



Australian Government
Office of Township Leasing



EXECUTIVE DIRECTOR OF TOWNSHIP LEASING

Annual Report 2016-2017







Australian Government
Office of Township Leasing

The Hon Nigel Scullion
Minister for Indigenous Affairs
Parliament House
Canberra ACT 2600

Dear Minister,

I am pleased to present to you the Annual Report of the Executive Director of Township Leasing for the financial year 2016–17, for your presentation to Parliament in accordance with subsection 20R(1) of the *Aboriginal Land Rights (Northern Territory) Act 1976*.

Yours faithfully

Greg Roche
Executive Director
Township Leasing



The Tuparipiya Bus at Milikapiti, Melville Island.

Executive Director of Township Leasing Annual Report
2016-17

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EXECUTIVE DIRECTOR TOWNSHIP LEASING REVIEW

The YEAR in REVIEW – 2016-17

The year under review has been the most important for Township Leasing in many years.

On 16 March 2017 I was honoured to sign the township lease over Mutitjulu, the first township lease in Central Australia. Then on 26 June 2017 I signed the township lease over Pirlangimpi on Melville Island. Each lease was signed after negotiations that stretched back over five years. I acknowledge the crucial role played by the local Traditional Owners and their resilience in continuing with negotiations so that they could achieve the best deal possible for their communities and themselves. They were ably assisted by the Central and Tiwi Land Councils, with a special mention of the role played at Mutitjulu by the Central Land Council's Jayne Weepers. The flexibility and patience of the Australian Government negotiators, particularly John Litchfield and Jordy Bowman, should also be acknowledged. In each negotiation the Office of Township Leasing (the Office) and I played a supporting technical role, outlining how each lease could work and stressing the continuing importance of the role of the Traditional Owners through the Consultative Forum. I am confident that both of the new township leases will meet with success.

These new leases are the first 'community entity' township leases in the Northern Territory. This new model involves initial management of the lease by my position, with the administration of the lease to ultimately be transferred to a local

Aboriginal organisation (the 'community entity') after a period of capacity-building and training led by the Office.

The aims of the community entity township lease model are praiseworthy: to provide a secure, stable and transferable system of land tenure that is administered by an organisation nominated by and likely composed of the local Traditional Owners. This differs from the original township lease model, where ultimate decision-making power rests with my position, although it has always been my practice to only act in accordance with the wishes of the Traditional Owners, so the differences between the models are less dramatic than might at first appear. Notwithstanding its success where it has been implemented, the original model has not proved acceptable to some stakeholders. The laudable effort to devise a model that increases overt Traditional Owner control has however meant that some of the implications of the community entity model have not yet been sufficiently explored.

Amongst the issues that need to be addressed are: how the entity is to deal with the question of liability, and the substantial insurance costs; how is it to manage the cost of administering the township lease without the economies of scale that are inherent in leases administered by the Office; the impact on the Aboriginals Benefit Account (ABA) of a number of community entities administering township leases; and finally the implications for the role of the Executive Director in the new model. This last issue is a little more subtle than the

rest but arises out of the community entity model making the Executive Director in effect a guarantor of the lease, rather than a collaborator with the Traditional Owners, as is the case with existing township leases. This could fundamentally change the interaction between the Executive Director and the Traditional Owners, and may undermine the trust and collaboration needed to make the most of opportunities presented by township leasing.

These issues, although significant, are not urgent and I look forward to my successors as Executive Director and the Office working closely with the Traditional Owners and communities at Mutitjulu and Pirlangimpi.

Another highlight of the year was on 26 June 2017, with the celebration of the first rent payment to the Mantiyupwi Traditional Owner families under the Wurrumiyanga township lease, signed in 2007. This event marked the fruition of the central promise of township leasing: providing a foundation for sustainable, independent economic development for Traditional Owners.

The 2007 Wurrumiyanga Township Lease authorised a \$5 million advance payment to an organisation nominated by the Mantiyupwi families. This sum was invested in local businesses, including a new community supermarket and a motel. The advance payment was not a gift, but essentially a loan to be repaid to the ABA from rent collected by the Office within 15 years, with any balance not repaid by then to be written off.

In 2012 it was agreed that the amount to be repaid would be reduced to \$4,400,000, to account for the delay in obtaining agreement from the Northern Territory and

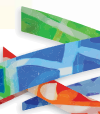
Tiwi Islands Regional Council to pay rent. Many believed the remaining \$4.4 million would not be repaid before the 15-year deadline, however the advance was fully repaid to the ABA in September 2016, more than six years ahead of schedule. This is a fantastic outcome for the Mantiyupwi families and a strong indication of the strength and economic viability of the township leasing model.

From now on rent collected by the Office will be disbursed to organisations nominated by the Mantiyupwi Traditional Owners for their ongoing economic and social development. Crucially, this income stream can be used to secure loans to further invest in local development – providing a platform for ongoing economic growth in Wurrumiyanga. The significance of this cannot be overstated. It gives the Mantiyupwi Families the ability to grow their own economic capacity, develop their community and engage with the wider economy sustainably and on their own terms.

Another significant highlight of 2016-17 was the signing of the Binjari Housing Precinct Lease. This lease over all public housing in the community is for a term of 99 years – the first housing lease for this length of time and the first lease to the Executive Director over a Community Living Area in the Northern Land Council region. The residents of Binjari will benefit from new housing that will be built as part of the agreement, and I am confident the Binjari Aboriginal Corporation, who it has been a pleasure to deal with, will use their grant from the Commonwealth to invest in and grow their local business.

Another achievement in the reporting period was the sale of a home at Wurrumiyanga to

Flying over the Aspley Strait, Tiwi Islands.





The newly-refurbished Puwungajurruwu School at Wurankuwu, Bathurst Island.

Mr Stanley Tipiloura and his wife, Ms Viviana Wanambi. Facilitating home ownership through the township lease model has always been a major focus of my position. Through a long-term home ownership sublease, residents in township lease communities are able to attain what is for many Australians the key to their economic independence and social wellbeing. Stanley and Viviana join 15 other Tiwi families who have made the choice, and undertaken the hard work, to achieve their dream.

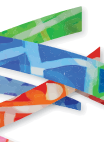
The purchase by Mr Tipiloura and Ms Wanambi is only the latest chapter in what will hopefully be a bigger story about Aboriginal home ownership in remote Northern Territory communities. More work needs to be done by all stakeholders to ensure the processes and requirements for home ownership are not overly proscriptive or unnecessarily discouraging to potential home buyers. Furthermore a process to support the purchase of homes by Aboriginal people who are not living in public housing needs to be established and supported.

The Northern Territory Government remains supportive of Aboriginal home ownership

in remote communities, with its principal contribution to date being the provision of specialist case workers to support aspiring Indigenous home owners in communities. However I am concerned that these case workers have not been funded beyond the 2016-17 financial year. I strongly encourage the Northern Territory Government to fund the support required to ensure potential Aboriginal home buyers are informed, engaged and supported through the home buying process.

Noting that work that still needs to be done in the home ownership policy area, Mr Tipiloura and Ms Wanambi's purchase is to be commended. I wish them both good wishes for their future in their family home.

Another major focus of my role has been my administration of seventeen Alice Springs Community Living Areas (town camps), through a series of subleases in 2009 to the Executive Director from the respective Housing Associations. Underpinning these subleases have been Housing Management Agreements (HMAs) agreed with the Northern Territory in 2009, but now lapsed and in a month-by-month holding-over status since 2013. This





situation clearly provides no foundation for long-term investment in the town camps and is entirely unsatisfactory considering the scale of Commonwealth investment in the town camps and the Northern Territory's responsibility for public housing.

The core promises of the Alice Springs town camps subleases and HMAs were improved housing and municipal services to the standards of other Alice Springs residents and also home ownership for those town camp residents who wanted to buy their own home. Both of these objectives would facilitate the environment needed to address the many social challenges that are endemic in the Town Camps. Although there has been significant investment in the town camps, there has been insufficient progress made towards meeting these objectives.

One cause of this is administrative. Fifteen of the 17 town camps administered by me are located on land designated as Special Purpose Leases. Under the NT's *Special Purposes Leases Act*, land subject to a Special Purpose Lease cannot be subdivided – which, according to the NT Planning Act, also means subleasing land

for longer than 12 years. This prohibits all long-term under-lease arrangements to service providers, and crucially prevents individual home ownership. Yet no Territory Government has shown an appetite for amending the *Special Purposes Leases Act* to remove or amend this restrictive clause, nor has the Commonwealth shown any interest in using its regulatory powers under the Stronger Futures in the Northern Territory Act to achieve the same end. If governments are really committed to better service delivery and home ownership in the town camps, the *Special Purposes Leases Act* should be amended as a priority to permit subdividing.

Despite the lack of progress there has been a more positive approach recently from the Northern Territory Government regarding the Alice Springs town camps. I hope all stakeholders can make full use of this reinvigorated commitment to resolve the issues stymying progress there.

An important aspect of my role is my mandate to facilitate economic development in township lease communities. I was therefore pleased to support the



development of a new commercial subdivision at Milikapiti on the Tiwi Islands, which involved installing new power, water and sewage connections as well as drainage, kerbing and building pads to prepare the land for building. The project was undertaken with the support of Milikapiti's Wulirankuwu Traditional Owners who have often supported utilising their township lease to promote local business opportunities. The works have been completed and the Office is in discussions with potential developers. I would like to thank the Northern Territory Government which contributed funds to complete the project.

Along with economic development, the Office and I also work closely with Traditional Owners to identify and support projects with a social or community development outcome. I am happy to report that the small community of Wurankuwu (Ranku) on the Tiwi Islands has benefited from social investment facilitated by the township lease model. Ranku has recently received a home telecommunications booster to give the community its first mobile phone reception, a new bore pump, and will receive an airstrip upgrade later in 2017.

More significant in my view is the investment mobilised by the Office to refurbish the local school. Since the Ranku-Milikapiti township lease was agreed in November 2011 I have had numerous discussions with the community's Portaminni Traditional Owner families who expressed concern at the Ranku's school's closure some years ago. Their view – which I shared – was that a reinvigorated school would encourage families to return to Ranku from the larger nearby community of Wurrumiyanga. I was therefore pleased to support a project that refurbished the existing school facility and

added a new building. Catholic Education NT has pledged to keep the school open for two semesters, a valuable commitment that has been welcomed by Ranku families. Further work still needs to be done to support service delivery at Ranku, and I look forward to working with key agencies to ensure Ranku is adequately supported.

While only a small community, it is important to take the aspirations of the Traditional Owners of Ranku as seriously as those of larger communities. In this spirit the Office will continue to work to honour the commitment made by the Portaminni Family when they signed the township lease.

This year the new Umbakumba health clinic, one of the major community development projects facilitated by the Groote Archipelago township lease, was also completed. The new clinic was one of the major investments promised as part of the Groote Eylandt and Bickerton Island Regional Partnership Agreement, of which the township lease also formed a core part. It represents a major investment not only by governments but also the Warnindilyakwa Traditional Owners, who should be commended for providing \$3 million to the project from royalties received from the local GEMCO manganese mine. The new renal and dental facilities will provide a much-needed boost to local health services. The facility was built by a local Aboriginal Corporation, GEBIE Civil and Construction, providing further benefits through local employment and training and ensuring the majority of the project funds remain in the region. Although long delayed, I see this project's completion as another compelling demonstration of the vitality of township leasing.

As a leading organisation in facilitating economic growth on Aboriginal Land, the

Office has always been ready to share its knowledge with Aboriginal organisations who are interested in how to maximise the potential of their land. I was therefore pleased to support a visit by staff from the Office to KRED Enterprises in Broome in February 2017. Exchanges of this kind provide important opportunities for Office of Township Leasing staff to gain an appreciation of the challenges in land and economic development in other jurisdictions, and affording the opportunity to share their hands-on experience in land administration. I would like to thank the officers from KRED Enterprises who hosted my staff and who were eager not only to gain new knowledge but share theirs in turn.

Throughout the reporting period the Office and I continued to advocate for the township lease model with the banking sector. Township leasing provides the stable platform of land tenure upon which banks can then provide finance to sublessees. Although it has been a struggle at times to convince the banking sector of this, I do note that the sector has indicated a willingness to loan to sublessees who have a guaranteed revenue flow.

As my term finishes in February 2018 this will be my last annual report as Executive Director. I believe much has been achieved since I commenced in 2011, but of course much still remains to be done. The township lease model and its secure, tradeable system of land administration that rests on the Traditional Owners' free prior and informed consent is now a proven model for unlocking the economic potential of Aboriginal land. One reason I remain convinced of the vitality of township leasing is the commitment to it demonstrated by Traditional Owners themselves. My greatest pleasure in this role has been my regular contact with Traditional Owners, usually

through the Consultative Forum process. I have come to know and admire many of them personally and their commitment to ensuring the growth of their communities.

I have had the pleasure of serving two Ministers in this role and both have been steadfast in their support of township leasing and of my work and of my Office. They, and the staff who support them, have my gratitude. Similarly I must thank my colleagues in the Department of Families, Housing Community Services and Indigenous Affairs and, since 2013, the Indigenous Affairs Group in the Department of Prime Minister and Cabinet. I have had occasion, from time to time, to remind them that the independence of my position is there for a reason but overall it has been a very productive and often warm working relationship. Public servants are the silent heroes of Indigenous Affairs: professional, hard-working and clear-sighted in pursuing their objective of better lives for the people they serve.

I also offer my thanks and good wishes to the staff at the Office of Township Leasing and in particular to the Office's Director, Ms Pennie Weedon. Everyone who works in the Office knows that in reality we all work for Pennie. The Office has very strong engagement skills with Traditional Owners and its blend of these skills with a high level of public service professionalism means it is well-placed to meet future challenges.

Finally, I must thank my wife Vivien and daughters Lara and Erica, who have tolerated seven years of lengthy and frequent absences on my part with good grace and understanding. Without their support none of my work would have been possible.

Beach near Umbakumba, Groote Eylandt.



EXECUTIVE DIRECTOR OF TOWNSHIP LEASING OPERATIONAL HIGHLIGHTS: 2016-17 WURRUMIYANGA ADVANCE PAYMENT REPAYED



Wesley Kerinauia, Mantiyupwi Traditional Owner, Gibson Farmer Ilortamini, Chairman Tiwi Land Council, Senator the Hon Nigel Scullion, Minister for Indigenous Affairs, Greg Roche, Executive Director Township Leasing.

In late 2016 a major milestone for township leasing was reached with the repayment to the Aboriginals Benefit Account (ABA) of the advance payment of \$5,000,000 (subsequently reduced to \$4,400,000) made under the Wurrumiyanga township lease in 2007. Under the terms of the lease, the Executive Director had fifteen years to recoup the advance payment.

The advance payment was recouped in under ten years.

The first payment of rent following the repayment was made to the Mantiyupwi Traditional Owners via the Tiwi Land Council in June 2017, and was celebrated at a public ceremony in Wurrumiyanga on 26 June 2017. The ceremony was attended by hundreds of Traditional Owners and community members, along with the Hon

Nigel Scullion, Minister for Indigenous Affairs.

The regular income stream from rent can be invested by the Mantiyupwi in local enterprises or further income-generating activities on or off the Tiwi islands. A consistent income stream can also be used to secure loans to underpin ongoing economic activity, business expansion and employment. This will over time lead not merely to greater economic opportunity and employment on the Tiwi Islands, but real economic independence for Tiwi people.

The Warnindilyakwa Traditional Owners of Groote Eylandt and Bickerton Island will soon be in a similar position, with the Groote Archipelago township lease advance payment anticipated to be fully repaid to the ABA during late 2017.





Mantiyupwi family dancers.



Mantiyupwi family members.



A moment of celebration.



Directors of Mantiyupwi Pty Ltd.



Mantiyupwi family dancers.

MUTITJULU TOWNSHIP LEASE



Mutitjulu Traditional Owners Ngyalapantja Stanley (Renita) and Pantjiti Windlass.



Signing ceremony attendees.

On 16 March 2017 the Executive Director signed the Mutitjulu township lease and accepted land administration responsibility for the community, famous for having Uluru on its doorstep. The Executive Director will manage the land on behalf of the Commonwealth and for the benefit of the Traditional Owners and the residents of the Mutitjulu community. The Mutitjulu township lease will run until 2084. The first Mutitjulu Consultative Forum was held the day after the township lease was signed.

The Mutitjulu township lease is significant for many reasons. Although it is the seventh community covered by a township lease, and the fourth township lease overall, it is the first in Central Australia. It is also unique as it is technically a sublease, as the land occupied by Mutitjulu is already leased to the Director of National Parks as Uluru-Kata Tjuta National Park. The Mutitjulu township lease resolves a major obstacle to service delivery and investment in Mutitjulu, as the community's complex land tenure had discouraged government and private investment in the community.

The Mutitjulu township lease is also the first that will implement a new model and approach to township Leasing: the 'community entity' model. In Mutitjulu's case, the Executive Director will hold and administer the lease until such a time as a local Aboriginal organisation has the capability to take on management of the lease. Until that time the Executive Director and the Office of Township Leasing will administer the lease and also implement a capacity-building programme to support the goal of complete local Aboriginal management of the lease.

The Mutitjulu township lease thus offers Traditional Owners across the Northern Territory a new township lease model to consider for their communities. On the one hand, the model offers the certainty of tenure, reliability of rent income streams and enabling foundation for economic development of the original township lease model. However it also provides an option for the eventual transition to management by a capable local Aboriginal organisation.





Senator the Hon Nigel Scullion speaking at the ceremony.



David Ross, CEO Central Land Council, Tapaya Edwards, Interpreter, Sammy Wilson, Mutitjulu Traditional Owner, Sally Barnes, Director of National Parks.



Anthony Yoffa, NT Government, Anna Falzon and Jayne Weepers, Central Land Council, Ben Houston, Office of Senator Nigel Scullion.



The Mutitjulu township lease signing ceremony.

PIRLANGIMPI TOWNSHIP LEASE



Kim Puruntatameri Tiwi Aboriginal Land Trustee, Senator the Hon Nigel Scullion, Stanley Tipiloura Chairperson Tiwi Aboriginal Trustee and Greg Roche Executive Director Township Leasing.

Recently the Munupi Traditional Owners of Pirlangimpi on Melville Island became the eighth Traditional Owner group to embrace the opportunities of township leasing by signing a lease over their community. The Pirlangimpi township lease was executed on behalf of the Munupi Traditional Owners by the Tiwi Land Trust and Land Council as well as by the Executive Director and in the presence of the Minister for Indigenous Affairs, the Hon Senator Nigel Scullion, during a ceremony in the community on 26 June 2017.

Pirlangimpi is now the fourth and final major community on the Tiwi Islands to be covered by a township lease, and the second community after Mutitjulu in Central

Australia to adopt the new community entity model of township leasing. The signing of the Pirlangimpi township lease demonstrates the ability of Traditional Owners, the Commonwealth and the Executive Director to achieve results in line with Traditional Owners' wishes and the objectives of the Government's land reform policies.

The Traditional Owners of both Mutitjulu and Pirlangimpi deserve to be congratulated on persisting with lengthy and at times difficult negotiations, and in recognising the long-term benefits that a secure, transferrable system of land tenure offers the community in attracting investment and enhanced service delivery.





Munupi family dancers.



Pennie Weedon, OTL, Lawrence Costa MLA, Member for Arafura, Dennis Tipikalippa, Executive Member Tiwi Land Council, Kim Puruntatameri, Trustee Tiwi Land Trust, Gibson Ilortaminni Farmer, Chairman Tiwi Land Council.



Munupi family dancers.



Greg Roche Executive Director Township Leasing, Freddie Aputimmi and Manyi Rioli Munupi Traditional Owners.



Peter Penley, OTL with Munupi Traditional Owner Manyi Rioli.



Viviana Wanambi, Stanley Tipiloura and their family are joined by Senator Scullion at their newly-purchased home in Wurrumiyanga.

HOME OWNERSHIP

On 14 March 2017, Mr Stanley Tipiloura and Ms Viviana Wanambi became the first remote residents and Tiwi Islanders to purchase their own three-bedroom home in Wurrumiyanga under the Northern Territory's Sale of Public Housing Policy. They joined another 15 Tiwi families who have been able to purchase their own homes since the Wurrumiyanga township lease commenced in 2007. Mr Tipiloura and Ms Wanambi were able to access finance from Indigenous Business Australia to put the required deposit on the house.

While having the chance to buy a home is taken for granted by many Australians, it is an opportunity not available for many Aboriginal people living in remote Northern Territory communities. However under the township lease model, public housing residents can purchase their homes with the land secured through a long term sublease. A long term home ownership sublease allows home owners to invest in their property, potentially increasing its value and providing an asset that can be sold on or handed down to future generations.

Mr Tipiloura said that home ownership was something he had always wanted. "It's every father's dream to be able to own his own home for his family and his future; I am very lucky that this has happened... This will make a big difference to their futures," Mr Tipiloura said.

FACILITATING ECONOMIC GROWTH

As part of the Executive Director's role in facilitating economic development in township lease communities, he invested in building the infrastructure to create five serviced lots for a commercial subdivision in Milikapiti on the Tiwi Islands. The commercial subdivision is a big step towards fulfilling the vision of Milikapiti's Traditional Owners, who since the commencement of the township lease in November 2011 have consistently raised the need for more serviced lots being made available to potential businesses in their community.

The project was also a response to what is a very common impediment to investment in remote Aboriginal communities, namely the lack of serviced lots suitable for development. By supporting the connection



of power, water and sewage to these sites, the Executive Director has helped establish a platform for commercial investment in Milikapiti and created an opportunity for economic growth and expanded service delivery.

An additional \$300,000 contribution from the Northern Territory, which is gratefully acknowledged, ensured that building pads, kerbing and drainage were provided to the sites.

The commercial subdivision is now complete and the Office of Township Leasing has sought expressions of interest from potential developers to build on the sites and establish local businesses.

SUPPORTING COMMUNITY DEVELOPMENT

Although small, the Tiwi Islands community of Wurankuwu (Ranku) has benefited from its township lease through the Executive Director's investment in the refurbishment and upgrading of the local community school, which had been inoperable for a number of years, in an effort to encourage Ranku families to return from nearby Wurrumiyanga.

The revitalisation of services in Ranku has been one of the highest priorities of the Portaminni family Traditional Owners, and the school was seen as one of the key ingredients to making the small community a viable home for Tiwi families. Thanks to the refurbishment, Catholic Education NT has pledged to keep the school open on a trial basis for at least two semesters, regardless of attendance rates, to allow families to relocate to the small community.

Works undertaken included re-lining the walls and floors, new roofing

insulation, refurbishing water facilities and air conditioning, and installing a new wheelchair access ramp. A completely new school facility, including ablutions was also built, and new fencing and shade cloth was also installed. The landscaping works and fencing were undertaken by a local Aboriginal enterprise.

The school reopened on 8 May 2017 and attendance rates have been above expectations and consistent over the first term. The Office of Township Leasing will continue to work with the NT Department of Education, NT Catholic Education and community residents to consolidate these early gains and ensure that Ranku moves towards becoming a sustainable community.

The school refurbishment is only one recent project supported through the secure tenure system provided by township leasing. Ranku will also benefit from an airstrip upgrade to be completed during the second half of 2017, a new telecommunications signal booster and an upgrade to the local bore pump. Like the school, these important initiatives help build the foundation for Ranku's future sustainable growth.

Late 2016 also saw the completion of one the major projects associated with the Groote Archipelago township lease, namely the new Umbakumba health clinic. The clinic was also one of the major projects that governments pledged to fund as part of the agreement with the Warnindilyakwa Traditional Owners for the township lease over Angurugu, Umbakumba and Milyakburra.

The clinic was the final major outstanding infrastructure project of the Groote Eylandt and Bickerton Island Regional Partnership Agreement, which secured millions





of dollars of investment for the region from Northern Territory and Australian Governments and Warnindilyakwa Traditional Owners.

The clinic was paid for by both the Australian and Northern Territory Governments and the Warnindilyakwa Traditional Owners, who committed \$3 million of their own royalty payments through Groote Eylandt and Bickerton Island Enterprises (GEBIE) Aboriginal Corporation. The construction of the clinic was carried out by a local construction Company, GEBIE Civil and Construction, which provided jobs and training to local people. At the time of reporting, the Northern Territory has accepted the building and is in the process of fitting out the facility and training staff to use new equipment.

The clinic will provide a major boost to local health services, with new dental and renal facilities being included in the facility. The design incorporates separate entries and consultation areas appropriate for men and women, as requested by the community. Another positive outcome is that the old

clinic site can be rehabilitated and built on, providing further investment opportunities for local enterprises or service delivery organisations.

In consultation with Traditional Owners, the Office of Township Leasing also continued developing options for community housing on both the Tiwi Islands and the Groote Eylandt Archipelago. The Office engaged Pricewaterhouse Coopers Indigenous Consulting to continue developing models for community housing providers that could be established in these areas, with a focus on governance and the interface between traditional forms of decision making and organisational decision-making. Discussions regarding community housing will in future be dependent on the outcomes of the Northern Territory-Commonwealth negotiations on a new public housing funding package to replace the current National Partnership Agreement on Remote Indigenous Housing (NPARIH). The Executive Director will continue discussions with all stakeholders to facilitate community housing should the township leasing communities wish to go down this path.



BINJARI HOUSING PRECINCT LEASE

On 8 March 2017 the Executive Director signed a 99-year lease over public housing in the community of Binjari, 20km west of Katherine. The Binjari Housing Precinct lease is the first 99-year Housing lease over all social housing lots in a community in the Northern Territory and the first lease to the Executive Director over a Community Living Area in the Northern Land Council region.

As part of the benefits package offered to Binjari as part of the lease negotiations, 11 new houses will be built and 16 existing houses will be upgraded. Thanks to the

housing lease, residents will also be able to access critical housing services like repairs and maintenance as well as allowing for tenancy management reform. The sum of \$300,000 was also granted by the Commonwealth to the Binjari Community Aboriginal Corporation to purchase capital equipment to boost its building and construction business that employs local residents and delivers community managed housing maintenance.

The lease also provides a mix of housing options in Binjari and will provide residents with the option to buy their own home.



The new Umbakumba clinic.



VISIT to KRED ENTERPRISES

In February 2017, staff members from the Office of Township Leasing travelled to Broome at the invitation of KRED Enterprises, a prominent Kimberley-based Aboriginal Corporation established to take advantage of the economic opportunities in the Kimberley Region and build economic independence for Aboriginal people in the area.

KRED Enterprises had expressed an interest in the township leasing model to the Executive Director during 2016, and in response the Executive Director committed to Office of Township Leasing personnel meeting with KRED to discuss concepts and identify opportunities to leverage land tenure for economic benefit in the Kimberley Region.

Office of Township Leasing staff met with representatives of both the State of

Western Australia and KRED Enterprises over two days. During these meetings Office of Township Leasing staff provided information regarding the township lease system that operates under the Land Rights Act. The potential for similar concepts and processes were discussed and information provided by the Office of Township Leasing will be considered and investigated by KRED Enterprises and the state of WA, in order to determine if processes applicable under township leasing could be applied to land held by Aboriginal interests under the Western Australian land tenure regime.

The Executive Director and the Office of Township Leasing are ready to provide ongoing information and expertise to KRED Enterprises or any other Aboriginal organisation that is keen to explore opportunities of how land can be used to enable economic benefit for Aboriginal people.



Wayne Pilakui, Mantiyupwi Traditional Owner and son.





Munupi family members at Pirlangimpi.



Munupi family dancers.



Angurugu consultative forum.



OTL team members.



Statue of Matthias Ullungura at Wurrumiyanga.



Mantiyupwi family members.



The Executive Director and the OTL team.



Binjari housing lease signing.

REPORT OF THE EXECUTIVE DIRECTOR OF TOWNSHIP LEASING FOR THE YEAR ENDED 30 JUNE 2017

Subsection 20R(1) of the *Aboriginal Land Rights (Northern Territory) Act 1976* provides that the Executive Director of Township Leasing must as soon as practicable after the end of each financial year prepare and give to the Minister for presentation to the Parliament a report on the operations of the Executive Director for the year.

ESTABLISHMENT OF THE OFFICE OF THE EXECUTIVE DIRECTOR OF TOWNSHIP LEASING

The position of the Executive Director of Township Leasing is established under section 20B of the *Aboriginal Land Rights (Northern Territory) Act 1976* (the Land Rights Act). The position is an independent statutory office that falls under the portfolio responsibility of the Minister for Indigenous Affairs.

The position of Executive Director was established to hold and administer leases on behalf of the Commonwealth in the Northern Territory. The Executive Director cannot hold freehold title land and does not negotiate leases on behalf of the Commonwealth. Such negotiations are conducted by the Department of the Prime Minister and Cabinet.

In February 2013 Mr Greg Roche was appointed as the Executive Director of Township Leasing for a period of five years.

OFFICE OF TOWNSHIP LEASING

The Office of Township Leasing supports the Executive Director. It also works with the local Consultative Forum groups and wider community, business and government stakeholders.

ADMINISTRATIVE ARRANGEMENTS

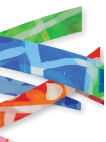
In 2016-17 the Executive Director operated from offices in Canberra and Darwin. The Office of Township Leasing was located in Darwin and consisted of a Director as well as six full-time positions at the time of writing.

The Office of Township Leasing is staffed by public servants engaged under the Public Service Act 1999 and employed by the Department of the Prime Minister and Cabinet.

RESPECT FOR TRADITIONAL CULTURE

Aboriginal people have a deep spiritual connection to their traditional lands and every aspect of their lives is connected to it. Life and law originates and is governed by the land bringing a sense of identity and belonging. Recognition and acknowledgement of that spiritual connection is fundamental to the township lease.

The Executive Director and the Office of Township Leasing respect the spiritual and custodial relationship that Aboriginal Traditional Owners have over their land and



waters and their responsibility to maintain and protect sites of significance.

Sacred Sites in the Northern Territory are protected under the Northern Territory Aboriginal Sacred Sites Act 1989 (NT) and the Land Rights Act. Each township lease also includes provisions for the protection of Sacred Sites.

As part of its role of administering township leases, the Office of Township Leasing engages the Northern Territory Aboriginal Areas Protection Authority to identify all sites of significance within the boundaries of each township lease and issue an Authority Certificate. The Authority Certificate provides guidance on determining areas that can or cannot be developed. The Executive Director also benefits from advice from local Consultative Forums about cultural sites located within township lease boundaries.

The Aboriginal Areas Protection Authority has also issued Authority Certificates to the Northern Territory Government in relation to each of the Alice Springs Living Areas and for Housing Precinct leases. Housing leases that are located in the Central Land Council region require the Executive Director to also obtain Sacred Site clearances from the Central Land Council.

The Executive Director aims to accommodate traditional and community decision making processes through working closely with the Consultative Forum and in partnership with the land councils. The Consultative Forum is the voice of

Traditional Owners when talking about land use and developments in a township lease community and the Executive Director works with a Consultative Forum membership structure that reflects local landowner cultural decision making.

WHOLE OF TOWNSHIP LEASES HELD BY THE EXECUTIVE DIRECTOR 2016-17

Section 19A of the Land Rights Act allows Aboriginal land trusts to grant a whole of township lease over a community on Aboriginal Land to the Executive Director.

Township leases are entered into following a voluntary negotiation between the Commonwealth and Traditional Owners, who are represented by the respective land council and land trust. Township lease negotiations may take some time for all parties to reach agreement. One of the main benefits of a township lease, once it has been established, is that the Executive Director may grant long term subleases comparatively quickly compared with other forms of leasehold interests on Aboriginal land.

The aim of a township lease is to regularise all current tenure arrangements and to facilitate new economic development in the community by providing governments, investors, businesses and home buyers with secure, tradeable land tenure. Current township lease terms range from 80 to 99 years.

In the year under review the Executive Director held five township leases covering eight communities. See **Table A** for details.



THE TOWNSHIP LEASE MODEL

The township leasing model provides a platform for Traditional Owners and communities to create economic opportunities while respecting the underlying Aboriginal land tenure.

Unlike many lease agreements, a township lease recognises the importance of continuing cultural connections and obligations, whilst providing opportunities for community and individual economic development. The model ultimately sustains the Traditional Owners' cultural responsibilities whilst empowering them to make decisions for the community's future alongside the Executive Director of Township Leasing.

Thanks to the township lease system, for the first time Aboriginal people living on their traditional lands have been able to access finance and invest in private home ownership and in private enterprise.

Unlike other land tenure arrangements on Aboriginal Land in the Northern Territory, a township lease allows for the comparatively straightforward transfer or sale of land, including assets on the land. The Executive Director can, with the support of the local Consultative Forum, facilitate a direct transfer of a sublease should both parties agree to the transfer. This is a transaction which can occur quickly and is being used to maximise the use of community assets such as houses and workshops. The township lease also provides for under-leasing and rental arrangements between a sublessee and tenants which allows for commercial flexibility for uses such as retail outlets and office and workshop spaces.

In some circumstances the Executive Director may permit the surrender of the

sublease and its associated rights and responsibilities, and then transfer these to a new interest through a two part sale and sublease settlement process. This process can reflect the value not only of the land but any assets or buildings that have been placed on the land. Developers can thus add to the value of land they sublease and subsequently sell their interest in the land at a price reflecting the value of their development.

While each township lease varies slightly, there are two fundamental financial components of most current township leases: an Advance Rental Payment and a Community/Economic Benefits Package. The value of each component has varied depending on circumstances.

Township leases have to date usually included an Advance Rental Payment. This is an upfront, lump sum payment made to the Traditional Owners upon signing the township lease. It is based on estimated sublease rental income over the first fifteen years of the lease. The Advance Rental Payment is an advance from the ABA. The Advance Rental Payment provides funding for the Traditional Owners, should they wish, to invest in economic projects. To date the Traditional Owner groups have invested in a wide variety of long-term projects that have provided opportunities to entrench economic sustainability for future generations.

During the first part of the township lease all the rental income collected by the Office of Township Leasing is returned to the ABA to refund it for the Advance Rental Payment. If the Advance Rental Payment is repaid to the ABA before the fifteenth anniversary of the township lease signing, then the rental income received is subsequently paid

directly to the Traditional Owners through the relevant land council. If the advance payment is not recouped by the ABA in full by the term specified in the township lease then there is no requirement to continue to repay the ABA and the annual rental payment to the Traditional Owners commences automatically.

The whole community also benefits from the signing of a township lease through a separate payment specifically for community projects known as the Community/Economic Benefits Package. Projects delivered under this package are usually negotiated and managed by the Department of the Prime Minister and Cabinet. Traditional Owners have to date carefully considered the needs and priorities of their community and this has been reflected in the varied community projects that have been implemented across each of the township leases.

On the signing of the township lease all existing land tenure arrangements within the township that existed to that date become the responsibility of the Executive Director to administer, including the collection of rent. The Executive Director is required to enter into leasing arrangements with all the other occupiers of land within the township. These arrangements must be established applying sound commercial principles, including the payment of market rent.

Each township lease also establishes a Consultative Forum, which is a crucial way for the Executive Director to engage and consult with land owners on all developments in the community. Details of the makeup and operation of the Consultative Forums are found elsewhere in this Report.

Each of the township leases has a review mechanism to enable the members of the local Consultative Forum and the Executive Director to review the township lease every five years to ensure that all the lease terms and conditions reflect current community values, Northern Territory legislation and any other applicable laws. Changes to the township lease must be agreed by the land council and the Minister for Indigenous Affairs and formalised by a Deed of Amendment to the township lease.

THE COMMUNITY ENTITY MODEL

In March 2017 the Traditional Owners of Mutitjulu in Central Australia signed the first of a new type of township lease, a lease model that was also agreed to in late June by the Traditional Owners of Pirlangimpi on the Tiwi Islands. Under this model of township lease, the Executive Director initially holds and administers the township lease, but subsequently transfers management of the lease to a local Aboriginal organisation known as a 'community entity'. This new community entity township lease thus guarantees the secure form of land tenure designed to attract government service delivery and economic investment, while promising management to Traditional Owners through an organisation established to manage their land.

During the period when the Executive Director administers the lease, the Office of Township Leasing will oversee a capability-building programme targeted at local stakeholders, with the aim of ensuring the Mutitjulu and Pirlangimpi Traditional Owners and their nominated organisations will have the skills, knowledge and confidence to manage their own township lease.



Basket weaving on Groote Eylandt.



At the end of the agreed period, and with the endorsement of the relevant land council and approval of the Minister for Indigenous Affairs, the community entity will assume all aspects of township lease management, including administration, community engagement and decision-making. However in the event that the community entity cannot continue to manage the township lease it can be re-transferred to the Executive Director until such a time as a community entity can assume responsibility for land administration once more.

The Executive Director and Office of Township Leasing are ready to support any discussions with communities who wish to explore the option of a community entity township lease.

INTEREST IN TOWNSHIP LEASING FROM OTHER COMMUNITIES

In 2016-17 the Executive Director and representatives of the Office of Township Leasing attended meetings in Pirlangimpi (Garden Point), Jabiru, Mutitjulu, Yarralin and Gunyangara (Ski Beach) to participate in lease discussions. These discussions were led by the Department of the Prime Minister and Cabinet which manages negotiations for new township leases. The Executive Director and his officers attended to provide technical advice about how the existing township leases function and what would happen once a lease commences.

In 2016-17 the Department concluded its negotiations with the Munupi Traditional Owner Group of Pirlangimpi on the Tiwi Islands for a township lease, with the lease signed on June 26 2017. The Executive Director and the Office of Township Leasing supported these negotiations throughout 2016-17.

The Executive Director and the Office also attended a number of meetings during the reporting period to discuss the township lease arrangements for Mutitjulu prior to the signing of that lease in March 2017, at the request of the Department and the Central Land Council.

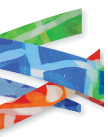
The Executive Director and the Office attended a number of stakeholder meetings regarding future land tenure arrangements for Jabiru, including a possible township lease.

At the request of the Department, the Office of Township Leasing also attended meetings regarding possible township leases for Gunyangara on the Gove Peninsula and Yarralin in the Victoria-Daly region.

TOWNSHIP LEASE CONSULTATIVE FORUMS

The Consultative Forum is a mechanism for the Executive Director to consult with Traditional Owners on all developments and land use matters in the township. The membership structure is set out in the township lease document and is a crucial element in ensuring that the township is developed in accordance with the aspirations of the Traditional Owners and the community and in consultation with them.

The Tiwi Islands and Groote Archipelago township leases require the Executive Director to establish local Consultative Forums. In the case of the Tiwi Islands, the Forums are comprised of representatives of Traditional Owners nominated by the Tiwi Aboriginal Land Trust and for the Groote Eylandt Archipelago, of nominees of the Anindilyakwa Land Council. The members of the Consultative Forum for the Mutitjulu 'township lease' (technically a sub-lease)



are nominated by the Central Land Council following consultation.

The inaugural Mutitjulu Consultative Forum meeting was held on 17 March 2017, the day after that community's township lease was signed. An additional Consultative Forum has been held since then, demonstrating the Executive Director's and the Office of Township Leasing's early commitment to supporting the Mutitjulu Traditional Owners to understand and obtain maximum benefit from their lease. At time of reporting the first Pirlangimpi Consultative Forum meeting is also being planned, with the Office of Township Leasing working with the Tiwi Land Council to establish membership of the group.

The Consultative Forums are crucial to the governance of the township leases:

they discuss land use and other issues relating to the performance of the lease and facilitate communications between the Executive Director and Forum members who in turn share information with the rest of the community and seek its views. The Executive Director pays close attention to the views of the Forum in relation to the exercise of his powers under each township lease.

In the year under review the Executive Director met formally with each of the Consultative Forums to discuss land tenure matters and other issues relating to the development of each of the communities. Staff from the Office of Township Leasing travelled regularly to the communities to consult with Traditional Owners, sublessees and other key community members on a range of operational matters.



Angurugu Consultative Forum Meeting.



SECTION 19 LEASES HELD BY THE EXECUTIVE DIRECTOR 2016-17

Under section 19(3) of the Land Rights Act, Aboriginal land trusts may grant an estate or interest in land to the Commonwealth for any public purpose (these are commonly known as section 19 leases). Using the mechanism the Executive Director may, with the approval of the Minister for Indigenous Affairs, enter into these leases on behalf of the Commonwealth to secure investment on Aboriginal Land.

HOUSING LEASES

It is government policy that any major Commonwealth investment in assets located on Aboriginal land has to be

secured by long term leases. Where a township lease has not been established, secure land tenure for housing on land held under the Land Rights Act can be provided for by Housing leases under section 19 of the Land Rights Act.

Housing leases can be held by the Northern Territory Government or the Executive Director on behalf of the Commonwealth. Unlike a township lease, a Housing lease only covers the community housing areas and the Executive Director cannot approve any commercial or economic activities.



Where the Executive Director holds Housing leases, he has subsequently entered into Housing Management Agreements with the Northern Territory Government. These agreements allow Territory Housing to enter into tenancy agreements with occupants and provides access to and control over land so new houses can be built and existing houses can be maintained. It enables fairer and more transparent property and tenancy management arrangements to be established.

Housing leases do not require the Executive Director to establish Consultative Forums, however Housing Management Agreements require the Northern Territory Government to consult with the community through the establishment of Local Housing Reference Groups.

In 2016-17 the Executive Director held 25 Housing leases in Aboriginal communities. See **Table B** for further details.



Justin Maroney, Director Binjari Aboriginal Corporation, May Barron, Chairperson Binjari Aboriginal Corporation, Greg Roche, Executive Director Township Leasing, Leeanne Evans, Northern Territory Government.





Mutiitjulu consultative forum meeting.





AUSTRALIAN GOVERNMENT (COMMONWEALTH) ASSET LEASES

In May 2009 the Executive Coordination Forum for Indigenous Affairs (ECFIA) agreed that Australian Government agencies would take steps towards regularised land arrangements on Aboriginal land by seeking secure voluntary land tenure arrangements over all Australian Government investment on that land.

Since that decision the Office of Township Leasing has become the principal point of contact in relation to all dealings in Australian Government assets located on Aboriginal Land in Northern Territory. This simplifies the administration of leases and helps to ensure that these assets are well maintained into the future.

The Executive Director has direct management of Australian Government assets leases located in the Central Land Council region but is not a party to the any leases in the Northern Land Council region. The Office of Township Leasing however has agreed to manage these leases on behalf of the Department of the Prime Minister and Cabinet and the Department of Education and Training.

In 2016-17 the Executive Director administered 34 Commonwealth Asset leases that secured assets such as child care centres, crèches, Government Engagement Coordinator Centres, offices and residential accommodation.

See **Table C** for further details.



ALICE SPRINGS LIVING AREAS HELD BY THE EXECUTIVE DIRECTOR 2016-17

The Alice Springs Living Areas (also referred to as the Alice Springs Town Camps) are small distinct communities situated in and around the fringes of Alice Springs. A separate Housing Association holds a lease over each Town Camp. These leases have been issued either under the *Special Purposes Leases Act (NT)* or the *Crowns Lands Act (NT)*.

Following the joint announcement in 2009 by the Australian and Northern Territory Governments of the Alice Springs

Transformation Plan initiative, the Executive Director, on behalf of the Australian Government, entered into subleases for 40 years with the fifteen Housing Associations over seventeen Alice Springs Town Camps. The Executive Director then simultaneously granted an under lease in the form of a Housing Management Agreement to the Northern Territory Government.

Refer to **Table D** for details of the Alice Springs Town Camp subleases held by the Executive Director in 2016-17.

Mutitjulu Traditional owners and dignitaries at the Mutitjulu township lease signing ceremony.





HOUSING MANAGEMENT AGREEMENT

The Housing Management Agreement executed in 2009 with the Northern Territory Government was for an initial period of three years, and was then extended in 2012 for a further 12 months. The Housing Management Agreement gave the Northern Territory Government responsibility for all areas located within the town camp boundary and captures all infrastructure, including housing, open spaces, roads, parks and community centres. To facilitate the provision of tenancy management services a subsequent under-lease was executed with

the then Northern Territory Department of Housing.

The Housing Management Agreement that expired in 2013 has not been further extended, however as the Northern Territory Government still remains in occupation of the land it is deemed to be on a monthly tenancy on the same terms and conditions as those contained in the Housing Management Agreement.

This arrangement will remain in force until both governments have agreed on the way forward for the Alice Springs Town Camps.



SERVICES PROVIDED BY OTHER BODIES

In 2016-17 the Executive Director engaged:

- a licensed valuer to calculate the unimproved capital value of land as part of the administration of a township lease;
- a licensed surveyor to conduct cadastral surveys and related work;
- licensed property managers to maintain and manage collection of lease payments and maintain an audited trust account;
- a website designer to update and host the Office of Township Leasing website, and
- an architectural and building project management firm.

During the year under review the Executive Director also engaged the following consultants:

- PricewaterhouseCoopers Indigenous Consulting

EXPENDITURE STATEMENT

Under subsection 64 (4A) of the Land Rights Act the activities of the Executive Director are funded from the Aboriginals Benefit Account.

Full financial details of the Aboriginals Benefit Account can be found in the financial statements of the Department of the Prime Minister and Cabinet, which are submitted to the Minister under subsections 63(2) and 70(2) of the Public Service Act 1999, and to the Finance Minister under section 42 of the *Public Governance, Performance and Accountability Act 2013*.

The statements are subject to scrutiny through the Senate Estimates Committee process.

Details of expenditure and revenue arising from the activities of the Office for the year ended 30 June 2017 are provided below.

2016-17 Cash Expenditure	\$	2016-17 Township Lease Revenue	\$ inclusive of GST
Employee expenses	954,005	Wurrumiyanga Township Lease	1,038,576
Travel-related expenses	204,671	Groote Eylandt Township Lease	983,524
Contractor Services	503,770	Milikapiti Township Lease	305,446
General administrative expenses	313,415	Wurankuwu Township Lease	16,811
Total Expenditure	1,975,861	Total Revenue	2,344,357

Tiwi families at the Wurrumiyanga ceremony.

Table A - Communities covered by Township Leases held by the Executive Director of Township Leasing in 2016-17

	Community	Location	Date of Execution	Term
1	Wurrumiyanga (Nguui)	Bathurst Island	30 August 2007	99 years
2	Angurugu	Groote Eylandt	4 December 2008	80 years
3	Umbakumba	Groote Eylandt	4 December 2008	80 years
4	Milyakburra	Bickerton Island	4 December 2008	80 years
5	Milikapiti (Snake Bay)	Melville Island	22 November 2011	99 years
6	Wurankuwa (Ranku)	Bathurst Island	22 November 2011	99 years
7	Mutitjulu	Central Australia	16 March 2017	67 years
8	Pirlangimpi	Melville Island	26 June 2017	99 years
Total 8				

Table B - Housing Leases held by the Executive Director of Township Leasing in 2016-17

HOUSING PRECINCT LEASE					
	Community	Region	Lease Executed	NT Government Underlease Executed	Tenure
Housing Leases					
1	Lajamanu	CLC	29.6.2011	29.6.2011	Aboriginal Land
2	Hermannsburg	CLC	29.6.2011	29.6.2011	Aboriginal Land
3	Yuendumu	CLC	11.4.2013	11.4.2013	Aboriginal Land
5	Areyonga	CLC	23.10.2012	23.10.2012	Aboriginal Land
6	Kaltukatjara (Docker River)	CLC	23.10.2012	23.10.2012	Aboriginal Land
7	Kintore	CLC	30.5.2013	30.5.2013	Aboriginal Land
8	Mt Liebig	CLC	23.10.2012	23.10.2012	Aboriginal Land
9	Nturiya	CLC	23.10.2012	23.10.2012	Aboriginal Land
10	Papunya	CLC	23.10.2012	23.10.2012	Aboriginal Land
11	Pmara Jutunta	CLC	23.10.2012	23.10.2012	Aboriginal Land
12	Willowra	CLC	30.5.2013	30.5.2013	Aboriginal Land
13	Kintore	CLC	30.5.2013	30.5.2013	Aboriginal Land
14	Ali Curung	CLC	1.7.2013	01.7.2013	Aboriginal Land
15	Nyirripi	CLC	1.7.2013	01.7.2013	Aboriginal Land
16	Ampilatawatja	CLC	18.7.2013	18.7.2013	Aboriginal Land
17	Imanpa	CLC	25.9.2013	25.9.2013	Community Living Area
18	Wutunugurra	CLC	25.9.2013	25.9.2013	Community Living Area
19	Imangara	CLC	25.9.2013	25.9.2013	Community Living Area
20	Wilora	CLC	8.10.2013	25.10.2013	Community Living Area
21	Tara	CLC	8.10.2013	8.10.2013	Community Living Area
22	Atitjere	CLC	18.7.2014	18.7.2014	Community Living Area
23	Laramba	CLC	18.7.2014	18.7.2014	Community Living Area
24	Santa Teresa	CLC	21.9.2015	21.9.2015	Aboriginal Land
25	Binjari	NLC	08.03.2017	08.03.2017	Community Living Area
Total 25					



Table C - Commonwealth Asset Lease agreements administered by the Executive Director of Township Leasing 2016-17

COMMONWEALTH ASSET LEASES					
	Community	Lot	Region	Lease Executed	Tenure
Government Engagement Coordinator (GEC) Complexes (20)					
1	Ali Curung	248	Central Land Council	25.07.2012	Aboriginal Land
2	Ali Curung	249	Central Land Council	25.07.2012	Aboriginal Land
3	Areyonga	48	Central Land Council	25.07.2012	Aboriginal Land
4	Atitjere	80	Central Land Council	10.08.2015	Community Living Area
5	Haasts Bluff	75	Central Land Council	12.03.2014	Aboriginal Land
6	Lajamanu	420	Central Land Council	01.05.2013	Aboriginal Land
7	Hermannsburg	55	Central Land Council	25.07.2012	Aboriginal Land
8	Hermannsburg	192	Central Land Council	25.07.2012	Aboriginal Land
9	Kaltukatjara (Docker River)	96	Central Land Council	25.07.2012	Aboriginal Land
10	Papunya	262	Central Land Council	25.07.2012	Aboriginal Land
11	Yuelamu	86	Central Land Council	25.07.2012	Aboriginal Land
12	Willowra	136	Central Land Council	03.05.2013	Aboriginal Land
13	Willowra	4	Central Land Council	03.05.2013	Aboriginal Land
14	Mt. Liebig	43	Central Land Council	29.10.2014	Aboriginal Land
15	Engawala	67	Central Land Council	17.06.2015	Aboriginal Land
16	Imanpa	91	Central Land Council	17.06.2015	Community Living Area
17	Yuendumu	633	Central Land Council	10.08.2015	Aboriginal Land
18	Kintore	156	Central Land Council	07.05.2016	Aboriginal Land
19	Santa Teresa	321	Central Land Council	07.05.2016	Aboriginal Land
20	Alpurrurulum	169	Central Land Council	20.01.2017	Community Living Area
Safe Houses (2)					
21	Hermannsburg	228	Central Land Council	15.08.2012	Aboriginal Land
22	Lajamanu	246	Central Land Council	01.05.2013	Aboriginal Land
Child Care Centres (12)					
23	Yuelamu	98	Central Land Council	03.05.2013	Aboriginal Land
24	Lajamanu	322	Central Land Council	23.07.2012	Aboriginal Land
25	Santa Teresa	335	Central Land Council	06.08.2013	Aboriginal Land
26	Areyonga	83	Central Land Council	05.07.2013	Aboriginal Land
27	Kintore	128	Central Land Council	05.07.2013	Aboriginal Land
28	Atitjere	122	Central Land Council	18.07.2013	Community Living Area
29	Haasts Bluff	81	Central Land Council	05.07.2013	Aboriginal Land
30	Kaltukatjara (Docker River)	237	Central Land Council	30.07.2014	Aboriginal Land
31	Mount Liebig	22	Central Land Council	01.07.2015	Aboriginal Land
32	Nyirripi	54	Central Land Council	16.09.2015	Aboriginal Land
33	Titjikala	13	Central Land Council	07.05.2016	Community Living Area
34	Laramba	93	Central Land Council	02.06.16	Aboriginal Land



Table C (Continued) - Commonwealth Asset Lease agreements administered by the Executive Director of Township Leasing 2016-17

COMMONWEALTH ASSET LEASES					
	Community	Lot	Region	Lease Executed	Tenure
Government Engagement Coordinator (GEC) Complexes (20)					
35	Bulman	81	Northern Land Council	17.08.2012	Aboriginal Land
36	Galiwinku	321	Northern Land Council	17.08.2012	Aboriginal Land
37	Gapuwiyak	171	Northern Land Council	17.08.2012	Aboriginal Land
38	Maningrida	700	Northern Land Council	17.08.2012	Aboriginal Land
39	Milingimbi	235	Northern Land Council	16.08.2012	Aboriginal Land
40	Minjilang	229	Northern Land Council	16.08.2012	Aboriginal Land
41	Ngukurr	409	Northern Land Council	16.08.2012	Aboriginal Land
42	Ramingining	259	Northern Land Council	17.08.2012	Aboriginal Land
43	Ramingining	260	Northern Land Council	17.08.2012	Aboriginal Land
44	Warruwi	89	Northern Land Council	17.08.2012	Aboriginal Land
45	Peppimenarti	54	Northern Land Council	17.08.2012	Aboriginal Land
46	Minyerri	92	Northern Land Council	01.07.2013	Community Living Area
47	Palumpa	105	Northern Land Council	16.08.2012	Aboriginal Land
48	Beswick	183	Northern Land Council	17.08.2012	Aboriginal Land
49	Belyuen	305	Northern Land Council	27.07.2012	Aboriginal Land
50	Wadeye	586	Northern Land Council	17.08.2012	Aboriginal Land
51	Wadeye	608	Northern Land Council	17.08.2012	Aboriginal Land
52	Robinson River	87	Northern Land Council	01.07.2013	Aboriginal Land
53	Robinson River	89	Northern Land Council	01.07.2013	Aboriginal Land
54	Yirrkala	64	Northern Land Council	01.07.2013	Aboriginal Land
Safe Houses (5)					
55	Maningrida	717	Northern Land Council	17.08.2012	Aboriginal Land
56	Ngukurr	424	Northern Land Council	17.08.2012	Aboriginal Land
57	Ramingining	265	Northern Land Council	17.08.2012	Aboriginal Land
58	Wugularr	188	Northern Land Council	17.08.2012	Aboriginal Land
59	Peppimenarti	25	Northern Land Council	17.08.2012	Aboriginal Land
Child Care Centres (9)					
60	Peppimenarti	91	Northern Land Council	18.08.2012	Aboriginal Land
61	Wadeye	650	Northern Land Council	18.08.2012	Aboriginal Land
62	Wadeye	375	Northern Land Council	18.08.2012	Aboriginal Land
63	Warruwi	48	Northern Land Council	21.10.2014	Aboriginal Land
64	Minjilang (Note: Lot being surveyed)	TBC	Northern Land Council	17.8.2012	Aboriginal Land
65	Manyallaluk	28	Northern Land Council	17.08.2012	Aboriginal Land
66	Emu Point	14adj	Northern Land Council	01.07.2013	Aboriginal Land
67	Jilkminggan	82	Northern Land Council	13.02.2014	Community Living Area
68	Aputula	7	Central Land Council	05.07.2012	Community Living Area
Total 68					





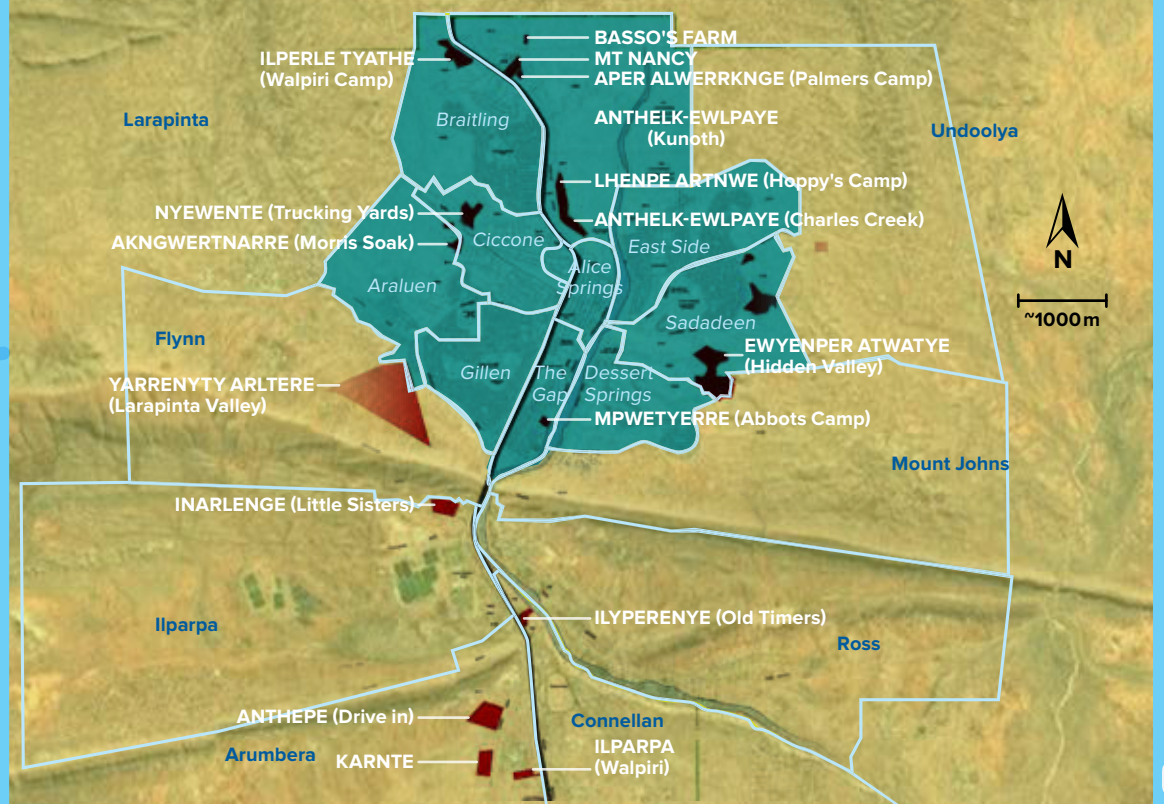
Pirlangimpi
TIWI ISLANDS
 Wurankuwu (Ranku)
 Miliikapiti (Snake Bay)
 Wurrumiyanga (Nguiu)

ALYANGULA
 Milyakburra
 Angurugu
 Umbakumba
GROOTE EYLANDT ARCHIPELAGO

N
 ~100km

Table D Alice Springs Living Areas (Town Camps) subleases held by the Executive Director of Township Leasing in 2016-17

	Housing Association	Town Camp	Tenure
1	Mpwetyerre Aboriginal Corporation	Abbotts Camp	Special Purpose Lease
2	Ilparpa Aboriginal Corporation	Ilparpa	Special Purpose Lease
3	Karnte Aboriginal Corporation	Karnte	Crown Lease
4	Anthelk-Ewlpaye Aboriginal Corporation and Hoppy's Camp	Hoppy's Camp	Special Purpose Lease
5	Anthelk-Ewlpaye Aboriginal Corporation	Charles Creek	Special Purpose Lease
6	Anthelk-Ewlpaye Aboriginal Corporation	Kunoth	Special Purpose Lease
7	Akngwertnarre Association Incorporated	Morris Soak	Special Purpose Lease
8	Anthepe Housing Association Incorporated	Drive In	Special Purpose Lease
9	Aper Alwerrkng Association Incorporated and Palmers Camp	Palmers	Special Purpose Lease
10	Ewyenper–Atwatye Association Incorporated	Hidden Valley	Special Purpose Lease
11	Ilperle Tyathe Association Incorporated	Walpiri	Special Purpose Lease
12	Ilyperenye Association Incorporated	Old Timers	Special Purpose lease
13	Inarleng Community Incorporated	Little Sisters	Crown Lease
14	Mount Nancy	Mount Nancy Basso	Special Purpose Lease
15	Basso's Farm	Basso	Special Purpose Lease
16	Larapinta Valley	Larapinta	Special Purpose Lease
17	Nyewente Association Incorporated	Trucking Yards	Special Purpose Lease
Total 17			





Angurugu River.





