

ARCHI - Application Form - 2026/27

Form Preview

Project Information

* indicates a required field

Eligibility Check

The **ARCHI Incentives Scheme** has been established to unlock dwelling potential in vacant and underutilised buildings in the City of Adelaide. Incentives are available for eligible projects that:

- Involve a change-of-use to residential through adaptive reuse.
- Reinstate or formalise a residential use to unlock a residential outcome.

Note: ARCHI funding is not available for projects being developed as Short-Term Accommodation. Please contact the ARCHI team to discuss your project.

Before you continue your application, please ensure you can answer YES to the following questions:

- I have read the ARCHI Incentives Scheme Operating Guidelines (dated 29 August 2025) [ARCHI Incentives Scheme](#)
- My project is within the [City of Adelaide boundary](#) (i.e. postcodes 5000 5006 only)
- I meet the eligibility criteria as outlined in the ARCHI Operating Guidelines.
- I intend to complete my project within the next 12 months.

Contact Information

Applicant *

☐ Individual ☐ Organisation

Organisation Name

Title First Name Last Name

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Applicant Primary Email *

Must be an email address.

Applicant Primary Address *

Address

Address Line 1, Suburb/Town, State/Province, and Postcode are required.

Applicant Primary Phone Number *

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Must be an Australian phone number.

Are you GST registered?

- ☐ Yes
☐ No

Applicant ABN (if relevant)

The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity Name	
ABN Status	
Entity Type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main Business Location	

Must be an ABN.

Building Information

Building Address *

Address

Address Line 1, Suburb/Town, State/Province, Postcode, and Country are required.

Building Height *

Is your building heritage listed? *

- ☐ No heritage listing
☐ Local Heritage Place
☐ State Heritage Place

Please add any additional information regarding the building

ARCHI Incentives Scheme Application

Which ARCHI Incentives Scheme category are you applying for today? *

- ☐ Part 1 - Feasibility assessment, professional advice and documentation for Development Approval
- ☐ Part 2 - Building work
- ☐ Major Project delivering 20+ dwellings - Please contact the ARCHI case manager to discuss

Each ARCHI Incentives Scheme category requires own application.

Part One – Feasibility assessment, professional advice and documentation

* indicates a required field

Project Information

Building Category *

- ☐ Building height one to four storeys
- ☐ Building height five storeys and above
- ☐ Major project delivering 20+ dwellings

Project Type *

- ☐ Change-of-use to residential through adaptive reuse.
- ☐ Reinstating or formalising a residential use to unlock a residential outcome.

What is the proposed housing type (if known)? *

- ☐ Owner Occupier
- ☐ Rental Accommodation
- ☐ Affordable Housing
- ☐ Temporary Housing (crisis accommodation, transitional housing)
- ☐ Alternative Housing Models (build to rent, ethical market-based development, co-operative community land trust and modern village housing models)
- ☐ Student Accommodation
- ☐ To be Confirmed
- ☐ Other:

Note: ARCHI funding is not available for projects being developed as Short-Term Accommodation.

How many homes / apartments are being delivered as part of the project? *

Part One Activities & Budget

Feasibility Assessment, professional advice and documentation are to be provided by suitably qualified and accredited consultants including (but not limited to) architects, building designers, structural engineers, acoustic engineers, services engineers, building

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certifiers, access consultants, sustainability consultants, quantity surveyors, site contamination consultants and town planners and includes:

- Assessment and analysis of the building's condition, layout, materials, and architectural features.
- Concept and design development including architectural plans, drawings and specifications that document proposed residential adaptive reuse works.
- Site contamination assessment.
- Structural review and assessment (including seismic assessment).
- National Construction Code compliance and essential safety review and assessment.
- Access review and assessment.
- Acoustic review and assessment.
- Heritage review and assessment.
- Services review and assessment (mechanical, electrical, hydraulic).
- Environmentally Sustainable Design (ESD) review and assessment.
- Planning policy review and assessment.
- Cost analysis and feasibility assessment.

For projects involving a heritage listed building, professional advice and documentation should be from a suitably qualified heritage professional.

Fee proposals should include:

- Project brief.
- Scope of consultancy services and deliverables.
- Fees, terms, and conditions.
- Any exclusion

The agreed funding amount will be reimbursed upon receipt of:

- Copies of funded professional advice and documentation.
- Itemised financial statements evidencing expenditure of ARCHI Incentives Scheme funds. This includes tax invoices and remittance advice/evidence of payment to consultant/s.
- A valid Development Approval for the works (planning consent and building consent).
- A completed ARCHI questionnaire (for case study and reporting).

Budget

Please complete your budget template detailing each expenditure (i.e. consultant fees for feasibility, professional advice and documentation).

Expenditure	\$

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Budget Totals

Part One Funding Categories are as follows:

Buildings up to four storeys in height

- Part 1A - Feasibility assessment, professional advice and documentation - Up to 50% of the total cost of consultant fees. Maximum grant \$10,000

Buildings five storeys and above

- Part 1B - Feasibility assessment, professional advice and documentation - Up to 50% of the total cost of consultant fees. Maximum grant \$25,000

Major project delivering 20+ dwellings

- Subject to Council report and decision

Total Part One Expenditure Amount

This number/amount is calculated.

File Upload

Please upload quotes from suitably qualified consultants that include:

- Project brief.
- Scope of consultancy services and deliverables.
- Fees, terms, and conditions.
- Any exclusions.

Please upload all supporting documentation here: *

Attach a file:

Fee submissions/quotes from suitably qualified consultants

Part Two - Residential adaptive reuse construction works

* indicates a required field

Project Information

Have you received Development Approval for this project (planning consent and building consent) *

- ☐ Yes
- ☐ No (please contact the ARCHI case manager to discuss)

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Building Category *

- ☐ Building height one to four storeys
- ☐ Building height five storeys and above
- ☐ Major project delivering 20+ dwellings

What is the proposed housing type? *

- ☐ Owner Occupier
- ☐ Rental Accommodation
- ☐ Affordable Housing
- ☐ Temporary Accommodation (crisis accommodation, transitional housing)
- ☐ Alternative Housing Model (build to rent, ethical market-based development, co-operative community land trusts, modern village housing models)
- ☐ Student Accommodation
- ☐ To be Confirmed
- ☐ Other:

How many homes / apartments are being delivered as part of the project? *

ARCHI Part Two Activities & Budget

The **ARCHI Incentives Scheme** reimburses a percentage of costs for works required for the conversion of a vacant or underutilised building into residential dwellings in accordance with approved documentation. Works may include (but are not limited to):

- Fire safety upgrades
- Access upgrades
- Structural upgrades
- Base building repairs
- Building additions that are directly attributed to the conversion of the building to residential and comprise less than 20% of the original building floorplate – accepted additions may include (but are not limited to):
 - New vertical circulation cores (stairs/lifts)
 - Modest extensions to create habitable rooms/spaces
 - Modest extensions to create a separate residential entry
 - Decks and/or balconies creating private open space
- Retrofitting works to improve building performance
- Building services upgrades
- Windows (new openings, window replacement/refurbishment to make operable, glazing replacement including high performance/acoustic glazing systems)
- Internal partition walls
- Wet area upgrades (plumbing, sanitary fixtures, internal finishes/tiling)
- Internal works (painting, floor coverings)

Exclusions

- Loose furniture

Upload a minimum of two written quotes for funded works (unless an exemption has been agreed to by Council). Quotes should include:

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- Scope of works and deliverables.
- Fees, terms, and conditions.
- Any exclusions.

The agreed funding amount will be reimbursed upon:

- Inspection of the works - Council staff will inspect the works and advise if the work has been satisfactorily completed.
- Receipt of the Certificate of Occupancy.
- Provision of itemised financial statements evidencing expenditure of ARCHI Incentives Scheme funds. This includes tax invoices and remittance advice/evidence of payment to contractor/s.
- Photographs of completed works (case study material).
- Receipt of a completed ARCHI questionnaire (for case study and reporting).

Budget

Please complete your budget template detailing each expenditure for building works.

Expenditure	\$

Budget Totals

Part Two Funding Categories are as follows:

Buildings up to four storeys in height.

- Part 2A - Projects delivering one to three dwellings. Maximum grant \$25,000
- Part 2B - Projects delivering four or more dwellings. Up to 50% of the total costs. Maximum grant \$50,000

Buildings five storeys and above.

- Part 2C - Projects delivering one to three dwellings. Up to 50% of the total costs. Maximum grant \$25,000
- Part 2D - Projects delivering four or more dwellings. Up to 50% of the total costs. Maximum grant \$50,000

Total Expenditure Amount

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This number/amount is calculated.

File Upload - Quotes for Building Works

The following documentation must be uploaded before your application can be considered for funding:

- Scope of works
- Fees, terms, and conditions
- Any exclusions

Please upload all supporting documentation here:

Attach a file:

Declaration

* indicates a required field

I confirm that: *

- ☐ The property is owned by the non-government sector
- ☐ There are no debts or outstanding charges to Council on the property
- ☐ The works have not been substantially commenced or completed
- ☐ For properties in multiple ownership, each owner has agreed to undertake the works
- ☐ Other affected parties (e.g. lessees, lessors, owners) have agreed to seek funding from Council
- ☐ Any encumbrances have been identified

I certify to the best of my knowledge that the statements made in this application are true.

I have read the ARCHI Incentives Scheme Operating Guidelines (29 August 2025) [[Microsoft Word - ARCHI - ARCHI Incentive Scheme - Operating Guidelines - Amended - 29 August 2025.DOCX](#)]

I understand that should this application be approved by the City of Adelaide that I would be required to accept the conditions of the grant in accordance with the Council's accountability and reporting requirements.

Declaration *

- ☐ I agree