

Aboriginal Housing
Northern Territory

Aboriginal Housing NT ANNUAL REPORT 2024–2025

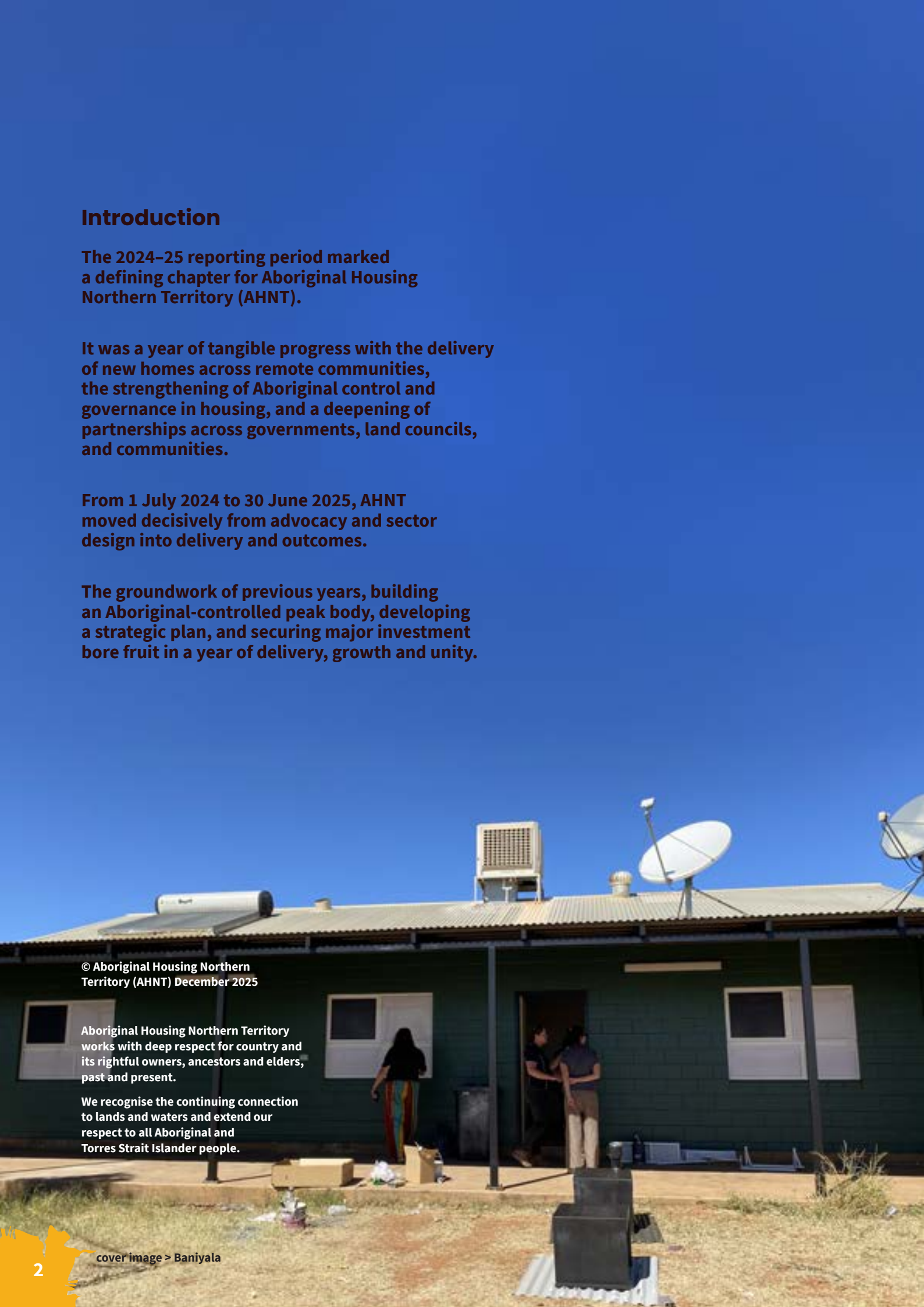
Introduction

The 2024–25 reporting period marked a defining chapter for Aboriginal Housing Northern Territory (AHNT).

It was a year of tangible progress with the delivery of new homes across remote communities, the strengthening of Aboriginal control and governance in housing, and a deepening of partnerships across governments, land councils, and communities.

From 1 July 2024 to 30 June 2025, AHNT moved decisively from advocacy and sector design into delivery and outcomes.

The groundwork of previous years, building an Aboriginal-controlled peak body, developing a strategic plan, and securing major investment bore fruit in a year of delivery, growth and unity.



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Aboriginal Housing Northern Territory works with deep respect for country and its rightful owners, ancestors and elders, past and present.

We recognise the continuing connection to lands and waters and extend our respect to all Aboriginal and Torres Strait Islander people.

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Message from the Chair

It is my privilege to present this Chairperson's Report for Aboriginal Housing Northern Territory (AHNT). This year has been one of continued growth, strong advocacy, and meaningful progress towards our vision and community controlled housing outcomes for First Nations people across the Northern Territory.

Our focus has been to ensure that First Nations peoples voices are at the centre of housing policy, service delivery, and decision making. AHNT plays a key leadership role in advancing the objectives of the Aboriginal Community Controlled Housing Sector, supports communities to build capacity, influence system design, and take a greater role in managing housing responsibilities.

Through strengthened governance structures, improved stakeholder engagement, and championing Aboriginal led solutions, housing delivery in the NT will always reflect our cultural values, priorities, and aspirations.

AHNT has been a strong and consistent advocate for reforms that improve housing outcomes for our people, we continued to work with Territory and Federal governments to influence:

- Aboriginal housing policy design & delivery.
- Funding reform & sustainability for community controlled organisations.
- Culturally strong tenancy management approaches
- Improved maintenance systems & response times
- Local decision-making, community empowerment and capacity strengthening

We remain committed to working collaboratively to overcome the ongoing challenges driven by a lack of housing supply, complex policy environments, overcrowding and ageing housing stock. Strong partnerships remain foundational to our progress, and AHNT continue to foster productive relationships with:

- Aboriginal Community-Controlled Organisations
- Local Aboriginal Corporations and Traditional Owners
- NT and Commonwealth Government agencies
- Sector peak bodies and key housing stakeholders
- Land Councils

These connections support collective action so that strategies and programs are shaped and delivered in genuine partnership with our communities.

We are building the capacity of Aboriginal community controlled organisations to play a greater role in housing delivery, including tenancy management, property maintenance, and governance. Providing practical tools, sector development frameworks, and professional development opportunities for long-term capability and stronger local employment pathways. Our focus for the years ahead includes:

- Expanding Aboriginal led housing delivery models
- Strengthening local decision making & community governance
- Continued advocacy for long term housing investment & infrastructure planning
- Supporting workforce development & training within communities
- Improving data, reporting & accountability frameworks grounded in Aboriginal values

We are committed to walking alongside communities, land councils, governments and partners to achieve equitable, culturally strong housing outcomes throughout the NT.

Special thanks to the AHNT Board, our dedicated staff, and our partners across the Territory. Your hard work, commitment, and cultural leadership continue to drive meaningful progress, most importantly, our Aboriginal communities, Elders, and families across the Northern Territory.

Your strength, knowledge, and vision guide everything we do. Together, we are building a stronger, empowered, and self-determined future for Aboriginal housing in the Northern Territory.

Alan Mole, Chair
October 2025

Message from our CEO

Leeanne Caton, CEO
June 2025



When I was Chair of AHNT between 2019 and 2022 we had many successes, so when I returned as the Chief Executive Officer in January 2025 it was important for me to have clearly defined goals that would encompass the aspirations of the Aboriginal community controlled sector and homelands across the Territory.

Our commitment to empower our member organisations, with whom we work tirelessly to deliver to our people, amplifying their voices, addressing their problems and difficulties, and ensuring the people who are in a position to change policy and funding opportunities were fully aware of the 'on-the-ground' daily issues we were dealing with.

We have laid the groundwork for huge improvements in the quality of life in communities and homelands, with additional funding opportunities, a greater commitment from government to support these changes, improved communication channels, both at state and federal government levels and also with the people who need our support who are doing it tough.

We are working towards a future where Aboriginal people have housing that is safe, secure and reflective of the diverse cultures and knowledges.

Skye Thompson, my predecessor, did an exceptional job in steering the organisation to the point where taking over her role was seamless and allowed me to focus on getting these initiatives moving, without having to reinvent the wheel, and I thank her for that.

We are still faced with many of the same obstacles ahead, the lack of houses available in the Northern Territory, with many of them substandard, in disrepair, and no good culturally or environmentally. The homeless rates in the Northern Territory far outstrip the numbers in the rest of Australia and most are Aboriginal.

Our targets to improve housing conditions and reduce overcrowding will improve health, education and employment prospects. From improving design and construction, repair and maintenance scheduling and tenancy support, through the new Engagement Teams connection and availability, Aboriginal people will continue to drive the decision-making.





AHNT Footprint

**The people driving the peak
body for Aboriginal housing
in the Northern Territory**

Our Aboriginal Community Controlled Members

At 30 June 2025 AHNT had 18 full members. Full members are all Aboriginal community controlled housing or service providers, setting the rules for the corporation and electing the directors.



Anindilyakwa Housing
Aboriginal Corporation



Anindilyakwa
Land Council



The Arnhem Land Progress
Aboriginal Corporation



Atyenhenge Atherre
Aboriginal Corporation



Barkly Alliance
Aboriginal Corporation



Bawinanga
Aboriginal Corporation



Central
Land Council



Community Housing
Central Australia



Demed
Aboriginal Corporation



Ingkerreke Services
Aboriginal Corporation



Jawoyn Association
Aboriginal Corporation



Kalano Community
Association



Laynhapuy Homelands
Aboriginal Corporation



Mabunji Aboriginal Resource
Indigenous Corporation



Ngaliwuru-Wuli
Aboriginal Corporation



Northern
Land Council



Tangentyere Council
Aboriginal Corporation



Tiwi
Land Council



Thamurrurr
Aboriginal Corporation



Tjuwanpa Outstation
Resource Centre



Urapuntja
Aboriginal Corporation



Warnbi
Aboriginal Corporation
Kakadu



Wilya Ajul Janta
Aboriginal Corporation



Yapa-Kurlangu Ngurrara
Aboriginal Corporation



Yilli Reung
Housing Aboriginal Corporation

Our Role

As the Northern Territory's Aboriginal community controlled peak body for housing AHNT represents more than 19 Aboriginal community-controlled housing providers, advocating for fair, culturally appropriate housing for Aboriginal people across urban, regional, and remote communities.

The Northern Territory population is widely spread, nearly **50% of Territorians live outside the Greater Darwin region** across four regional towns, 73 remote communities and approximately 394 homelands and outstations.

Aboriginal Housing Northern Territory (AHNT) represents and advocates for Aboriginal Community Controlled Housing Organisations (ACCHOs) across the Northern Territory and strongly advocates for the return of control of housing development and management to Aboriginal people, their organisations and their communities.

As the peak body for the Aboriginal Community Controlled Housing Sector that includes homelands and town camps service providers, AHNT works closely with both the NT and Federal Governments, land councils, and other key partners to provide advocacy for the Sector.

The Sector currently provides housing and housing-related services to around **10,000** Aboriginal Territorians currently living in around **2,426** dwellings in **394** homelands and **43** town camps and community living areas and urban regional centres across the NT.

At 1,347,791 km², the Northern Territory is Australia's third largest jurisdiction.

Partners and Associates

At 30 June 2025 AHNT had 17 associate members, partners and associates.



Aboriginal & Torres Strait Islander Housing Queensland



Aboriginal Peak Organisations NT



Aboriginal Community Housing Industry Association



Aboriginal Medical Services Alliance Northern Territory



Australian Government



Coalition of Peaks



Menzies School of Health Research



North Australian Aboriginal Justice Agency



Northern Territory Government



Northern Territory Indigenous Business



Northern Territory Council of Social Service



NT Shelter

AHNT Working With Partners

AHNT is a member of the National Aboriginal and Torres Strait Islander Housing Association (NATSIHA). NATSIHA is the first and only national leadership body for Aboriginal and Torres Strait Islander Housing in Australia.

Its purpose is to facilitate access to quality, accessible, affordable and culturally appropriate housing to help empower Aboriginal and Torres Strait Islander individuals, families and communities to optimise their health and wellbeing and improve their employment opportunities, access to education, connection to the community and sense of home.

AHNT member organisations represent around 47,811 Aboriginal people, equivalent of 41.7 % of the Northern Territory's (NT) population in the electorate of Lingiari and around 9,752 Aboriginal people, equivalent of 8.5% of the Territory's population in the electorate of Solomon.

AHNT provides advocacy for Aboriginal Community Controlled organisations, who provide housing and housing-related services to around 10,000 Aboriginal Territorians currently living in around 2,426 dwellings in 394 funded homelands and 43 town camps in the NT, including seven community living areas (CLAs) in Tennant Creek. Homelands and outstations are interchangeable terms used in different parts of the NT to describe places where small populations of Aboriginal people live in remote areas, on lands to which they have traditional ownership or historical association.

A town camp is an Aboriginal urban living area usually located on Crown land which has been leased or granted to an Aboriginal community organisation for Aboriginal communal purposes, including use as a living area.

Housing Reform

The 2020 National Agreement on Closing the Gap is committed to '...overcome the entrenched inequality faced by too many Aboriginal and Torres Strait Islander people so that their life outcomes are equal to all Australians'.

Appropriate and affordable housing is recognised as a significant contributor to improved life outcomes and one of the Closing the Gap targets relates to housing conditions. (ClosingtheGap.gov.au)

A key target for The National Agreement on Closing the Gap is that by 2031 we endeavour to increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing to 88 per cent.

The aim for all Aboriginal and Torres Strait Islander households is that by 2031 we can ensure that, within discrete communities and communities, including town camps, town based reserves, in or near to a town, they will receive essential services that meet or exceed the same standard as applies generally within the town.

The National Agreement on Closing the Gap has identified four Priority Reforms designed to change the way governments work with Aboriginal and Torres Strait Islander people and communities.

These include:

● Formal Partnerships & Shared Decision Making

The Aboriginal and Torres Strait Islander people are empowered to share decision-making authority with governments to accelerate policy and place-based progress on Closing the Gap through formal partnership arrangements.

The majority of homelands are located on Aboriginal Land, held by Aboriginal Land Trusts established under the Aboriginal Land Rights (NT) Act 1976. However, there are a small number of homelands on other statutory tenures, such as Community Living Areas (land excised from a pastoral lease), or parcels of land within national parks. As such, the process to formally establish a new homeland with infrastructure usually involves the relevant land council.

There are currently 72 (of 73) remote Aboriginal communities, 79 homelands on the NT Government's Indigenous Essential Services Pty Ltd (IES) program and approximately 39,000 residents receiving power, water and sewerage service through the IES program.

Generally, housing in homelands is communally owned under the Aboriginal Land Rights (NT) Act 1976 and is not subject to NT Government leasing or part of the Northern Territory's remote public housing system (excepting Ranku homeland on the Tiwi Islands where the Australian Government's Executive Director for Township Leasing (EDTL) holds a 99-year lease).

This has broadly resulted in an unregulated housing sector for Aboriginal people. A sector without building standards or codes resulting in significant disparity in building and dwelling types across homelands. Similarly, power, water and sewerage infrastructure on homelands is not regulated or coded.

Formal partnership arrangements to support Closing the Gap in place between Aboriginal and Torres Strait Islander people and governments in place in each state and territory enshrining agreed joint decision-making roles and responsibilities and where Aboriginal and Torres Strait Islander people have chosen their own representatives.

The Housing partnership and its priorities and membership, will be reviewed by an Aboriginal led process and look at establishing potential pilot arrangements for community controlled housing in remote areas, with appropriate resourcing.

● Building the Community Controlled Sector

Outcome Building the community-controlled sector: There is a strong and sustainable Aboriginal and Torres Strait Islander community-controlled sector delivering high quality services to meet the needs of Aboriginal and Torres Strait Islander people across the country.

Target Increase the amount of government funding for Aboriginal and Torres Strait Islander programs and services going through Aboriginal and Torres Strait Islander community-controlled organisations.

● Transforming Government Organisations

● Shared Access to Data & Information at a Regional Level

The Sub Committee of the JSC was established to oversee the Review process and submitted a final report to the JSC in



JSC Review

January 2023, establishing the key findings of the final report.

The review found that a Remote Aboriginal Community Housing Provider (RACHP)-led model, with sufficient resourcing and funding, is considered to deliver the best outcomes for end users, governments and community housing providers as it:

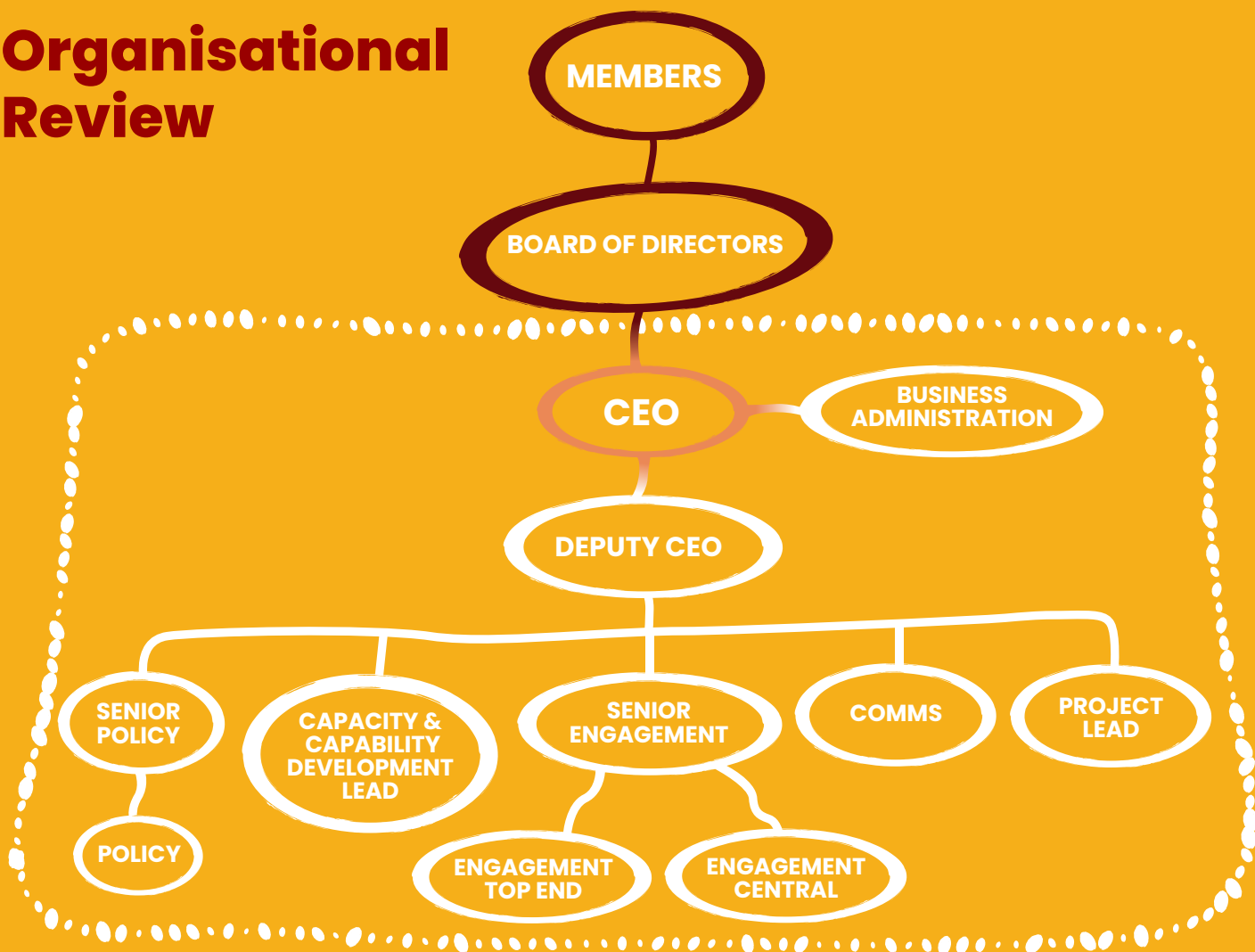
- empowers all First Nations people at all levels of the remote housing system, through multiple bodies (including RACHPS), local community housing bodies and Indigenous corporations and businesses
- establishes a place-based approach, whereby housing management is more effective when there is a strong presence of a housing provider in each community
- leverages the progression of the community housing sector in recent years. Over the last 20 years, the non-Indigenous community housing sector has developed from a niche 'cottage industry' to 30% market share of the social housing market

- meets local needs and cultural practices by adapting housing and services delivery
- more effective and innovative ways to reduce costs, such as through more local involvement in asset and tenancy management
- fosters a greater sense of ownership of the system by residents by embedding First Nations control.

The key findings focus on the role of 'Remote Aboriginal Community Housing Providers' – a concept which has universal support amongst the key stakeholders. Absent from the key findings was mention of how Aboriginal decision making might be embedded at the level of system governance.

Reference is made in the body of the report to “...a **governance and policy shift underway with many jurisdictions establishing a state Indigenous Housing Authority**” and the potential of an “asset vehicle” which “...could hold and manage the remote housing as a portfolio, allowing financing opportunities to be leveraged”.

Organisational Review



Members are all Aboriginal controlled housing or service providers.

They set the rules for the corporation and elect the directors



Directors are all Aboriginal people. They set the strategic direction



Chief Executive Officer is Leeanne Caton a highly experienced and proud Kalkadoon/Waanyi Woman



AHNT currently have 8 staff > 5 are Aboriginal

Board

AHNT directors are all Aboriginal people and they are responsible for setting our strategic direction.

At 30 June 2025 there were 11 board members:

- **Alan Mole** Kalano Community Association
- **Quinas Jones** Ngaliwurru-Wuli Aboriginal Corp
- **Eileen Hoosan** Community Housing Central Australia
- **Robin Granites** Yapa-Kurlangu Ngurrara Aboriginal Corp
- **Joyce Jones** Urapuntja Aboriginal Corp
- **Wayne Wauchope** Damed Aboriginal Corp
- **Julius Kernan** Bawinanga Homelands Aboriginal Corp
- **Yananymul Mununggurr** Laynhapuy Homelands Aboriginal Corp
- **Kieran Multa** Ngurratjuta Pmara Ntjarra Aboriginal Corp
- **Yvette Carolin** Yilli Rreung Aboriginal Corp
- **Maxine Carlton** Tangentyere Council



Staff

AHNT staff are the backbone of the organisation visiting communities and homelands across the Territory, supporting our members and tenants alike.

At the end of this period AHNT had 8 FTE staff-members:

- **CEO** – Leeanne Caton
- **Deputy CEO** – Nathan Evans
- **Policy Officer** – Michael Klerck
- **Project Officer** – Rykia Blanco
- **Regional Housing Officer** – Andrea Cameron
- **Regional Housing Officer** – Joan Mummery
- **Regional Housing Officer** – Anita Clarke
- **Comms** – Paul Thompson
- **Business Administrator** – Jaimie Webb

Recruitment and retention

In 2024–25 we undertook 3 recruitment rounds:

- Regional Housing Officer, Darwin – twice**
- Regional Housing Officer, Alice Springs**
- Communications Officer, Darwin**

Board Meetings

In 2024–25 the board of Directors met 5 times. We had a much improved turnout compared to the previous year.

	20 08 24	11 11 24	26 11 24	25 02 25	26 02 25
Alan Mole					
Brian Hume					
Cherelle Wurrawilya					
Eileen Hoosan					
Joyce Jones					
Julius Kernan					
Kieran Multa				ONLINE	ONLINE
Elizabeth Ganygulpa	OBSERVER			ONLINE	
Maxine Carlton					
Quinas Jones					
Robin Granites					
Wayne Wauchope					
Yananymul Mununggurr					
Yvette Carolin					

A new era of investment begins

The year began in the shadow of a historic national announcement, the \$4 billion, ten-year remote-housing partnership between the Australian Government, the Northern Territory Government, AHNT and the four NT Land Councils. This agreement — one of the largest Aboriginal housing commitments in Australian history — set an ambitious goal to deliver up to 2,700 new homes across the decade.

AHNT's involvement in this partnership cemented its position as the peak Aboriginal voice in housing for the Territory. From July 2024, AHNT worked closely with the Joint Steering Committee for Remote Housing to ensure Aboriginal leadership and local employment were embedded from the outset.

From October 2024 to July 2025, Aboriginal Housing Northern Territory (AHNT) and partners advanced a shared agenda: safe, culturally appropriate housing as a critical health priority and a pillar of Aboriginal self-determination. The period began with a landmark Memorandum of Understanding (MoU) between Menzies School of Health Research and AHNT, aligning research, policy and practice as the Northern Territory (NT) and Australian Governments commenced a ten-year remote housing funding package.

AHNT deepened its role across governance forums, especially the Joint Steering Committee for Remote Housing in the NT (JSC-RHNT), while advocating against harmful tenancy policy settings and urging evidence-based reforms.

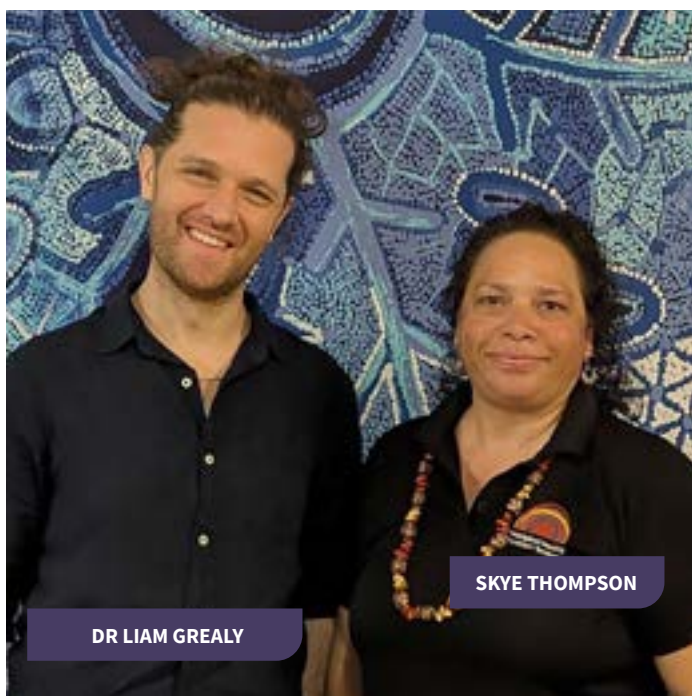
Member engagement strengthened, new organisations joined, and sector capability grew through training, workshops, and targeted compliance support. The leadership transition in early 2025—from CEO Skye Thompson to CEO Leeanne Caton, with Nathan Evans appointed Deputy CEO—was managed carefully to maintain momentum. Throughout, AHNT prioritised Aboriginal community control, improved design and maintenance standards and a more accountable, transparent funding and policy environment.

AHNT's mission is to...

- Empower** Aboriginal organisations to lead housing solutions.
- Influence** government and policy settings to improve housing outcomes.
- Strengthen** governance, capacity and sector knowledge.
- Foster** partnerships built on respect, transparency and shared purpose.

Gumbalanya - NT

Housing, Health & Self-Determination



Why Housing Is Health

In October 2024, AHNT and Menzies signed an MoU that recognised housing as a critical determinant of health. It formalised a collaborative partnership to improve remote housing quality and embed Aboriginal voices in the research agenda. Menzies' Senior Research Fellow, Dr Liam Greal, and AHNT CEO, Skye Thompson, led negotiations with a clear vision: research and policy must be shaped by Aboriginal community-controlled organisations and the lived realities of remote households.

The MoU builds on existing collaboration. AHNT served on Expert Advisory Groups for Menzies-led monitoring and evaluation projects—spanning the Healthy Homes program and the Homelands Housing and Infrastructure Program and commissioned Menzies to investigate options for Aboriginal-controlled governance of the remote housing system.

The partnership grows NT-based research capacity and ensures that evidence on design, maintenance and tenancy management is both rigorous and grounded in community control. Importantly, it advances public health goals by linking better housing with reductions in infectious disease and chronic illness risk, particularly in early childhood.

Remote Housing Northern Territory | Partnership Agreement Footprint July 2024

NTG Regions	Type	Localities	Houses	Occupied	% Vacancy	Population	Tenants	Overcrowded	% Overcrowded
Arnhem	C	9	1057	971	8%	8361	5226	648	67%
Barkly	C	7	297	268	10%	1886	1265	113	42%
Big Rivers	C	20	1045	945	10%	7158	4755	565	60%
Central	C	24	1164	938	19%	7140	3954	389	41%
Top-End	C	13	1689	1517	10%	11184	6535	761	50%
Barkly	TC	9	146	127	13%	434			
Central	TC	18	311	262	16%	1358			
Total		100	5709	5028	12%	37521	21735	2476	54%

NTG Regions	Type	Localities	Houses	Population
Arnhem	H	65	303	1822
Barkly	H	37	176	706
Big Rivers	H	62	211	814
Central	H	128	463	1249
Top-End	H	90	331	1122
Barkly	TC	9	182	831
Central	TC	8	141	477
Total		399	1807	7021

Homelands & Town Camps NOT part of the Remote Housing NT Footprint

Not (generally) subject to government leases and received Housing, Municipal and Essential Services (grant) funding.

C	Communities
TC	Town Camps
H	Homelands
PTM Data	Our Communities, Our Futures, Our Homes – 30 June 2024
Population Data	Bushtel – 2024/2025 – July 2024

A Decade of Investment to Come

The NT and Commonwealth are now delivering a ten-year remote housing funding package. The JSC-RHNT coordinates this effort, with AHNT as a key member alongside land councils and government agencies. In December 2024, the JSC confirmed the delivery of 206 houses under the 2023–24 agreement and endorsed updated terms of reference, new working groups (including cyclical and preventative repairs and maintenance) and a monitoring and evaluation framework to track outcomes under the 2024–34 Remote Housing NT Agreement and the Homelands Agreement.

Federal agencies also pledged complementary investment: the Housing Australia Future Fund (HAFF) committed \$50 million for remote NT repairs and maintenance and the Department of Climate Change, Energy, the Environment and Water announced a Social Housing Energy Performance Initiative of \$10 million for heating and cooling upgrades in 625 NT homes. AHNT’s advocacy focused on ensuring these funds translate into tangible benefits for Aboriginal households and service providers.

A record 222 houses have been delivered across remote communities across regions of the Northern Territory as part of the landmark housing program, partnered by the Australian and Northern Territory Governments.

This is the first wave of the \$4 billion, 10-year agreement to improve housing for First Nations people in remote communities, aiming to construct up to 2,700 new homes over the next ten years, including 73 remote communities and 27 town camps in an effort to reduce chronic overcrowding and improve living and health standards. The Northern Territory Government is aiming to complete 270 houses between 1 July 2025 and 30 June 2026.

“Improving housing in remote communities is a priority for the Albanese Labor government,” Minister for Indigenous Australians, Malarndirri McCarthy said. “Too many people in remote communities are living in overcrowded and run-down houses, which is why we’ve made our landmark investment to build 2,700 over the next decade.



2024–25 Outcomes

New Houses Completed	222
Houses Under Construction	48+
Aboriginal Business Enterprises Engaged	80+
AHNT Member Organisations	19+
Aboriginal Workforce Participation	≈60%
Strategic Plan Implementation	On track

Advocacy, Evidence & Design

Evidence-Based Reform, Not Punitive Policy

Following the NT election, AHNT called on the new NT Government to rethink proposed public housing reforms that would fast-track evictions and expand Public Housing Safety Officer powers. AHNT's position is clear: punitive approaches will compound homelessness—which in the NT is already twelve times the national average—and disproportionately affect Aboriginal tenants. The reforms run counter to Closing the Gap targets and were advanced without meaningful consultation with AHNT or the Aboriginal community-controlled housing sector.

AHNT also continued to lead scrutiny of the NT's Remote Rent Framework (introduced February 2023), which replaced income-based rent with a per-bedroom model (\$70 per room). AHNT's analysis shows that, while one- and two-bedroom dwellings experienced manageable changes, three- and four-bedroom homes—the predominant dwelling types in remote NT—faced staggering increases. In the context of already high living costs, this model is inequitable and drives rent debt. AHNT has pressed for modelling that accounts for broader cost-of-living impacts and for alignment with the widely accepted benchmark that public housing rent should not exceed 25% of household income.

A Stronger Sector: Growing Membership & Capability

Three organisations joined AHNT towards the end of 2024, lifting membership to nineteen:

- Thamarrurr Development Corporation (construction, maintenance, tenancy and civil works in Wadeye/Thamarrurr region)
- Tjuwanpa Outstation Resource Centre (Aboriginal Corporation) (homelands services around Hermannsburg)
- Wilya Janta (design and evaluation consultancy for culturally and climatically responsive remote homes)

Each new member strengthens a collective voice for Aboriginal-controlled housing and ensures local knowledge informs program design, construction, tenancy management and maintenance.

Through 2024–25, AHNT delivered sector development activities including NRSCH compliance workshops, governance training (including NATSIHA-sponsored sessions), industry briefings ahead of the NT's homelessness strategy consultations and capability work with partners like The Fulcrum Agency, CHIA NT and NT Shelter. AHNT also embedded staff to support the NT Government's homelessness strategy development and contributed editorial leadership and articles to the Parity magazine's NT-focused edition.

Our Program of Work Meeting Urgent Needs, Building a Fair System

With funding agreements locked in for remote housing and homelands, AHNT and partners worked to:

- Increase supply to meet urgent housing need and reduce overcrowding
- Improve design so homes suit climate, culture and household composition
- Strengthen local say and jobs, widening pathways for training and employment

- Prepare Aboriginal Community Housing Providers (ACHPs) for asset hand-back
- Deepen Aboriginal governance across the system
- Highlights included a two-day land council workshop to align positions for the 10-year plan and JSC working groups
- Post-occupancy evaluation (The Fulcrum Agency) across five communities, with recommendations already informing upcoming NT Government builds
- Federal commitments: HAFF repairs/maintenance funding and energy performance upgrades
- Ten-year transition plan towards Aboriginal community control, developed with NIAA, with sector-wide briefings planned

Working with Government, a Constructive Partnership

In September 2024 AHNT congratulated the incoming NT Government (Chief Minister Lia Finocchiaro) and emphasised shared priorities: local control and community decision-making improve outcomes. AHNT continued to:

- Participate in JSC-RHNT meetings and working groups
- Maintain regular engagement with NT Government departments (including the Homelands area, DIPL/DLI and DHLGCD)
- Brief new ministers (Housing, Construction, Homelessness) and the Opposition
- Support recruitment processes within government, recognising the importance of capable public sector partners
- Contribute to the Housing Policy Partnership (HPP) and national forums shaping policy and funding settings

Homes in Timber Creek



Month-by-Month Narrative (Jul 2024 – Jul 2025)

July – Oct 2024 > Platforming Priorities & Building Momentum

- Developed an NT election platform, calling for new homelands housing, adequate repairs and maintenance (R&M) funding, climate-responsive and culturally informed design, transition funding for community control and stronger accountability.
- Engaged on HAFF R&M funds, attended HPP meetings and represented members in NT housing and homelessness forums.
- Contributed to national policy dialogues via NATSIHA workshops, presented at sector events (ACHIA Deadly Housing Summit) and collaborated on APY Lands' Energy Efficiency Retrofit Pilot.
- Supported Parity's NT edition and contributed to homelessness awareness events in Alice Springs.
- Strengthened organisational systems: board meetings, performance reporting, an unqualified audit, a new Alice Springs office and an organisational review by Social Ventures Australia (SVA).
- Signed the MoU with Menzies (Oct 2024), catalysing housing-health research aligned with Aboriginal governance.
- Assisted NTG homelessness strategy consultations and sector briefings across Darwin, Katherine and Nhulunbuy.

The Opening of the Alice Springs Office OCT 24



Nov - Dec 2024 > Governance & Delivery at Scale

- Held industry briefings for the NT homelessness strategy; progressed HAFF workshops; advanced JSC working groups (design standards, costs, cyclical R&M).
- The JSC meeting #21 (4–5 Dec 2024) updated terms of reference, endorsed working groups and confirmed the 206-house target was met under the 2023–24 agreement.
- Progressed the Monitoring and Evaluation Framework for the new 10-year agreement and Homelands program.
- Continued sector development: NATSIHA governance training for the AHNT board; NRSCH compliance workshops; and collaborative planning with land councils.



Wilya presenting at the OCT 24 Board Meeting

Jan – Feb 2025 > Leadership Transition & Consolidation

- Leadership transition: Skye Thompson concluded as CEO; Leeanne Caton commenced (with Nathan Evans as D/CEO).
- Re-set internal rhythms with all-staff meetings, one-to-ones and a refreshed engagement work plan.
- Sustained advocacy and stakeholder engagement: regular Coalition of Peaks calls; NRSCH working group; meetings with NIAA, land councils, NT Shelter and other partners.
- Continued work on JSC projects: monitoring and evaluation framework; community-controlled housing; homelands R&M.
- Contributed to national and NT policy conversations (e.g., National Housing Supply and Affordability Council roundtable).
- Began monthly NIAA progress meetings on AHNT's strategic funding submission; prepared for sector forums and homelands workshops.



Ingkerreke July 24



NAIDOC 07 24

Mar – Apr 2025 > Sector Dialogue, Planning & Practice

- Maintained fortnightly engagement meetings; advanced homelands service provider interviews to shape actionable recommendations for NTG.
- Hosted JSC Aboriginal caucus and attended JSC #22 (Darwin); engaged with NTRAI budget briefings and broader government roundtables.
- 1–2 April: Hosted the NT Homelands Service Provider Forum; delivered the HHIP sector engagement and capacity-building report; continued SVA organisational review.
- Participated in HPP #7, policy collaborations with AMSANT and internal strategic refresh sessions.
- Met with design partners (Wilya Janta, Diecke Richards) to progress design guidance suitable for climate and culture.



Tywenpe Burt Creek Anpaneye Solar installation Dec 24

May – Jun 2025 > Translating Plans into Action

- Worked with DLI on the 2024–2034 Remote Housing Capital Works Program and with DHLGCD on Homelands contracts.
- Engagement teams met with service providers in Yarralin and Timber Creek; CPR training strengthened organisational readiness.
- Continued recruitment and workforce planning; progressed Community Housing Strategy evaluation dialogues; and maintained monthly BDO financial management meetings.
- Participated in JSC Working Groups (Building Design, Standards and Costs; Housing on Homelands; Monitoring & Evaluation).
- June featured: NT Executive Council on Aboriginal Affairs meetings, NATSIHA board and EGM participation and the launch of the NT Homelessness Strategy 2025–2030.
- AHNT met Nous Group to start the strategic plan project and the D/CEO attended JSC #23 (Alice Springs) and NRSCH working groups.



Yuendumu Healthy Homes

July 2025 > Keeping the Focus

- Continued monthly NATSIHA and NIAA engagements; two Community Housing Sector evaluation sessions; a Darwin board meeting with presentations on Local Government Reforms.
- Advanced JSC repairs and maintenance planning and progressed the Community Control working group's strategic plan for transition.
- Sustained the ARENA Homelands data-gathering work with Ekistica; and aligned on monthly output logic workshops with HPP/NATSIHA.



Timber Creek May 25

What We're Learning

Punitive tenancy policy harms health and stability. Fast-tracked evictions, expanded policing powers and room-based rent models increase homelessness risks and financial stress, hitting larger households hardest.

Design quality and preventive maintenance matter. Post-occupancy data confirms that well-designed, climate-appropriate homes, coupled with cyclical and preventative repairs and maintenance, protect health and household functioning.

Aboriginal governance delivers better outcomes. Local decision-making agreements (e.g., Ingkerreke's LDM) and the JSC Aboriginal caucus demonstrate how authority-sharing improves service relevance, accountability and jobs.

Data must be used ethically and practically. Needs assessment models and monitoring frameworks should capture overcrowding, household composition, climatic stress and cost-of-living realities—then feed directly into design briefs and work plans.

Sector capability is the backbone of transition. NRSCH support, governance training, finance literacy and workforce development (including mutual insurance exploration) are essential for asset hand backs and long-term sustainability.

Partnerships and Forums

National: HPP meetings; NATSIHA board/EGMs and monthly peaks forum; ACHIA Deadly Summit; AHURI and national homelessness conferences; APY Lands energy retrofit pilot.

Territory: JSC-RHNT (and working groups on design standards, cyclical R&M, community control, monitoring and evaluation and homelands); homelessness strategy consultations; Central Australia Environmental Health Working Group; APO NT governing and policy forums; CHIA NT capability work.

Research and Design: Menzies (MoU and governance options), The Fulcrum Agency (post-occupancy evaluation), Wilya Janta (design guidelines, business cases), CDU/Swinburne (3D-printed housing standards).

Finance and Systems: Treasury Social and Affordable Housing Unit; BDO financial management; exploration of a mutual insurance mechanism with LGMS for remote housing providers.

Organisational Strengthening

Internally, AHNT delivered Governance and compliance: timely performance reporting, an unqualified audit, board development (including NATSIHA governance training) and a comprehensive SVA organisational review.

We recruited Engagement Officers and senior roles (CEO, D/CEO), a new office in Alice Springs, CPR training and improved HR systems.

Engagement and communications an engagement brochure and community-facing materials; improved digital tracking and CRM planning; regular members' meetings to surface needs and coordinate advocacy.

Continuity during transition: careful handover between outgoing and incoming leaders (October 2024–February 2025), with monthly all-staff rhythms and one-to-one meetings to align roles and priorities.

Risks and Friction Points

Policy misalignment: Eviction-centred tenancy reforms and per-bedroom rent remain inconsistent with Closing the Gap targets and evidence on housing stability, risking higher homelessness and poorer health.

Asset transfer delays: Despite commitments, no housing stock has yet been transferred in Alice Springs to the NRSCH-registered provider—slowing the pathway to community control and local jobs.

Insurance burden: Unclear expectations on who covers insurance for transferred stock and homelands may strain provider viability.

Land tenure complexity: Overlapping tenure settings can stall projects and jeopardise access to Commonwealth housing finance streams.

Workforce recruitment and retention: Remote roles remain hard to fill and keep, necessitating targeted strategies and stable funding lines.

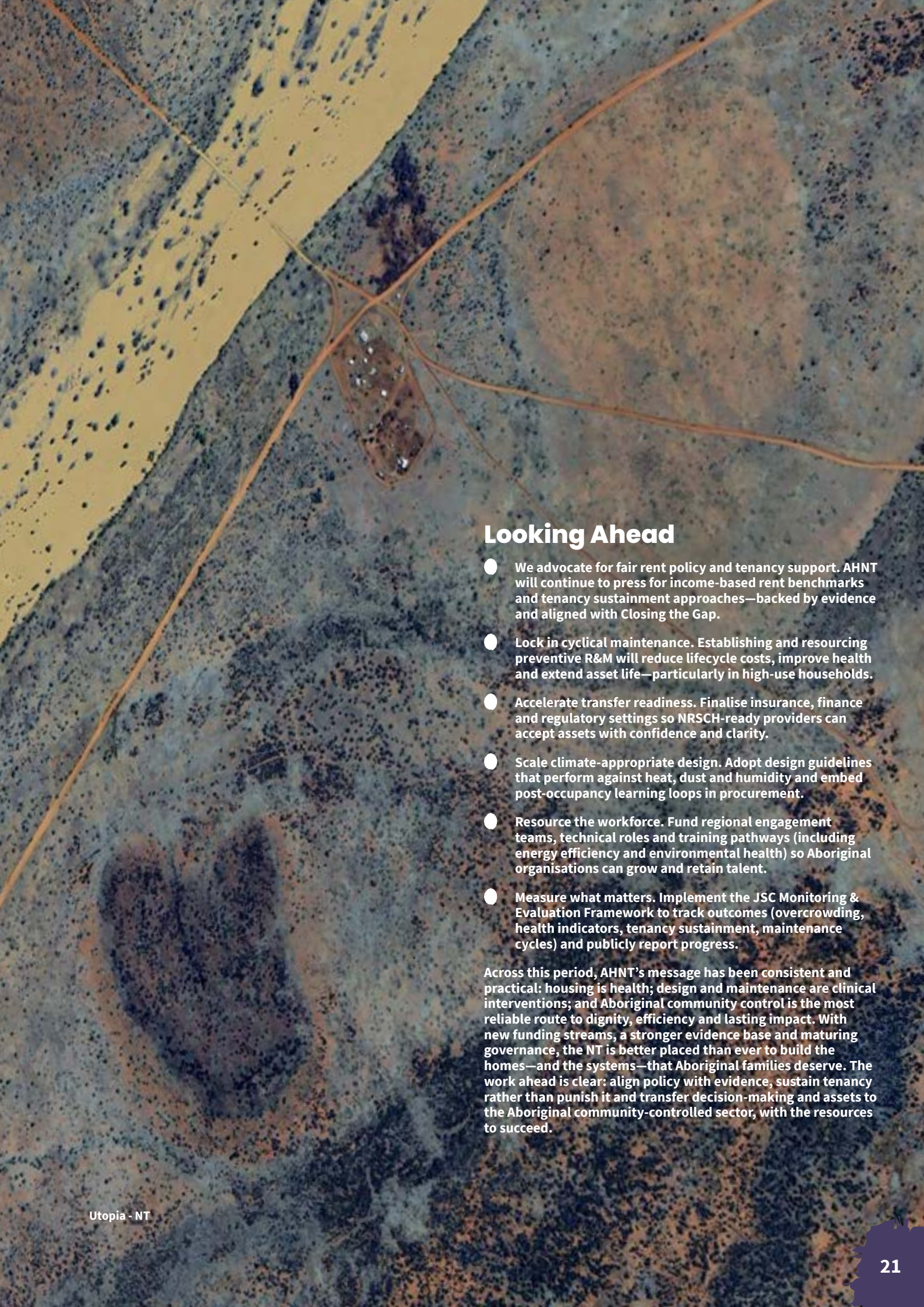
What's Changing on the Ground

More aligned builds: Post-occupancy insights are shaping new designs before tenders go out—improving habitability, durability and thermal performance.

R&M re-set: Movement toward cyclical and preventative maintenance is taking hold within JSC work plans, addressing a longstanding gap that leads to costly reactive repairs and health risks.

Community control roadmap: The ten-year strategic plan with NIAA is scaffolding a staged approach to governance, capability and asset management—so hand backs are successful and sustainable.

Homelands focus: The Homelands Housing and Infrastructure Program is increasingly informed by regional work plans and lived experience, with providers' practical constraints (water, power, logistics) factored into delivery.

An aerial photograph of a desert landscape in Utopia, Northern Territory. The terrain is a mix of light brown and greyish-blue, with sparse vegetation. A small cluster of buildings is visible in the center, surrounded by orange power lines that crisscross the area.

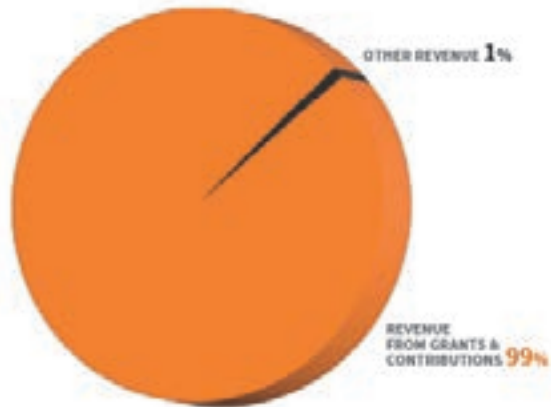
Looking Ahead

- We advocate for fair rent policy and tenancy support. AHNT will continue to press for income-based rent benchmarks and tenancy sustainment approaches—backed by evidence and aligned with Closing the Gap.
- Lock in cyclical maintenance. Establishing and resourcing preventive R&M will reduce lifecycle costs, improve health and extend asset life—particularly in high-use households.
- Accelerate transfer readiness. Finalise insurance, finance and regulatory settings so NRSCH-ready providers can accept assets with confidence and clarity.
- Scale climate-appropriate design. Adopt design guidelines that perform against heat, dust and humidity and embed post-occupancy learning loops in procurement.
- Resource the workforce. Fund regional engagement teams, technical roles and training pathways (including energy efficiency and environmental health) so Aboriginal organisations can grow and retain talent.
- Measure what matters. Implement the JSC Monitoring & Evaluation Framework to track outcomes (overcrowding, health indicators, tenancy sustainment, maintenance cycles) and publicly report progress.

Across this period, AHNT's message has been consistent and practical: housing is health; design and maintenance are clinical interventions; and Aboriginal community control is the most reliable route to dignity, efficiency and lasting impact. With new funding streams, a stronger evidence base and maturing governance, the NT is better placed than ever to build the homes—and the systems—that Aboriginal families deserve. The work ahead is clear: align policy with evidence, sustain tenancy rather than punish it and transfer decision-making and assets to the Aboriginal community-controlled sector, with the resources to succeed.

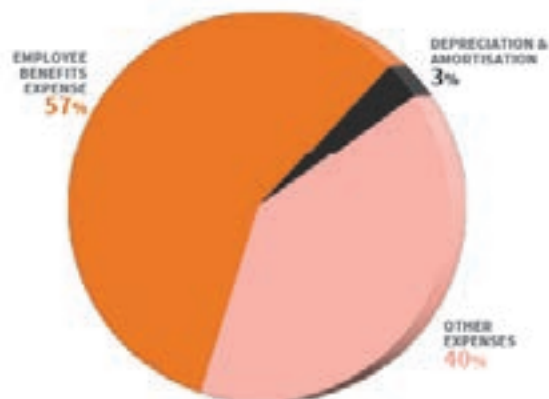
FINANCIAL DATA

income 2025 REVENUE



Total income > \$2,176,892

expenses 2025 EXPENSES



Total expenses > \$2,014,673

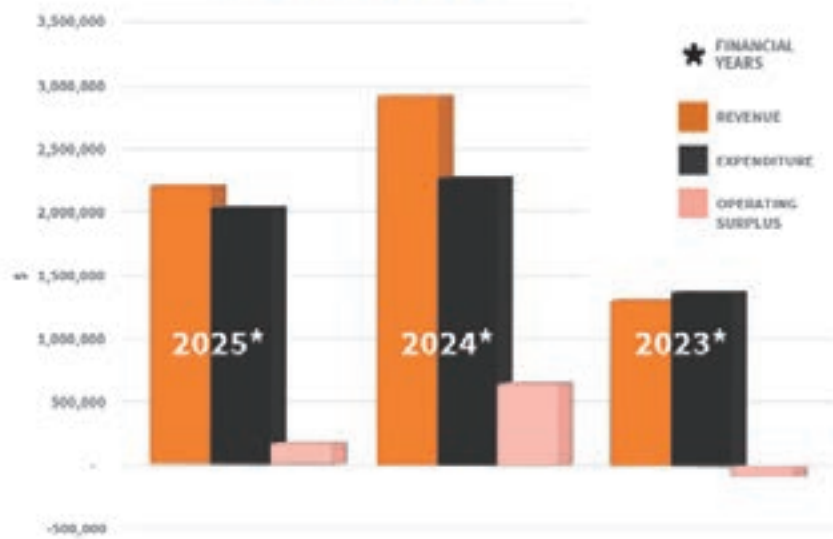


operational results

2025 FINANCIAL YEAR

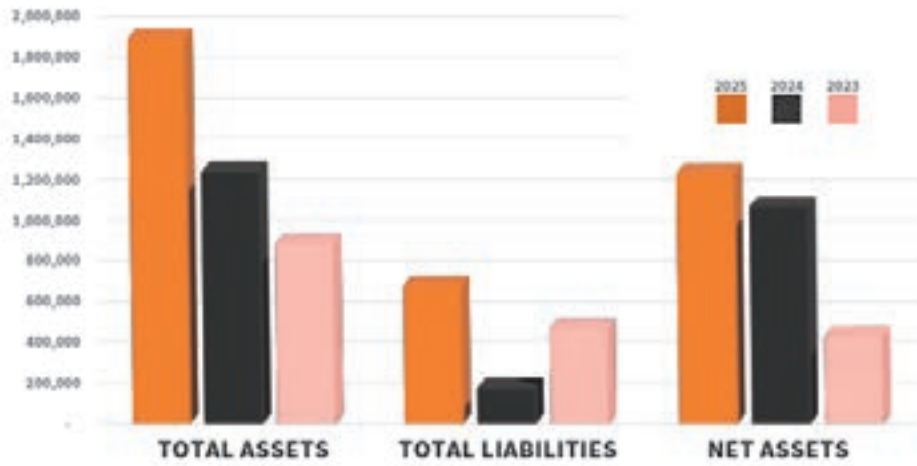


profit & loss 2023-2025



FINANCIAL DATA

balance sheet 2023-2025

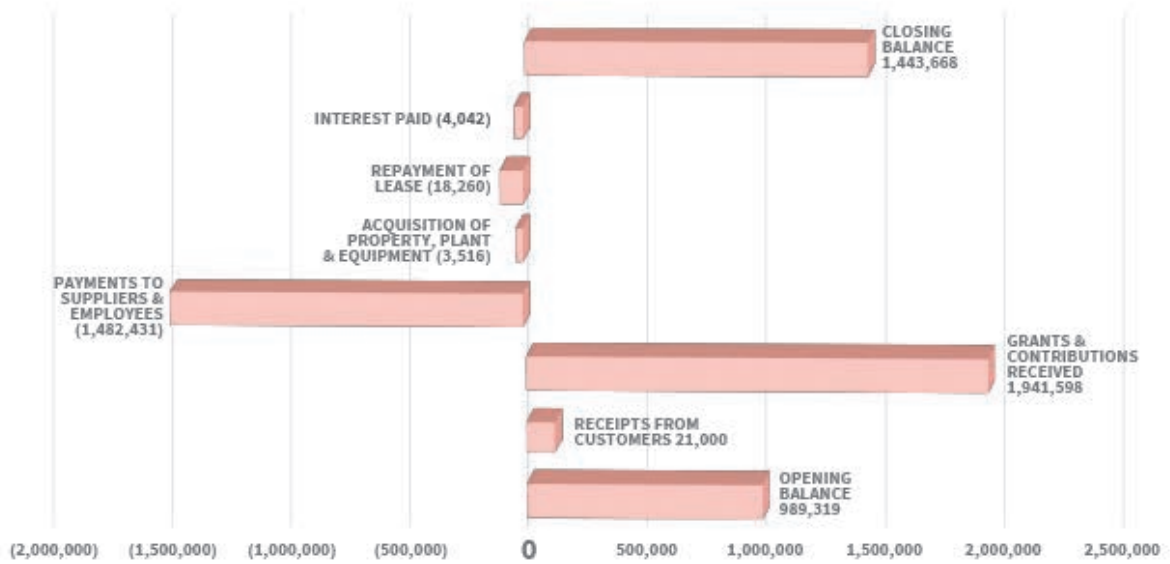


working capital 2024-2025





cash in & out SUMMARY



Profit & Loss

	Note	2025	2024
		\$	\$
REVENUE			
Revenue from grants and contributions	2A	2,155,892	2,774,742
Other revenue	2B	21,000	124,03
Total revenue		<u>2,176,892</u>	<u>2,898,775</u>
EXPENSES			
Employee benefits expense	3A	1,151,219	1,147,790
Depreciation and amortisation	3B	63,640	53,796
Other expenses	3C	799,814	1,054,944
Total Expenses		<u>2,014,673</u>	<u>2,256,530</u>
Surplus from operations		162,219	642,245
OTHER COMPREHENSIVE INCOME			
Transfer to unexpended grants reserve	19	<u>(183,702)</u>	<u>(543,954)</u>
Total comprehensive (loss)/income for the year		<u>(21,483)</u>	<u>98,291</u>

Financial Position

	Note	2025	2024
		\$	\$
ASSETS			
Current assets			
Cash and cash equivalents	4	1,443,668	989,319
Trade and other receivables	5	245,515	31,221
Other current assets	6	37,753	27,802
Total current assets		<u>1,726,936</u>	<u>1,048,342</u>
Non-current assets			
Property, plant and equipment	7	146,987	187,416
Right-of-use Assets	8	19,694	
Total non-current assets		<u>166,681</u>	<u>187,416</u>
Total Assets		<u>1,893,617</u>	<u>1,235,758</u>
LIABILITIES			
Current liabilities			
Trade and other payables	9	626,466	144,356
Lease Liabilities	10	21,128	
Provisions	11	20,522	27,677
Total current liabilities		<u>668,116</u>	<u>172,033</u>
NON-CURRENT LIABILITIES			
Provisions	11	2,022	2,465
Total non-current liabilities		<u>2,022</u>	<u>2,465</u>
Total Liabilities		<u>670,138</u>	<u>174,498</u>
Net Assets		<u>1,223,479</u>	<u>1,061,260</u>
ACCUMULATED FUNDS			
Retained earnings		410,662	432,145
Unexpended grant reserve	19	812,817	629,115
Total Accumulated Funds		<u>1,223,479</u>	<u>1,061,260</u>

Changes in Equity

	Retained Earnings \$	Unexpended Grants Reserve \$	Total Equity \$
ACCUMULATED FUNDS			
Balance at 1 July 2023	333,854	85,161	419,015
Surplus for the year	642,245		642,245
Transfer to unexpended grants reserve	(543,954)	543,954	
Closing Balance at 30 June 2024	<u>432,145</u>	<u>629,115</u>	<u>1,061,260</u>
Balance at 1 July 2024	432,145	629,115	1,061,260
Surplus for the year	162,219		162,219
Transfer to unexpended grants reserve	(183,702)	183,702	
Closing Balance at 30 June 2025	<u>410,662</u>	<u>812,817</u>	<u>1,223,479</u>

Cash Flows

	Note	2025 \$	2024 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		21,000	124,033
Grants and contributions received		1,941,598	2,934,468
Payments to suppliers and employees		1,482,431	2,464,284
Net cash flows from operating activities	14	<u>480,167</u>	<u>594,217</u>
CASH FLOWS USED IN INVESTING ACTIVITIES			
Acquisition of property, plant and equipment	7	(3,516)	(13,667)
Net cash flows used in investing activities		<u>(3,516)</u>	<u>(13,667)</u>
CASH FLOWS USED IN FINANCING ACTIVITIES			
Repayment of lease		(18,260)	
Interest paid		(4042)	
Net cash flows used in financing activities		<u>(22,302)</u>	
Net increase in cash and cash equivalents		<u>454,349</u>	<u>580,550</u>
Cash and cash equivalents at the beginning of the year		989,319	408,769
Cash and cash equivalents at the end of the year	4	<u>1,443,668</u>	<u>989,319</u>

The Statement of Cash Flows should be read in conjunction with the accompanying notes.



INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ABORIGINAL HOUSING NORTHERN TERRITORY (AHNT) ABORIGINAL CORPORATION

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Aboriginal Housing Northern Territory (AHNT) Aboriginal Corporation (the Corporation), which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, the statement of changes in equity, the statement of cash flows for the year then ended, the notes to the financial statements including a summary of material accounting policies and the Directors' declaration.

In our opinion the accompanying financial report of the Aboriginal Housing Northern Territory (AHNT) Aboriginal Corporation has been prepared in accordance with the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* and the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (i) giving a true and fair view of the Corporation's financial position as at 30 June 2025 and of its financial performance for the year then ended;
- (ii) complying with Australian Accounting Standards, the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* and the *Australian Charities and Not-for-profits Commission Regulations 2022*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Corporation in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Directors for the Financial Report

The Directors of the Corporation are responsible for the preparation of the financial report that gives a true and fair view in accordance with the Australian Accounting Standards, the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* and the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal controls as the Directors determine are necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the Corporation'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 the Directors either intend to liquidate the Corporation or to cease operation, or have no realistic alternative but to do so.

Directors are also responsible for overseeing the Corporation's financial reporting process.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ABORIGINAL HOUSING NORTHERN TERRITORY (AHNT) ABORIGINAL CORPORATION

Report on the Audit of the Financial Report [continued]

Auditor's Responsibilities for the Audit of the Financial Report

Our 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 our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the 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 this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.aasb.gov.au/Home.aspx>) at: http://www.aasb.gov.au/auditors_responsibilities/ar4.pdf.

This description forms part of our auditor's report.

LOWRYS AUDIT

A handwritten signature in black ink, appearing to read "Colin James", written over a horizontal line. The signature is stylized and extends to the right.

**Colin James, FCA
Registered Company Auditor**

Darwin
Dated: 30 October 2025



The Aboriginal Housing & Homelands CONFERENCE 2026

KEYNOTE SPEAKERS REPRESENTING EVERY FACET OF THE HOUSING AND HOMELANDS COMMUNITY ADDRESSING FUNDING, INNOVATION, RESOURCES, EDUCATION, HEALTH & PROJECTS ACROSS THE NT.

SAVE THE DATES

Welcome Reception	DAY 1	DAY 2
TUES	WEDS	THURS
19 MAY	20 MAY	21 MAY

VISIT ahnt.org.au/events FOR MORE DETAILS

