



Australian Government
Office of Township Leasing



EXECUTIVE DIRECTOR OF TOWNSHIP LEASING

Annual Report 2017-2018







Australian Government
Office of Township Leasing

Senator 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 2017–18, for your presentation to Parliament in accordance with subsection 20R(1) of the *Aboriginal Land Rights (Northern Territory) Act 1976*.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pennie Weedon', written over a light grey diamond-shaped watermark.

Pennie Weedon
Acting Executive Director
Township Leasing



OTL officer Lorna Gregory discussing a development application with Wurrumiyanga Traditional Owners Wesley Kerinauia (middle) and Walter Kerinauia Jnr.

Executive Director of Township Leasing Annual Report
2017-18

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EXECUTIVE DIRECTOR OF TOWNSHIP LEASING – year in review 2017-18

Compared with the significant achievements of township leasing during 2016-17, 2017-18 was a year of implementation and consolidation for the Office of Township Leasing. Work to convene initial Consultative Forum meetings, and establish and commence the operation of the two new township leases covering Mutitjulu and Pirlangimpi was a prominent area of activity during this reporting period. I would like to acknowledge the staff within the Office of Township Leasing who, while continuing the high calibre of support for existing township leases, worked hard to ensure the new leases are now soundly established.

The Pirlangimpi and Mutitjulu township leases are the first of a new model of township lease, often called the “community entity” model and referred to in this report as the “community land entity” model. This new model aims to see Traditional Land Owners, through a local Aboriginal Corporation, take full control of and, critically, responsibility for development and land use decisions in their communities. This further formalises the intent of the original township leasing model, which is strongly guided in its implementation through Traditional Owners via the Consultative Forums established under each head lease. With the first community land entity head leases signed, it is the task of all stakeholders to work towards building the capacity of a local organisation to one day assume full management of the township lease. For the Office of Township Leasing, the main challenge will be to establish the framework supporting the transition from a township lease managed by the Executive Director to one administered by the nominated community land entity.

Transition to the new model will potentially result in a shift in the Office’s core purpose if more communities exercise the option to transition to a community land entity administered head lease. The Office of Township Leasing will likely find itself at the centre of efforts to ensure the model remains sustainable, providing advice and direct support to land entities where required, and developing best-practice models of administration, based on its own experience, for land entities to consider adopting for their own use. Achieving this, while maintaining the focus on long term partnerships with Traditional Owners and economic growth in their communities, as per the overarching goals of township leasing policy, will likely test the capabilities and resources of the Office of Township Leasing. While the Office of Township Leasing possesses the adaptability and skill to achieve new goals, it is only fair to acknowledge the challenge that the new approach to township leasing presents.

While much interest has been focused on the new township leases, it is also appropriate to acknowledge the ongoing progress and success in communities covered by the original township lease model. The recouping, in September 2017, of the Groote Eylandt and Bickerton Island township lease rental advance payment is further evidence of the success of the original township lease model and township leasing in general. The advance payment was repaid from sublease revenues more than six years earlier than anticipated, and will provide Warnindilyakwa Traditional Owners with a reliable revenue stream to devote to community development projects,

invest in local enterprises or use as security to obtain commercial loans. This provides a stronger platform to grow local businesses and work towards economic independence for the Traditional Owners of Groote Eylandt and Bickerton Island.

It is also encouraging to witness recent development on the Tiwi Islands and the Groote Eylandt Region, particularly where local Aboriginal Corporations have taken advantage of opportunities presented by the township leasing model. The expansion of Angurugu's commercial zone and the new sewage network in the same community are two prominent, but not isolated examples of the benefits of the township leasing system and a comprehensive system of planning for a community's future land use. On the Tiwi Islands it is especially encouraging to note the involvement of local Aboriginal corporations in housing expansions, establishment of workers camps for commercial under-leasing, and café renovations.

Last year's Executive Director's annual report celebrated the repayment of the Wurrumiyanga township lease advance payment as well as the investment opportunities that will be made available to the Mantiyupwi family with their regular, secure revenues derived from rent collected by the Office of Township Leasing in Wurrumiyanga. In 2007 the Mantiyupwi family became the first Traditional Land Owner group to sign a township lease, recognising the long-term potential of the model as well as the immediate benefits of the advance payment – which they invested in a number of local businesses such as a

new supermarket, a car hire business and visitors accommodation. It is pleasing to report that, since last year's annual report, the strength of the Mantiyupwi family's business enterprise, Mantiyupwi Pty Ltd, has grown, by using their annual rent payment to invest in more profit-generating enterprises, producing the highest profits recorded by the businesses to date. This success is personally satisfying for me given the long-standing relationship between the Mantiyupwi family and the Office of Township Leasing, and my own involvement with the Mantiyupwi via the Wurrumiyanga Consultative Forum since 2007. The success of Mantiyupwi Pty Ltd demonstrates the vitality of the township lease model and, most importantly, the empowerment Mantiyupwi Traditional Owners who, more than a decade ago, embraced opportunity and made long-term investment decisions that are now providing returns.

Outside of township leasing communities, the Executive Director holds leases on behalf of the Commonwealth over seventeen Alice Springs Community Living Areas (Town Camps) and over remote public housing in twenty-six communities in Central Australia. It was therefore encouraging to witness the renewed commitment, announced in April 2018, by both Northern Territory and Commonwealth Governments to remote Northern Territory public housing and the Alice Springs Town Camps. The \$550 million, five-year commitment from each government now allows the Northern Territory and Commonwealth to negotiate the best model of ongoing management together, and where possible sustainable support



for community housing models for locally-controlled housing service delivery. The renewal of the housing leases to match the funding timeframes provides the necessary foundation to improve service delivery, and the hard work to prepare these leases for renewal in a short timeframe by officers of the Commonwealth Department of the Prime Minister and Cabinet, the Northern Territory Department of Housing and Community Development, and the Office of Township Leasing must be acknowledged.

It is pleasing to note that the Alice Springs Town Camps will be included in this funding package. However the consistent advice of Executive Directors in the past is worth repeating here – no major change is possible in the town camps unless

consideration is given to how subdivision of land in the town camps can be enabled. The simplest way to achieve this this would be to remove the prohibition on subdivision within the Northern Territory *Special Purposes Leases Act* however other options do exist. Housing Associations, as representatives of the town camps residents, must also be central to any ongoing arrangements, and all stakeholders need to work with the Housing Associations to plan and implement the kind of changes needed to affect positive social change and community development. The Office of Township Leasing will continue to engage with Northern Territory and Commonwealth officials to work towards an outcome that will allow development, including individual home ownership, to occur in the town camps.



Outgoing Chief Executive Officer of the Tiwi Land Council, Mr Brian Clancy, at a community event in Wurrumiyanga during June 2017.



Outgoing Executive Director, Mr Greg Roche, with Wurrumiyanga consultative forum members at the October 2017 meeting.

Finally it is important to acknowledge two people who have contributed to the success of township leasing in 2017-18 and the years prior. Firstly, my thanks go to Mr Greg Roche, whose term as Executive Director formally concluded in February 2018. Greg was a committed supporter of the Traditional Land Owners of township lease communities developing their local enterprises, and always held a strong respect for the vision that each Traditional Owner group had for their communities. The expertise he brought to the Executive Director role was extremely valuable, and benefited the work of the Office greatly. I am fortunate to continue

much of Greg's work in my present capacity acting as Executive Director. Secondly, Mr Brian Clancy, whose term as Chief Executive Officer of the Tiwi Land Council concluded in June 2018, deserves to be acknowledged as a valued partner of the Office of Township Leasing, and a strong advocate for the advantages of township leasing since its inception. He was a genuine supporter of Tiwi Traditional Owners working towards the economic development of their communities and country. I have been privileged to work with both Greg and Brian, and the Office of Township Leasing and I extend sincere thanks and good wishes to them both.



Uluru.

EXECUTIVE DIRECTOR OF TOWNSHIP LEASING

OPERATIONAL HIGHLIGHTS: 2017-18

ESTABLISHING NEW COMMUNITY LAND ENTITY TOWNSHIP LEASES

In 2017, township leases were signed encompassing Mutitjulu in Central Australia (16 March) and Pirlangimpi on Melville Island (26 June). Along with the Gnyangara township lease, which is not held by the Executive Director, these were the first of a new model of township lease, referred to as a “community entity” or “community land entity” township lease. Throughout 2017-18, the Office of Township Leasing undertook the first stages in the work required to establish the new township leases at Mutitjulu and Pirlangimpi.

Community land entity township leases are a new way of establishing Traditional Land Owners’ control over land use and development in their communities. Under the original township lease model, the Executive Director is required to seek guidance from a Consultative Forum established with the help of the relevant Aboriginal Land Council and typically comprised of Traditional Owners. While the Executive Director legally holds final decision-making authority, in practice the advice of the Consultative Forum provides the vision and solid framework to inform the Executive Directors’ decisions.

The Mutitjulu and Pirlangimpi head leases are at first also held by the Executive Director, and managed with the guidance of a Consultative Forum. Over time, the capacity of a local Aboriginal Corporation will be developed to the point where, on the agreement of key stakeholders including the relevant Land Council, it can assume

management of the township lease as the community land entity. The decisions about subleases, development and land use will be for the community land entity to make on behalf of the Traditional Owners. The Executive Director and the Office of Township Leasing will play a key role in the transition to a community land entity administered head lease.

One advantage of having the Executive Director hold a community land entity township lease for its initial period is that the necessary work to establish a township lease is performed by the Office of Township Leasing. The establishment phase involves a series of processes to ensure sound administration of the head lease, which in turn allows proper community planning and growth to be implemented. It also allows Traditional Owners and community members to work alongside the Office of Township Leasing to develop an understanding of land administration and allow them to focus on the planning for, and growth of their local business entities.

During 2017-18 substantial work to establish the Mutitjulu and Pirlangimpi township leases was mostly completed. The Northern Territory Surveyor-General has endorsed cadastral surveys of both communities, although some adjustments may be required during 2018-19. Land valuations have been conducted over all lots by the Northern Territory Valuer-General, and Authority Certificates encompassing both communities have been obtained from the Aboriginal Areas Protection Authority.



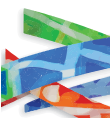


A fundamental requirement for the Office of Township Leasing is to undertake a review of rights and interests, in order to establish a register of interests at the commencement of each head lease, to identify the occupiers with a legitimate interest in every parcel of land in a community. An existing interest may be formalised through an existing arrangement, such as a lease entered into under section 19 of the *Aboriginal Land Rights (Northern Territory) Act 1976* (the Land Rights Act), in which case the pre-existing formal arrangement is honoured by the Executive Director until it expires. Where no formal arrangement exists, the Office of Township Leasing will negotiate a sublease with the occupant. The process is now nearing completion in both Pirlangimpi and Mutitjulu, and offers of subleases in Pirlangimpi and under-leases in Mutitjulu were made to those with an interest in the land during June 2018.

Another key aspect of any township lease is that land use must conform to all relevant Northern Territory laws and regulations, including the *Northern Territory Aboriginal Sacred Sites Act, Planning Act* and associated regulations. The Office of Township Leasing has been liaising with the Northern Territory Department of Housing and Community Development as it establishes a related initiative in Mutitjulu and Pirlangimpi: the Community Land Use

Planning Framework. Community Land Use Plans are used in lieu of zoning maps for remote communities not covered by the Planning Scheme, such as Mutitjulu and Pirlangimpi. The framework will guide the manner in which the Executive Director can make land use decisions in these communities, and will also guide the development of the community master plans required under the Pirlangimpi and Mutitjulu township leases.

The community of Mutitjulu presents unique challenges from a land administration and development perspective. Due to its location within Uluru-Kata Tjuta National Park, all land use activities must conform with both the Commonwealth *Environmental Protection Biodiversity and Conservation Act 1999*, and the Uluru-Kata Tjuta National Park Management Plan. This means that some development in Mutitjulu will be planned and implemented differently, in a way that will preserve the natural and cultural heritage of the National Park. The Executive Director has made a submission to the Director of National Parks with the objective of ensuring the Management Plan for 2020-30 permits development in Mutitjulu in a way that respects Yankunytjatjara and Pitjantjatjara culture and does not threaten the area's unique and irreplaceable natural environment.



Another issue to be addressed at Mutitjulu is the significant historical under-investment in essential services infrastructure. Under the township lease, secure tenure has been established over this infrastructure, which will allow relevant government agencies to take responsibility for, and plan to upgrade power, water and sewage in the community. The Executive Director is engaging with key stakeholders through the Mutitjulu Essential Services Working Group to assess essential services capacity, establish a framework for essential services development, and guide infrastructure expansion that will in turn permit the community to grow sustainably.

Finally, establishing the Consultative Forums and commencing their meetings is central to the work of the Executive Director and the Office of Township Leasing. Establishing and convening Consultative Forums is required during the period the Executive Director holds the head lease, and ensures Traditional Owners and community members are central to land use and development decision-making. The forums provide the opportunity for the Office of Township Leasing to work with Traditional Owners to develop their understanding of how land is administered and how development is managed under Northern Territory law, thus building the decision-making capacity of forum members over time. A further strength of the Consultative Forum is the ability of each forum to organically expand or refine its membership to suit community needs and aspiration. As such, the initial meetings in Pirlangimpi and Mutitjulu discussed the desired membership of each forum, as well as initial decisions regarding key community projects such as public housing and essential services.

Both new township lease communities are already benefiting from the focus on

planned development. In Pirlangimpi, the Office of Township Leasing has facilitated Development Application approval for a new four-bed renal unit, Consultative Forum endorsement for a new classroom at the school, and a new twenty-four lot housing subdivision, of which two duplexes have already been built by a Tiwi company, with the contract to build the remaining housing to go to tender. The Office of Township Leasing is meanwhile facilitating discussions through the Consultative Forum to determine how the economic and community development fund, agreed as part of the township lease package, will be invested. These significant payments were agreed as part of the township lease negotiations and provide the Munupi Traditional Land Owners with a unique opportunity to invest in and develop a local business opportunity.

In Mutitjulu, the first tranche of public housing works commenced in May 2018, to replace four houses and upgrade three houses, using the \$10 million committed during township lease negotiations. The second tranche will commence in 2018-19 and will see eleven new homes, two replacements and twenty-six upgrades to existing homes. The local Traditional Owner enterprise, Mutitjulu Community Aboriginal Corporation (MCAC), will support the operation a contractors' camp, with the intention that the facility will eventually be transferred to full MCAC ownership to operate as visitors' accommodation. MCAC received the contract to manage the construction of a new concrete pedestrian circuit connecting the community's aged care facility with the clinic, school and store. Funding has also been provided by the Department of the Prime Minister and Cabinet for a new community business centre. The Executive Director has identified a suitable site for the development with the Consultative Forum's endorsement.

CASE STUDY – IDENTIFYING LAND INTERESTS IN PIRLANGIMPI

When a new township lease is signed, staff from the Office of Township Leasing undertake an extensive process to identify the individuals and organisations with an interest in Lots within the community, which must be respected under the terms of each head lease. Much of this work involves face-to-face engagement and negotiation with interested parties to obtain agreement to enter into subleases.

In Pirlangimpi, discussions with the managers of a local Aboriginal Corporation revealed the organisation operated two important community facilities – the fuel bowsers and community store – as well as a residential property for the store’s manager and the local social club. The Office of Township Leasing compared this against the internal cadastral map of the community and referred identified Lots to the Aboriginal Corporation, which was able to confirm the land occupied. Checking against records provided by the Tiwi Land Council, the Office determined that no formal lease had been entered into by the Aboriginal Corporation over three lots, but a lease over the store under section 19 of the Land Rights Act already existed.

Based on this the Office commenced negotiations with the organisation regarding

sublease terms over each of the Lots, using a template sublease as a starting point and applying a standard rental methodology, determined by the Northern Territory Valuer-General, to calculate appropriate rent for the Lots. Throughout this process the Office and Aboriginal Corporation were in regular contact to ensure that its management understood the stages of the process, and the reasoning for particular terms in the proposed sublease. The existing lease over the store was adopted by the Office and used in lieu of a new sublease, respecting the terms of pre-existing formal tenure arrangements as required in the head lease.

The Aboriginal Corporation was formally offered three separate subleases over the social club, petrol bowsers and store manager’s house by the Executive Director, and it has subsequently accepted the offers. Lease payments took effect on July 1 2018.

This process, which overall involves a significant amount of administrative and stakeholder engagement effort, is undertaken for the majority of Lots in new township lease communities. It is a significant outcome for the Office of Township Leasing, Traditional Owners and other stakeholders when the process has been completed for each community, as is the case in both Pirlangimpi and Mutitjulu.



GROOTE EYLANDT AND BICKERTON ISLAND

DEVELOPING THE COMMERCIAL AREA IN ANGURUGU

On Groote Eylandt, 2017-18 saw the completion of a series of new developments in the Angurugu township's commercial zone. Among them was the completion of the cultural centre building in June, with its internal fit-out and official opening to occur early in 2018-19. This new major community facility was built with funds from the Aboriginals Benefit Account with the project managed by the Anindilyakwa Land Council, and will provide state-of-the-art multimedia and IT facilities to facilitate music, language, video production, radio, genealogy and cross cultural education. The Office of Township Leasing played a key role in identifying a suitable location for the cultural centre and working through the transfer of land tenure with stakeholders in order to secure the site, which involved consolidating five separate pre-existing lots for the project.

Other new facilities in the Angurugu commercial area include a new Centrelink office and Government Engagement Coordinator complex, which complement the existing Community Development Programme facility, and a community arts workspace. Planning has also commenced for a new police station in the same precinct.

Development of the commercial zone in Angurugu is an example of the benefits that the planned approach to township development, required in each township lease, can bring to community services

and amenities. Rather than allow ad hoc development, a township lease provides a staged, planned and consolidated approach to all development, ensuring proper planning by developers and ensuring the Northern Territory's zoning regime is used to guide development.

ADVANCE PAYMENT REPAID

A significant milestone was reached in September 2017 with the Groote Eylandt and Bickerton Island township lease advance payment fully recouped by the Aboriginals Benefit Account. The advance payment of \$4.5 million was originally paid to the Warnindilyakwa Traditional Land Owners upon signing the township lease in December 2008, and was invested in community and economic development projects, such as a new business centre at Milyakburra, and the purchase of a small hotel in Darwin by an Aboriginal Corporation based on Groote Eylandt.

Under the Groote Eylandt and Bickerton Island township lease, the advance payment is recouped from rent collected by the Office of Township Leasing, or is written off after ten years.

ESSENTIAL SERVICES AND HOUSING EXPANSION

A number of essential services projects continued, or were completed across the Groote Eylandt region during the reporting period. The first stage of the Angurugu sewage network upgrade was completed,



New solar power facilities at Milyakburra, Bickerton Island.

providing the community with an extended network which opens up areas of land set aside for future development. The upgrades were partly funded by Warnindilyakwa Traditional Land Owners with royalty money derived from the local Groote Eylandt Mining Company (GEMCO) manganese mine.

Indigenous Essential Services continued preliminary work to install a new solar power array at Milyakburra. This project is funded by the Commonwealth and will supplement the existing diesel power generator system in the community.

Milyakburra has also seen the commencement of airstrip upgrades, with a new fence already installed and re-sealing of the tarmac expected by the end of 2018. In Umbakumba, new mobile infrastructure upgrades have enabled mobile phone reception in the community for the very first time.

CASE STUDY – ANGURUGU'S COMMERCIAL ZONE

One of the requirements of a township lease is that all Northern Territory planning laws and regulations are adhered to, notably the *Planning Act*. As per the Act, the Office of Township Leasing has supported the area planning process in each township lease community, meaning that each community has received, for the first time, a coherent and planned vision for the town's future layout. Each area plan designates zones for particular types of development and must receive endorsement by the community's Consultative Forum.

When the Angurugu area plan and zoning scheme was finalised in 2010, a central area in the township was designated for commercial activities. The town plan envisaged that further commercial development would occur in the area and eventually evolve into a business precinct within the community, locating businesses



and organisations providing services in close proximity, as per normal planning and zoning conventions.

Over the intervening years the Office of Township Leasing has engaged with stakeholders to facilitate development in the commercial zone, and where possible has brokered solutions to enable developers to access land. A notable example is the new cultural centre built by the Anindilyakwa Land Council. Initially there was difficulty finding land for the cultural centres due to the size, as it was evident from plans provided to the Office that multiple contiguous lots would be required for the building.

To find a solution, the Office was able to negotiate alternative facilities for occupants in the most suitable series of Lots, and facilitated terms to encourage transition of existing occupants to different land. The Executive Director then approved the lodgement of a Development Application to consolidate five Lots for the cultural centre. Work has since concluded on the

cultural centre and the internal fit-out of this important community resource has commenced.

The cultural centre joins a number of other recently-developed facilities, including a relocated Government Engagement Coordinator complex built by the Department of the Prime Minister and Cabinet, and a new Centrelink office built by the Department of Human Services. The Office of Township Leasing was central in locating land for both of these facilities within the commercial zone and brokering a solution that met the needs of both departments. With the Community Development Programme facility, that was redeveloped from an old office complex in 2014 by Groote Eylandt and Bickerton Island Enterprises, and a new police station due to be built in 2018-19, this provides a concentration of services for Angurugu residents in a single precinct. It also demonstrates the advantages of the rigorous and coherent approach to planning in remote communities that a township lease brings.



Acting Executive Director Pennie Weedon with members of the Wurrumiyanga Consultative Forum.





Wurrumiyanga site inspection.



October 2017 Wurrumiyanga Consultative Forum Meeting.



Site inspection at Pirlangimpi.

TIWI ISLANDS

ECONOMIC DEVELOPMENT LED BY LOCAL ABORIGINAL CORPORATIONS

Traditional Owner Enterprises on the Tiwi Islands are taking advantage of ongoing economic development opportunities facilitated by township leasing's secure and transparent tenure system. At Milikapiti the Traditional Owner Enterprise, Wulirankuwu Pty Ltd has purchased the workers' camp established under the National Partnership Agreement on Remote Indigenous Housing, and are in the process of transforming it into rental accommodation for visiting contractors and government officers. The facility will include twelve single ensuite rooms, a caretaker's complex, two office spaces, a communal kitchen and dining area, a laundry, a conference room and an outdoor meeting area.

A local Aboriginal Corporation was granted the contract to build the new Government Engagement Coordinator complex in Wurrumiyanga, completed in December 2017. The old demountable building was transferred to Wurrumiyanga's Traditional Owner Corporation, Mantiyupwi Pty Ltd, by the Department of the Prime Minister and Cabinet and is being used as additional accommodation at the hotel facility owned and operated by Mantiyupwi.

A separate development was the renovation and expansion of a local café and supermarket, completed in May 2018. The revamped facility now includes an expanded veranda, renovated restaurant

area and café display, and accompanying stormwater management required by the expansion. It is important to note that this facility, owned and developed by local Aboriginal organisation Nguiu Ullintjinni Association Inc., is one of two supermarket and retail complexes in Wurrumiyanga. Its redevelopment and business growth represents the gradual but steady rise of a competitive commercial economy in Wurrumiyanga, facilitated by the township lease model.

An intensive community engagement project during the 2017-18 year has generated the local support required for an expansion of Melville Island's high voltage power network. This engagement work, involving Indigenous Essential Services, Tiwi Land Council and Office of Township Leasing, has obtained support from all relevant Traditional Owner groups within major communities (via the three relevant township lease Consultative Forums,) and on land outside township boundaries on Melville Island. The project scope was influenced by the input of Traditional Owners, such as when the Wurrumiyanga Consultative Forum advised Indigenous Essential Services that their plans for an undersea power cable would need to take into consideration a fault line in the Aspley Strait, which was not widely known about. The undersea power cable across the Aspley Strait was the project's first major work, and was completed during February 2018. This will allow connection of the main power-generating facility at





Building the new AFL change rooms at Wurrumiyanga oval.

Wurrumiyanga to the communities of Pirlangimpi and Milikapiti on Melville Island via a new ninety-kilometre power network. Installation of the new infrastructure on Melville Island itself will continue throughout 2018-19.

COMMUNITY DEVELOPMENT

In Wurankuwu (Ranku), two homes were upgraded with funding provided by the Executive Director at the request of Traditional Owners. This is a continuation of the investment into Ranku by the Executive Director at the behest of Traditional Owners via the Consultative Forum. As head lease holder over Ranku, the Executive Director is obliged to pursue community and economic development opportunities, notwithstanding the community's small size. With this aim in

mind, the Executive Director has established the Ranku Services Working Group, comprised of representatives of each of the Traditional Owner family groups, the Office of Township Leasing, the Catholic Education Office, Tiwi Land Council, Tiwi Island Regional Council, the Northern Territory Departments of the Chief Minister, Housing and Community Development, Infrastructure Planning and Logistics, and Health, the Tiwi Islands Training and Employment Board, and the Commonwealth Department of the Prime Minister and Cabinet. The aim of this working group is to coordinate investment into Ranku in alignment with Traditional Owner aspirations, and seek funding opportunities where possible and appropriate. The Executive Director's recent investment in housing upgrades follows the



Site inspection at Milikapiti.





Inside the new change rooms at the Wurrumiyanga oval.

investment made in the local school, mobile telecommunications infrastructure and airstrip in the previous reporting year, made at the request of the Wurankuwu Traditional Owner group.

Finally, new change rooms at the Wurrumiyanga oval were built in the first half of 2018, with an official opening scheduled for September 2018. This community project was completed at the request of communities and Traditional Owners across the Tiwi Islands, whose Aussie Rules culture is famous across the Northern Territory and the entire country. The project was completed by Tiwi Construction Pty Ltd, with funds provided by the Northern Territory Government. The change rooms complement the community's oval which was originally upgraded with part of the Community Benefits Fund negotiated with the Mantiyupwi Traditional Owners as part of their township lease package agreed in 2007.

SUPPORTING TOWNSHIP LEASE NEGOTIATIONS

Due to the Office of Township Leasing's experience in land administration, the Executive Director is frequently required to attend and support stakeholder engagement with groups interested in, or negotiating a township lease. This is a purely technical or operational advisory function, as the Executive Director does not lead negotiations or discuss the specific terms, except to provide advice about implementation.

During 2017-18 the Executive Director supported township lease negotiations regarding the town of Jabiru, located within Kakadu National Park in West Arnhem Land. Jabiru's land tenure arrangements will soon change significantly, with the existing tenure over the town held by the Jabiru Town Development Authority due to expire on 30 June 2021. This will be followed by the complete rehabilitation of the neighbouring

Ranger uranium mine by mid-2026. The Land Rights Act was amended in 2013 to allow Jabiru's land to become gazetted as Aboriginal Land held by the Kakadu Aboriginal Land Trust, provided the town land is leased under section 19A of the Land Rights Act as a township lease. The Land Rights Act also states the Minister for Indigenous Affairs may not consent to the township lease if the term is under ninety-nine years, or if the Commonwealth Minister responsible for the environment portfolio determines that the lease is not consistent with protection of the world heritage, natural and cultural values of Kakadu National Park.

A stakeholder group has been established to discuss and agree on Jabiru's future as a post-mining, tourism- and service delivery-oriented town. This group involves representatives from the three levels of government, the Mirrar Traditional Owner representatives, and industry. The Executive Director and staff from the Office of Township Leasing provided land-tenure related advice to the stakeholder group as required and commenced work to model the options for land tenure that will enable Jabiru to grow sustainably post-2021 while facilitating the vision of the Mirrar Traditional Land Owners. The Executive Director also provided advice, based on experience in other township lease communities, on a wide range of issues such as remediation, asbestos removal, land valuation, rental methodologies, and managing community assets.

NEW FUNDING FOR REMOTE HOUSING AND ALICE SPRINGS TOWN CAMPS

In April 2018 an agreement was reached between the Commonwealth and Northern Territory Governments regarding future

remote housing funding in the Northern Territory. Announced by Treasurers for the Commonwealth and Northern Territory, the Hon Scott Morrison MP and the Hon Nicole Manison MLA, along with Commonwealth Indigenous Affairs Minister Senator the Hon Nigel Scullion, the new agreement involves the Commonwealth matching the Northern Territory's \$550 million commitment to remote housing over five years. This will provide significant funding certainty for this time and will allow stakeholders to plan housing works more confidently.

The Office of Township Leasing coordinated work to transition previous housing subleases to new subleases executed under the new funding arrangements. The new housing subleases take effect from 1 July 2018 with a term of five years expiring on 30 June 2023. The first tranche of five new subleases were executed on 29 June 2018, while the second tranche of twenty-one subleases were executed on 6 July 2018.

Along with remote housing, the funding will also cover the Alice Springs Community Living Areas (Town Camps), which the Executive Director also holds tenure over. To reflect this, fifteen new under-leases from the Executive Director to the Northern Territory, covering seventeen town camps, were executed on 29 June 2018. The new under-leases take effect from 1 July 2018 with a term of five years. The Executive Director has consistently advocated for secure funding and leasing arrangements over the town camps, and will continue to work with the Northern Territory Government, Commonwealth Government and Tangentyere Council Aboriginal Corporation to find innovative ways of resolving development issues in the town camps.



REPORT OF THE EXECUTIVE DIRECTOR OF TOWNSHIP LEASING: YEAR ENDED 30 JUNE 2018

Subsection 20R(1) of the *Aboriginal Land Rights (Northern Territory) Act 1976* provides that the Executive Director 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 2018 Mr Greg Roche concluded his appointment as Executive Director. Ms Pennie Weedon was appointed as the Acting Executive Director by the Minister for Indigenous Affairs.

OFFICE OF TOWNSHIP LEASING

The Office of Township Leasing is the administrative office of the Executive Director. Its primary role is to work with the local Consultative Forum groups and wider community, business and government stakeholders.

ADMINISTRATIVE ARRANGEMENTS

In 2017-18 the Executive Director operated from offices in Darwin and Canberra. The Office of Township Leasing is located in Darwin and at the conclusion of the reporting period consisted of three Directors and nine other staff.

The Office of Township Leasing is staffed by Commonwealth public servants engaged under the *Public Service Act 1999* and employed by the Department of the Prime Minister and Cabinet. The Office is subject to separate budget provisions to the Department, and is funded by the Aboriginals Benefit Account.

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 respects 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* 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. An 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.

In addition to Authority Certificates issued as described above, leases that are located in the Central Land Council region also require the Executive Director to obtain sacred site clearances from the Central Land

Council, including housing precinct leases in remote communities, and across the entire community of Mutitjulu.

The Executive Director accommodates traditional and community decision-making processes through working closely with Consultative Forums 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 2017-18

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. All township leases have been executed under this section of the Land Rights Act, except the township sublease covering Mutitjulu which is enabled under section 20CA.

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 eighty to ninety-nine 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 transaction can occur quickly and is used to maximise the use of community assets such as houses, workshops and other assets. 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 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 Economic Development 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 ten years of the lease. The Advance Rental Payment is an advance from the Aboriginals Benefit Account. 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 Aboriginals Benefit Account to refund it for the Advance Rental Payment. If the Advance Rental Payment is repaid to the Aboriginals Benefit Account before the tenth 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 in full by the term specified in the township lease then there is no requirement to continue to repay the Aboriginals Benefit Account 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 Economic Development 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.

When a township lease is signed 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.



TOWNSHIP LEASE CONSULTATIVE FORUMS

The Consultative Forum is the 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 fundamental 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, Mutitjulu 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 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 the position's authority under each township lease.

THE COMMUNITY LAND ENTITY MODEL

In March 2017 the first of a new type of township lease was signed, whereby 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" or "community land entity". This new community land entity township lease thus guarantees the secure form of land tenure designed to attract government service delivery and economic investment, while allowing Traditional Owners to assume control of the head lease in the future through an organisation established to manage their land.

During the period when the Executive Director administers the lease, the Office of Township Leasing will work with key stakeholders to ensure the transition to management by the community land entity is smooth and accompanied by the necessary levels of capacity-building and training with input from all relevant parties. It is critical that this period of capacity- and capability-building is supported by all stakeholders, and conducted with agreed outcomes and objectives.

At the end of this period, and with the endorsement of the relevant land council and approval of the Minister for Indigenous Affairs, the community land entity will assume all aspects of township lease management, including administration, community engagement and decision-making. However in the event that the community land entity cannot continue to manage the township lease it can be transferred back



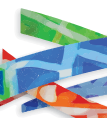
May 2018 Wurrumiyanga Consultative Forum Meeting.

to the Executive Director until such a time as a community land entity can assume responsibility for land administration once more.

Another variant on the community land entity township lease model exists, whereby a local Aboriginal Corporation assumes management of the head lease immediately upon its execution. To date only one such head lease has been agreed, covering the East Arnhem Land community of Gunyangara. The Executive Director plays no major role in regards to this head lease, including in the areas of community consultation or decision-making, but has been engaged under an agreement to provide minor administrative support to its operation.

INTEREST IN TOWNSHIP LEASING FROM OTHER COMMUNITIES

In 2017-18, the Executive Director and representatives of the Office of Township Leasing attended working group meetings to discuss a township lease at Jabiru. The working group discussions were led by the Department of the Prime Minister and Cabinet which manages negotiations for new township leases, and formed a sub-group of the overarching stakeholder group determining plans for the future of Jabiru town. The Executive Director and the Office of Township Leasing attended both the township leasing working group and the main stakeholder group to provide technical advice about township lease functions and implementation.



SECTION 19 LEASES HELD BY THE EXECUTIVE DIRECTOR 2017-18

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 directly by the Northern Territory or Commonwealth Governments, or by 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.

Housing subleases have been executed with the Northern Territory Government where the Executive Director holds section 19 Housing leases. 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 normally require the Executive Director to establish Consultative Forums, however Housing subleases require the Northern Territory Government to consult with the community through the establishment of Local Housing Reference Groups.

In 2017-18, the Executive Director held twenty-six Housing leases in Aboriginal communities. See **Table B** for further details.



Acting Executive Director, Ms Pennie Weedon and Chief Executive of the Department of Housing and Community Development, Mr Jamie Chalker, signing the new remote public housing subleases.

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 and Northern Land Council Regions. The Office of Township Leasing however has agreed to manage a number of other leases in the Northern Land Council Region on behalf of the Department of the Prime Minister and Cabinet and the Department of Education and Training.

In 2017-18 the Executive Director administered thirty-six Commonwealth Asset leases that secured assets such as early childhood centres, safe houses, Government Engagement Coordinator complexes, offices and residential accommodation. See **Table C** for further details.



May 2018 Pirlangimpi Consultative Forum Meeting.



ALICE SPRINGS LIVING AREAS HELD BY THE EXECUTIVE DIRECTOR 2017-18

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 *Crown 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 forty 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 2017-18.

HOUSING MANAGEMENT AGREEMENTS

Housing Management Agreements are under-lease arrangements between the Executive Director and the Northern Territory Government, applicable for all Alice Springs Town Camps covered by a sublease held by the Executive Director. Under these agreements, the Northern Territory Government assumes responsibility for all areas located within the town camp boundary and captures all infrastructure, including housing, open spaces, roads, parks and community centres. New Housing Management Agreements have been executed with the Northern Territory Government, with the effective commencement date of 1 July 2018. Their term will be for five years, in line with the Commonwealth's remote public housing and town camps funding commitment announced in April 2018.



Contractors' camp at Mutitjulu.



March 2018 Mutitjulu Consultative Forum Meeting.



SERVICES PROVIDED BY OTHER BODIES

In 2017-18 the Executive Director engaged service providers and contractors (both government and non-government) for:

- cadastral surveys;
- an audited trust account;
- migration of data to new property management software;
- repairs and maintenance;
- Consultative Forum support;
- Authority Certificates as per the *Northern Territory Aboriginal Sacred Sites Act*;
- recruitment services;
- office refurbishment project management, and
- Office of Township Leasing website.

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

- Elton Consulting
- Yerra Pty Ltd

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 2018 are provided below.

2017-18 Cash Expenditure	\$ excluding GST	2017-18 Township Lease Revenue	\$ inclusive of GST
Employee expenses	1,129,716	Wurrumiyanga Township Lease	876,749
Travel-related expenses	288,342	Groote Eylandt Township Lease	795,261
Contractor Services	836,466	Milikapiti Township Lease	280,964
General administrative expenses	534,876	Wurankuwu Township Lease	17,897
		Pirlangimpi Township Lease	61,714
Total Expenditure	2,789,400	Total Revenue	2,032,584

Please note that due to a change in accounting treatment of when revenue is recognised, the details of expenditure detailed in the Executive Director's 2016-17 annual report was comprised of a thirteen-month period.

Table A - Communities covered by Township Leases held by the Executive Director of Township Leasing in 2017-18

	Community	Location	Date of Execution	Term
1	Wurrumiyanga (Nguiu)	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	Wurankuwu (Ranku)	Bathurst Island	22 November 2011	99 years
7	Mutitjulu	Central Australia	16 March 2017	67 years
8	Pirlangimpi (Garden Point)	Melville Island	26 June 2017	99 years
Total 8				

Table B - Housing Leases held by the Executive Director of Township Leasing in 2017-18

HOUSING PRECINCT LEASES					
	Community	Region	Executed	NT under-lease date of effect	Tenure
1	Lajamanu	CLC	29.6.2011	29.06.2011*	Aboriginal Land
2	Hermannsburg	CLC	29.6.2011	29.06.2011*	Aboriginal Land
3	Yuendumu	CLC	11.4.2013	11.04.2013*	Aboriginal Land
4	Areyonga	CLC	23.10.2012	01.07.2018	Aboriginal Land
5	Kaltukatjara	CLC	23.10.2012	01.07.2018	Aboriginal Land
6	Kintore	CLC	30.5.2013	01.07.2018	Aboriginal Land
7	Mt Liebig	CLC	23.10.2012	01.07.2018	Aboriginal Land
8	Nturiya	CLC	23.10.2012	01.07.2018	Aboriginal Land
9	Papunya	CLC	23.10.2012	01.07.2018	Aboriginal Land
10	Pmara Jutunta	CLC	23.10.2012	01.07.2018	Aboriginal Land
11	Willowra	CLC	30.5.2013	01.07.2018	Aboriginal Land
12	Ali Curung	CLC	1.7.2013	01.07.2018	Aboriginal Land
13	Nyirripi	CLC	1.7.2013	01.07.2018	Aboriginal Land
14	Ampilatawatja	CLC	18.7.2013	01.07.2018	Aboriginal Land
15	Imanpa	CLC	25.9.2013	01.07.2018	CLA
16	Wutunugurra	CLC	25.9.2013	01.07.2018	CLA
17	Imangara	CLC	25.9.2013	01.07.2018	CLA
18	Wilora	CLC	8.11.2013	01.07.2018	CLA
19	Tara	CLC	8.11.2013	01.07.2018	CLA
20	Titjikala	CLC	8.11.2013	01.07.2018	CLA
21	Alpurrurulam	CLC	30.04.2014	01.07.2018	CLA
22	Atitjere	CLC	18.7.2014	01.07.2018	CLA
23	Laramba	CLC	18.7.2014	01.07.2018	CLA
24	Santa Teresa	CLC	21.9.2015	01.07.2018	CLA
25	Engawala	CLC	17.06.2016	01.07.2018	CLA
26	Binjari	NLC	08.03.2017	01.07.2018	CLA
Total: 26					

**Note that housing subleases for these communities were under preparation at the time of writing. When executed it is anticipated the date of effect for these subleases will be 1 July 2018.*



Table C - Commonwealth Asset Leases Administered by the Executive Director of Township Leasing or Office of Township Leasing 2017-18

Commonwealth Asset Leases held by the Executive Director					
	Community	Lot	Region	Executed	Tenure
Government Engagement Coordinator (GEC) Complexes (20)					
1	Ali Curung	248	CLC	25.07.2012	Aboriginal Land
2	Ali Curung	249	CLC	25.07.2012	Aboriginal Land
3	Areyonga	48	CLC	25.07.2012	Aboriginal Land
4	Atitjere	80	CLC	10.08.2015	CLA
5	Haasts Bluff	75	CLC	12.03.2014	Aboriginal Land
6	Lajamanu	420	CLC	01.05.2013	Aboriginal Land
7	Hermannsburg	55	CLC	25.07.2012	Aboriginal Land
8	Hermannsburg	192	CLC	25.07.2012	Aboriginal Land
9	Kaltukatjara	96	CLC	25.07.2012	Aboriginal Land
10	Papunya	262	CLC	25.07.2012	Aboriginal Land
11	Yuelamu	86	CLC	25.07.2012	Aboriginal Land
12	Willowra	136	CLC	03.05.2013	Aboriginal Land
13	Willowra	4	CLC	03.05.2013	Aboriginal Land
14	Mt. Liebig	43	CLC	29.10.2014	Aboriginal Land
15	Engawala	67	CLC	17.06.2015	Aboriginal Land
16	Imanpa	91	CLC	17.06.2015	CLA
17	Yuendumu	633	CLC	10.08.2015	Aboriginal Land
18	Kintore	156	CLC	07.05.2016	Aboriginal Land
19	Santa Teresa	321	CLC	07.05.2016	Aboriginal Land
20	Alpurrurulum	169	CLC	20.01.2017	CLA
Safe Houses (2)					
21	Hermannsburg	228	CLC	15.08.2012	Aboriginal Land
22	Lajamanu	246	CLC	01.05.2013	Aboriginal Land
Child Care Centres (14)					
23	Yuelamu	98	CLC	03.05.2013	Aboriginal Land
24	Lajamanu	322	CLC	23.07.2012	Aboriginal Land
25	Santa Teresa	335	CLC	06.08.2013	Aboriginal Land
26	Areyonga	83	CLC	05.07.2013	Aboriginal Land
27	Kintore	128	CLC	05.07.2013	Aboriginal Land
28	Atitjere	335	CLC	18.07.2013	CLA
29	Haasts Bluff	81	CLC	05.07.2013	Aboriginal Land
30	Kaltukatjara	237	CLC	30.07.2014	Aboriginal Land
31	Mount Liebig	22	CLC	01.07.2015	Aboriginal Land
32	Nyirripi	54	CLC	16.09.2015	Aboriginal Land
33	Titjikala	13	CLC	07.05.2016	CLA
34	Laramba	93	CLC	02.06.2016	Aboriginal Land
35	Yarralin	116	NLC	25.11.2017	CLA
36	Robinson River	33	NLC	23.03.2018	Aboriginal Land



Table C - Commonwealth Asset Leases Administered by the Executive Director of Township Leasing or Office of Township Leasing 2017-18

Commonwealth Asset Leases administered by the Office of Township Leasing					
	Community	Lot	Region	Executed	Tenure
Government Engagement Coordinator (GEC) Complexes (20)					
37	Bulman	81	NLC	17.08.2012	Aboriginal Land
38	Galiwinku	321	NLC	17.08.2012	Aboriginal Land
39	Gapuwiyak	171	NLC	17.08.2012	Aboriginal Land
40	Maningrida	700	NLC	17.08.2012	Aboriginal Land
41	Milingimbi	235	NLC	16.08.2012	Aboriginal Land
42	Minjilang	229	NLC	16.08.2012	Aboriginal Land
43	Ngukurr	409	NLC	16.08.2012	Aboriginal Land
44	Ramingining	259	NLC	17.08.2012	Aboriginal Land
45	Ramingining	260	NLC	17.08.2012	Aboriginal Land
46	Waruwi	89	NLC	17.08.2012	Aboriginal Land
47	Peppimenarti	54	NLC	17.08.2012	Aboriginal Land
48	Minyerri	92	NLC	01.07.2013	Aboriginal Land
49	Palumpa	105	NLC	16.08.2012	Aboriginal Land
50	Beswick	183	NLC	17.08.2012	Aboriginal Land
51	Belyuen	305	NLC	27.07.2012	Aboriginal Land
52	Wadeye	586	NLC	17.08.2012	Aboriginal Land
53	Wadeye	608	NLC	17.08.2012	Aboriginal Land
54	Robinson River	87	NLC	01.07.2013	Aboriginal Land
55	Robinson River	89	NLC	01.07.2013	Aboriginal Land
56	Yirrkala	64	NLC	01.07.2013	Aboriginal Land
Safe Houses (5)					
57	Maningrida	717	NLC	17.08.2012	Aboriginal Land
58	Ngukurr	424	NLC	17.08.2012	Aboriginal Land
59	Ramingining	265	NLC	17.08.2012	Aboriginal Land
60	Wugularr	188	NLC	17.08.2012	Aboriginal Land
61	Peppimenarti	25	NLC	17.08.2012	Aboriginal Land
Child Care Centres (10)					
62	Peppimenarti	91	NLC	18.08.2012	Aboriginal Land
63	Wadeye	650	NLC	18.08.2012	Aboriginal Land
64	Wadeye	375	NLC	18.08.2012	Aboriginal Land
65	Waruwi	48	NLC	21.10.2014	Aboriginal Land
66	Minjilang	223, 224 adj	NLC	17.8.2012	Aboriginal Land
67	Manyallaluk	28	NLC	17.08.2012	Aboriginal Land
68	Emu Point	14 adj	NLC	01.07.2013	Aboriginal Land
69	Jilkminggan	82	NLC	13.02.2014	CLA
70	Aputula	7	CLC	05.07.2012	CLA
71	Wugularr	193	NLC	15.09.2016	Aboriginal Land



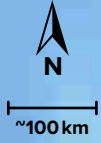


Table D Alice Springs Living Areas (Town Camps) subleases held by the Executive Director of Township Leasing in 2017-18

	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 Hoppys Camp	Hoppys	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 Alwerrkngge 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	Inarlengge Community Incorporated	Little Sisters	Crown lease
14	Mount Nancy	Mount Nancy	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			

