	\$000	\$000	
	Revenue from contracts with customers	Other	Total
Capital	20 269	-	20 269
Commonwealth	21 091	-	21 091
Total appropriation in the cashflow statement	41 360	-	41 360

Output appropriation is the operating payment to each agency for the outputs they provide as specified in the *Appropriation Act*. It does not include any allowance for major non-cash costs such as depreciation. Output appropriations do not have sufficiently specific performance obligations and recognised on receipt of funds.

Commonwealth appropriation follows from the intergovernmental agreement on federal financial relations, resulting in specific purpose payments (SPPs) and national partnership (NP) payments being made by the Commonwealth Treasury to state treasuries, in a manner similar to arrangements for GST payments. These payments are received by the Department of Treasury and Finance on behalf of the Central Holding Authority and then passed on to the relevant agencies as Commonwealth appropriation.

Where Commonwealth appropriation received has an enforceable contract with sufficiently specific performance obligations, the transaction is accounted for under AASB 15 as revenue from contracts with customers. In this case, revenue is recognised as and when goods and or services are transferred to the customer or third-party beneficiary. Otherwise, revenue is recognised when the agency gains control of the funds.

Commonwealth appropriation has been recognised as follows:

- \$69 million for the Northern Territory Remote Housing;
- \$37.96 million for the Homelands Housing and Infrastructure Program;
- \$12.78 million for the National Agreement on Social Housing and Homelessness;
- \$8.03 million for the Social Housing Accelerator Payment;
- \$7.76 million for the National Water Grid Fund;
- \$7.06 million for the Central Australia Plan: Community Infrastructure Package;
- \$5.23 million for the Northern Territory Remote Aboriginal Investment – Aboriginal Interpreting Services;
- \$1.79 million for the Barkly Regional Deal; and
- \$1.4 million for the Household Energy Upgrades (Social Housing).

Commonwealth appropriations accounted as revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2025
	\$000
Type of good and service:	
Service delivery	451 316
Total revenue from contracts with customers	451 316
Type of customer:	
Commonwealth Government	151 005
State and territory governments	300 311
Total revenue from contracts with customers	451 316
Timing of transfer of goods and services:	
Overtime	449 916
Point in time	1 400
Total revenue from contracts with customers	451 316

5a. Summary of changes to appropriation

The following table presents changes to budgeted appropriations authorised during the current financial year together with explanations for significant changes. It compares the amounts originally identified in the *Appropriation (2024-2025) Act 2024* with revised appropriations as reported in *2025-26 Budget Paper No. 3 Agency Budget Statements* and the final end of year appropriation.

The changes within this table relate only to appropriation and do not include agency revenue (for example, goods and services revenue and grants received directly by the agency) or expenditure. Refer to Note 29 *Budgetary information* for detailed information on variations to the agency's actual outcome compared to budget for revenue and expenses.

	Mid-year 2024-25 budget appropriation (a)	Revised 2024-25 budget appropriation (b)	Change to budget appropriation (c=b-a)	Note	2024-25 appropriation	Final budget appropriation (d)	Change to budget appropriation (d b)	Note
	\$000	\$000	\$000		\$000	\$000	\$000	
Output	282 896	300 311	17 415		300 311	300 311	-	
Capital	29 314	20 269	(9 045)		20 269	20 269	-	
Commonwealth	250 296	189 473	(60 823)		189 473	189 473	-	
Total appropriation	562 506	510 053	(52 453)		510 053	510 053	-	

Output and capital appropriations reflect funding as a direct result of government-approved decisions, with actual funding received by the Department of Housing, Local Government and Community Development in line with the budgeted amounts.

Commonwealth appropriation reflects funding anticipated to be received from the Commonwealth for both operational and capital purposes. As Commonwealth appropriations are largely recognised as or when performance obligations are satisfied, the actual amounts received by the Department of Housing, Local Government and Community Development and reported in these financial statements may vary from the budgeted amounts reported in this table.

The following are explanations of changes over \$1 million or where there is a significant offset resulting in net changes under \$1 million:

- \$26 million for the Homelands Housing and Infrastructure program;
 - \$25 million for the Housing Australia Future Fund; and
 - \$16 million for the National Water Grid Fund.
- Partially offset by additional funding from:
- \$1.96 million for the Northern Territory Remote Aboriginal Investment – Aboriginal Interpreter Services; and
 - \$1.4 million for the Household Energy Upgrades Fund (Social Housing).

6. Sales of goods and services

	2025		
	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total
Sale of goods and service delivery revenue	142 931	-	142 931
Total sales of goods and services	142 931	-	142 931

Sale of goods and service delivery revenue

Revenue from sales of goods is recognised when the agency satisfies a performance obligation by transferring the promised goods. The agency typically satisfies its performance obligations when the control of goods is transferred to the customers, and when a customer obtains control of promised goods. The payments are typically due when the control of goods is transferred to the customers, and when the customer obtains control of the promised goods.

Revenue from these sales is based on the price specified in the contract, and revenue is only recognised to the extent that it is highly probable a significant reversal will not occur. There is no element of financing present as sales are made with a short credit term.

Rendering of services

Revenue from rendering of services is recognised when the agency satisfies the performance obligation by transferring the promised services. Most of the goods and services that is disclosed in this note include rental income from operating lease arrangements of agency public housing. Rental income is accounted for on a straight-line basis over the lease terms. These are recognised at fair value, exclusive of GST.

Sales of goods and services accounted as revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2025
	\$000
Type of good and service:	
Service delivery	142 931
Total revenue from contracts with customers	142 931
Type of customer:	
Commonwealth Government	141
State and territory governments	33 030
Non-government entities	109 760
Total revenue from contracts with customers	142 931
Timing of transfer of goods and services:	
Overtime	139 093
Point in time	3 838
Total revenue from contracts with customers	142 931

7. Goods and services received free of charge

	2025
	\$000
Corporate and information services	23 669
National Disability Insurance Scheme Transport subsidy	526
Total goods and services received free of charge	24 195

Resources received free of charge are recognised as revenue when, and only when, a fair value can be reliably determined, and the services would have been purchased if they had not been donated. Use of those resources is recognised as an expense. Resources received free of charge are recorded as either revenue or gains depending on their nature.

In addition, the following corporate services staff and functions are centralised and provided by Department of Corporate and Digital Development on behalf of the Department and form part of goods and services received free of charge by the Department:

- financial services including accounts receivable, accounts payable and payroll
- employment and workforce services
- information management services
- procurement services
- property leasing services.

Under the National Disability Insurance Scheme, in-kind supports are provided by other Northern Territory government agencies to scheme participants and are recognised in the Agency as service free of charge.

8. Other income

	2025		
	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total
Miscellaneous revenue	1 664	1 727	3 391
Total other income	1 664	1 727	3 391

The department revenue from contract with customers relates to revenue under the National Rental Affordability Scheme (NRAS). The department is one of the participants under this scheme where a department is to provide affordable rental dwellings at 20 percent below market rates. Revenue is recognised when the agency satisfies the performance obligation. The department also recognises revenue from goods and services tax adjustment (\$1.46 million) for the provision of disability housing.

Other income accounted for as revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2025
	\$000
Type of good and service:	
Service delivery	1 841
Other	1 550
Total revenue from contracts with customers	3 391
Type of customer:	
Commonwealth Government	1 494
State and territory governments	2 321
Non-government entities	(424)
Total revenue from contracts with customers	3 391
Timing of transfer of goods and services:	
Overtime	80
Point in time	3 311
Total revenue from contracts with customers	3 391

EXPENSES

9. Employee benefits expense

	2025
	\$000
Salaries and wages	58 801
Superannuation expenses	6 795
Fringe benefits tax	338
Payroll tax	4 572
Total employee benefits expense	70 506

The number of full-time equivalent employees for 2024-25 was 544.

Salaries and wages are recognised in the reporting period when the employee renders services to the Territory Government. It includes recreation leave, labour hire costs, allowances and other benefits, which are recognised in the reporting period when employees are entitled to the benefit or when incurred.

The recognition and measurement policy for employee benefits is detailed in Note 20: Payables and Note 22: Provisions.

10. Purchases of goods and services

	2025
	\$000
The net surplus has been arrived at after charging the following expenses:	
Goods and services expenses:	
Consultants ¹	321
Advertising ²	15
Marketing and promotion ³	202
Document production	68
Legal expenses ⁴	5 511
Recruitment ⁵	101
Training and study	673
Official duty fares	1 638
Travelling allowance	786
Accommodation	1 137
Agent Service Arrangements	575
Information technology charges and communications	4 098
Motor vehicle expenses	2 401
National Rental Affordability Scheme	2 308
Remote property tenancy management	4 634
Insurance arrangements	2 005
Other ⁶	2 845
Total purchases of goods and services	29 318
1 Includes marketing, promotion and IT consultants.	
2 Does not include recruitment related advertising or advertising for marketing and promotion.	
3 Includes advertising for marketing and promotion but excludes marketing and promotion consultants' expenses, which are incorporated in the consultants' category.	
4 Includes legal fees, claim and settlement costs.	
5 Includes recruitment-related advertising costs.	
6 Includes office relocation, repairs and maintenance and other admin charges.	
Other operational expenses:	
Repairs and Maintenance – Housing assets	84 311
Property Management	68 008
Total other operational expenses	152 319
Other administrative expenses:	
Capital works not able to be capitalised	137 621
Assets donated and gifted	1 273
Goods and services expensed free of charge	24 195
Other administrative expenses	13 745
Total other administrative expenses	176 834

11. Grants and subsidies expense

a) Current grant and subsidy expense

	2025
	\$000
Current grant	
Local government	39 891
Private and not-for-profit sector	63 652
Other sectors of government	67 157
Total current grants	170 700
Subsidy	
Private and not-for-profit sector	2 227
Total subsidies	2 227
Total current grant and subsidy expense	172 927

Current grants expenses are intended to finance the current activities of the recipient for which no economic benefits of equal value are receivable in return. Current grant expenses largely comprise of Indigenous Essential Services (\$64.87 million), local government grants (\$37.65 million), and Housing Municipal and Essential Services (\$34.14 million).

Subsidies are payments aimed at reducing all or part of the costs of an activity. They include payments made for Jabiru and Kakadu Futures Program (\$1.5 million) and the community housing growth strategy transition (\$0.73 million).

Current grant and subsidy expenses are recognised as an expense in the reporting period in which they are paid or payable, exclusive of the amount of GST.

b) Capital grant expense

	2025
	\$000
Local government	3 450
Private and not-for-profit sector	56 947
Other sectors of government	27 340
Total capital grant expense	87 737

Capital grant expenses are transfers made to a recipient for the purpose of acquiring or constructing a new physical asset or upgrading an existing physical asset, for which no economic benefits of equal value are receivable in return.

Capital grant expenses largely comprise of Indigenous Essential Services (\$24.22 million) and Homelands Housing Infrastructure Program (\$36.64 million).

Capital grant expenses are recognised in the reporting period in which they are paid or payable, exclusive of the amount of GST. Where an existing agency asset is transferred to recipient, the transaction is recognised when the agency transfers control of asset to the recipient.

c) Community service obligations

	2025
	\$000
Private and not-for-profit sector	197
Other sectors of government	2 561
Total community service obligations	2 758

Community service obligations (CSO) are payments the agency makes to a government business division or a government owned corporation to compensate them for undertaking activities they would not elect to undertake on a commercial basis or would only undertake commercially at a higher price. CSO payments are recognised as an expense in the reporting period in which they are paid or payable, exclusive of the amount of GST.

12. Interest expenses

	2025
	\$000
Interest from lease liabilities	3 331
Total community service obligations	3 331

Interest expenses consist of interest and other costs incurred in connection with the lease liabilities. Interest expenses are recognised in the reporting period in which they are incurred.

13. Write-offs, postponements, waivers, gifts and ex gratia payments

	2025	No. of trans.
	\$000	
Authorised under the <i>Financial Management Act 1995</i>		
<i>Write-offs, postponements and waivers approved by the Treasurer</i>		
Irrecoverable money written off	104	10
Total write-offs, postponements and waivers approved by the Treasurer	104	10
<i>Write-offs, postponements and waivers approved by delegates</i>		
Irrecoverable money written off	355	200
Total write-offs, postponements and waivers approved by delegates	355	200
Total write-offs, postponements and waivers	459	210
Gifts approved by the Treasurer	813	1
Total gifts	813	1
Total authorised under the <i>Financial Management Act 1995</i>	1 272	211
Authorised under other legislation		
Gifts	460	2
Total authorised under other legislation	460	2

Two lots of land were gifted to Carpentaria Disability Services under the *Housing Act* in return for construction of specialist disability accommodation.

Write-off

Write-offs reflect the removal from accounting records the value of public money or public property owing to, or loss sustained by the Territory or agency. It refers to circumstance where the Territory or an agency has made all attempts to pursue the debt, however, is deemed irrecoverable due to reasons beyond the Territory or an agency's control. Write-offs result in no cash outlay and are accounted for under 'Other administrative expenses' in the comprehensive operating statement.

Gifts

A gift is an asset or property, deemed surplus to government's requirements, transferred to a suitable recipient, without receiving any consideration or compensation, and where there is no constructive or legal obligation for the transfer. Gifted property is accounted under 'Other administrative expenses' in the comprehensive operating statement.

ASSETS

14. Cash and deposits

	2025
	\$000
Cash at bank	30 749
Total cash and deposits	30 749

For the purposes of the balance sheet and the cash flow statement, cash includes cash on hand, and cash at bank. Cash at bank includes monies held in the Accountable Officer's Trust Account (AOTA) that are ultimately payable to the beneficial owner – refer also to Note 19.

15. Cash flow reconciliation

a) Reconciliation of cash

The total of agency 'Cash and deposits' of \$30.75 million recorded in the balance sheet is consistent with that recorded as 'Cash' in the cash flow statement.

Reconciliation of net surplus/deficit to net cash from operating activities

	2025
	\$000
Net (deficit)	(314 280)
<i>Non-cash items:</i>	
Depreciation and amortisation	243 033
Asset write-offs/write-downs	137 621
Asset gifts	1 273
Loss on lease extinguishment	(143)
<i>Changes in assets and liabilities:</i>	
Increase in receivables	(67 542)
Decrease in inventories	27
Decrease in payables	(22 250)
Decrease in provision for employee benefits	(10 447)
Decrease in other provisions	(2 083)
Decrease in other liabilities	(19 058)
Net cash (used in) operating activities	(53 849)

b) Reconciliation of liabilities arising from financing activities

2025

	Cash flows			Non-cash				
	1 July	Deposits paid	Lease liabilities repayments	Equity withdrawals	Total cash flows	Other	Total other	30 June
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Deposits held	6 659	(761)	-	-	(761)	-	-	5 898
Borrowings and advances	55 016	-	-	-	-	-	-	55 016
Lease Liabilities	41 306	-	(19 536)	-	(19 536)	-	-	21 770
Service concession liabilities	(8 740)	-	-	-	-	-	-	(8 740)
Machinery of Government transfers	-	-	-	(56 110)	(56 110)	-	-	(56 110)
Total	94 241	(761)	(19 536)	(56 110)	(76 407)	-	-	17 834

c) Non-cash financing and investing activities

Lease transactions

During the financial year, the agency recorded right-of-use assets for the lease of land and dwellings with an aggregate value of \$56.16 million.

16. Receivables

	2025
	\$000
Current	
Accounts receivable	62 467
Less: loss allowance	(42 549)
	19 918
Contract receivables	4 427
Less: loss allowance	-
	4 427
Accrued contract revenue	80 752
Less: loss allowance	-
	80 752
GST receivables	1 625
Other receivables	1 625
Total receivables	106 722

Receivables are initially recognised when the agency becomes a party to the contractual provisions of the instrument and are measured at fair value less any directly attributable transaction costs. Receivables include contract receivables, accounts receivable, accrued contract revenue and other receivables.

Receivables are subsequently measured at amortised cost using the effective interest method, less any impairments.

Accounts receivable and contract receivables are generally settled within 30 days and other receivables within 60 days.

The loss allowance reflects lifetime expected credit losses and represents the amount of receivables the agency estimates are likely to be uncollectible and are considered doubtful.

Accrued contract revenue

Accrued contract revenue relates to the agency's right to consideration in exchange for works completed but not invoiced at the reporting date in respect of Property and Tenancy Management services (\$46 million), Housing and Homelands Infrastructure Program (\$22.81 million), and Northern Territory Remote Aboriginal Investment (\$5.23 million). Once the agency's rights to payment becomes unconditional, usually on issue of an invoice, accrued contract revenue balances are reclassified as contract receivables. Accrued revenue that does not arise from contracts with customers are reported as part of other receivables.

Prepayments

Prepayments of \$2.53 million represent payments made in advance of receipt of goods and services which largely comprise of lease rates and rental fees. Prepayments are recognised on an accrual basis and amortised over the period in which the economic benefits from these assets are received.

Credit risk exposure of receivables

Receivables are monitored on an ongoing basis to ensure exposure to bad debts is not significant. The entity applies the simplified approach to measuring expected credit losses. This approach recognises a loss allowance based on lifetime expected credit losses for all accounts receivables, contracts receivables and accrued contract revenue. To measure expected credit losses, receivables have been grouped based on shared risk characteristics and days past due.

The expected loss rates are based on historical observed loss rates, adjusted to reflect current and forward-looking information, which may include macroeconomic factors. Most of the agency's accounts receivable balance comprises tenancy related debt. The only forward-looking factor which could materially impact housing tenants would be Centrelink benefits. As most tenants are reliant on Centrelink benefits, any variance could impact the expected loss rate. However, it is not expected that these benefits will decrease materially overtime, therefore the expected credit loss rate applied is the historical default rate.

In accordance with the provisions of the *Financial Management Act*, receivables are written off when based on demonstrated actions to collect, there is no reasonable expectation of recovery for reasons beyond the agency's control.

The loss allowance for receivables at reporting date represents the amount of receivables the agency estimates is likely to be uncollectible and is considered doubtful. Ageing analysis and reconciliation of loss allowance for receivables as at the reporting date are disclosed below.

Internal receivables reflect amounts owing from entities controlled by the Northern Territory Government such as other agencies, government business divisions and government owned corporations. There are no expected losses for these receivables. External receivables reflect amounts owing from third parties which are external to the Northern Territory Government.

Ageing analysis

	Gross Receivables \$000	Loss rate %	Expected credit losses \$000	Net receivables \$000
Internal receivables				
Not overdue	2 892	-	-	2 892
Total internal receivables	2 892		-	2 892
External receivables				
Not overdue	899	6%	46	853
Overdue for less than 30 days	1 400	28%	217	1 183
Overdue for 30 to 60 days	1 739	31%	353	1 386
Overdue for more than 60 days	55 447	75%	41 933	13 514
Total external receivables	59 485		42 549	16 936

Total amounts disclosed exclude statutory amounts and prepayments as these do not meet the definition of a financial instrument and therefore will not reconcile the receivables note. It also excludes accrued contract revenue where no loss allowance has been provided.

Reconciliation of loss allowance for receivables

	2025 \$000
External receivables	
Opening balance	29 780
Written off during the year	459
Recovered during the year	(1 045)
Increase in allowance recognised in profit or loss	13 355
Total external receivables	42 549

17. Advances and investments

	2025
	\$000
Current	
External Advances paid	610
Less: loss allowance	(610)
Total advances and investments	-

a) Advances paid

Advances paid are recognised initially at fair value plus or minus relevant transaction costs and are recognised in the balance sheet when the agency becomes party to the contractual provisions of the financial instruments. Where the advances are provided with interest free periods or at concessional interest rates, they are considered to have a fair value which is less than the amount lent. This fair value is calculated in accordance with Note 24. The difference between the amount lent and the fair value is recognised as an expense in the comprehensive operating statement except when loss is deferred.

Deferred losses are subsequently recognised in the comprehensive operating statement using an effective interest rate method consistent with the associated advances or are remeasured if there is a reduction in the expected loss.

Included within the advances balance is a deferred loss of \$0.61 million as at 30 June 2025, relating to advances provided to local government entities.

Loss allowances on advances paid reflect either 12-month or lifetime expected credit losses depending on changes in credit risk and represents the amount of advances paid the agency estimates are likely to be uncollectible and are considered doubtful.

Credit risk exposure of advances paid

Advances paid are monitored on an ongoing basis to ensure exposure to bad debts is not significant. The agency applies the AASB 9 general approach to measuring expected credit losses. This approach recognises a loss allowance based on 12-month expected credit losses if there has been no significant increase in credit risk since initial recognition and lifetime expected credit losses if there has been a significant increase in credit risk since initial recognition.

The loss allowance for advances paid represents advances the agency estimates to be uncollectible and is considered doubtful. Ageing analysis and reconciliation of loss allowance for advances paid as at the reporting date are disclosed below.

Ageing analysis

	2025			
	Gross advances paid	Loss rate	Expected credit losses	Net advances paid
	\$000	%	\$000	\$000
External advances paid				
Overdue for more than 60 days	610	100%	610	-
Total external advances paid	610		610	-

There has been no change to the loss allowance for advances paid during the 2025 financial year.

18. Property, plant and equipment

a) Total property, plant and equipment

	2025
	\$000
Land - Local Government Cemeteries	
At fair value	4 050
Land - Housing rental properties	
At fair value	682 910
Buildings - Urban rental dwellings	
At fair value	896 196
Less: accumulated depreciation	(22 870)
	873 326
Buildings - Remote rental dwellings	
At fair value	4 085 702
Less: accumulated depreciation	(2 066 804)
	2 018 898
Buildings - Public Buildings	
At fair value	7 471
Less: accumulated depreciation	(4 625)
	2 846
Construction (work in progress)	
At capitalised cost	63
Plant and equipment	
At fair value	7 689
Less: accumulated depreciation	(6 037)
	1 652
Right of use assets	
At fair value	184 301
Less: accumulated amortisation	(103 515)
	80 786
Service concession assets	
At fair value	363 932
Less: accumulated amortisation	(162 036)
	201 896
Total property, plant and equipment	3 866 427

a) Reconciliation of carrying amount of property, plant and equipment

A reconciliation of the carrying amount of property, plant and equipment at the beginning and end year is set out below:

2025

	Land	Land Urban Rental properties	Buildings - Urban Rental Dwellings	Buildings - Remote Rental Dwellings	Public Buildings	Construction (work in progress)	Plant and equipment	Right of use asset	Service concession	Total
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Carrying amount as at 1 July	4 050	742 454	725 677	1 877 115	3 721	13	1 254	99 179	105 437	3 558 900
Additions	-	-	7 029	189 496	150	324 371	682	6 286	516	528 530
Disposals	-	(460)	(1 064)	(10 153)	(813)	-	-	-	-	(12 489)
Works in Progress Capitalised / Expensed	-	-	-	-	-	(324 321)	-	-	-	(324 321)
Additions/disposals from asset transfers	-	(55 065)	(61 169)	-	-	-	-	-	116 234	-
Depreciation/amortisation expense	-	-	(38 446)	(176 204)	(212)	-	(284)	(20 814)	(4 965)	(240 926)
Revaluation increments/decrements	-	(4 019)	246 994	183 864	-	-	-	(3 865)	(15 091)	407 883
Impairment losses	-	-	(5 695)	(45 220)	-	-	-	-	(235)	(51 150)
Carrying amount as at 30 June	4 050	682 910	873 326	2 018 898	2 846	63	1 652	80 786	201 896	3 866 427

b) Reconciliation of property, plant and equipment held and used by the agency

A reconciliation of the carrying amount of property, plant and equipment held and used by the agency to deliver its outputs and services to the public is set out below:

2025

	Land	Land Urban Rental properties	Buildings - Urban Rental Dwellings	Buildings - Remote Rental Dwellings	Public Buildings	Construction (work in progress)	Plant and equipment	Right of use asset	Service concession	Total
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Carrying amount as at 1 July	4 050	-	-	-	-	-	1 254	-	-	5 304
Additions	-	-	-	-	-	-	682	-	-	682
Disposals	-	-	-	-	-	-	-	-	-	-
Works in Progress Capitalised / Expensed	-	-	-	-	-	-	-	-	-	-
Additions/disposals from asset transfers	-	-	-	-	-	-	-	-	-	-
Depreciation/amortisation expense	-	-	-	-	-	-	(284)	-	-	(284)
Revaluation increments/decrements	-	-	-	-	-	-	-	-	-	-
Impairment losses	-	-	-	-	-	-	-	-	-	-
Carrying amount as at 30 June	4 050	-	-	-	-	-	1 652	-	-	5 702

c) Reconciliation of property, plant and equipment held and used by the agency

A reconciliation of the carrying amount of property, plant and equipment where the agency is a lessor under operating leases is set out below:

2025

	Land	Land Urban Rental properties	Buildings - Urban Rental Dwellings	Buildings - Remote Rental Dwellings	Public Buildings	Construction (work in progress)	Plant and equipment	Right of use asset	Service concession	Total
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Carrying amount as at 1 July	-	742 454	725 677	1 877 115	3 721	13	-	99 179	105 437	3 553 596
Additions	-	-	7 029	189 496	150	324 371	-	6 286	516	527 848
Disposals	-	(460)	(1 064)	(10 153)	(813)	-	-	-	-	(12 489)
Additions/disposals from asset transfers	-	(55 065)	(61 169)	-	-	(324 321)	-	-	116 234	(324 321)
Depreciation/amortisation expense	-	-	(38 446)	(176 204)	(212)	-	-	(20 814)	(4 965)	(240 642)
Revaluation increments/decrements	-	(4 019)	246 994	183 864	-	-	-	(3 865)	(15 091)	407 883
Impairment losses	-	-	(5 695)	(45 220)	-	-	-	-	(235)	(51 150)
Carrying amount as at 30 June	-	682 910	873 326	2 018 898	2 846	63	-	80 786	201 896	3 860 725

Acquisitions

Property, plant and equipment are initially recognised at cost.

Items of property, plant and equipment with a cost or other value, equal to or greater than \$10 000 are recognised in the year of acquisition and depreciated as outlined below. Items of property, plant and equipment below the \$10 000 threshold are expensed in the year of acquisition.

Major items of plant and equipment comprising a number of components that have different useful lives are accounted for as separate assets. Individual components may be replaced during the useful life of the complex asset.

Construction (work in progress)

Capital works program – major works projects where the estimated value exceeds \$1 million.

The capital works program for housing stock is the construction of serviced land, new dwellings and major upgrades and extension works.

As part of the financial management framework, the Department of Logistics and Infrastructure is responsible for managing general government capital works projects on a whole of government basis. Therefore, appropriation for capital works is provided directly to the Department of Logistics and Infrastructure and the cost of construction work in progress is recognised as an asset of that department. Once completed, capital works assets are transferred to the department.

Minor works program – minor works projects where the estimated value is \$1 million or less. The minor works program is primarily targeted at upgrade and quality improvement works on existing housing stock.

The minor works program for housing assets is carried out in-house by the Department of Housing, Local Government and Community Development. The appropriation for minor works is provided directly to the department. The cost of minor works is recognized as an asset of the department.

Revaluation of assets

Subsequent to initial recognition, assets belonging to the following classes of non-financial assets are revalued with sufficient regularity to ensure the carrying amount of these assets does not differ materially from their fair value at reporting date:

- Land – Urban rental land and Local Government Cemeteries
- Buildings – Urban rental dwellings and public buildings
- Buildings remote rental dwellings including Government employee Housing (GEH) remote rental dwellings

The above classes of property, plant and equipment include certain new assets initially recognised at cost. Such new assets will continue to be measured at cost, which is deemed to equate to fair value, until the next revaluation for that asset class occurs.

Commencing 2023 – 24, the Housing program has adopted a rolling valuation approach for urban land and dwellings and remote dwellings, where the entire portfolio is revalued over a three-year period. The assets will be valued every 3 years on a rolling annual basis, with a subset of regions valued each year. In the current financial year, remote and urban assets located in Darwin and East Arnhem regions were valued.

Plant and equipment are stated at historical cost less depreciation, which is deemed to equate to fair value.

For the assets not revalued, an assessment is determined if a valuation is to occur if there is evidence that the carrying amount of these assets materially differ from their fair value at reporting date.

The latest rental land and dwelling revaluations as at 30 June 2025 were independently conducted. The valuer was Herron Todd White. The Northern Territory Valuer General subsequently endorsed the valuation outcome.

Refer to Note 24: Fair value for additional disclosures.

Urban Rental properties

The basis for the valuation of urban rental properties is the market approach, that of 'fair value' being the estimate the price at which an orderly transaction to sell the asset or to transfer the liability would take place between market participants at the measurement date under current market conditions. Urban rental properties consist in land, houses, flat complexes and interests in body corporates.

Remote Rental Dwellings Including Government Employee Housing (GEH) Remote Rental Dwellings

Remote rental dwellings are measured based on 'fair value' using the depreciated replacement cost methodology. The useful lives of remote rental dwellings located in Darwin and East Arnhem regions are also reassessed at the time of valuation.

Refer to Note 24: Fair value for additional disclosures.

Existing remote rental properties that have incurred major renovations or upgrading costs are revalued as soon as possible after the contract has been completed for those works. Useful lives of remote rental dwellings located in Darwin and East Arnhem regions have been reassessed at the time of valuation.

Impairment of assets

An asset is said to be impaired when the asset's carrying amount exceeds its recoverable amount.

Materially significant non-financial assets are assessed for indicators of impairment annually. If any indicator of impairment exists, the agency determines the asset's recoverable amount. The asset's recoverable amount is determined as the higher of the asset's current replacement cost and fair value less costs to sell. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss.

Impairment losses are offset against the asset revaluation surplus for that class of asset to the extent an available balance exists in the asset revaluation surplus.

In certain situations, an impairment loss may subsequently be reversed. Impairment loss may only be reversed if there has been a change in the assumptions used to determine the asset's recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed the revised estimate of its recoverable amount, nor exceed the net carrying amount that would have been determined had not impairment loss been recognised for the asset in the prior years. Where an asset is carried at a revalued amount, impairment reversal is recognised in the comprehensive operating statement as income to the extent that an impairment loss was previously recognised in the profit or loss, otherwise, impairment reversal results in an increase in the asset revaluation surplus.

Department property, plant and equipment assets were assessed for impairment as at 30 June 2025. As a result of this review \$50.92 million of impairment losses were recognised against Housing Urban, remote rental dwellings. \$0.24 million impairment losses were recognised against Service Concession Assets. Total Impairment losses of \$51.15 million were charged to the asset revaluation surplus.

Depreciation and amortisation expense

Items of property, plant and equipment, including buildings but excluding land, have limited useful lives and are depreciated using the straight-line method over their estimated useful lives. Assets are depreciated from the date of acquisition or from the time an asset is completed and held ready for use.

The estimated useful lives for each class of asset are in accordance with the department determination as follows:

	2025
Urban dwellings	50 years
Remote public housing dwellings	25 years
GEH remote area dwellings	30 years
Public buildings	10 – 50 years
Plant and equipment	5 – 10 years
Right of use	
○ Land	12 – 40 years
○ Building	2 – 10 years
Service concession dwellings	50 years

Right-of-use asset

The Department leases include private head leases for affordable and social housing head leases, and government employee housing dwellings, government employee housing remote land leases, remote land peppercorn leases, and vehicles. Lease contracts are typically made for fixed periods of two to 40 years but may have extension options. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants. The department does not provide residual value guarantees in relation to leases.

Extension and termination options are included in a number of leases. These terms are used to maximise operational flexibility in terms of managing contracts. The majority of extension and termination options held are exercisable only by the department and not by the respective lessor. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

Potential future cash outflows have not been included in the lease liability because it is not reasonably certain the leases will be extended (or not terminated). The assessment is reviewed if a significant event or a significant change in circumstances occurs that affects this assessment and is within the control of the lessee. During the current financial year, the financial effect of revising lease terms to reflect the effect of exercising extension and termination options did not have a material impact.

The department assesses at contract inception whether a contract conveys the right to control the use of an identified asset for a period in exchange for consideration and hence contains a lease.

The department recognises lease liabilities representing an obligation to make lease payments and right-of-use assets representing the right to use the underlying assets, except for short-term leases and leases of low-value assets.

The department recognises right-of-use assets at the commencement date of the lease (the date the underlying asset is available for use).

If ownership of the leased asset transfers to the agency at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Right-of-use assets are subsequently measured at fair value which approximates costs less accumulated amortisation and accumulated impairment losses.

Right-of-use assets are subject to remeasurement principles consistent with the lease liability. This includes applying indexation and market rent review. Right-of-use assets are also revalued where a trigger or event may indicate their carrying amount does not equal fair value.

Inter-governmental leases

The department applies the inter-governmental leases recognition exemption as per the Treasurer's Direction - Leases and recognises these as an expense on a straight-line basis over the lease term. These largely relate to the lease of motor vehicles from NT Fleet. Leases of commercial properties for office accommodation are centralised with the Department of Corporate and Digital Development (DCDD). Consequently, all lease liabilities and right-of-use assets relating to these arrangements are recognised by DCDD and not disclosed within these financial statements.

Leases that have significantly below-market terms and conditions principally to enable the agency to further its objectives

The Department owns remote public housing dwellings are on land owned by the Traditional owners. The department enters long-term peppercorn lease arrangements with the Traditional owners for these land parcels. Lease payments are generally set a \$1 per annum, payable when demanded, and are stipulated in the lease contracts. The leased land lots must be used for the provision of public housing and the construction, demolition, upgrading, extending, refurbishment, landscaping, and maintenance of houses. The remote public housing operation is dependent on these lease arrangements.

Right-of-use assets under leases at significantly below-market terms and conditions that are entered into principally to enable the department to further its objectives, are measured at cost.

These right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, subject to impairment. They are not subject to revaluation.

The following amounts were recognised in the comprehensive operating statement for the year in respect of leases where the department is the lessee:

	2025
	\$000
Depreciation expense of right-of-use assets	20 814
Interest expense on lease liabilities	3 331
Expense relating to short-term leases	9 876
Expense relating to leases of low-value assets	2
Intergovernmental leases	1 532
Total amount recognised in the comprehensive operating statement	35 555

Service concession assets

2025

	Service concession Land	Service concession Dwellings	Service concession total
	\$000	\$000	\$000
Carrying amount as at 1 July	50 650	54 787	105 437
Additions	-	516	516
Disposals	-	-	-
Additions/disposals from asset transfers	56 715	59 519	116 234
Depreciation/amortisation expense	-	(4 965)	(4 965)
Revaluation increments/decrements	(1 985)	(13 106)	(15 091)
Impairment losses	-	(235)	(235)
Carrying amount as at 30 June	105 380	96 516	201 896

Service concession assets are government owned assets that are used and maintained by private operators or contractors to deliver a service normally performed by government.

Service concession assets are measured at current replacement cost on initial recognition or reclassification and are subsequently measured at fair value (determined using current replacement cost).

The department's accounting policies on fair value measurement and impairment for property, plant and equipment disclosed in Note 18 also apply to service concession assets.

The department has transferred public housing dwellings to the management of Community Housing Providers (CHPs). The mechanism used for the transfer is long term leases with a minimum ten-year management term with an option to renew/extend for a further 10 years. Ownership of the transferred dwellings remain with the department and the CHPs will be responsible for all asset and tenancy management. CHPs will be required to manage the transferred dwellings in accordance with the Community Housing Asset and Tenancy Management Policy.

For the purposes of dwelling transfers, the department concludes all community housing management transfers of public housing assets meet the requirements of AASB 1059.

The department (CEO Housing) retains ownership of the leased assets through the term and at the expiration of the lease. The fair value of the asset are recognised as a service concession asset of Department of Housing, Local Government and Community Development.

Derecognition of Service Concession Assets

At the end of the service concession arrangement the Department accounts for the asset in accordance with Australian accounting standards, reclassifying the asset based on its nature and function. The asset fair value reverts from the mandated current replacement cost under AASB 1059, to the appropriate approach under AASB 13. The asset is derecognised if the entity loses control of the asset in accordance with AASB 116 Property, Plant and Equipment.

Depreciation and amortisation

Depreciation of service concession assets is based on the useful lives determined during initial recognition of service concession assets or subsequent valuation of SCAs. Depreciation occurs over the expected useful life of each asset. The estimated useful lives for each class of service concession assets are disclosed in Note 18.

The Department will disclose below information in the table to enable users of financial statements to understand the nature, amount, timing and uncertainty of assets, liabilities, revenue and cash flows arising from service concession arrangements.

Specific accounting policies and disclosures for each of the agency's service concession arrangements are provided below.

Name of service concession arrangement	Period	Terms of engagements	Rights and Obligations including renewal and termination option	Change in arrangement during the current year	Carrying amount of arrangement 30 June 2025 (\$m)
John Stokes Square Residential Precinct Community Housing Management (JSS Lease)	Commenced in 2023 for a period of 20 years with an option to extend for 30 years.	Venture Housing (CHP) will provide the public social and affordable rental housing.	Venture Housing is responsible for the operation and maintenance of the assets including the general care of the premises. The CHP has the discretion to set, and charge rent that maintains affordability for tenants and households and receives the revenue from the leased asset. There is implicit control of price setting by capping rent charged based on two regulatory factors: percentage of assessable income and Commonwealth Rent Assistance. Venture Housing must allocate the dwellings to eligible applicants from the Agency's waitlist. The Agency (CEO Housing) retains ownership of the leased assets through the term and at the expiration of the lease.	No change during the year	39 863
Community Housing Lease - NS22-0466A (Darwin)	Commenced in 2024 for a period of 10 years with an option to extend for 10 years.	Mission Australia Housing NT (CHP) will provide the public social and affordable rental housing.	Mission Australia Housing NT is responsible for the operation and maintenance of the assets including the general care of the premises. The CHP will ensure that any rent charged to Tenants is in accordance with the Community Housing Asset and Tenancy Management Policy. There is implicit control of price setting by capping rent charged based on two regulatory factors: percentage of assessable income and Commonwealth Rent Assistance. Total rent charged must not exceed the Gazetted Market Rent for the dwelling. Mission Australia NT Housing must allocate the dwellings to eligible applicants from the Agency's waitlist. The Agency (CEO Housing) retains ownership of the leased assets through the term and at the expiration of the lease.	No change during the year	63 004

Community Housing Lease - NS22-0466B (Darwin)	Commenced in 2024 for a period of 10 years with an option to extend for 10 years.	Venture Housing (CHP) will provide the public social and affordable rental housing.	Venture Housing is responsible for the operation and maintenance of the assets including the general care of the premises. The CHP has the discretion to set, and charge rent that maintains affordability for tenants and households and receives the revenue from the leased asset. There is implicit control of price setting by capping rent charged based on two regulatory factors: percentage of assessable income and Commonwealth Rent Assistance. Venture Housing must allocate the dwellings to eligible applicants from the Agency's waitlist. The Agency (CEO Housing) retains ownership of the leased assets through the term and at the expiration of the lease.	Entered into this SCA arrangement during the year 60 122
Community Housing Lease - (Alice Springs)	Commenced in 2024 for a period of 10 years with an option to extend for 10 years.	Central Australian Affordable Housing Company Ltd will provide the public social and affordable rental housing.	Central Australian Affordable Housing Company is responsible for the operation and maintenance of the assets including the general care of the premises. The CHP has the discretion to set, and charge rent that maintains affordability for tenants and households and receives the revenue from the leased asset. There is implicit control of price setting by capping rent charged based on two regulatory factors: percentage of assessable income and Commonwealth Rent Assistance. Central Australian Affordable Housing Company must allocate the dwellings to eligible applicants from the Agency's waitlist. The Agency (CEO Housing) retains ownership of the leased assets through the term and at the expiration of the lease.	Entered into this SCA arrangement during the year 20 441
Community Housing Lease - (Alice Springs)	Commenced in 2024 for a period of 10 years with an option to extend for 10 years.	Yilli Rreung Housing Aboriginal Corporation will provide the public social and affordable rental housing.	Yilli Rreung Housing Aboriginal Corporation is responsible for the operation and maintenance of the assets including the general care of the premises. The CHP has the discretion to set, and charge rent that maintains affordability for tenants and households and receives the revenue from the leased asset. There is implicit control of price setting by capping rent charged based on two regulatory factors: percentage of assessable income and Commonwealth Rent Assistance. Yilli Rreung Housing Aboriginal Corporation must allocate the dwellings to eligible applicants from the Agency's waitlist. The Agency (CEO Housing) retains ownership of the leased assets through the term and at the expiration of the lease.	Entered into this SCA arrangement during the year 18 466

19. Deposits held

	2025
	\$000
Security Deposit	5 584
Unclaimed Money	314
Total deposits held	5 898

Deposits held only comprise of Accountable Officer's Trust Account.

Accountable Officer's Trust Accounts hold trust monies established under legislations held by the agency on behalf of others for a specific purpose and not for use in operations of government. These include unclaimed monies and rental tenancy security deposits.

20. Payables

	2025
	\$000
Accounts payable	2 864
Accrued salaries and wages	1 546
Other accrued expenses	10 865
Total payables	15 275

Liabilities for accounts payable and other amounts payable are carried at amortised cost, which is the fair value of the consideration to be paid in the future for goods and services received, whether billed to the agency. Accounts payable are normally settled within 20 days from receipt of valid invoices under \$1 million or 30 days for invoices over \$1 million.

Salaries and wages that are expected to be settled wholly within 12 months after the end of the period in which the employees render the service are recognised and measured at the amounts expected to be paid.

21. Borrowings and advances

	2025
	\$000
Current	
Lease liabilities	16 491
	16 491
Non current	
Lease liabilities	70 084
	70 084
Total borrowings and advances	86 575

Lease liabilities

At the commencement date of the lease where the agency is the lessee, the department recognises lease liabilities measured at the present value of lease payments to be made over the lease term.

Variable lease payments which depend on an index or a rate are included in the lease liabilities, otherwise, are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

Lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for the department's leases, the Northern Territory Treasury Corporation's institutional bond rate is used as the incremental borrowing rate.

After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (such as changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

The following table presents liabilities under leases.

	2025
	\$000
Balance at 1 July	105 413
Additions/remeasurements	698
Interest expenses	3 331
Payments	(22 867)
Balance at 30 June	86 575

The agency had total cash outflows for leases of \$19.54 million in 2025.

Future minimum lease payments under non-cancellable leases not recorded as liability are as follows:

	2025	
	\$000	
	Internal	External
Not later than one year	184	3 071
Later than one year and not later than five years	3 307	58
Total	3 491	3 129

22. Provisions

	2025
	\$000
Current	
<i>Employee benefits</i>	
Recreation leave	6 030
Leave loading	927
Other employee benefits	3
<i>Other current provisions</i>	1 515
Total provisions	8 475

Employee benefits

Provision for employee benefits include wages and salaries and recreation leave accumulated as a result of employees rendering services up to the reporting date. Liabilities arising in respect of recreation leave and other employee benefit liabilities that fall due within 12 months of reporting date are classified as current liabilities and are measured at amounts expected to be paid. Non-current employee benefit liabilities that fall due after 12 months of the reporting date are measured at present value of estimated future cash flows, calculated using the appropriate government bond rate and taking into consideration expected future salary and wage levels, experience of employee departures and periods of service.

All recreation leave is classified as a current liability.

No provision is made for sick leave, which is non-vesting, as the anticipated pattern of future sick leave to be taken is less than the entitlement accruing in each reporting period.

Employee benefit expenses are recognised on a net basis in respect of the following categories:

- wages and salaries, non-monetary benefits, recreation leave and other leave entitlements
- other types of employee benefits.

As part of the financial management framework, the Central Holding Authority assumes the long service leave liabilities of government agencies, including Department of Housing, Local Government and Community Development and therefore no long service leave liability is recognised within these financial statements.

23. Other liabilities

	2025
	\$000
Current	
Unearned contract revenue rent charged/paid in advance	1 970
Unearned contract revenue - other	32 809
Total other liabilities	34 779

Unearned contract revenue liability

Unearned contract revenue liability relates to consideration received in advance from customers in respect of rent and tenancy charges. Of the amount included in the unearned contract revenue rent charged/paid in advance as at 1 July 2024, \$3 million has been recognised as revenue in 2024-25 financial year.

Unearned contract revenue - other are contributions from Commonwealth, and other organisations where performance obligations are partially or have not satisfied as at 30 June 2025.

The agency anticipates recognising as revenue, unearned contract revenue liability in accordance with the time bands below:

	2025
	\$000
Not later than one year	34 779
Later than one year and not later than five years	-
Later than five years	-
Total	34 779

24. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

When measuring fair value, the valuation techniques used maximise the use of relevant observable inputs and minimise the use of unobservable inputs. Unobservable inputs are used to the extent that sufficient relevant and reliable observable inputs are not available for similar assets/liabilities.

Observable inputs are publicly available data relevant to the characteristics of the assets/liabilities being valued. Observable inputs used by the agency include, but are not limited to, published sales data for land and general office buildings.

Unobservable inputs are data, assumptions and judgments not available publicly but relevant to the characteristics of the assets/liabilities being valued. Such inputs include internal department adjustments to observable data to take account of particular and potentially unique characteristics/functionality of assets/liabilities and assessments of physical condition and remaining useful life.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the following fair value hierarchy based on the inputs used:

Level 1 – inputs are quoted prices in active markets for identical assets or liabilities

Level 2 – inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 – inputs are unobservable.

a) Fair value hierarchy

The department does not recognise any financial assets or liabilities at fair value as these are recognised at amortised cost. The carrying amounts of these financial assets and liabilities approximates their fair value.

The table below presents non-financial assets recognised at fair value in the balance sheet categorised by levels of inputs used to compute fair value.

	Level 1	Level 2	Level 3	Total Fair Value
	2025	2025	2025	2025
	\$000	\$000	\$000	\$000
Assets				
Land - Local Government Cemeteries (Note 18)	-	4 050	-	4 050
Land - Urban Rental Property (Note 18)	-	682 910	-	682 910
Urban Rental Dwellings (Note 18)	-	873 326	-	873 326
Remote Rental Dwellings (Note 18)	-	-	2 018 898	2 018 898
Public Buildings (Note 18)	-	2 846	-	2 846
Plant and equipment (Note 18)	-	-	1 652	1 652
Service concession land and dwellings (Note 18)	-	105 380	96 516	201 896
Total assets	-	1 668 512	2 117 066	3 785 578

There were no transfers between Level 1 and Levels 2 or 3 during 2024-25 financial year.

b) Valuation techniques and inputs

Valuation techniques and significant unobservable inputs used to measure fair value in 2024-25 are:

Asset classes	Level	Techniques	Significant unobservable inputs
Land – Local Government Cemeteries	2	Market	<ul style="list-style-type: none"> ○ Unimproved Capital Value used to equate fair value ○ Valuer assessment on restrictions
Land – Urban rental dwellings	2	Market	<ul style="list-style-type: none"> ○ Unimproved Capital Value used to equate fair value
Buildings – Urban rental dwellings	2	Market	<ul style="list-style-type: none"> ○ Valuer assessment
Building – Remote rental dwellings	3	Current replacement cost	<ul style="list-style-type: none"> ○ Construction Costs ○ Age and Condition of asset ○ Remaining useful life
Public buildings	2	Market	<ul style="list-style-type: none"> ○ Valuer assessment
Plant and equipment	3	Cost Approach	<ul style="list-style-type: none"> ○ Historical Cost
Service Concession Assets – Land	2	Market	<ul style="list-style-type: none"> ○ Unimproved Capital Value used to equate fair value
Service Concession Assets – Dwellings	3	Current replacement cost	<ul style="list-style-type: none"> ○ Construction Costs ○ Age and Condition of asset ○ Remaining useful life

There were no changes in valuation techniques from 2023-24 to 2024-25.

The department's assets, excluding plant and equipment and construction (work in progress) are stated at their revalued amounts, being the fair value at the date of revaluation, less any subsequent accumulated depreciation, impairment losses, and any additions or modifications. Land and buildings are revalued at least once every three years to ensure the carrying amount of these assets does not differ materially from their fair value at reporting date.

Herron Todd White performed a valuation of urban and remote rental land and dwellings in the Darwin and East Arnhem regions at 30 June 2025.

Level 2 fair values of urban rental land, service concession land, dwellings and public buildings are based on market evidence of sales price of comparable land and buildings in similar locations.

Level 3 fair values

Remote Rental Dwellings are determined by calculating their depreciated replacement costs due to the absence of an active market within remote locations. The depreciated replacement cost is derived from a combination of internal records detailing the historical cost of the dwellings, which are adjusted for contemporary technology and construction methods. Significant judgement is exercised in assessing the dwellings remaining useful lives, taking into account variable such as local environmental conditions, projected usage, and records of the current condition of the dwellings.

Public building assets are valued at level 2 of the fair value hierarchy, subject to the characteristics of the building and availability of market information.

Service Concession Assets the depreciated replacement cost was based on a combination of internal records of the historical cost of the assets, adjusted for contemporary pricing and construction approaches, project costs of recent construction, cost data from construction manuals, the remaining useful life of the assets, and current conditions of the assets.

c) Additional information for level 3 fair value measurements

(i) Reconciliation of recurring level 3 fair value measurements of non-financial assets

	Buildings – Remote Rental Dwellings	Plant and equipment	Service concession	Total
	\$'000	\$'000	\$'000	\$'000
2025				
Fair value as at 1 July	1 877 115	1 254	54 787	1 933 156
Additions	189 496	682	516	190 694
Disposals	(10 153)	-	-	(10 153)
Depreciation/amortisation	(176 204)	(284)	(4 967)	(181 455)
Transfers from Level 2	-	-	61 506	61 506
Revaluation increments/decrements	183 864	-	(15 091)	168 773
Impairment losses	(45 220)	-	(235)	(45 455)
Fair value as at 30 June	2 018 898	1 652	96 516	2 117 066

Transfers into level 3 are dwellings from urban rental dwellings to service concession assets during the financial year.

(ii) Reconciliation of recurring level 3 fair value measurements of financial assets

	2025
	\$000
Balance as at 1 July	1 933 156
Gains/losses recognised in net surplus/deficit	(191 608)
Gains/losses recognised in other comprehensive income	123 317
Purchases	190 694
Transfers to/from other level ^(a)	61 506
Balance as at 30 June	2 117 066

(a) Transfers into level 3 are dwellings transferred from urban rental dwellings to service concession assets during the financial year.

(iii) Sensitivity analysis

Remote rental and Service concession dwellings - Unobservable inputs used in computing the fair value of buildings include the new replacement costs on a per structure basis. They have been ascertained from Department of Infrastructure, Planning and Logistics by analysing remote residential construction contracts for new constructions over the past year on either a whole or part basis, information received from a major constructions contractors/ architects/quantity surveyors and engineers cross referenced to Rawlinson's, Cordell's and the Building Economists guidelines to derive construction cost rates on a per square meter/net area modern equivalent basis.

Useful economic life determinations on a per structure basis have been undertaken with reference to historic information, individual construction/engineering characteristics and associated obsolescent factors (to include technical, structural, economic and functional features) and industry standards as identified by the Australian Taxation Office and the Institute of Chartered Accounts in Australia.

Remote residential housing and associated infrastructure are generally accepted to have useful economic lives of between 20-40 years, however individual units will vary dependent on construction type, location, utility, alternate use and related service features and functions. For this valuation a useful economic life of 25 years has been applied in all instances except for Government Employee Housing (GEH) which have a higher quality of internal fit-out and fittings, and these have had a useful economic life of 30 years applied.

Service Concession dwellings were previously used as urban rental dwellings with a standard 50-year useful life. The primary use of these dwellings has not changed as they are still primarily used as residential rental housing. The useful life of these assets has not changed.

Plant and equipment are primarily lease hold improvements on office style buildings and are held at historical cost with useful lives in line with the remaining period of the associated leases for each building.

25. Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The department's financial instruments include cash and deposits; receivables; advances paid; payables; borrowings and derivatives. It excludes statutory receivables arising from taxes including tax receivables, GST input tax credits recoverable, and fines and penalties, which do not meet the definition of financial instruments as per AASB 132 Financial instruments: Presentation.

The Department of Housing, Local Government and Community Development has limited exposure to financial risks as discussed below.

Exposure to interest rate risk, foreign exchange risk, credit risk, price risk and liquidity risk arise in the normal course of activities. The Territory Government's investments, loans and placements, and borrowings are predominantly managed through the NTTC adopting strategies to minimise the risk. Derivative financial arrangements are also utilised to manage financial risks inherent in the management of these financial instruments. These arrangements include swaps, forward interest rate agreements and other hedging instruments to manage fluctuations in interest or exchange rates.

a) Categories of financial instruments

The carrying amounts of the agency's financial assets and liabilities by category are disclosed in the table below.

	Category	2025 \$000
Cash and deposits	Other	30 749
Receivables ¹	Amortised cost	24 345
Advances paid	Amortised cost	-
Total financial assets		55 094
Deposits held ¹	Amortised cost	-
Payables ¹	Amortised cost	15 275
Lease liabilities	Amortised cost	86 575
Total financial liabilities		101 850

1 Total amounts disclosed here exclude statutory amounts, prepaid expenses and accrued contract revenue. Equity accounted investments are excluded as they are not financial instruments under AASB 9.

Financial assets at amortised cost

Financial assets categorised at amortised cost are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less impairment.

The department's financial assets categorised at amortised cost include receivables and advances paid.

Financial assets at fair value through other comprehensive income

The department does not have any financial assets under this category.

Financial liabilities at amortised cost

Financial liabilities at amortised cost are measured at amortised cost using the effective interest rate method. The department's financial liabilities categorised at amortised cost include all accounts payable, deposits held and lease liabilities.

Financial liabilities at fair value through profit or loss

The department does not have any financial liabilities under this category.

b) Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss for the other party by failing to discharge an obligation.

The department has limited credit risk exposure (risk of default). In respect of any dealings with organisations external to government, the agency has adopted a policy of only dealing with creditworthy organisations and obtaining sufficient collateral or other security where appropriate, as a means of mitigating the risk of financial loss from defaults.

The carrying amount of financial assets recorded in the financial statements, net of any allowances for losses, represents the department's maximum exposure to credit risk without taking account of the value of any collateral or other security obtained.

Credit risk relating to receivables is disclosed in Note 16 and advances paid in Note 17.

c) Liquidity risk

Liquidity risk is the risk the department will not be able to meet its financial obligations as they fall due. The department's approach to managing liquidity is to ensure it will always have sufficient funds to meet its liabilities when they fall due. This is achieved by ensuring minimum levels of cash are held in the department bank account to meet various current employee and supplier liabilities. The department's exposure to liquidity risk is minimal. Cash injections are available from the Central Holding Authority in the event of one-off extraordinary expenditure items arise that deplete cash to levels that compromise the department's ability to meet its financial obligations.

The following tables detail the department's remaining contractual maturity for its financial liabilities, calculated based on undiscounted cash flows at reporting date. The undiscounted cash flows in these tables differ from the amounts included in the balance sheet, which are based on discounted cash flows.

Maturity analysis for financial liabilities

	Carrying amount	Less than a year	1 to 5 years	More than 5 years	Total
	\$000	\$000	\$000	\$000	\$000
Liabilities					
Deposits held ¹	-	-	-	-	-
Payables ¹	2 864	2 864	-	-	2 864
Lease liabilities	86 575	18 768	44 337	23 470	86 575
Total financial liabilities	89 439	21 632	44 337	23 470	89 439

1 Amounts disclosed exclude statutory amounts and accruals (such as AOTA, accrued expenses, unearned revenue and provisions), as these do not meet the definition of financial instrument and therefore amounts will not be recognised in the balance sheet.

d) Market risk

Market risk is the risk the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. It comprises interest rate risk, price risk and currency risk

(i) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rate.

The Department of Housing, Local Government and Community Development exposure to interest rate risk by asset and liability classes is disclosed below.

Interest rate risk for financial assets and liabilities

The Department of Housing, Local Government and Community Development has limited exposure to interest rate risk as agency financial assets and financial liabilities, except for land and building leases are noninterest bearing. Lease arrangements are established on a fixed interest rate and therefore do not expose the Department of Housing, Local Government and Community Development to interest rate risk.

Sensitivity analysis

(ii) Price risk

Currency risk is the risk that fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Department of Housing, Local Government and Community Development is not exposed to currency risk as Department of Housing, Local Government and Community Development does not hold borrowings denominated in foreign currencies or transactional currency exposures arising from purchases in a foreign currency.

26. Related parties

(i) Related parties

The Department of Housing, Local Government and Community Development is a government administrative entity and is wholly owned and controlled by the Territory Government. Related parties of the department include:

- the portfolio minister and key management personnel (KMP) because they have authority and responsibility for planning, directing and controlling the activities of the department directly.
- close family members of the portfolio minister or KMP including spouses, children and dependents.
- all public sector entities that are controlled and consolidated into the whole of government financial statements.
- any entities controlled or jointly controlled by KMP's or the portfolio minister or controlled or jointly controlled by their close family members.

(ii) Key management personnel (KMP)

Key management personnel of the Department of Housing, Local Government and Community Development are those persons having authority and responsibility for planning, directing and controlling the activities of Department of Housing, Local Government and Community Development. These include the ministers, the Chief Executive Officer and the 21 members of the executive team of Department of Housing, Local Government and Community Development as listed in the Annual Report.

(iii) Remuneration of key management personnel

The details below exclude the salaries and other benefits of minister for services as the minister's remunerations and allowances are payable by the Department of the Legislative Assembly and consequently disclosed within the Treasurer's annual financial statements.

	2025
	\$000
Short-term benefits	4 041
Total remuneration of key management personnel	4 041

(iv) Related party transactions

Transactions with Northern Territory Government-controlled entities

The department's primary ongoing source of funding is received from the Central Holding Authority in the form of output and capital appropriation and on-passed Commonwealth national partnership and specific-purpose payments.

The following table provides quantitative information about related party transactions entered into during the year with all other Northern Territory Government-controlled entities.

2025

Related party	Revenue from related parties	Payments to related parties	Amounts owed by related parties	Amounts owed to related parties
	\$000	\$000	\$000	\$000
<i>All NTG Government departments</i>	52 147	139 951	(247 382)	3 951

The Agency's transactions with other government entities are largely comprise of:

- Grants payment to Indigenous Essential Services Pty Ltd amounting to \$93.6 million.
- Payments to Power and Water Corporation of \$11.31 million for utility costs owned by the Agency.

27. Contingent liabilities and contingent assets

a) Contingent liabilities

There are a number of current court proceedings against the department that may result in the department having to pay compensation. The likelihood of payment and settlement cost of these court matters cannot be determined at this point.

As a lessee, the department holds finance leases on affordable and social housing dwellings across the NT where it is required to make good as the leases expire. A reliable estimate of the amount of the obligation cannot be made at this stage.

The department also holds contingent liabilities in operating and finance lease agreements on Government Employee Housing dwellings and Remote Government Employee Housing land leases. The risk associated with these agreements is assessed and considered low and unquantifiable.

b) Contingent assets

The Department of Housing, Local Government and Community Development had no contingent liabilities or contingent assets as at 30 June 2025.

28. Events subsequent to balance date

No events have arisen between the end of the financial year and the date of this report that require adjustment to, or disclosure in these financial statements.

29. Budgetary information

The following tables present the variation between the 2024-25 Mid-Year Report as at November 2024 and the 2024-25 actual amounts reported in the financial statements, together with explanations for significant variations.

The Mid-Year budget, published in November 2024, reflects the initial effects of this administrative restructuring. Accordingly, the Department, within its discretion, chose this published budget as the point of comparison as it affords more meaningful evaluation of end of year results.

The variations within these tables do not include changes to budgeted appropriations from 2024-25 original budget to 2024-25 final budget. Refer to Note 5a for summary changes to budget appropriations.

Comprehensive operating statement	2025 Actual	2025 Mid-year Budget	Variance	Note
	\$000	\$000	\$000	
INCOME				
Grants and subsidies revenue				
Current	2 507	-	2 507	
Appropriation				
Output	300 311	282 896	17 415	1
Commonwealth	151 005	250 296	(99 291)	2
Sales of goods and services	142 931	134 467	8 464	3
Interest revenue	143	-	143	
Goods and Services Received Free of Charge	24 195	10 315	13 880	4
Other income	3 391	5 053	(1 662)	
TOTAL INCOME	624 483	683 027	(58 544)	
EXPENSES				
Employee expenses	70 506	73 101	2 595	
Administrative expenses				
Purchases of goods and services	97 326	111 706	14 380	5
Repairs and maintenance	84 311	96 683	12 372	6
Depreciation and amortisation	243 033	244 824	1 791	
Other administrative expenses	176 834	26 532	(150 302)	7
Grants and subsidies expenses				
Current	172 927	152 529	(20 398)	8
Capital	87 737	207 597	119 860	9
Community service obligations	2 758	3 657	899	
Interest expenses	3 331	3 137	(194)	
TOTAL EXPENSES	938 763	919 766	(18 997)	
NET SURPLUS/(DEFICIT)	(314 280)	(236 739)	(77 541)	

Notes:

The following note descriptions relate to variances greater than 10 per cent or \$5 million.

1. Additional output appropriation:

- \$10 million transferred from the Department of Logistics and Infrastructure for Remote Housing cyclical maintenance.

- \$13.5 million transferred from the Department of Logistics and Infrastructure for the Territory's contribution to the Household Energy Upgrades Fund (social housing) Northern Territory agreement and the air conditioning fund for remote housing.

These increases are partially offset by:

- \$5.5 million transferred to 2025-26 for Housing Australia Future Fund projects.
2. Under budget Commonwealth appropriation arising from revised delivery:
 - \$57.2 million for the Housing and Homeland Infrastructure Program.
 - \$31.3 million for the National Water Grid Fund.
 - \$25 million for the Housing Australia Future Fund Acute Housing Measure.
 - \$7.9 million for the Central Australia Plan: Community Infrastructure Package.
 - \$8 million for the Social Housing Accelerator payment.

This is partially offset by additional Commonwealth appropriation:

- \$21.2 million for the Northern Territory Remote Housing program.
3. Over budget due to increase in rent charges:
 - \$7.9 million urban housing
 - \$3.6 million remote housing

These increases are partially offset by a reduction of \$2.6 million government employee housing rent revenue.

4. Additional Goods and Services Received Free of Charge arising from a realignment of charges through machinery of government changes.
5. Under budget purchases of goods and services due to program delays, partially offset by overspend in legal and settlements costs.
6. Under budget repairs and maintenance arising from program delays:
 - \$9.8 million for remote housing cyclical maintenance.
 - \$11.7 million for the remote housing air conditioning fund.

Partially offset by over budget expenditure:

- \$7.6 million in urban housing repairs and maintenance program
 - \$2.7 million in Government Employee Housing repairs and maintenance.
7. Over budget other administrative expenses:
 - \$137.6 million housing construction costs expensed.
 - \$13.9 million services received free of charge arising from a realignment of charges through machinery of government changes.
 8. Over budget current grants:
 - \$14.8 million budget misalignment with capital grants
 - \$3 million disaster management grants to local government councils.
 9. \$14.8 million budget misalignment with current grants, and program delays:
 - \$54 million for the Homelands Housing and Infrastructure Program.
 - \$31.3 million for the National Water Grid Authority program.
 - \$15 million for the Central Australia Plan: Community Infrastructure Package.
 - \$5.7 million for Housing Australia Future Fund projects.

Balance Sheet	2025 Actual	2025 Mid-year Budget	Variance	Note
	\$000	\$000	\$000	
ASSETS				
Current assets				
Cash and deposits	30 749	72 453	(41 704)	1
Receivables	106 722	39 046	67 676	2
Prepayments	2 533	2 662	(129)	
Inventories	-	41	(41)	
Total current assets	140 004	114 202	25 802	
Non-current assets				
Property, plant and equipment	3 866 427	3 834 145	32 282	3
Total non-current assets	3 866 427	3 834 145	32 282	
TOTAL ASSETS	4 006 431	3 948 347	58 084	
LIABILITIES				
Current liabilities				
Deposits held	5 898	6 659	761	
Payables	15 275	37 457	22 182	4
Borrowings and advances	16 491	-	(16 491)	5
Provisions	8 475	21 005	12 530	6
Other liabilities	34 779	9 509	(25 270)	7
Total current liabilities	80 918	74 630	(6 288)	
Non-current liabilities				
Borrowings and advances	70 084	96 702	26 618	5
Total non-current liabilities	70 084	96 702	26 618	
TOTAL LIABILITIES	151 002	171 332	20 330	
NET ASSETS	3 855 429	3 777 015	78 414	
EQUITY				
Capital	3 845 525	3 913 840	(68 315)	8
Reserves	2 146 261	1 926 172	220 089	9
Accumulated funds	(2 136 357)	(2 062 997)	(73 360)	10
TOTAL EQUITY	3 855 429	3 777 015	78 414	

Notes

The following note descriptions relate to variances greater than 10 per cent or \$5 million.

1. Primarily due to delays in Commonwealth appropriation receipts, partially offset by Output appropriation.
2. Accrued Commonwealth appropriation primarily for the Remote Housing Northern Territory and Homelands Housing and Infrastructure Program.
3. Predominantly revaluation increment on urban and remote public housing.
4. Predominantly capital grants underspends.
5. Cessation of leased social, affordable and government employee housing.
6. Machinery of Government adjustments to employee entitlements.
7. Unearned Commonwealth revenue.
8. Machinery of Government transfers between departments.
9. Revaluation increment on urban and remote public housing.
10. Predominantly program underspends, partially offset by delays in Commonwealth appropriation receipts .

Cash flow statement	2025 Actual	2025 Mid-year Budget	Variance	Note
	\$000	\$000	\$000	
CASH FLOWS FROM OPERATING ACTIVITIES				
Operating receipts				
Grants and subsidies received				
Current	2 507	-	2 507	
Appropriation				
Output	300 311	282 896	17 415	1
Commonwealth (excluding capital appropriation)	54 815	242 982	(188 167)	2
Receipts from sales of goods and services	171 650	82 865	88 785	3
Total operating receipts	529 283	608 743	(79 460)	
Operating payments				
Payments to employees	(85 696)	(73 101)	(12 595)	4
Payments for goods and services	(229 713)	(204 966)	(24 747)	5
Grants and subsidies paid				
Current	(172 927)	(152 529)	(20 398)	6
Capital	(87 737)	(207 597)	119 860	7
Community service obligations	(3 728)	(3 657)	(71)	
Interest paid	(3 331)	(3 137)	(194)	
Total operating payments	(583 132)	(644 987)	61 855	
Net cash from/(used in) operating activities	(53 849)	(36 244)	(17 605)	
CASH FLOWS FROM INVESTING ACTIVITIES				
Investing payments				
Purchases of non-financial assets	(21 699)	(38 029)	16 330	8
Total investing payments	(21 699)	(38 029)	16 330	
Net cash from/(used in) investing activities	(21 699)	(38 029)	16 330	
CASH FLOWS FROM FINANCING ACTIVITIES				
Financing receipts				
Capital appropriation	20 269	29 314	(9 045)	9
Other equity injections	21 091	4 098	16 993	10
Total financing payments	41 360	33 412	7 948	
Financing payments				
Deposits paid	(761)	-	(761)	
Lease liabilities payments	(19 536)	(28 703)	9 167	11
Equity withdrawals	(56 110)	673	(56 783)	10
Total financing payments	(76 407)	(28 030)	(48 377)	
Net cash from/(used in) financing activities	(35 047)	5 382	(40 429)	
Net increase/(decrease) in cash held	(110 595)	(68 891)	(41 704)	10
Cash at beginning of financial year	141 344	141 344	-	
CASH AT END OF FINANCIAL YEAR	30 749	72 453	(41 704)	

Notes

The following note descriptions relate to variances greater than 10 per cent or \$5 million.

1. Additional output appropriation transferred from the Department of Logistics and Infrastructure.
2. Revised Commonwealth funded program delivery and misalignment with receipts from sales of goods and services.
3. Misalignment with Commonwealth appropriation receipts.
4. Machinery of Government adjustments to employee entitlements.
5. Timing of GST paid.
6. Budget misalignment with capital grants and over budget for disaster management grants to local government councils.
7. Budget misalignment with current grants and program delays.
8. Lower than anticipated investment.
9. Revised timing of Community Housing Growth Strategy.
10. Machinery of Government transfers.
11. Lower than anticipated lease repayments.



NT Home Ownership Financial Statements



Financial Statement Overview


For the year ended 30 June 2025

NT Home Ownership operates as a Government Business Division as determined by the Treasurer under the *Financial Management Act 1995*. Government Business Divisions (GBD) are required to operate in a competitively neutral manner and adopt commercial practices. These include paying tax equivalents and dividends under the Northern Territory tax equivalent regime and dividend policy. The recipient of these payments is the Northern Territory Government, as owner.

NT Home Ownership oversees the provision of Northern Territory Government home loan products and services to assist eligible Territorians to achieve affordable home ownership. NT Home Ownership began operating as a GBD from 2009 to increase the supply of affordable housing in the market and provide home ownership opportunities for Territorians otherwise unable to enter the housing market, and to reduce pressure on the rental market.

Over the years of operation, various home loan products have been offered with the current product being Home Build Access. The management of the home loan portfolio is outsourced to an external service provider under a mortgage management contract with People's Choice.

NT Home Ownership has recorded a net operating surplus of \$3.3 million in 2025, compared with a surplus of \$1.31 million in the prior year. The operating surplus is largely a result of revaluation increment on properties and decrease in interest payable to Northern Territory Treasury Corporation (NTTC) as loans held by NT Home Ownership are paid down.



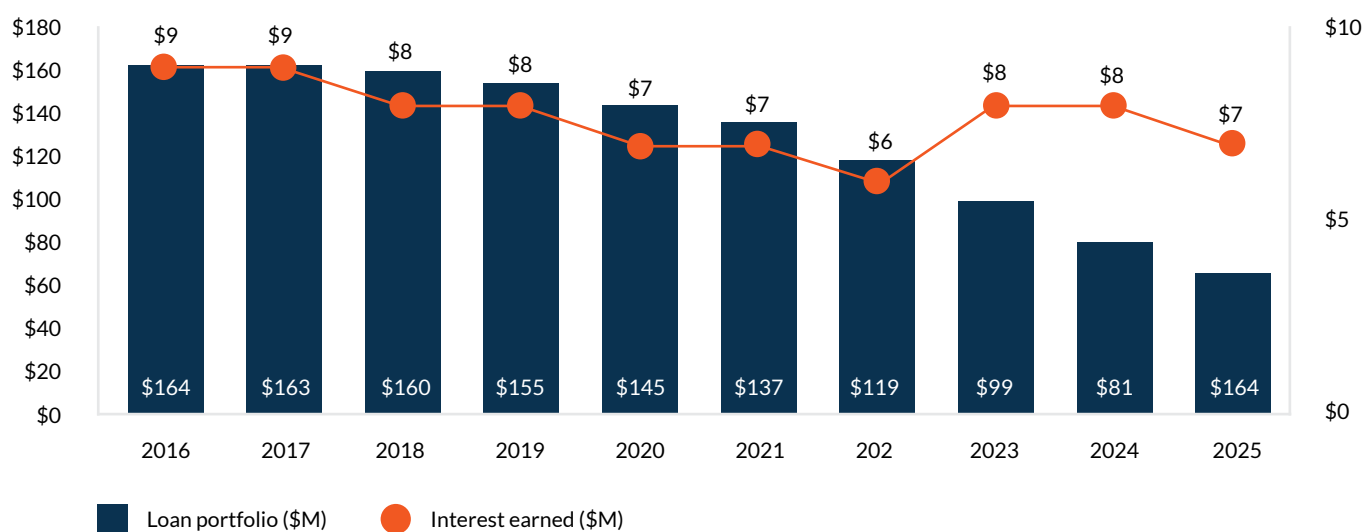
“NT Home Ownership has recorded a net operating surplus of \$3.3 million in 2025, compared with a surplus of \$1.31 million in the prior year.”

Income

Total income for 2025 was \$11.41 million, compared to \$11.9 million in the prior year. The decrease of \$0.49 million is mainly due to a reduction of \$1.42 million in interest income because of two interest rate reductions to the home loan portfolio and \$0.85 million in Community Service Obligation funding (CSO) received. However, this reduction was partially offset by an increase of \$1.777 million revaluation increment of shared equity investments.

Where NT Home Ownership is required to carry out activities, which it would not elect to do on a commercial basis, such as subsidised or below market rate loans, it can apply for Community Service Obligation (CSO) funding. In 2025, the funding received was \$2.56 million, a decrease from \$3.41 million received in 2024 in consideration of the end of financial year position as NT Home Ownership was able to service all its financial obligations.

Loan Portfolio & Interest Revenue Earned



Expense

NT Home Ownership incurred total expenses of \$8.11 million in 2025, compared with \$10.59 million in the prior year. The decrease of \$2.48 million is primarily due to a reduction of \$1.15 million in interest payable due to repayments of loans and advances to NTTC and decrease in loss allowance adjustment in 2024-25 by \$1.33 million compared with 2023-24.

Home loan portfolio

At 30 June 2025, NT Home Ownership's loan portfolio comprised of 791 loans issued to Territorians totalling \$66.82 million, net of allowance for bad debts amounting to \$5.61 million, compared with \$80.81 million in the prior year: a decrease by \$13.98 million.

During 2024-25, repayment of loans received amounted to \$13.53 million, including the discharge of 154 loans by clients across current and past loan products. During the year, there were no new Home Build Access loans provided.

At 30 June 2025, NT Home Ownership held an interest in 312 shared equity investment properties valued at \$31.9 million, a decrease from the 2023-24 amount of 350 shared equity investments, valued at \$34.1 million due to the discharge of 38 properties.

Borrowings

Financing of loans to clients for the purchase of a home are funded through borrowings from NTTC. These borrowings are the major component of liabilities in the Balance Sheet and as at 30 June 2025 totalled \$86 million, a decrease of \$14.46 million from the previous year, due to principal loan repayments.

Cash at bank

Cash has increased to \$9.61 million as at 30 June 2025 compared to \$4.65 million in the prior year. This is primarily due to lower repayment of loans in 2024-25 amounting to \$14.46 million as compared with prior year's \$32.11 million.



Independent Auditor's Report

To the Minister for Housing, Local Government and Community Development

NT Home Ownership

Report on the audit of the financial report for the year ended 30 June 2025

Opinion

I have audited the financial report of NT Home Ownership, which comprises the balance sheet as at 30 June 2025, and the comprehensive operating statement, the statement of changes in equity and the cash flow statement for the year then ended, notes to the financial statements, including material accounting policy information, and the Acting Chief Executive Officer's declaration.

In my opinion, the accompanying financial report:

- presents fairly, in all material respects, the financial position of NT Home Ownership as at 30 June 2025 and its financial performance, cash flows and changes in equity for the year then ended
- is in accordance with the *Financial Management Act 1995* and Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report.

I am independent of NT Home Ownership in accordance with the auditor independence requirements of the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to my audit of the financial report in Australia. My authorised auditors and I have also fulfilled our other ethical responsibilities in accordance with the Code. My independence is further established by the *Audit Act 1995*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Acting Chief Executive Officer is responsible for the other information. The other information comprises the information included in the *Financial Statement Overview* for the year ended 30 June 2025 but does not include the financial report and my auditor's report thereon.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, I consider whether the other information is materially inconsistent with the financial report or the knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the Acting Chief Executive Officer for the financial report

The Acting Chief Executive Officer is responsible for the preparation and the fair presentation of the financial report in accordance with Australian Accounting Standards and the *Financial Management Act 1995* and for such internal control as the Acting Chief Executive Officer determines is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement whether due to fraud or error.

In preparing the financial report, management is responsible for assessing NT Home Ownership's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of NT Home Ownership's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Acting Chief Executive Officer.,
- Conclude on the appropriateness of the Acting Chief Executive Officer's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on NT Home Ownership's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report however future events or conditions may cause NT Home Ownership to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Acting Chief Executive Officer regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



Jara K Dean
Auditor-General

Darwin, Northern Territory

30 September 2025

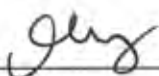
NT Home Ownership

Certification of the financial statements

We certify that the attached financial statements for the NT Home Ownership have been prepared based on proper accounts and records in accordance with Australian Accounting Standards and with the requirements as prescribed in the *Financial Management Act 1995* and Treasurer's Directions.

We further state that the information set out in the comprehensive operating statement, balance sheet, statement of changes in equity, cash flow statement, and notes to and forming part of the financial statements, presents fairly the financial performance and cash flows for the year ended 30 June 2025 and the financial position on that date.

At the time of signing, we are not aware of any circumstances that would render the particulars included in the financial statements misleading or inaccurate.



Tom Leeming

A/Chief Executive Officer

29 September 2025



Tamara Biro

A/Chief Finance Officer

09 September 2025

Comprehensive operating statement

For the year ended 30 June 2025

	Note	2025 \$000	2024 \$000
INCOME			
Community service obligations	3a	2 561	3 414
Sales of goods and services	3b	3	3
Interest income	3c	7 064	8 483
Other income	3d	3	-
Gain on revaluation of shared equity investments	4	1 777	-
TOTAL INCOME		11 408	11 900
EXPENSES			
Employee benefits expense	6	277	290
Administrative expenses			
Purchases of goods and services	7	2 534	2 730
Other administrative expenses		452	1 440
Grants and subsidies expenses	8	-	14
Interest expenses	9	4 711	5 856
Loss on revaluation of shared equity investment	4	-	105
Loss on disposal of shared equity investments	5	138	155
TOTAL EXPENSES		8 112	10 590
NET SURPLUS		3 296	1 310

The comprehensive operating statement is to be read in conjunction with the notes to the financial statements.

Balance sheet

As at 30 June 2025

	Note	2025 \$000	2024 \$000
ASSETS			
Current assets			
Cash and deposits	12	9 610	4 652
Receivables	14	47	48
Advances and investments	15	8 012	9 545
Total current assets		17 669	14 245
Non-current assets			
Advances and investments	15	58 809	71 260
Shared equity investments	16	31 897	34 078
Total non-current assets		90 706	105 338
TOTAL ASSETS		108 375	119 583
LIABILITIES			
Current liabilities			
Deposits held	18	79	-
Payables	19	329	492
Borrowings and advances	20	17 821	32 459
Provisions	21	66	27
Total current liabilities		18 295	32 978
Non-current liabilities			
Borrowings and advances	20	68 176	67 997
Total non-current liabilities		68 176	67 997
TOTAL LIABILITIES		86 471	100 975
NET ASSETS		21 905	18 608
EQUITY			
Capital		22 745	22 745
Accumulated funds		(840)	(4 137)
TOTAL EQUITY		21 905	18 608

The balance sheet is to be read in conjunction with the notes to the financial statements.

Statement of changes in equity

For the year ended 30 June 2025

	Equity at 1 July	Comprehensive result	Transactions with owners in their capacity as owners	Equity at 30 June
	\$000	\$000	\$000	\$000
2025				
Accumulated funds				
Capital - Transfers from owners	(4 137)	3 296	-	(840)
Total equity at end of financial year	22 745	-	-	22 745
	18 608	3 296	-	21 905
2024				
Accumulated funds				
Capital - Transfers from owners	(5 446)	1 309	-	(4 137)
Total equity at end of financial year	22 745	-	-	22 745
	17 299	1 309	-	18 608

The statement of changes in equity is to be read in conjunction with the notes to the financial statements.

Cash flow statement

For the year ended 30 June 2025

	Note	2025 \$000	2024 \$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Operating receipts			
Community service obligations		2 561	3 414
Receipts from sales of goods and services		203	198
Interest received		7 054	8 508
Total operating receipts		9 818	12 120
Operating payments			
Payments to employees		(237)	(322)
Payments for goods and services		(2 877)	(2 757)
Grants and subsidies paid		-	(15)
Interest paid		(4 719)	(5 912)
Total operating payments		(7 833)	(9 006)
Net cash from operating activities	13	1 985	3 114
CASH FLOWS FROM INVESTING ACTIVITIES			
Investing receipts			
Repayment of advances received		13 533	17 057
Proceeds from sales of investments		3 820	4 564
Total investing receipts		17 353	21 621
Investing payments			
Advances and investing payments		-	(90)
Total investing payments		-	(90)
Net cash from investing activities		17 353	21 531
CASH FLOWS FROM FINANCING ACTIVITIES			
Financing receipts			
Deposits Received		79	-
Total financing receipts		79	-
Financing payments			
Repayment of borrowings		(14 459)	(32 114)
Total financing payments		(14 459)	(32 114)
Net cash (used in) financing activities	13	(14 380)	(32 114)
Net increase/(decrease) in cash held		4 958	(7 468)
Cash at beginning of financial year		4 652	12 120
CASH AT END OF FINANCIAL YEAR	12	9 610	4 652

The cash flow statement is to be read in conjunction with the notes to the financial statements.

Index of notes to the financial statements

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1. Objectives and funding

NT Home Ownership operates as a Government Business Division (GBD), as determined by the Treasurer under the *Financial Management Act 1995*. Under the Government Business Division Framework, government businesses divisions are required to operate in a competitive neutral manner and adopt commercial practices. These include paying tax equivalents under Northern Territory tax equivalent regime and dividend policy to the Northern Territory Government, as owner.

NT Home Ownership provides home loan products and services to increase supply at the affordable end of the housing market, provides home ownership opportunities for Territorians otherwise unable to enter the market, and reduces pressure on the rental market. Where NT Home Ownership carries out activities which it would not elect to do on a commercial basis, Community Service Obligation funding is provided through Housing, Local Government and Community Development appropriation for the identifiable community or social benefits.

The home loans are administered under a mortgage management arrangement by People's Choice.

Additional information in relation to NT Home Ownership and its principal activities may be found in the performance section of the annual report.

The GBD is predominantly funded through interest earned on home loans and loans through NT Treasury Corporation. The financial statements encompass all funds through which the GBD controls resources to carry on its functions.

2. Statement of material accounting policy information

a) Statement of compliance

These financial statements are general purpose financial statements and have been prepared in accordance with the requirements of the *Financial Management Act 1995*, related Treasurer's Directions and Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board. The *Financial Management Act 1995* requires NT Home Ownership to prepare financial statements for the year ended 30 June based on the form determined by the Treasurer. The form of agency financial statements includes:

1. a certification of the financial statements
2. a comprehensive operating statement
3. a balance sheet
4. a statement of changes in equity
5. a cash flow statement and
6. applicable explanatory notes to the financial statements.

Standards and interpretations effective from 2024-25 financial year

Several amendments and interpretations have been issued that apply to the current reporting period but are considered to have no or minimal impact on public sector reporting.

Standards and interpretations issued but not yet effective

No Australian Accounting Standards have been adopted early for 2024-25 financial year.

Several amendments interpretations have been issued that apply to future reporting periods but are considered to have no or minimal impact on public sector reporting

b) Presentation and rounding off of amounts

Amounts in the financial statements and notes to the financial statements are presented in Australian dollars and have been rounded to the nearest thousand dollars, with amounts of \$500 or less being rounded down to zero. Figures in the financial statements and notes may not equate due to rounding.

c) Contributions by and distributions to government

The GBD may receive contributions from government where the government is acting as owner of the GBD. Conversely, the GBD may make distributions to government. In accordance with the *Financial Management Act 1995* and Treasurer's Directions, certain types of contributions and distributions, including those relating to administrative restructures, have been designated as contributions by, and distributions to, government. These designated contributions and distributions are treated by NT Home Ownership as adjustments to equity.

The statement of changes in equity provides additional information in relation to contributions by, and distributions to, government.

3. Income

Income encompasses both revenue and gains. Income is recognised at the fair value of the consideration received, exclusive of the amount of GST. Exchanges of goods or services of the same nature and value without any cash consideration being exchanged are not recognised as income.

a) Community service obligations

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Community service obligations	-	2 561	2 561	-	3 414	3 414
Total community service obligations	-	2 561	2 561	-	3 414	3 414

Community Service Obligation (CSO) funding is received through the Department of Housing Local Government and Community Development where NT Home Ownership is required to carry out activities on a non-commercial basis. NT Home Ownership received a CSO for the interest rate and stamp duty differential. NT Home Ownership offers low-interest rate loans for low to moderate income Territorians. The aim of providing subsidised interest loans is to increase the level of home ownership in the Territory and reduce the demand on public housing. Similarly, the stamp duty differential is a subsidy paid to public housing tenants purchasing their public housing properties through private finance. These CSOs are provided at an estimated projection for the budget year, thus performance obligations attached are assessed not to be sufficiently specific and revenue in respect of this funding is recognised in the period in which NT Home Ownership gains control of the funds.

b) Sales of goods and services

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Sale of goods and service delivery revenue	-	3	3	-	3	3
Total sales of goods and services	-	3	3	-	3	3

NT Home Ownership's sales of goods and service revenue consists of valuation fees. Valuation fees are the contribution made by the home loan clients for the valuation completed on any shared equity properties. The payments are received when the valuation is requested by the clients.

Rendering of services

Revenue from rendering of services is recognised when the GBD satisfies the performance obligation by transferring the promised services. The GBD typically satisfies its performance obligations when it transfers the promised services. Revenue from contracts with customers have been disaggregated below into categories to enable users of these financial statements to understand the nature, amount, timing and uncertainty of income and cash flows. These categories include a description of the type of product or service line, type of customer and timing of transfer of goods and services.

	2025	2024
	\$000	\$000
Type of good and service:		
Service delivery	3	3
Total revenue from contracts with customers	3	3
Type of customer:		
Non-government entities	3	3
Timing of transfer of goods and services:		
Point in time	3	3
Total revenue from contracts with customers by timing of transfer	3	3

c) Interest income

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Interest on cash at bank	-	268	268	-	397	397
Interest on advance	-	6 796	6 796	-	8 086	8 086
Total interest income	-	7 064	7 064	-	8 483	8 483

NT Home Ownership interest income includes interest earned on cash balances and interest on advances issued to clients under various home loan products. Interest income is recognised when the shared equity portion has been recorded as an asset, which is the earlier of the receipt of cash or recognition of a receivable for interest earned. NT Home Ownership recognises interest revenue as it accrues considering the effective yield on the financial asset.

d) Other income

	2025			2024		
	\$000	\$000	\$000	\$000	\$000	\$000
	Revenue from contracts with customers	Other	Total	Revenue from contracts with customers	Other	Total
Other income	-	3	3	-	-	-
Total other income	-	3	3	-	-	-

Other income relates to salary adjustments with employees.

4. Gain/(Loss) on revaluation of shared equity investments

	2025	2024
	\$000	\$000
Revaluation on shared equity investments	31 897	34 078
Less: Book value prior to revaluation	(30 120)	(34 183)
Gain /(Loss) on the disposal of non-current assets	1 777	(105)

5. Loss on disposal of shared equity investments

	2025	2024
	\$000	\$000
Net proceeds from the disposal of non-current assets	3 820	4 564
Less: Carrying value of non-current assets disposed	(3 958)	(4 719)
(Loss) on the disposal of non-current assets	(138)	(155)

Expenses

6. Employee benefits expense

	2025	2024
	\$000	\$000
Salaries and wages	246	261
Superannuation expenses	28	29
Payroll tax	3	-
Total employee benefits expense	277	290

The number of full-time equivalent employees for 2024-25 was 2 (2023-24: 2).

Salaries and wages are recognised in the reporting period when the employee renders services to the Territory Government. It includes recreation leave, labour hire costs, allowances and other benefits, which are recognised in the reporting period when employees are entitled to the benefit or when incurred.

The recognition and measurement policy for employee benefits is detailed in Note 19: Payables and Note 21: Provisions.

7. Purchases of goods and services

	2025	2024
	\$000	\$000
The net surplus has been arrived at after charging the following expenses:		
Goods and services expenses:		
Loan administration fees ¹	2 418	2 319
NTG service level agreement	17	182
Consultants ²	-	132
Audit fees	36	34
Valuation fees	34	41
Legal expenses	7	-
Training and study	-	2
Information technology charges and communications	9	7
Other	13	13
Total purchases of goods and services	2 534	2 730

1 Includes fee paid to People's Choice for the management of the client loan portfolio.

2 Includes Ernst and Young's fee re: review of home loan product (\$128k), and remediation of shared equity database (\$4k).

Purchases of goods and services generally represent the day-to-day running costs incurred in normal operations, including supplies and service costs recognised in the reporting period in which they are incurred.

8. Grant and subsidies expenses

Current grant and subsidy expense

	2025	2024
	\$000	\$000
Subsidy	-	14
Total current grant and subsidy expense	-	14

Subsidies are payments aimed at reducing all or part of the costs of an activity. They include payments made to subsidise clients' stamp duty. Current grant and subsidy expenses are recognised as an expense in the reporting period in which they are paid or payable, exclusive of the amount of GST.

9. Interest expenses

	2025	2024
	\$000	\$000
Interest from loans and advances	4 711	5 856
Total interest expenses	4 711	5 856

Interest expenses consist of interest and other costs incurred in connection with the borrowing of funds. It includes interest on loans from Northern Territory Treasury Corporation.

10. Write-offs, postponements, waivers, gifts and ex gratia payments

The following table presents all write-offs, waivers, postponements, gifts and ex gratia payments approved under the *Financial Management Act 1995* or other legislation that the agency administers.

	2025	No. of trans.	2024	No. of trans.
	\$000	\$000	\$000	\$000
<i>Write-offs, postponements and waivers approved by the Treasurer</i>				
Irrecoverable money written off	343	4	-	-
Total write-offs, postponements and waivers approved by the Treasurer	343	4	-	-

Write-off

Write-offs reflect the removal from accounting records the value of public money or public property owing to, or loss sustained by the Territory or GBD. It refers to circumstance where the Territory or a GBD has made all attempts to pursue the debt, however, is deemed irrecoverable due to reasons beyond the Territory or a GBD's control. Write-offs result in no cash outlay and are accounted for under 'Other administrative expenses' in the comprehensive operating statement.

11. Income tax expense and tax equivalent regime

Income tax payable

	2025	2024
	\$000	\$000
Surplus before income tax	3 297	1 311
(Gain)/Loss on revaluation on investments	(1 777)	105
Taxable Surplus	1 520	1 416
Income Tax Expense @ 30%	456	425
Carry forward tax losses utilised	(456)	(425)
Income Tax Expense	-	-

Assets

12. Cash and deposits

	2025	2024
	\$000	\$000
Cash on hand	10	54
Cash at bank	9 600	4 598
Total cash and deposits	9 610	4 652

For the purposes of the balance sheet and the cash flow statement, cash includes cash on hand, cash at bank and cash equivalents. Cash equivalents are highly liquid short-term investments that are readily convertible to cash.

13. Cash flow reconciliation

a) Reconciliation of cash

The total of agency 'Cash and deposits' of \$9.61 million recorded in the balance sheet is consistent with that recorded as 'Cash' in the cash flow statement.

Reconciliation of net surplus/deficit to net cash from operating activities

	2025	2024
	\$000	\$000
Net surplus/deficit	3 296	1 310
<i>Non-cash items:</i>		
Doubtful advances	109	1 440
Asset write-offs/write-downs	343	-
(Gain) / Loss on revaluation of shared equity investments	(1 777)	105
Loss on disposal of shared equity investments	138	155
<i>Changes in assets and liabilities:</i>		
Decrease in receivables	1	25
(Decrease)/increase in payables	(163)	69
Increase in provision for employee benefits	39	10
Increase in other liabilities	79	-
Net cash used in operating activities	2 065	3 114

b) Reconciliation of liabilities arising from financing activities

2024-25

	Cash flows			Other		30 June
	1 July	Loans and advances	Total cash flows	Other	Total other	
	\$000	\$000	\$000	\$000	\$000	\$000
Deposits held	-	79	79	-	-	79
Borrowings and advances	100 456	(14 459)	(14 459)	-	-	85 996
Total	100 456	(14 380)	(14 380)	-	-	86 075

2023-24

	Cash flows			Other		30 June
	1 July	Loans and advances	Total cash flows	Other	Total other	
	\$000	\$000	\$000	\$000	\$000	\$000
Borrowings and advances	132 569	(32 114)	(32 114)	-	-	100 456
Total	132 569	(32 114)	(32 114)	-	-	100 456

14. Receivables

	2025	2024
	\$000	\$000
Interest receivables	29	19
GST receivables	18	29
Total receivables	47	48

Receivables include interest receivable from Northern Territory Treasury Corporation and GST receivable from Australian Taxation Office and are recognised at fair value less any loss allowance.

Receivables are initially recognised when the agency becomes a party to the contractual provisions of the instrument and are measured at fair value less any directly attributable transaction costs.

NT Home Ownership believes that no loss allowance is necessary in respect of general receivables.

Credit risk exposure of receivables

Receivables are monitored on an ongoing basis to ensure exposure to bad debts is not significant. The entity applies the simplified approach to measuring expected credit losses. This approach recognises a loss allowance based on lifetime expected credit losses for all accounts receivables, contracts receivables and accrued contract revenue. To measure expected credit losses, receivables have been grouped based on shared risk characteristics and days past due.

15. Advances and investments

	2025	2024
	\$000	\$000
Current		
Advances paid (a)	8 012	9 545
Total current	8 012	9 545
Non-current		
Advances paid (a)	64 416	76 759
Less: loss allowance	(5 607)	(5 499)
Total non-current	58 809	71 260
Total advances and investments	66 821	80 805

a) Advances paid

Advances paid are recognised initially at fair value plus or minus relevant transaction costs and are recognised in the balance sheet when NT Home Ownership becomes party to the contractual provisions of the financial instruments. Subsequently, advances paid are measured at amortised cost using the effective interest method. The effective interest rate calculation includes the contractual terms of the loans together with fees and transaction costs. Loss allowances on advances paid reflect either 12-month or lifetime expected credit losses depending on changes in credit risk and represents the amount of advances paid that NT Home Ownership estimates are likely to be uncollectible and are considered doubtful.

Credit risk exposure of advances paid

Advances paid are monitored on an ongoing basis to ensure exposure to bad debts is not significant. The GBD applies the AASB 9 simplified approach in assessing individual accounts supported by evidence and reasonable information such as but not limited to debtor breaching payment terms, debtor in significant financial difficulty, and probability that the debtor will enter bankruptcy. In providing for allowance, other than the individual assessment, the probability of defaults is determined using historical default rates as a base, adjusted for any reasonable and supportable information for each individual debtor. Individual assessment is applied to the bad debts' accounts and accounts in arrears. The expected credit loss rate is determined using the past trends of doubtful accounts. In applying the ECL rate, the accounts are segregated into 1) accounts with zero to less than 5% advances and 2) accounts with advances of 5% and above. This is assessed annually.

Ageing analysis

External advances paid	2025				2024				
	\$'000	%	Loss rate	Expected credit losses	\$'000	%	Loss rate	Expected credit losses	\$'000
Not overdue	69 499		0.04	2 678	71 260		1.14	732	70 528
Overdue for less than 30 days	139		100	139	6 668		8.29	547	6 121
Overdue for 30 to 60 days	8		100	8	1 022		8.69	84	938
Overdue for more than 60 days	2 782		100	2 782	7 354		56.23	4 136	3 218
Total external advance paid	72 428			5 607	86 304			5 499	80 805

Reconciliation of loss allowance for advances paid

	2025	2024
	\$000	\$000
External advances paid		
Opening balance	5 499	4 059
Written off during the year	(343)	-
Increase/decrease in allowance recognised in profit or loss	451	1 440
Total external advances paid	5 607	5 499

16. Shared equity investments

	2025	2024
	\$000	\$000
Minority interest holding at independent valuation	31 897	34 078
Total Investments in shared equity	31 897	34 078
Shared equity investments		
Opening balance as at July 1	34 078	38 812
Additions	-	90
Disposals	(3 958)	(4 719)
Revaluations	1 777	(105)
Total Investments in shared equity as 30 June	31 897	34 078

Shared equity investments

Shared equity investments represent NT Home Ownership's minority financial interest in housing properties held under a loan/shared equity scheme previously provided by the Northern Territory Government and properties purchase and/or constructed from/by external parties under these schemes. These investments are classified as investment properties. Shared equity investments are recognised at cost, including transaction costs at the time of acquisition and subsequently measured at fair value.

Revaluation and impairment

Shared equity investments

Shared equity investments are revalued annually to ensure that the carrying amount of these assets does not differ materially from their fair value at reporting date. Gains and losses arising from changes in the fair value, retirement or disposal are included in the comprehensive operating statements in the period in which they arise. Shared equity investments are not subject to depreciation. Shared equity investments are measured on the market approach of fair value basis, being the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. An independent valuation of shared equity investment was completed as at 30 June 2025 by Herron Todd White, the results of which are reflected in these financial statements. The valuation method used was based on market evidence of sales prices of comparable land and building in similar locations.

Impairment of assets

An asset is said to be impaired when the asset's carrying amount exceeds its recoverable amount. Non-current physical NT Home Ownership assets are assessed for indicators of impairment on an annual basis or whenever there is an indication of impairment. If an indicator of impairment exists, the NT Home Ownership determines the asset's recoverable amount. The asset's recoverable amount is determined as the higher of the asset's current replacement cost and fair value less costs to sell. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss. Impairment losses are recognised in the comprehensive operating statement. They are disclosed as an expense unless the asset is carried at a revalued amount.

Where the asset is measured at a revalued amount, the impairment loss is offset against the asset revaluation surplus for that class of asset to the extent an available balance exists in the asset revaluation surplus. In certain situations, an impairment loss may subsequently be reversed. Where an impairment loss is subsequently reversed, the carrying amount of the asset is increased to the revised estimate of its recoverable amount. A reversal of an impairment loss is recognised in the comprehensive operating statement as income, unless the asset is carried at a revalued amount, in which case the impairment reversal results in an increase in the asset revaluation surplus.

17. Other assets

NT Home Ownership does not have other assets.

Liabilities

18. Deposits held

	2025	2024
	\$000	\$000
Clearing money	79	-
Total deposits held	79	-

Deposits held comprise clearing money.

Clearing money is public money in transit that is payable to another entity. These funds typically do not contribute to the operations of the agency.

19. Payables

	2025	2024
	\$000	\$000
Accounts payable	11	210
Accrued expenses	233	189
Interest payable	85	93
Total payables	329	492

Liabilities for accounts payable and other amounts payable are carried at amortised cost, which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to the agency. Accounts payable are normally settled within 20 days from receipt of valid invoices under \$1 million or 30 days for invoices over \$1 million.

Salaries and wages that are expected to be settled wholly within 12 months after the end of the period in which the employees render the service are recognised and measured at the amounts expected to be paid.

Interest payables include interest on borrowings. Interest expenses are expensed in the period in which they are incurred.

20. Borrowings and advances

	2025	2024
	\$000	\$000
Current		
Loans and advances	17 821	32 459
Non-current		
Loans and advances	68 176	67 997
Total borrowings and advances	85 997	100 456

Loans and advances

Loans and advances are recorded initially at fair value, net of transaction costs. Subsequent to initial recognition, these are measured at amortised cost using the effective interest method. Gains and losses are recognised in net surplus/(deficit) when the liabilities are derecognised as well as through the amortisation process.

Loan instruments are classified as current and non-current as NT Home Ownership will assess its ability to repay these instruments when the loans mature.

21. Provisions

	2025	2024
	\$000	\$000
Current		
Employee benefits		
Recreation leave	49	15
Leave loading	5	5
Employee super and payroll tax	12	7
Total Provisions	66	27

Employee benefits

Provision for employee benefits include wages and salaries and recreation leave accumulated as a result of employees rendering services up to the reporting date. Liabilities arising in respect of recreation leave and other employee benefit liabilities that fall due within 12 months of reporting date are classified as current liabilities and are measured at amounts expected to be paid. Non-current employee benefit liabilities that fall due after 12 months of the reporting date are measured at present value of estimated future cash flows, calculated using the appropriate government bond rate and taking into consideration expected future salary and wage levels, experience of employee departures and periods of service.

All recreation leave is classified as a current liability.

No provision is made for sick leave, which is non-vesting, as the anticipated pattern of future sick leave to be taken is less than the entitlement accruing in each reporting period.

Employee benefit expenses are recognised on a net basis in respect of the following categories:

- wages and salaries, non-monetary benefits, recreation leave and other leave entitlements
- other types of employee benefits.

As part of the financial management framework, the Central Holding Authority assumes the long service leave liabilities of government agencies, including NT Home Ownership and therefore no long service leave liability is recognised within these financial statements.

Superannuation

Employees' superannuation entitlements are provided through the:

- Northern Territory Government and Public Authorities Superannuation Scheme (NTGPASS)
- Commonwealth Superannuation Scheme (CSS)
- or non-government employee nominated schemes for those employees commencing on or after 10 August 1999.

NT Home Ownership makes superannuation contributions on behalf of its employees to the Central Holding Authority or non-government employee-nominated schemes. Superannuation liabilities related to government superannuation schemes are held by the Central Holding Authority and therefore not recognised in GBD financial statements.

22. Commitments

Commitments represent future obligations or cash outflows that arise out of contractual arrangement and typically bind the GBD to performance conditions. Commitments are not recognised as liabilities on the balance sheet and can be reliably measured. Internal commitments reflect commitments with entities controlled by the Northern Territory Government such as other agencies, government business divisions and government owned corporations. External commitments reflect those to third parties which are external to the Northern Territory Government.

NT Home Ownership has non-cancellable expenditure commitments with People's Choice Credit Union for the mortgage management which will be expected to expire on 31 December 2025.

Disclosures in relation to commitments are detailed below.

	2025	2024
	\$000	\$000
Not later than one year	1 228	2 418
Later than one year and not later than five years	-	1 228
Total capital expenditure commitments (exclusive of GST)	1 228	3 646
Plus: GST recoverable	90	267
Total capital expenditure commitments (inclusive of GST)	1 318	3 913

Other disclosures

23. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The highest and best use takes into account the use of the asset that is physically possible, legally permissible and financially feasible.

When measuring fair value, the valuation techniques used maximise the use of relevant observable inputs and minimise the use of unobservable inputs. Unobservable inputs are used to the extent that sufficient relevant and reliable observable inputs are not available for similar assets/liabilities.

Observable inputs are publicly available data relevant to the characteristics of the assets/liabilities being valued. Observable inputs used by the GBD include, but are not limited to, published sales data for land and general office buildings.

Unobservable inputs are data, assumptions and judgments not available publicly but relevant to the characteristics of the assets/liabilities being valued. Such inputs include internal GBD adjustments to observable data to take account of particular and potentially unique characteristics/functionality of assets/liabilities and assessments of physical condition and remaining useful life.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the following fair value hierarchy based on the inputs used:

Level 1 – inputs are quoted prices in active markets for identical assets or liabilities

Level 2 – inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. Shared Equity Investments are valued at this level.

Level 3 – inputs are unobservable.

The fair value of financial instruments is determined on the following basis:

- The fair value of cash, deposits, advances, receivables, and payables approximates their carrying amount, which is also their amortised cost.
- The fair value of derivative financial instruments is derived using current market yields and exchange rates appropriate to the instrument.
- The fair value of other monetary financial assets and liabilities is based on discounting to present value the expected future cash flows by applying current market interest rates for assets and liabilities with similar risk profiles.

a) Fair value hierarchy

NT Home Ownership does not recognise any financial assets or liabilities at fair value as these are recognised at amortised cost. The carrying amounts of these financial assets and liabilities approximates their fair value. The table below presents non-financial assets recognised at fair value in the balance sheet categorised by levels of inputs used to compute fair value.

	Level 1		Level 2		Level 3		Total fair value	
	2025	2024	2025	2024	2025	2024	2025	2024
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Assets								
Shared equity investments	-	-	31 897	34 078	-	-	31 897	34 078
Total assets	-	-	31 897	34 078	-	-	31 897	34 078

There were no transfers between Level 1 and Levels 2 or 3 during 2024-25 financial year.

b) Valuation techniques and inputs

Valuation techniques and significant unobservable inputs used to measure fair value in 2024-25 are:

Asset classes ^(a)	Level	Techniques ^(b)	Significant unobservable inputs
Shared Equity Investments	2	Market approach	n/a

There were no changes in valuation techniques from 2023-24 to 2024-25.

Herron Todd White provided valuation for the Shared equity investments as at 30 June 2025.

Level 2 fair values of Shared Equity Investments were based on market evidence of sales prices of comparable land and buildings in similar locations.

Additional information for level 3 fair value measurement

NT Home Ownership does not have any level 3 measurement assets.

24. Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The GBD's financial instruments include cash and deposits; receivables; advances paid; investment in shares; payables; advances received; borrowings and derivatives. It excludes statutory receivables arising from taxes including tax receivables, GST input tax credits recoverable, and fines and penalties, which do not meet the definition of financial instruments as per AASB 132 Financial instruments: Presentation.

The NT Home Ownership has limited exposure to financial risks as discussed below.

a) Categories of financial instruments

The carrying amounts of the GBD's financial assets and liabilities by category are disclosed in the table below.

	Category	2025 \$000	2024 \$000
Cash and deposits	Other	9 610	4 652
Receivables ¹	Amortised cost	29	19
Advances paid	Amortised cost	66 821	80 805
Total financial assets		76 460	85 476
Deposits held ¹	Amortised cost	79	-
Payables ¹	Amortised cost	329	492
Loans	Amortised cost	85 997	100 456
Total financial liabilities		86 405	100 948

1 Total amounts disclosed here exclude statutory amounts, prepaid expenses and accrued contract revenue

2 Equity accounted investments are excluded as they are not financial instruments under AASB 9.

Financial assets at amortised cost

Financial assets are classified at amortised cost when they are held by the NT Home Ownership to collect the contractual cash flows and the contractual cash flows are solely payments of principal and interest.

These assets are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less impairment. The GBD's financial assets categorised at amortised cost include receivables, and advances paid.

Financial assets at fair value through other comprehensive income

Financial assets are classified at fair value through other comprehensive income when they are held by the GBD to both collect contractual cash flows and sell the financial assets, and the contractual cash flows are solely payments of principal and interest.

These assets are initially and subsequently recognised at fair value. Changes in the fair value are recognised in other comprehensive income, except for the recognition of impairment gains or losses and interest income which are recognised in the operating result in the comprehensive operating statement. When financial assets are derecognised, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to the comprehensive operating statement.

For equity instruments elected to be categorised at FVOCI, changes in fair value recognised in other comprehensive income are not reclassified to profit or loss on derecognition of the asset. Dividends from such instruments continue to be recognised in the comprehensive operating statement as other income when the GBD's right to receive payments is established.

NT Home Ownership does not have any financial assets under this category.

Financial assets at fair value through profit or loss

Financial assets are classified at FVTPL where they do not meet the criteria for amortised cost or FVOCI. These assets are initially and subsequently recognised at fair value with gains or losses recognised in the net result for the year.

NT Home Ownership's financial assets categorised at FVTPL include investments in managed unit trusts and certain debt instruments. Unrealised gains in relation to these investments are recognised in other economic flows in the comprehensive operating statement, however realised gains are recognised in the net result.

NT Home Ownership does not have any financial assets under this category.

Financial liabilities at amortised cost

Financial liabilities at amortised cost are initially measured at fair value, net of directly attributable transaction costs. These are subsequently measured at amortised cost using the effective interest rate method. NT Home Ownership's financial liabilities categorised at amortised cost include all accounts payable, advances received and borrowings.

Financial liabilities at fair value through profit or loss

NT Home Ownership does not have any financial assets under this category.

a) Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss for the other party by failing to discharge an obligation. NT Home Ownership's exposure to credit risk arises from funds advanced to loan counterparties and the possibility that they will not adhere to the terms of the contract with NT Home Ownership when settlement becomes due.

NT Home Ownership has limited credit risk exposure (risk of default). In respect of any dealings with People's Choice, NT Home Ownership mitigates risk for home loan portfolio by mortgage management contract processes that includes quarterly contract reviews, Lending Management directives and monthly reporting on loan the portfolio.

The exposure to credit risk is influenced mainly by the individual characteristics of each non-government debtor. In monitoring debtor credit risk, debtors are grouped according to their aging of loans profile and existence of previous financial difficulties. Loans are provided to home purchasers subject to the retention of titles clauses, so that in the event of a non-payment, NT Home Ownership may have a secured claim.

b) Liquidity risk

Liquidity risk is the risk the GBD will not be able to meet its financial obligations as they fall due. The agency's approach to managing liquidity is to ensure it will always have sufficient funds to meet its liabilities when they fall due. This is achieved by ensuring minimum levels of cash are held in the agency bank account to meet various current employee and supplier liabilities. The agency's exposure to liquidity risk is minimal. Cash injections are available from the Central Holding Authority in the event of one-off extraordinary expenditure items arise that deplete cash to levels that compromise the agency's ability to meet its financial obligations.

The following tables detail the agency's remaining contractual maturity for its financial liabilities, calculated based on undiscounted cash flows at reporting date. The undiscounted cash flows in these tables differ from the amounts included in the balance sheet, which are based on discounted cash flows.

Maturity analysis for financial liabilities

	Carrying amount	Less than a year	1 to 5 years	More than 5 years	Total
2025	\$000	\$000	\$000	\$000	\$000
Liabilities					
Deposits held ¹	79	79	-	-	79
Payables ¹	96	96	-	-	96
Loans	85 997	17 821	65 393	10 168	93 382
Total financial liabilities	86 172	17 996	65 393	10 168	93 557

1 Amounts disclosed exclude statutory amounts and accruals (such as AOTA, accrued expenses, unearned revenue and provisions), as these do not meet the definition of financial instrument and therefore amounts will not be recognised in the balance sheet.

	Carrying amount	Less than a year	1 to 5 years	More than 5 years	Total
2024	\$000	\$000	\$000	\$000	\$000
Liabilities					
Payables ¹	492	492	-	-	492
Loans	100 456	21 007	62 093	10 345	93 445
Total financial liabilities	100 948	21 499	62 093	10 345	93 937

1 Amounts disclosed exclude statutory amounts and accruals (such as AOTA, accrued expenses, unearned revenue and provisions), as these do not meet the definition of financial instrument and therefore amounts will not be recognised in the balance sheet.

c) Market risk

Market risk is the risk the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. It comprises interest rate risk, price risk and currency risk.

(i) Interest rate risk

Interest rate risk is the risk of financial loss and or increased costs due to adverse movements in the values of financial assets and liabilities as a result in interest rates.

NT Home Ownership's exposure to interest rate risk and the average interest rate for classes of financial assets and financial liabilities is set out below. NT Home Ownership's operating account earns monthly interest at a variable interest rate of Northern Territory Treasury Corporation's weighted average cash return less 50 basis points.

The NT Home Ownership exposure to interest rate risk by asset and liability classes is disclosed below.

	Interest bearing			Total	Weighted average
	Variable	Fixed	Non-interest bearing		
2025	\$000	\$000	\$000	\$000	%
Assets					
Cash and deposits	9 610	-	-	9 610	4.23
Receivables ¹	-	-	29	29	-
Advances paid	66 821	-	-	66 821	8.54
Total financial assets	76 431	-	29	76 460	
Liabilities					
Deposits held ¹	79	-	-	79	3.85
Payables ¹	-	-	96	96	-
Advances received	-	85 997	-	85 997	5.19
Total financial liabilities	79	85 997	96	86 172	

1 Amounts disclosed exclude statutory amounts and accruals (such as accrued revenue and provisions), as these do not meet the definition of financial instrument and therefore amounts will not be recognised in the balance sheet.

	Interest bearing			Total	Weighted average
	Variable	Fixed	Non-interest bearing		
2024	\$000	\$000	\$000	\$000	%
Assets					
Cash and deposits	4 652	-	-	4 652	4.35
Receivables ¹	-	-	19	19	-
Advances paid	80 805	-	-	80 805	8.68
Total financial assets	85 457	-	19	85 476	
Liabilities					
Payables ¹	-	-	492	492	-
Advances received	-	100 456	-	100 456	4.44
Total financial liabilities	-	100 456	492	100 948	

1 Amounts disclosed exclude statutory amounts and accruals (such as accrued revenue and provisions), as these do not meet the definition of financial instrument and therefore amounts will not be recognised in the balance sheet.

Sensitivity analysis

Changes in the variable rates of 100 basis points (1 per cent) at reporting date would have a corresponding (1 per cent) following effect on the GBD's profit or loss and equity.

	Category
30 June 2025	
Financial assets – cash at bank	96
Financial assets – receivable loans	-
Financial liabilities – borrowings	668
Net sensitivity	764
30 June 2024	
Financial assets – cash at bank	47
Financial assets – receivable loans	-
Financial liabilities – borrowings	808
Net sensitivity	855

(ii) Price risk

NT Home Ownership is not exposed to price risk as NT Home Ownership does not hold units in unit trusts.

(iii) Currency risk

NT Home Ownership is not exposed to currency risk as NT Home Ownership does not hold borrowings denominated in foreign currencies or transactional currency exposures arising from purchases in a foreign currency.

25. Related parties

i) Related parties

NT Home Ownership is a Government Business Division (GBD) which is wholly owned and controlled by the Northern Territory Government. Related parties of the GBD include:

- the portfolio minister and key management personnel (KMP) because they have authority and responsibility for planning, directing and controlling the activities of the department directly
- close family members of the portfolio minister or KMP including spouses, children, and dependents
- all public sector entities that are controlled and consolidated into the whole of government financial statements
- any entities controlled or jointly controlled by KMP's or the portfolio minister or controlled or jointly controlled by their close family members.

ii) Key management personnel (KMP)

Key management personnel of NT Home Ownership are those persons having authority and responsibility for planning, directing, and controlling the activities of NT Home Ownership. These include the relevant minister, the Chief Executive Officer, and members of the executive team of Housing, Local Government and Community Development.

iii) Remuneration of key management personnel

Salaries and other benefits of the Minister for Urban Housing are payable by the Department of the Legislative Assembly and consequently disclosed within the Treasurer's Annual Financial Statements.

The KMP employee benefits provided are disclosed in Housing, Local Government and Community Developments financial statements and not included in NT Home Ownership.

iv) Related party transactions:**Transactions with Northern Territory Government-controlled entities**

Significant transactions with government related entities includes funding from the Department of Housing, Local Government and Community Development for Community Service Obligations and loans from the Northern Territory Treasury Corporation.

The following table provides quantitative information about related party transactions entered during the year with all other Northern Territory Government-controlled entities.

2025	Revenue from related parties	Payments to related parties	Amounts owed by related parties	Amounts owed to related parties
Related party	\$000	\$000	\$000	\$000
<i>All NT Government departments</i>	2 829	4 763	-	115 003
2024	Revenue from related parties	Payments to related parties	Amounts owed by related parties	Amounts owed to related parties
Related party	\$000	\$000	\$000	\$000
<i>All NT Government departments</i>	3 792	5 815	1	100 456

26. Contingent liabilities and contingent assets

a) Contingent liabilities

NT Home Ownership had no contingent liabilities as at 30 June 2025 or 30 June 2024.

b) Contingent assets

NT Home Ownership had no contingent assets as at 30 June 2025 or 30 June 2024.

27. Events subsequent to balance date

No events have arisen between the end of the financial year and the date of this report that require adjustment to, or disclosure in the financial statements.

28. Budgetary information

The following tables present the variation between the 2024-25 original budgeted financial statements, as reported in 2024-25 Budget Paper No. 3 Agency Budget Statements and the 2024-25 actual amounts reported in the financial statements, together with explanations for significant variations.

	2025 Actual	2025 Original budget	Variance	Note
	\$000	\$000	\$000	
Comprehensive operating statement				
INCOME				
Grants and subsidies revenue				
Community service obligations	2 561	3 657	(1 096)	1
Sales of goods and services	3	-	3	
Interest revenue	7 064	6 960	104	
Gain on revaluation of shared equity investments	1 777	-	1 777	2
Other income	3	-	3	
TOTAL INCOME	11 408	10 617	791	
EXPENSES				
Employee expenses	277	311	(34)	
Administrative expenses				
Purchases of goods and services	2 534	2 425	109	
Other administrative expenses	452	-	452	3
Grants and subsidies expenses				
Current	-	243	(243)	4
Interest expenses	4 711	5 343	(632)	5
Loss on disposal of shared equity investment	138	-	138	6
TOTAL EXPENSES	8 112	8 322	(210)	
NET SURPLUS	3 296	2 295	1 001	
COMPREHENSIVE RESULT	3 296	2 295	1 001	

Notes:

The following note descriptions relate to variances greater than 5 per cent or \$0.5 million.

1. The Department of Housing, Local Government and Community Development (DHLGCD) considered the end of year financial position of NT Home Ownership. DHLGCD determined to reduce the payment of community service obligation as NTHO was able to service all its financial obligations.
2. Shared equity investments are revalued annually, gain on revaluation represents increase in market values of shared equity investments.
3. Unbudgeted write-off of unrecoverable loans and increase to the provision for losses.
4. No uptake of the stamp duty subsidy for first homeowners.
5. Reduction in interest expense reflects the repayment of borrowings during the year.
6. Loss on disposal of shared equity investment reflects decrease in market value of shared equity investments during the year.

	2025 Actual	2025 Original budget	Variance	Note
	\$000	\$000	\$000	
Balance Sheet				
ASSETS				
Current assets				
Cash and deposits	9 610	11 640	(2 030)	1
Receivables	47	72	(26)	
Advances and investments	8 012	-	8 012	2
Total current assets	17 669	11 713	5 956	
Non-current assets				
Advances and investments	58 809	108 114	(49 305)	2
Share Equity Investments	31 897	-	31 897	2
Total non-current assets	90 706	108 114	(17 408)	
TOTAL ASSETS	108 375	119 827	(11 452)	
LIABILITIES				
Current liabilities				
Deposits held	79	-	79	
Payables	329	393	(64)	
Borrowings and advances	17 821	-	17 821	3
Provisions	66	17	49	
Total current liabilities	18 295	410	17 885	
Non-current liabilities				
Borrowings and advances	68 176	97 997	(29 821)	3
Total non-current liabilities	68 176	97 997	(29 821)	
TOTAL LIABILITIES	86 471	98 407	(11 936)	
NET ASSETS	21 905	21 421	484	
EQUITY				
Capital	22 745	22 745	-	
Accumulated funds	(840)	(1 324)	484	
TOTAL EQUITY	21 905	21 421	484	

Notes:

The following note descriptions relate to variances greater than 5 per cent or \$0.5 million.

1. Lower cash levels due to the repayment of loans, partially offset by the repayment of 'Advances and Investments', 'Loss on disposal of shared equity investments' and lower community service obligation contribution.
2. Overall 'Advances and Investments' and 'Share Equity Investments' are lower than budget due to the disposal of shared equity investments and no new uptake of loans.
3. Overall Borrowings and Advances are lower than budget due to the repayment of loans.

Cash flow statement	2025	2025	Variance	Note
	Actual	Original budget		
	\$000	\$000	\$000	
CASH FLOWS FROM OPERATING ACTIVITIES				
Operating receipts				
Grants and subsidies received				
Community service obligations	2 561	3 657	(1 096)	1
Receipts from sales of goods and services	203	-	283	
Interest received	7 054	6 960	94	
Total operating receipts	9 818	10 617	(719)	
Operating payments				
Payments to employees	(237)	(311)	74	
Payments for goods and services	(2 877)	(2 425)	(452)	2
Grants and subsidies paid				
Current	-	(243)	243	3
Interest paid	(4 719)	(5 333)	614	4
Total operating payments	(7 833)	(8 312)	479	
Net cash from/ (used in) operating activities	1 985	2 305	(240)	
CASH FLOWS FROM INVESTING ACTIVITIES				
Investing receipts				
Repayment of advances received	13 533	15 000	(1 468)	5
Proceeds from sales of investments	3 820	4 000	(180)	
Total investing receipts	17 353	19 000	(1 648)	
Investing payments				
Advances and investing payments	-	(6 000)	6 000	6
Total investing payments	-	(6 000)	6 000	
Net cash from/(used in) investing activities	17 353	13 000	4 352	
CASH FLOWS FROM FINANCING ACTIVITIES				
Financing receipts				
Deposits received	79	-	79	
Total financing receipts	79	-	79	
Financing payments				
Repayment of borrowings	(14 459)	(7 459)	(7 000)	
Total financing payments	(14 459)	(7 459)	(7 000)	
Net cash from/(used in) financing activities	(14 380)	(7 459)	(6 921)	
Net increase/(decrease) in cash held	4 958	7 846	(3 091)	
Cash at beginning of financial year	4 652	3 794	858	
CASH AT END OF FINANCIAL YEAR	9 610	11 640	(2 030)	

The following note descriptions relate to variances greater than 5 per cent or \$0.5 million.

1. The Department of Housing, Local Government and Community Development (DHLGCD) considered the end of year financial position of NT Home Ownership. DHLGCD determined to reduce the payment of community service obligation as NTHO was able to service all its financial obligations.
2. Over budget due to the timing of payments to related to service arrangement with People's Choice for the provision of services in 2023-24.
3. No uptake of the stamp duty subsidy for first homeowners.
4. Reduction in interest expense reflects the repayment of borrowings during the year.
5. Actual repayment advances are due to lower than anticipated repayment of borrowing as borrowers experience hardship due to increased cost of living pressures.
6. Lower than budget due to no new uptake of loans during the financial year.

Appendix

Funding to external partners

Grant Recipients 2024-25	AMOUNT \$
ABORIGINAL ENTERPRISES AUSTRALIA (NT) PTY LTD	\$10,173
ADJUMARLLARL ABORIGINAL CORPORATION	\$80
ADVANCED PLUMBING AND GAS SERVICES PTY LTD	\$92
ALICE SPRINGS TOWN COUNCIL	\$3,771
ANGLICARE N.T. LTD.	\$52
ANIMAL MANAGEMENT IN RURAL & REMOTE INDIGENOUS COMMUNITIES LTD	\$200
ANINDILYAKWA HOUSING ABORIGINAL CORPORATION	\$815
ANYINGINYI HEALTH ABORIGINAL CORPORATION	\$590
ARLPWE ARTISTS ABORIGINAL CORPORATION	\$157
BAGALA ABORIGINAL CORPORATION	\$5
BARKLY REGION ALCOHOL AND DRUG ABUSE ADVISORY GROUP ABORIGINAL CORPORATION	\$800
BARKLY REGIONAL ARTS INC	\$10
BARKLY REGIONAL COUNCIL	\$10,664
BAWINANGA ABORIGINAL CORPORATION	\$2,562
BELYUEN COMMUNITY GOVERNMENT COUNCIL	\$401
BININJ KUNWOK REGIONAL LANGUAGE CENTRE LTD	\$140
BLATHERSKITE PARK TRUSTEES	\$301
BUSH GRID PTY LTD	\$415
CANTEEN CREEK OWAIRTILLA ABORIGINAL CORPORATION	\$468
CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LTD	\$2,018
CENTRAL AUSTRALIAN WOMENS LEGAL SERVICES INC	\$100
CENTRAL DESERT REGIONAL COUNCIL	\$11,547
CHARLIE BLISS CREATIVE PTY LTD	\$12
CIRCULANATION LTD	\$10
CITY OF DARWIN	\$7,325
CITY OF PALMERSTON	\$3,768
COOMALIE COMMUNITY GOVERNMENT COUNCIL	\$1,941
D & F GRIFFIN PTY LTD T/A REMOTE STRATEGY PLUS	\$37
DELTAREEF PTY. LTD.	\$599
DEMED ABORIGINAL CORPORATION	\$1,812
DESERT KNOWLEDGE AUSTRALIA	\$560
DEVELOPING EAST ARNHEM LIMITED	\$10
DICE (AUST) PTY. LTD.	\$2,739
DJALKIRI FOUNDATION ABORIGINAL CORPORATION	\$29
EAST ARNHEM REAL ESTATE PTY LTD	\$30
EAST ARNHEM REGIONAL COUNCIL	\$17,894

Grant Recipients 2024-25	AMOUNT \$
ECOENERGY AUSTRALIA PTY LTD	\$208
EKISTICA PTY. LTD.	\$100
GROOTE ARCHIPELAGO REGIONAL COUNCIL	\$3,591
GUNDJEIHMI ABORIGINAL CORPORATION JABIRU TOWN	\$173
GURINDJI ABORIGINAL CORPORATION RNTBC	\$7
ILPURLA ABORIGINAL CORPORATION	\$37
INDIGENOUS ESSENTIAL SERVICES PTY LTD	\$93,603
INGKERREKE SERVICES ABORIGINAL CORPORATION	\$8,947
JABIRU GOLF CLUB INCORPORATED	\$200
JABIRU PROPERTY SERVICES LTD	\$1,750
JAWOYN ASSOCIATION ABORIGINAL CORPORATION	\$585
JILKMINGGAN COMMUNITY ABORIGINAL CORPORATION	\$30
JULALIKARI COUNCIL ABORIGINAL CORPORATION	\$1,775
KALANO COMMUNITY ASSOCIATION INCORPORATED	\$3,744
KATHERINE COMMUNITY MARKET	\$10
KATHERINE COMMUNITY PROJECTS ASSOCIATION INCORPORATED	\$3
KATHERINE REGIONAL ARTS INCORPORATED	\$25
KATHERINE TOWN COUNCIL	\$2,089
KYBROOK COMMUNITY ABORIGINAL CORPORATION	\$15
LA BUILD PTY LTD	\$1,050
LARRAKIA NATION ABORIGINAL CORPORATION	\$3,015
LAYNHAPUY HOMELANDS ABORIGINAL CORPORATION	\$5,146
LGANT LTD	\$3,283
LHERE ARTEPE ABORIGINAL CORPORATION RNTBC	\$10
LITCHFIELD COUNCIL	\$6,166
M. & C. FIOR CONSTRUCTIONS PTY. LTD.	\$4,469
MABUNJI ABORIGINAL RESOURCE INDIGENOUS CORPORATION	\$2,244
MACDONNELL REGIONAL COUNCIL	\$14,197
MARNGARR RESOURCE CENTRE ABORIGINAL CORPORATION	\$10
MARTHAKAL HOMELANDS AND RESOURCE CENTRE ABORIGINAL CORPORATION	\$1,097
MCMINNS BORE SERVICES PTY LTD	\$14
MILINGIMBI AND OUTSTATIONS PROGRESS RESOURCES ABORIGINAL CORPORATION	\$2,515
MURIN ASSOCIATION INC	\$1,199
MUTITJULU COMMUNITY ABORIGINAL CORPORATION	\$356
N V BARRETT EARTHMOVING PTY LTD	\$94
NGALIWURRU-WULI ABORIGINAL CORPORATION	\$1,909
NGURRATJUTA/PMARA NTJARRA ABORIGINAL CORPORATION	\$749
NHULUNBUY CORPORATION LIMITED	\$26
NORTH AUSTRALIAN RURAL MANAGEMENT CONSULTANTS PTY. LTD.	\$12
NUMBULWAR HOMELANDS COUNCIL ASSOCIATION INC	\$304
NUMBURINDI DEVELOPMENT ABORIGINAL CORPORATION	\$20
PATTA ABORIGINAL CORPORATION RNTBC	\$10

Grant Recipients 2024-25	AMOUNT \$
QUALITY PLUMBING & BUILDING CONTRACTORS PTY LTD	\$679
ROBBIE ROBBINS RESERVE	\$75
ROPER GULF REGIONAL COUNCIL	\$14,084
TANGENTYERE COUNCIL ABORIGINAL CORPORATION	\$1,791
TENNANT CREEK MOB ABORIGINAL CORPORATION	\$10
TENNANT CREEK PRIMARY SCHOOL COUNCIL INC	\$8
THAMARRURR YOUTH INDIGENOUS CORPORATION	\$10
THANGKENHARENGE ABORIGINAL CORPORATION	\$405
THE TRUSTEE FOR BIRDANCO PRACTICE TRUST	\$22
THE TRUSTEE FOR DINYBULU REGIONAL SERVICES TRUST	\$1,165
THE TRUSTEE FOR NHULUNBUY PUBLIC CEMETERY TRUST	\$10
THE TRUSTEE FOR THE BRIAN CURRAN FAMILY TRUST	\$4,350
TIWI ISLANDS REGIONAL COUNCIL	\$6,123
TJUWANPA OUTSTATION RESOURCE CENTRE (ABORIGINAL CORPORATION)	\$933
URAPUNTJA ABORIGINAL CORPORATION	\$2,475
VENTURE HOUSING COMPANY LIMITED	\$11,621
VICTORIA DALY REGIONAL COUNCIL	\$5,529
WAGAIT SHIRE COUNCIL	\$517
WARDDEKEN LAND MANAGEMENT LIMITED	\$184
WARNBI ABORIGINAL CORPORATION - KAKADU	\$1,121
WARNUMAMALYA HEALTH SERVICES ABORIGINAL CORPORATION	\$100
WEST ARNHEM REGIONAL COUNCIL	\$13,607
WEST DALY REGIONAL COUNCIL	\$6,896
YAPA-KURLANGU NGURRARA ABORIGINAL CORPORATION	\$2,221
YILLI RREUNG HOUSING ABORIGINAL CORPORATION	\$3,466
YUGUL MANGI DEVELOPMENT ABORIGINAL CORPORATION	\$26
GRAND TOTAL	\$324,338





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