

ARCHI Expenditure and Outcomes

13 October 2026
Council

Council Member
Councillor Couros

Public

Contact Officer:
Ilia Houridis, Director City
Shaping

QUESTION ON NOTICE

Councillor Couros will ask the following Question on Notice:

Can Administration provide a breakdown of expenditure and outcomes achieved through the ARCHI initiative since its commencement, including:

1. Total expenditure by financial year, identifying grants, staffing, consultants and other program costs.
2. The number of buildings that were identified to be converted to residential use and the number of completed homes delivered.
3. The number of conversions approved or funded but not yet completed, and their anticipated completion dates.
4. How the results achieved compare with the initiative's objectives and targets.

REPLY

Total Expenditure

1. The Adaptive Reuse City Housing Initiative (ARCHI) is funded through three grant agreements auspiced through the Capital City Committee (CCC).
 - 1.1. These grant agreements were varied in 2025/26 to provide for 50:50 co-funding between the State Government and City of Adelaide (CoA) as endorsed at the CCC meeting on 28 May 2025. The grant agreements are in place until 2027/28.
 - 1.2. In 2023/24 (the inception of the program) the following expenditure occurred:
 - 1.2.1. \$250,000 grant for project delivery was received
 - 1.2.2. \$130,502 in employee costs
 - 1.2.3. \$79,530 for consultants
 - 1.2.4. \$560 for other program costs
 - 1.2.5. Total expenditure of \$210,592.
 - 1.3. In 2024/25 the following expenditure occurred:
 - 1.3.1. \$250,000 grant for project delivery was received
 - 1.3.2. \$250,000 grant for ARCHI Incentives Scheme was received
 - 1.3.3. \$182,460 in employee costs
 - 1.3.4. \$42,745 for consultants

- 1.3.5. \$26,079 for other program costs
- 1.3.6. \$31,727 was acquitted through the ARCHI Incentives Scheme
- 1.3.7. Total expenditure of \$283,011.
- 1.4. In 2025/26 the following expenditure occurred:
 - 1.4.1. \$178,000 grant for project delivery was received (50:50 co-funding)
 - 1.4.2. \$125,000 grant for ARCHI Incentives Scheme was received (50:50 co-funding)
 - 1.4.3. \$242,300 in employee costs
 - 1.4.4. \$103,400 for consultants
 - 1.4.5. \$17,453 for other program costs
 - 1.4.6. \$26,574 was acquitted through the ARCHI Incentives Scheme.
 - 1.4.7. Total expenditure of \$389,727.
- 1.5. For the period 1 July to 30 September 2026, the following expenditure has occurred:
 - 1.5.1. \$178,000 grant for project delivery was received (50:50 co-funding)
 - 1.5.2. \$125,000 grant for ARCHI Incentives Scheme was received (50:50 co-funding)
 - 1.5.3. \$58,381 in employee costs
 - 1.5.4. \$4,964 for other program costs
 - 1.5.5. \$10,000 was acquitted through the ARCHI Incentives Scheme
 - 1.5.6. Total expenditure to date is \$73,345.
- 1.6. From 1 July 2024 to 30 June 2028, the ARCHI Incentives Scheme, will have been supported with \$625,000 funded through CCC. The City of Adelaide has currently funded \$250,000, with the 2027/28 financial year contribution to be subject to the Business Plan and Budget.
- 1.7. Over that same period \$68,301 has been acquitted, \$150,000 has been allocated to projects with funding agreements, that are in progress. In the ARCHI Incentives Scheme funding pool, there is currently \$631,699 available for future projects.

Building Audit and Dwelling Completions

- 2. A comprehensive building audit undertaken at ARCHI's commencement in 2023/24 identified and mapped more than 150 properties with adaptive reuse potential.
 - 2.1. The audit reviewed more than 40 current and historic residential adaptive reuse development applications, providing insights into the opportunities, barriers and project conditions that influence adaptive reuse outcomes.
 - 2.2. ARCHI continues to monitor vacant and underutilised buildings with adaptive reuse potential through regular review of commercial real estate listings, coordination with the Development Assessment team, collaboration with Renew Adelaide and AEDA, review of Tenancy Information Schedule responses, and expressions of interest received through the ARCHI webpage.
 - 2.3. Since the inception of the ARCHI Incentive Scheme in 2024/25, five projects resulting in seven dwellings and 14 beds have been completed.

ARCHI Dwellings In Progress

- 3. Currently, eight projects over ten funding agreements are in progress. These will result in a further 21 dwellings and 49 beds.
 - 3.1. Two projects that will deliver two dwellings and seven beds are in progress to be completed in early 2027.
 - 3.2. Three projects that will deliver 11 dwellings and 33 beds are in progress and are anticipated to be completed within the 2027/28 financial year.
 - 3.3. The completion of the remaining three projects is subject to approvals and resolution of outstanding issues.

ARCHI Dwellings Objectives and Targets and Pipeline

4. ARCHI remains on track to achieve and potentially exceed its original targets.
5. There is a strong pipeline of projects indicating up to a further 572 dwellings and 760 beds.
6. The City of Adelaide Strategic Plan 2024-2028 establishes a Bold, Aspirational and Innovative stretch target of delivering 50 adaptive reuse dwellings annually, while the Housing Strategy – Investing in Our Housing Future identifies adaptive reuse as a key mechanism for increasing housing supply within existing buildings.
 - 6.1. ARCHI's dwellings target across the four-year period (total of 200 adaptive reuse dwellings), is assessed as a combination of dwelling completions, dwellings in progress, and dwellings in the pipeline.
 - 6.2. There are sufficient projects in the ARCHI dwelling pipeline to achieve the 200-dwelling target within four-years.
 - 6.3. Through project facilitation, brokerage and coordinated advice, ARCHI helps proponents navigate planning, heritage, building and feasibility challenges that can prevent adaptive reuse projects from progressing.
 - 6.4. This approach is consistent with findings from the City of Adelaide's Vacant and Underutilised Sites Project, which identified early engagement, project-specific facilitation and coordinated support as critical factors in delivering complex redevelopment outcomes.
 - 6.5. Beyond individual projects, ARCHI has built a substantial evidence base through building audits, development application reviews, market analysis and housing research. This work is improving Council's understanding of adaptive reuse opportunities and informing future policy, advocacy and investment decisions.
 - 6.6. The ARCHI program has also progressed broader reform and advocacy initiatives to address systemic barriers to adaptive reuse, including work relating to National Construction Code reform, seismic requirements, Council incentives and practical guidance materials for industry.
 - 6.7. Consistent with its objectives, ARCHI is delivering benefits beyond housing outcomes. The program supports heritage conservation through the reuse of existing buildings, economic development through private investment and construction activity, climate resilience through retention of embodied carbon, and city activation through the introduction of new productive uses.
 - 6.8. ARCHI's contribution extends beyond housing to engage on a broader range of adaptive reuse opportunities. Examples include 45 Grenfell Street (office-to-hotel conversion), 80 King William Street (office-to-short-stay accommodation) and pre-purchase advice regarding general adaptive reuse opportunities such as 47 Waymouth Street, which is currently on the market.
 - 6.9. ARCHI is delivering knowledge sharing, industry engagement and partnership development, establishing collaborations across CoA, AEDA, government, industry and academia and contributing to broader discussions on adaptive reuse policy and practice.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 13.5 hours.
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