



Australian Government  
Office of Township Leasing

Executive Director of Township Leasing

# Annual Report 2024-25



## Acknowledgement

The Office of Township Leasing acknowledges Traditional Owners and their continuing connection to their ancestral lands, waters and communities. To all Traditional Custodians of Country throughout Australia we pay our respects to their Cultures, Country and Elders past, present and emerging.

The Executive Director respects Aboriginal and Torres Strait Islander communities and culture. **Readers should be aware** that this report contains references and images of Aboriginal and Torres Strait Islander people who have passed.



**Australian Government**  
**Office of Township Leasing**

*Senator Malarndirri McCarthy*  
*Minister for Indigenous Australians*  
*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 2024-25, for your presentation to Parliament in accordance with subsection 20R(1) of the Aboriginal Land Rights (Northern Territory) Act 1976.*

*Yours faithfully,*

Pennie Talbot,  
Executive Director of Township Leasing,  
27th October 2025

# Township Leasing

The arrangements under Section 19A of the *Aboriginal Land Rights Act (Northern Territory) 1976 (ALRA)*, provide the mechanism to maintain the underlying Aboriginal land title while establishing secure, tradeable land tenure in Townships established on Aboriginal held land. This is the Township Leasing Model.

The Township Leasing Model offers certainty of tenure, the reliability of long-term rental income streams and an enabling foundation for Township development. This foundation results in Traditional Owners building capability within their organisations, applying sound cultural decision making and, articulating and implementing their vision and aspirations for their communities. The Model places Traditional Owners at the heart of the decision making for their traditional lands.

Residents of Townships in the Northern Territory established on land held in communal Aboriginal title have a right to experience the same opportunities, services and facilities that are available to residents in other Australian towns and cities. Secure land tenure supported through sound land administration is the foundation upon which this right can be realised.



Kardu Diminin Traditional Owners  
and Community members, Wadeye NT.

## Our Vision

Enabling choices through empowered partnerships.

## Our Commitment

Traditional Owners making decisions for their land.

## The Road Together

### Our Story of Cultural Integrity

Traditional Owners, past, present, and emerging, are culturally responsible for managing their land. This responsibility has not changed, despite the changing circumstances of history. The Executive Director commits to walking beside Traditional Owners as they continue to meet this cultural, social, and economic responsibility. Traditional Owners should be in control of decisions that affect them.

We are driven to help them succeed on their own terms and measures. Our role is to deeply listen and learn from Traditional Owners and their communities. To listen to their dreams and ambitions. Across generations.

To learn from knowledge systems past and present.

We work with Aboriginal communities to create an open dialogue about Township Leasing; what it is, what it means and how it works. The impact of our work spans generations. A bridge between two worlds and complex systems. Our work is transparent and respectful, holding the highest regard for Aboriginal history, cultural practices, language, and knowledge. We work with Traditional Owners to help them realise their vision for their land and community — and we walk alongside them.

Openly sharing our resources and knowledge to empower choice and decision making for their land. We cultivate and maintain partnerships that are sustained through generations, leaving a legacy for Aboriginal communities to thrive for generations to come.

However, we know that the journey of Township Leasing and land tenure administration is never a straight line, and we strive to ensure that every person, every leader in every community we work with — anywhere — has the tools, information and support they need to develop ideas and make decisions that have the greatest impact.

Our work will always be done side by side as partners with Traditional Owners.

We walk this road together.



“I want to empower my people by providing choices, choices that we in the bush have never had before.”

~ Walter Kerinaia, 'Grandfather of Township Leasing'

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# Executive Director Statement

It has been 18 years since the Mantiyupwi Traditional Owners signed the first Township Lease in Wurrumiyanga (formerly Nguiu), and in many respects, the past year has marked a coming-of-age for the Township Leasing Model. The Model continues to evolve, and this year has seen the Office of Township Leasing (OTL) supporting our partners in ways that may not have been imagined at its inception.

In communities where long-standing partnerships and established leases exist, the OTL team has focused on strengthening Traditional Owner organisational structures. For the increasing number of Traditional Owners exploring their land tenure options, OTL has provided early and authentic engagement — building trust and offering clear, culturally grounded information to support informed decision-making. This approach enables choice through empowered partnerships.

Regardless of where communities are in their Township Leasing journey, our commitment remains: Traditional Owners must be at the centre of decisions concerning their land. We uphold this by placing culture first, engaging with purpose, and moving at the pace of trust. These principles are not codified in policy or procedure — they are embedded in OTL's daily practice.

OTL is contributing to a legacy defined by self-determination, transparency, and trust. Our work is intentional, relational, and intergenerational. Above all, it is about ensuring that Traditional Owners lead the decision-making process for their land.

This year's achievements, detailed throughout this report, reflect this commitment. From delivering the physical infrastructure that communities need to thrive, to supporting Traditional Owners in articulating their vision and planning the future of their townships, OTL continues to walk alongside its partners to foster social and economic development for all Township residents.

This milestone has prompted reflection on the power of vision in driving enduring change. Many years ago, Tiwi Elders envisioned a long-term, sustainable industrial economy for all Tiwi people. The first step toward realising this vision was the decision to allocate up to 10% of Tiwi land for forestry.

While this decision laid the groundwork for development, it was clear that additional infrastructure would be essential. This included the establishment of Tiwi College to equip future generations with the education and skills needed to access employment and opportunity, and the development of Port Melville to connect Tiwi enterprises with Asian markets.

Over decades, this ecosystem has taken shape. The establishment of secure tenure through the Township Leasing Model has made economic empowerment a tangible goal for Tiwi people. A significant milestone in this journey was reached in December, when Tiwi Port Marine Pty Ltd — a 100% Tiwi-owned company — acquired the Port Melville operations. This achievement represents the realisation of the Tiwi Elders' vision, conceived many years ago.



Ferry between islands, Tiwi Islands.

The Office of Township Leasing (OTL) has continued to provide strategic support to the Tiwi College Board, assisting in securing funding to undertake a comprehensive review of governance and operations. This initiative will enable the College to realign its focus and sustain the delivery of on-Country residential education for Tiwi children.

Across the Tiwi Islands, our partners have made significant strides in consolidating and enhancing services, amenities, and opportunities within their townships. Importantly, the completion of housing upgrades in Ranku has supported approximately 20 families to return to their community, among them the Portaminni family, which has also contributed to reducing housing pressures in Wurrumiyanga.

The Mantiyupwi family has commenced construction of the Pumulayu Children's and Family Centre, a vital piece of infrastructure designed to provide families — particularly those with young children, access to essential services that support early development and wellbeing.

As envisioned by their Elders at the inception of the Township Lease, the financial and asset base of the Mantiyupwi family has grown substantially.

This year, OTL initiated work with key advisers to assess the fit-for-purpose of these assets and ensure their sustainability into the future. This work is being undertaken in parallel with similar efforts involving the Munupi, Portaminni, and Wulirankuwu families, aimed at informing all Township Lease holders of their options for effective asset management.



View of Wurrumiyanga Fish Traps.



Aerial view flying into Tiwi Islands.

In alignment with these efforts, OTL has supported a Master Planning process led by the Fulcrum Agency in Wurrumiyanga and Ranku. Building on previous work undertaken in Wadeye and Yarralin, these plans will guide future development decisions. Master Planning for Pirlangimpi and Milikapiti is scheduled for the next reporting period.

From the Tiwi Islands to Wadeye, this year has marked a pivotal moment. In May, they formally submitted a request for a Township Lease to the Northern Land Council (NLC) and the Minister for Indigenous Australians. This milestone followed a decade of dialogue and four years of sustained engagement by the OTL team.

The submission was accompanied by a comprehensive package that included:

- A narrative outlining the community's vision for Wadeye;
- A Master Plan, titled Benkamin;
- A detailed log of engagement activities across the 21 clans residing in Wadeye;
- A draft template Lease; and
- A video articulating the community's aspirations for a strong and safe future.

Following careful deliberation, the Kardu Diminin families opted to pursue a Township Lease in partnership with the Executive Director, with the potential to transition to a community entity in the future. This decision was informed by their visits to the Tiwi Islands, Gunyangara and Mutitjulu, where they observed both governance models in practice.

Their preference is to first focus on unlocking the economic and social opportunities afforded by secure tenure, before developing internal land administration capabilities.

The next step in this journey involves the NLC undertaking its statutory consultation process and making a formal recommendation to the Minister. During this period, OTL will continue to provide dedicated support to the Kardu Diminin families as they prepare for this significant transition.

As demonstrated in Wadeye, OTL remains committed to informing and supporting Traditional Owners across the Northern Territory in exploring the Township Leasing model. Both the Walangeri in Yarralin and the Yolju at Blue Mud Bay have made considerable progress in understanding how the model can support their long-term visions. Regular in-person visits and virtual meetings have facilitated this learning and built momentum for future engagement.

The Office of Township Leasing (OTL) continues to support Traditional Owners in deepening their understanding of the Township Leasing Model — how it operates, and how it can be tailored to meet the unique needs of their communities. This year, we have extended information and engagement to Traditional Owner groups across the Northern Territory, including those with responsibilities for Gunbalanya, Maningrida, Ngukurr, Nhulunbuy, Numbulwar, Santa Teresa, Yirrkala, and the Marthakal Homelands.

The growing interest in the Township Leasing Model reflects a shared aspiration among Traditional Owners to improve outcomes for people living on Country. This collective vision continues to motivate the OTL team to provide the support necessary to realise these goals. Our efforts include working closely with key stakeholders to refine and strengthen the Township Leasing Framework — ensuring that the pathway to establishing a lease is clear, consistent, and positions Traditional Owners to make informed, empowered decisions.

At the Garma Festival in August 2024, Prime Minister Albanese announced the Commonwealth Government's renewed focus on the economic empowerment of Indigenous Australians. This policy shift presents a significant opportunity to elevate the role of the Township Leasing Model in supporting long-term, community-led development.

Secure tenure is a foundational requirement for activating land within the modern Australian economy. The experience of OTL and our partners offers a valuable resource for those seeking to transform the economic landscape for First Nations Australians. Without secure tenure, supported by robust land administration, the capacity to attract investment and drive development is significantly constrained.

The Township Leasing Model is a well-established and proven mechanism for creating secure land tenure arrangements in remote Aboriginal communities. It has consistently delivered economic and social benefits, promoting collective prosperity and enabling Traditional Owners to lead development on their terms.

While the establishment of a Township Lease alone does not guarantee economic activity, it is a critical enabler. The Model places Traditional Owners at the centre of decision-making for their land and provides sustainable, long-term income streams that can be reinvested into projects that stimulate economic growth and community wellbeing.

As Executive Director, I am committed to working closely with our partners to support the choices that emerge from the Model. I also recognise the importance of advocacy — ensuring that the transformative potential of secure tenure is understood by policymakers and decision-makers. My role includes championing the Model so that, when Traditional Owners seek information and advice about their land tenure options, the pathway to a Township Lease is transparent, consistent, and equitable. This advocacy will remain a key focus in the coming year, particularly within the evolving policy landscape centred on economic empowerment.

I would like to extend my sincere thanks to all those who have contributed to the continued success of Township Leasing. The OTL team consistently demonstrates resourcefulness, compassion, expertise, resilience, and an unwavering commitment to bringing the aspirations of our partners to life.

The Office's work would not be possible without the support of the National Indigenous Australians Agency (NIAA), key Indigenous Portfolio Bodies including the Northern Territory Land Councils, the Office of the Registrar of Indigenous Corporations (ORIC) and Indigenous Business Australia (IBA). Building and maintaining strong, collaborative relationships across the Township Leasing ecosystem is essential to our success, and we are deeply grateful for their partnership.

Finally, I wish to acknowledge our partners — Traditional Owners across the Northern Territory; those who are with us now and those who have passed along the way. Over nearly two decades, we have walked alongside them as they have pursued their aspirations, navigated challenges, and built the infrastructure and systems needed to prepare for opportunities both known and yet to emerge. I remain inspired by their vision, ingenuity, and unwavering commitment to creating a better future for their families and communities.

The Township Leasing Model is a tool — one that belongs to these dedicated community members. The OTL team is proud to support its use and remains committed to making its transformative potential accessible to all who seek it.



Pennie Talbot,  
Executive Director of Township Leasing.

# OTL By the Numbers 2024-25



13 OTL Staff **46%** were **First Nations** (at 30.06.25)



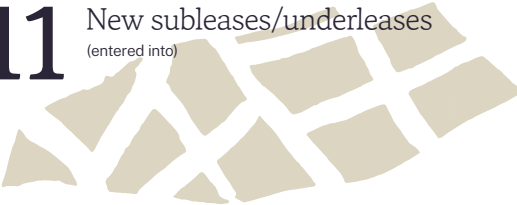
**4** Whole of Township Leases

**61** Commonwealth  
Asset Leases

(Childcare Centres, Offices and Safe Houses)



**11** New subleases/underleases  
(entered into)



**26** Housing leases across  
26 Townships

**17**  
Building and  
development  
applications  
received



**17**  
Alice Springs Living Area Leases  
to 15 Housing Associations

**53** Visits to  
Townships

**353** Township  
Subleasing

# 196+ Attendees

5 Consultative Forums Held. Over 196 Consultative Forum Attendees

**51** Township Leasing information sessions provided to Traditional Owners

**\$2,362,505**  
Rental Revenue 2024-25 (GST inc)

**\$30,191,577**  
in Total Rental Revenue since 2007

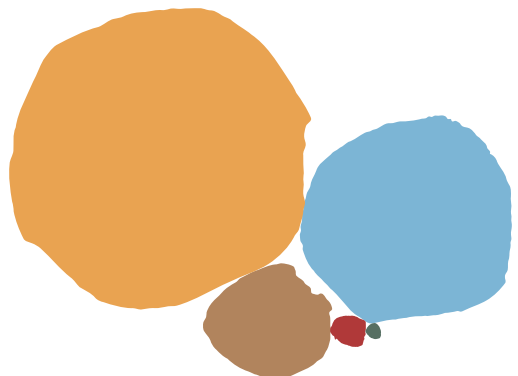
**\$645,633**  
(GST inc.) Indigenous Procurement Spend

**\$83,773**  
(GST inc.) Capital Works investment

**\$486,506**  
(GST inc.) invested in Traditional Owner Capability Development

**Total Rental Revenue by sector:**

- 43% Northern Territory Government/ Local Government
- 37% Business
- 14% Non-government Organisations
- 5% Commonwealth Government
- 1% Residential



# Township Leasing Highlights 2024-25





# Tiwi Islands, Wurrumiyanga



## Wurrumiyanga (Mantiyupwi)

This year has marked a period of consolidation and growth for the Mantiyupwi Traditional Owners and the residents of Wurrumiyanga Township.

A major step in consolidation has been the collaboration with the Fulcrum Agency to develop a comprehensive Master Plan for Wurrumiyanga. This strategic document outlines the township's future growth, identifies areas suitable for development, and highlights zones where development is limited due to environmental, cultural, or social considerations. Once finalised in the coming financial year, the Master Plan will serve as a critical guide for Consultative Forum Members in assessing and approving future development proposals.

Further consolidation is underway within the Mantiyupwi family's asset portfolio, which has grown over time with support from Township Lease revenue.

Key assets include the Mantiyupwi Motel, Piliyanyirra Supermarket, and several other sites across Wurrumiyanga. With assistance from OTL, the Traditional Owners are conducting a comprehensive assessment of these holdings to inform the creation of a long-term asset management plan. This plan will enhance Mantiyupwi's ability to schedule repairs, manage maintenance, and monitor asset performance effectively.

Development activity in Wurrumiyanga remains strong, with two significant projects initiated during the reporting period. A 10-year subdivision plan has been approved, paving the way for 70 lots to be subdivided. Temporary construction camps are being established to accommodate the incoming workforce. Funded through the National Partnership for Remote Housing in the Northern Territory, this initiative will generate local employment opportunities and help alleviate overcrowding for Wurrumiyanga residents.

### Population:

1668

### Traditional Owner Family:

Mantiyupwi

### Year Township Lease Signed:

2007

### Term:

99 Years

### Annual Rental Revenue:

\$1,257,604



Aerial view over Wurrumiyanga, Tiwi Islands.



1: Signing of Local Decision Making (LDM) Agreement; L-R Jerimiah Baker, Jeffrey Miller, Peter Kautilla, Ainsley Kerinauia, Garry Puruntameri and Darren J Fernando.

2: Mantiupwi Consultative Forum at Wurrumiyanga.

3: L-R -Wesley Kerinauia – Mantiupwi and David Stone from Dhukurrdji Development Corporation.



4: L-R Ainsley Kerinauia, Yvonne Kelly, Jacinta Kerinauia, Wesley Kerinauia and Wayne Pilakui.

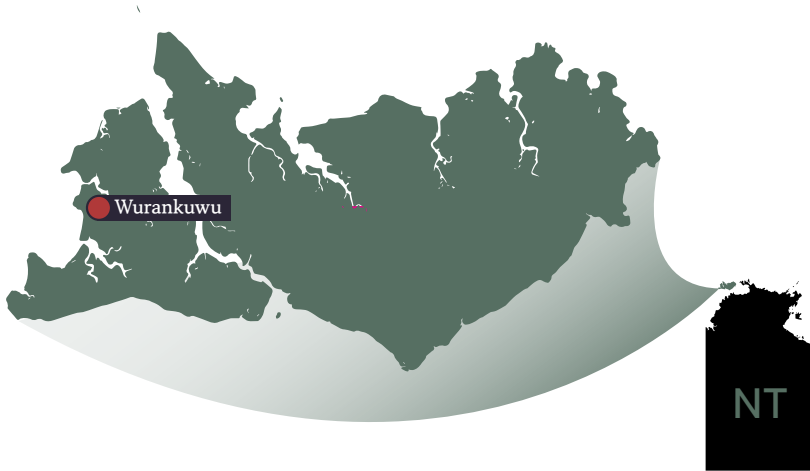
5: Guy Munkara with his fish from the Mantiyupwi Fish Trap at Wurrumiyanga.

6: The Fulcrum Agency – Keiran Wong and Heather MacRae Engagement at Wurrumiyanga with Mantiyupwi Clan group Master plan meeting.

7: Sign off of Mantiyupwi Local Decision-making Agreement; L-R Ngaree Ah Kit, Brian Clancy Kristien Ling, Marie Clancy, Jennifer Clancy.



# Tiwi Islands, Wurankuwu (Ranku)



## Wurankuwu (Portaminni)

This year has been significant for the Portaminni family and the Ranku Township, marked by the successful completion of upgrades to 20 community homes. This milestone reflects years of planning and dedication to realising the vision of enabling residents to live year-round in Ranku.

As of this report, 13 homes are now occupied, with residents paying rent and enjoying life on country. The remaining homes are expected to be tenanted during the first half of the 2025–2026 financial year.

To support this growing community, key infrastructure investments have been made. These include upgrades to the power generator and the community store, as well as a commitment from Catholic Education to operate the local school while road access is available. These developments ensure that essential services are accessible to residents.

Further upgrades to reticulated infrastructure are scheduled for the coming year. These works will complete the Ranku revitalisation and ensure that the expanding population has reliable access to safe, healthy, and comfortable living conditions. The infrastructure has been designed to support the anticipated growth of the Township.

The Portaminni family continues to lead with a strong vision for Ranku's future. This vision is being captured in a Master Plan, developed by Traditional Owners in partnership with the Fulcrum Agency. The Master Plan provides a strategic framework for Wurankuwu's long-term development as a permanent and thriving community. It addresses both immediate priorities and future aspirations and is expected to be finalised early in the next reporting period.

### Population:

80

### Traditional Owner Family:

Portaminni

### Year Township Lease Signed:

2011

### Term:

99 Years

### Annual Rental Revenue:

\$45,496

*“We need to encourage the young people here, to speak from your heart. This is a plan for Wurankuwu as a township for future generations... this vision is for your children, your grandchildren... to make the community grow...”*

– Jacinta Tipungwuti,  
draft Wurankuwu Master Plan Report



1- 5: Sign off of Mantiyupwi Local Decision-making Agreement  
L-R Ngaree Ah Kit, Brian Clancy Kristien Ling, Marie Clancy,  
Jennifer Clancy.

6: Portaminni Housing Reference Group meeting with OTL Staff at  
Wurrumiyanga GEC Complex.

7- 8: Sign off of Mantiyupwi Local Decision-making Agreement  
L-R Ngaree Ah Kit, Brian Clancy Kristien Ling, Marie Clancy,  
Jennifer Clancy.





# Tiwi Islands, Milikapiti



## Milikapiti (Wulirankuwu)

The Wulirankuwu family is laying the groundwork for a resilient and sustainable future by building a strong economic foundation. Central to this effort is the establishment of a culturally functional corporate structure to manage their assets effectively — both now and for generations to come. With support from OTL, the family has engaged specialist accounting and legal advisors to design robust governance arrangements that will oversee their commercial ventures, including the Melville Island Lodge, Wulirankuwu Motel, and future opportunities.

This foundational work is essential to enable the Wulirankuwu Traditional Owners to receive their Township Lease payments. Having successfully repaid their Advance Payment back to the Aboriginal Benefits Account (ABA) in 2024. They now benefit from a regular income stream that can be reinvested into the Milikapiti community.

This marks a significant step toward economic empowerment and the creation of a strong financial base for the benefit of all Milikapiti residents.

In 2025, the Wulirankuwu family assumed direct management of the Wulirankuwu Motel — an important milestone in their journey toward self-determination. By taking control of their assets, they are actively building local capability and improving employment outcomes for community members. As their commercial activities expand, these positive impacts are expected to grow.

Looking ahead, a Master Plan for Milikapiti will be developed in 2026 to guide the Township's future growth. This strategic planning process will ensure that development is thoughtful, fit for purpose, and aligned with the Wulirankuwu family's vision for a thriving community. Together, these initiatives reflect a deep commitment to creating lasting opportunities for all Milikapiti residents now and in the future.

### Population:

486

### Traditional Owner Family:

Wulirankuwu

### Year Township Lease Signed:

2011

### Term:

99 Years

### Annual Rental Revenue:

\$420,514



Carslake Outstation "Jipungwayi" Camp with Walirankuwu Elders.



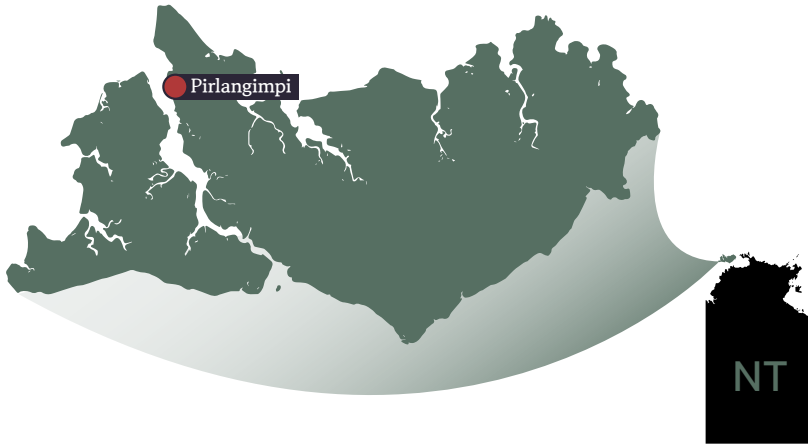
1 - 2: Wulirankuwu Working Group Meeting at Milikapti.





3, 5-6 : Carslake Outstation "Jipungwayi" Camp with Walirankuwu Elders.  
5-7 : Milikapiti site visit with OTL Staff at Tiwi Enterprises Farm, Milikapiti.

# Tiwi Islands, Pirlangimpi



## Pirlangimpi (Munupi)

This year, the Munupi family proudly celebrated the final repayment of the \$2 million advance received from the Aboriginals Benefit Account when the Township Lease was signed in 2017. Remarkably, the repayment was completed nearly three years ahead of schedule. This milestone unlocks a new chapter for Pirlangimpi, with regular Township Lease payments now flowing to support the community's economic and social development.

With this steady income stream in place, OTL has continued its partnership with the Munupi Traditional Owners through the Munupi Consultative Forum and Working Group. This year's focus has been on establishing robust and culturally appropriate corporate governance structures to ensure the long-term management of Munupi assets.

Alongside these efforts, the Munupi family has begun exploring a range of business and investment opportunities within the Township. As an initial step, they have committed to renovating their existing office space. The upgraded facility will include areas available for lease to other organisations delivering services to Pirlangimpi residents, creating new opportunities for collaboration and community benefit.

### Population:

372

### Traditional Owner Family:

Munupi

### Year Township Lease Signed:

2011

### Term:

99 Years

### Annual Rental Revenue:

\$423,901



Aerial view over Pirlangimpi, Tiwi Islands.



1-3, 5-6: Munupi Working Group Members Meeting at Pirlangimpi.

4: Munupi Consultative Forum meeting at Pirlangimpi.



7 - 8: Munupi Working Group Meeting Club Tropical Resort Darwin.



8

# Central Australia, Mutitjulu

In the heart of Central Australia, the Mutitjulu community continues to demonstrate resilience and forward-thinking leadership through a series of transformative initiatives. These developments reflect a strong commitment to sustainable growth, improved health outcomes, and enhanced community wellbeing.

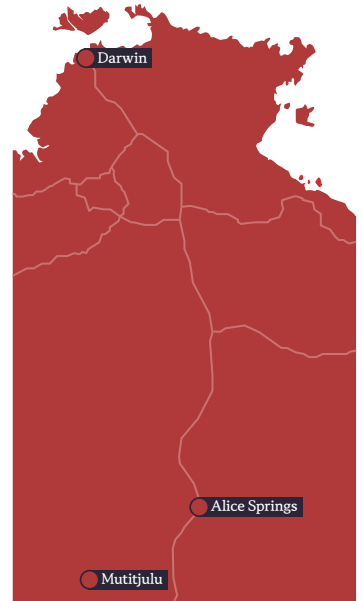
The Mutitjulu Community Aboriginal Corporation (MCAC) has successfully completed the construction of the Mutitjulu Business Centre, a flagship project designed to stimulate local enterprise and generate long-term revenue through commercial leasing. The facility comprises temporary and permanent office spaces, conference amenities, and an outdoor amphitheatre, which also serves as a communal meeting space. The centre is already delivering rental income and is positioned to become a central hub for business activity and service delivery within the region.

Significant progress has also been made in the health sector. With \$8 million in funding from the Commonwealth Government, construction is underway on a new health clinic and renal facility to address critical healthcare needs in Mutitjulu. During the interim period, OTL has provided support for temporary service arrangements, ensuring continuity of care. The new renal unit will offer essential treatment locally, reducing the need for residents to travel long distances for care.

In partnership with Parks Australia, reticulated infrastructure upgrades have commenced to support the construction of eleven new residential dwellings in Mutitjulu. With building underway, the project will significantly enhance housing availability for Anangu families.

Further promoting health and wellbeing, MCAC has initiated the development of a community outdoor gym, providing accessible fitness infrastructure to support active lifestyles across all age groups.

Together, these projects represent a strategic investment in Mutitjulu's future — enhancing economic opportunity, health access, housing security, and community cohesion.



**Population:**

348

**Traditional Owner Family:**

Anangu

**Year Township Lease Signed:**

2017

**Term:**

67 Years

**Annual Rental Revenue:**

\$214,990



Mutitjulu Business Centre Meeting Place, Northern Territory.



1-2, 4-8: Mutitjulu Consultative Forum members attending meetings in Mutitjulu.

3: NAIDOC celebrations at Yulara Cultural Centre.



9: Ms Renee Kalitja painting at Walkatjara Art Centre.

10: Mr Reggie Uluru – Mutitjulu School Sports Day.

# Supporting Choice



# Traditional Owners Getting Informed

This year, we have been asked by a number of Traditional Owner organisations to provide information on their land tenure choices. OTL provides advice on how the Township Leasing Model works, alternatives to the Model and the choices available to Traditional Owners under the Model.

OTL is responding to a steady increase in requests to provide this information, and off the back of these sessions, a desire from Traditional Owners to explore the Township Leasing Model further.

This year we provided information sessions, either on country or via video conference to the following Traditional Owners;

- Djalkiripuyngu (Blue Mud Bay)
- Eastern Arrente (Santa Teresa)
- Gunbalanya (Oenpelli)
- Kardu Diminin (Wadeye)
- Kunibidji (Maningrida)
- Rirratjingu (Yirrkala and Nhulunbuy)
- Walangeri (Yarralin)
- Yolgnu (Marthakal Homelands)
- Yugul (Numbulwar)
- Yugul Mangi (Ngukurr)

Some of these discussions are quite advanced (e.g. the Kardu Diminin submitted their request for a Township Lease in May 2025) and we expect that at least 2 of these groups will decide about the tenure arrangements for their Township in the next 12-18 months.

OTL's commitment to every Traditional Owner individual, group or organisation that seeks to explore their tenure options is;

- to provide clear, unbiased, comprehensive information
- in the location of their choice
- at a pace that allows them to understand, discuss and consider their choices
- so that they can make a free, prior and informed decision.



(Above) Mantiyupwi families' engagement with the Fulcrum Agency to Wurrumiyanga Master Plan project.

### Case Study

# The Pace of Trust

Cultural integrity is the foundation of who we are and how we work. It shapes how we show up, how we build trust, and how we honour the responsibilities that Traditional Owners carry for their land.

At the Office of Township Leasing (OTL), community engagement is not a preliminary step—it is the work itself. We deliver on our vision and purpose by building lasting trust with Traditional Owners and community partners. This trust is only possible when cultural integrity is deeply embedded in how we operate. In our context, cultural integrity and engagement are inseparable.

This case study outlines how OTL lives cultural integrity—and, as a consequence, how our approach to engagement is defined.

Cultural integrity is the foundation of who we are and how we work. It shapes how we show up, how we build trust, and how we honour the responsibilities that Traditional Owners carry for their land. More than a guiding principle, it is a way of working—ensuring that decisions are shaped by cultural authority and local knowledge.

In practice, cultural integrity means creating the conditions for Traditional Owners to lead. It requires us to respect the governance systems, knowledge holders, and protocols within each community — and to ensure these are not sidelined for administrative convenience.

At OTL, we understand that culture is not separate from doing business — it is central to it. This understanding has moved us beyond acknowledgement to accountability.

Cultural integrity becomes tangible when it informs recruitment, partnerships, governance frameworks, and decision-making on Country. It means slowing down when needed. Listening deeply. Elevating voices that matter — lived experience, youth, Elders, and those impacted by our decisions.

In Wadeye, this approach came to life through our partnership with the Kardu Diminin Traditional Owners. Rather than applying a pre-determined model, OTL worked slowly and deliberately, supporting the community to shape its own vision through extensive consultation, township visits, and co-creation of a masterplan.

The result was more than a planning document — it was a declaration of intent, written in the voice of the people. As community leader Stephen Pultchen shared: “We get to move forward in a new direction and build this country for our people.”

That forward movement was only possible because OTL made space for culture to lead.

Our embedded approach places culture at the centre of every decision, every visit, every conversation. It begins with a simple but radical commitment: listening before leading. Whether visiting a new township or deepening a long-standing relationship, OTL staff ask questions — not offer solutions. They spend time on Country. They build relationships with Traditional Owners, Elders, and young people. They ask what a good future looks like, and what matters most to the community.

They interact, not transact.

Our partners share this philosophy. Together, we have developed a way of working that is relational rather than transactional — built on respect, consent, and cultural authority. It recognises that no single framework can capture the complexity of community, and that true engagement requires time, trust, and a willingness to sit in discomfort.

*“We already have our own way. We need people to understand that before they come with theirs.”*

—As one Mantiyupwi Elder shared

1: EDTL Pennie Talbot - Engagement and information sharing with Kardu Diminin Clan in Wadeye.

2: The Fulcrum Agency engaging with Wurankumu members – Site visit Ranku Masterplan Project.





Wurrumiyanga, Tiwi Islands.

This ethos — culture first, always — shapes how OTL approaches Township Leasing across the Northern Territory. It is not about finding the fastest way forward. It is about finding the right way forward, guided by those who have cared for the land for generations.

Traditional Owners are clear about what they expect: respect, transparency, and time. They want decisions made with them, not for them. They want to be asked early — not consulted late. They want government and external partners to understand that their governance structures may not resemble boardrooms or flowcharts, but they carry deep legitimacy.

Stakeholders also stress the importance of consistency — of seeing the same faces, year after year. Relationships, they tell us, are not built in meetings; they are built around kitchen tables, at community BBQs, and on the sidelines of football ovals. It is in these relational moments that trust is forged.

To ensure cultural integrity is more than a statement of intent, it must be lived, measured, and continuously renewed. At OTL, this means embedding cultural values into every layer of our operations — from policy and governance to recruitment, induction, and daily interactions with community.

We are committed to making cultural integrity a measurable practice. It informs how we evaluate engagement, build staff capability, and ensure continuity as contexts shift. We track not just outputs, but relationships — asking: Are we trusted? Are we listening well? Are we walking at the right pace?

This commitment extends to our internal rhythms: staff training incorporates cultural safety and community protocols; governance processes are shaped by local leadership structures; and consultation frameworks are built to adapt, not impose. It is not always neat work — but it is honest, meaningful, and necessary to ensure culture is upheld, not tokenised.

Cultural integrity is not a tick box. It is a way of being. It requires humility, reflection, and the courage to do things differently. It is slow work. Deep work. It builds trust across generations.

In walking this path, OTL invites other institutions to reflect on their own practices. What does it mean to truly listen? To centre culture? To let community lead?

This is our way of working. It is who we are. It is a call to act with cultural integrity — and to remember that the most powerful work often begins with a quiet conversation, a willingness to stay, and a commitment to walk alongside — at the pace of trust.



1: Pennie Talbot sharing information with Kardu Diminin Clan Members at Wadeye.  
2: Ms Phyllis Daniels.

3: Mantiyupwi Traditional Owner Cheryl Kerinauia with Pennie Talbot.

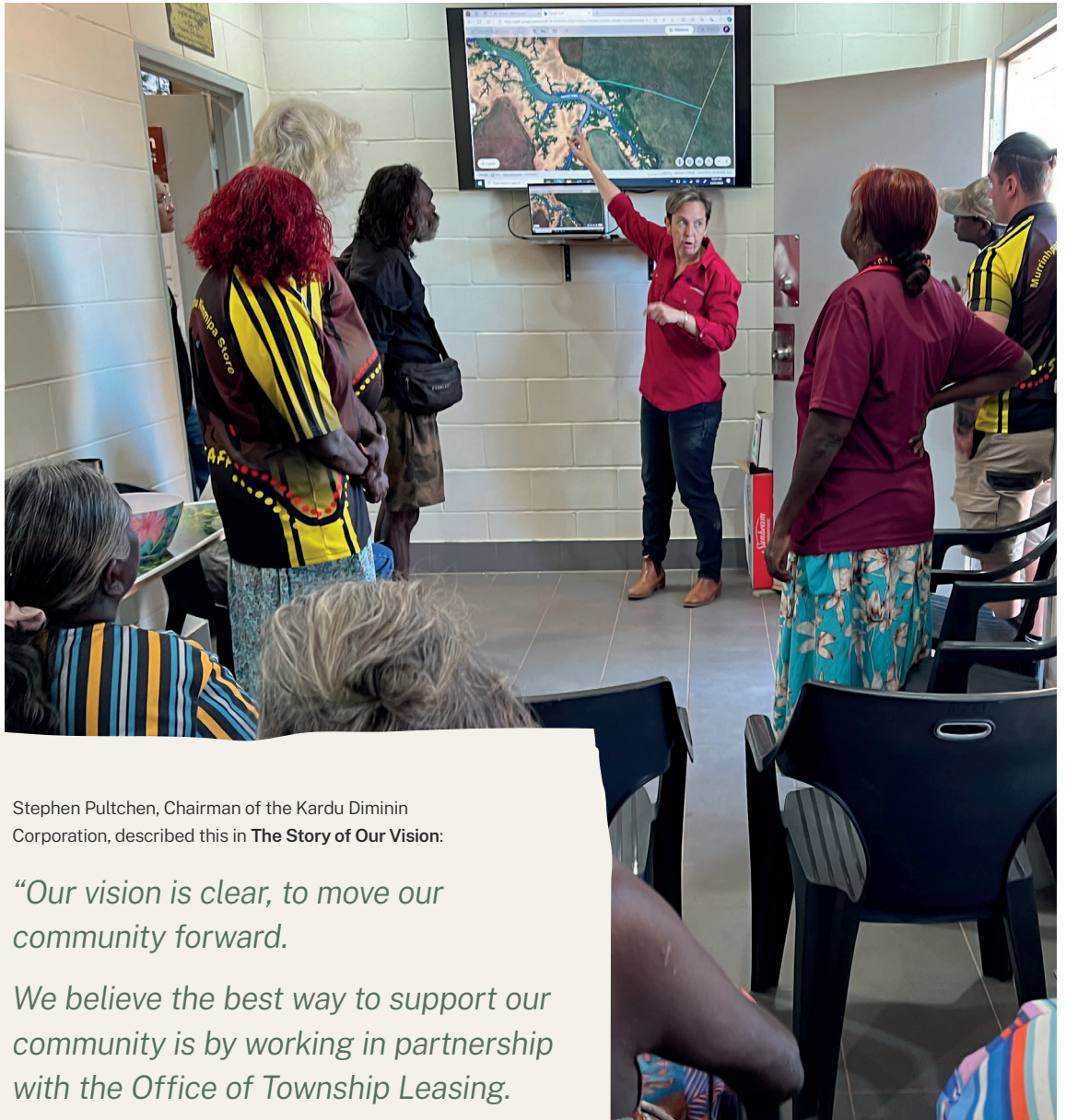
**Case Study**

# Our Vision for Wadeye

## 'A Path Forward Together'

At the Office of Township Leasing (OTL), we acknowledge and respect the vision of the Kardu Diminin who are the Traditional Owners of the land on which Wadeye stands.

For more than 6,000 years, eight family groups have lived on and cared for this Country. Today, they are united by a shared vision for Wadeye of a safe, respectful, and attractive town that provides for better living and social conditions, culturally appropriate land uses, and economic improvements for all, now and into the future.



Stephen Pultchen, Chairman of the Kardu Diminin Corporation, described this in **The Story of Our Vision**:

*“Our vision is clear, to move our community forward.*

*We believe the best way to support our community is by working in partnership with the Office of Township Leasing.*

*This is not a decision made lightly or quickly. It has taken over a decade of listening, learning, and consulting with the 22 surrounding clans, our board members, ceremonial leaders, and community elders.”*

EDTL Pennie Talbot sharing information to Kardu Diminin Corporation clans at Wadeye.



(Above) Wadeye - Information sharing on Township Leasing with Kardu Diminin Clans.

This vision draws strength from deep cultural foundations and kinship systems. It is inspired by the wisdom of past leaders such as the late Boniface Perdjert, and by the ancestors who paved the way for generations to come.

“We are following in their footsteps,” said Chairman Pultchen. “We are carrying their wisdom, and continuing their hopes for Wadeye.”

For Traditional Owners across the Northern Territory, the responsibility to care for Country has always included caring for people, ensuring that children, elders, and families have access to safe housing, meaningful work, education, and a functioning township.

The Office of Township Leasing recognises that every Township Lease begins with Traditional Owners (TOs) articulating their vision for the future. By combining that vision with a strong, practical planning framework, we can help ground it in reality — transforming aspirations into actionable outcomes. This approach creates a powerful narrative that enables TOs to share their story, their priorities, and their path forward.

#### **For the Kardu Diminin, a Township Lease represents an opportunity to:**

- Establish stable businesses and attract long-term investment
- Build homes that are safe, healthy, and filled with hope
- Empower young people to dream, work, and thrive
- Honour and strengthen culture, Ceremony, and community connections
- Lead with trust and transparency, as respected Traditional Owners

Family is at the heart of Wadeye’s future.

“We need spaces for social engagement to encourage learning and community dialogue,” the Kardu Diminin have said.

“We want to create opportunities for everyone to play improve sporting facilities, playgrounds, and art activities.”

These shared spaces will help bring people together strengthening connection, encouraging learning, and fostering pride in community life.

A strong future depends on the health and wellbeing of all.

“We want our elders to age comfortably and our children to grow up in a town that is beautiful and that supports their growth.

We want everyone to have the best chance to live a healthy, happy, and peaceful life.”

The Kardu Diminin vision includes more homes, improved services, and better infrastructure to meet the needs of a growing population and to ensure a community where every person feels supported and safe.

Ceremony remains the heartbeat of the community it is a time when everyone comes together with shared purpose.

“Our community is at its best when we come together for Ceremony. Everybody plays a part. Everybody has something to contribute. Everybody has a purpose. We want to give young people a purpose and a role to play in building our town.”

Through Ceremony, cultural knowledge is passed down, and belonging is strengthened. It provides a foundation for leadership, learning, and unity across generations.

The Kardu Diminin understand that true progress depends on strong, respectful relationships.

“We deeply understand the complexity of our community. The balancing of relationships amongst clans and families is always at the front of our minds. Every day we work towards peace and healing.”

This commitment to collaboration and understanding underpins every decision — ensuring that growth and development happen in ways that respect cultural protocols and strengthen community bonds.

## Signs of Progress

In recent years, the community has already shown what is possible when people come together — reopening the pool, running football clinics, reviving Men’s and Women’s Ceremonies, hosting concerts, and building a new community centre.

These are more than just activities; they are symbols of a community reclaiming its future.

However, the Kardu Diminin recognise that more space and investment are needed to meet the needs of a population of over 2,500 people.

“We seek to improve the services of our town, increase job opportunities, and develop spaces for recreation and community development. We need better roads, more housing, and developments that reflect our community’s needs and expected population growth.”

The Kardu Diminin’s vision for Wadeye is strong, grounded in culture, and guided by hope. The Office of Township Leasing are using their experience with the Wadeye community to encourage and support the TO’s to do the work. Now that the planning and vision work has begun in Yarralin, the Tiwi Islands and Blue Mud Bay the OTL can see that a supported collaborative approach has assisted in creating strong foundations for future growth.

“We are not asking for change to be done to us — we are choosing to lead it.

We believe this lease can be a turning point, a new chapter and a way to realise the dreams we have always held for Wadeye: a town of opportunity, peace, culture, and pride.”

A United Path Forward

We are ready.

We are united.

We are moving forward.

Year ended 30 June 2025

# Executive Director Report



Subsection 20R(1) of the *Aboriginal Land Rights (Northern Territory) Act 1976* (the Land Rights Act) provides that the Executive Director must act as soon as practicable after the end of each financial year to 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 pursuant to section 20B of the Aboriginal Land Rights (Northern Territory) Act 1976. The position is an independent statutory office holder that sits within the portfolio responsibility of the Minister for Indigenous Australians.

The Executive Director holds and administers leases on behalf of the Commonwealth in the Northern Territory. The Executive Director cannot own freehold title land. The National Indigenous Australians Agency (NIAA) is responsible for conducting negotiations on behalf of the Commonwealth. On 30 September 2021, Ms Pennie Talbot was reappointed as the Executive Director of Township Leasing for a period of five years by the former Governor-General of the Commonwealth of Australia, General the Honourable David Hurley AC DSC (Rtd). On 27 September 2018, Ms Pennie Talbot was previously appointed to the position of Executive Director for a term of three years by the then Governor-General of the Commonwealth of Australia, General the Honourable Sir Peter Cosgrove AK MC (Ret'd).



(Right) EDTL - Pennie Talbot with Numburindi Development Aboriginal Corporation Director Ms Elizabeth Joshua. (Left) EDTL Pennie Talbot with young Wadeye community members.



Jennifer Clancy, Director, Mantiyupwi Aboriginal Corporation and Chair of Tiwi College at the Tiwi College remembrance.

## Office of Township Leasing

The Office of Township Leasing is the administrative Office of the Executive Director. Its primary role is to work alongside the local Consultative Forums to empower Traditional Owners to advance economic and social participation and administer leases on behalf of the Executive Director.

### Administrative Arrangements

In 2024-25, the Executive Director operated from offices in Darwin. The Office of Township Leasing is located in Darwin city. At the end of the reporting period the Office had 13 staff of which 46 per cent identified as First Nations.

Office of Township Leasing staff are Commonwealth public servants engaged under the Public Service Act 1999 and employed by the National Indigenous Australians Agency (the Agency). As set out in subsection 64 (4A) of the Land Rights Act, the Office is subject to separate budget provisions to the Agency and is funded by an appropriation from the Aboriginals Benefit Account.

### Township Leases held by the Executive Director 2024-25

Section 19A of the Land Rights Act allows Aboriginal Land Trusts to grant a Township Lease over a community on Aboriginal Land to the Executive Director. All current Township Leases have been signed under section 19A of the Land Rights Act, except the Township Sublease covering Mutitjulu, which is undersigned pursuant to section 20CA.

In the 2024-25 Financial Year, the Executive Director held four township leases covering five communities. See [Table A](#) for details.

## Section 19 Leases held by the Executive Director 2024-25

Under section 19(3), of the Land Rights Act (s19), an Aboriginal Land Trust may grant an estate or interest in land to the Commonwealth for any public purpose.

The Executive Director, with the approval of the Minister for Indigenous Australians, enters into s19 leases over community housing and other government assets on behalf of the Commonwealth. See [Table B](#) for further details.

### Section 19 Housing Precinct Leases

It is current Government policy that any significant Commonwealth investment in assets located on Aboriginal Land must be secured by a long-term tenure arrangement such as a lease.

In the Northern Territory, Section 19 Housing Precinct Leases are held either directly by the Northern Territory Government or by the Executive Director on behalf of the Commonwealth. Unlike a Township Lease, a Housing Lease only covers the lots used for public housing within a community.

The Executive Director does not provide tenancy management services to communities. Where the Executive Director holds the Housing Leases, the Executive Director subleases the community housing to the Northern Territory to allow Territory Housing access to maintain and build new houses and enter into tenancy agreements with occupants. The Northern Territory Government consults with the community through Local Housing Reference Groups. See [Table B](#) for further details.

## Australian Government (Commonwealth) Asset Leases

The Executive Director has direct management of Australian Government asset leases located in the Central Land Council and Northern Land Council regions. The Office, however, also manages several other leases in the Northern Land Council region on behalf of the National Indigenous Australians Agency and the Department of Education and Training. The arrangement simplifies the administration of leases and helps to ensure that these assets are maintained.

In 2024-25 the Executive Director administered 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.

## Alice Springs Living Areas held by the Executive Director 2024-25

The Alice Springs Living Areas (also referred to as the Alice Springs Town Camps) are 17 distinct communities situated in and around the fringes of Alice Springs. Fifteen separate Housing Associations hold leases over the Town Camps they manage housing for. These leases have been issued either under the Special Purposes Leases Act (NT) or the Crown Lands Act (NT).

It has been 15 years since the Executive Director, on behalf of the Australian Government, entered into 40-year leases with the Housing Associations. The Executive Director simultaneously granted an underlease in the form of a Housing Management Agreement to the Northern Territory Government.

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. The current Housing Management Agreements commenced on 1 July 2023 for a term of one year. We are working with the Northern Territory Government and Tangentyere Council Aboriginal Corporation to extend these agreements to align with the funding arrangements under the Northern Territory. Refer to [Table D](#) for further details

## Services provided by other bodies

In 2024-25 the Executive Director engaged service providers and contractors (both government and non-government) for:

- An audited trust account and rental collection services
- Repairs and maintenance
- Capital works
- Consultative Forum Meeting support
- Master planning
- Business Feasibility services
- Office of Township Leasing database support
- Alice Springs Towns Camp housing association administration
- Infrastructure project management services
- Translation services

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

- Arnhem Land Progress Aboriginal Association
- Bathurst Island Housing Authority
- Pinyama Nursery
- DICE Pty Ltd
- PWC Indigenous Consulting (PIC)
- Mutitjulu Community Aboriginal Corporation
- Port Melville Pty Ltd
- Larkin Byrne
- Tenbagsfull
- Tiwi Resources
- Tiwi Enterprises
- Tangentyere Council Aboriginal Corporation
- Walangeri Ngumpinku Aboriginal Corporation
- BDO (QLD) Pty Ltd

**Table A – Communities covered by Township Leases held by the Executive Director of Township Leasing in 2024-25**

#	Community	Location	Date of Execution	Term
1	Wurrumiyanga (Nguiu)	Bathurst Island	30 August 2007	99 years
2	Milikapiti (Snake Bay)	Melville Island	22 November 2011	99 years
3	Wurankuwu (Ranku)	Bathurst Island	22 November 2011	99 years
4	Mutitjulu	Central Australia	16 March 2017	67 years
5	Pirlangimpi	Melville Island	26 June 2017	99 years
Total 5				

**Table B – S19 Housing Precinct Leases held by the Executive Director of Township Leasing in 2024-25**

#	Community	Region	Lease Start Date	NT Sublease Start Date	Tenure
1	Lajamanu	CLC	29.06.2011	01.07.2024	Aboriginal Land
2	Hermannsburg	CLC	29.06.2011	01.07.2024	Aboriginal Land
3	Yuendumu	CLC	11.04.2013	01.07.2024	Aboriginal Land
4	Areyonga	CLC	23.10.2012	01.07.2024	Aboriginal Land
5	Kaltukatjara	CLC	23.10.2012	01.07.2024	Aboriginal Land
6	Kintore	CLC	30.05.2013	01.07.2024	Aboriginal Land
7	Mt Liebig	CLC	23.10.2012	01.07.2024	Aboriginal Land
8	Nturiya	CLC	23.10.2012	01.07.2024	Aboriginal Land
9	Papunya	CLC	23.10.2012	01.07.2024	Aboriginal Land
10	Pmara Jutunta	CLC	23.10.2012	01.07.2024	Aboriginal Land
11	Willowra	CLC	30.05.2013	01.07.2024	Aboriginal Land
12	Ali Curung	CLC	01.07.2013	01.07.2024	Aboriginal Land
13	Nyirripi	CLC	01.07.2013	01.07.2024	Aboriginal Land
14	Ampilatawatja	CLC	18.07.2013	01.07.2024	Aboriginal Land
15	Imanpa	CLC	25.09.2013	01.07.2024	CLA
16	Wutunugurra	CLC	25.09.2013	01.07.2024	CLA
17	Imangara	CLC	25.09.2013	01.07.2024	CLA
18	Wilora	CLC	08.10.2013	01.07.2024	CLA
19	Tara	CLC	08.10.2013	01.07.2024	CLA
20	Titjikala	CLC	08.11.2013	01.07.2024	CLA
21	Alpurrurulam	CLC	30.04.2014	01.07.2024	CLA
22	Atitjere	CLC	18.07.2014	01.07.2024	CLA
23	Laramba	CLC	18.07.2014	01.07.2024	CLA
24	Santa Teresa	CLC	21.9.2015	01.07.2024	CLA
25	Engawala	CLC	17.06.2016	01.07.2024	CLA
26	Binjari	NLC	08.03.2017	01.07.2024	CLA
Total 26					

### Table C – Commonwealth Asset Leases Administered by the Executive Director of Township Leasing or Office of Township Leasing 2024-25

Commonwealth asset leases held by the Executive Director – Total: 34

Government Engagement Coordinator (GEC) Complexes – Total 18					
#	Community	Lot	Region	Executed	Tenure
1	Areyonga	48	CLC	25.07.2012	Aboriginal Land
2	Ali Curung	249	CLC	18.08.2012	Aboriginal Land
3	Alpurrurulam	169	CLC	20.01.2017	CLA
4	Angurugu	562	ALC	30.10.2023	Aboriginal Land
5	Atitjere	80	CLC	10.08.2015	CLA
6	Engawala	67	CLC	17.06.2015	Aboriginal Land
7	Gapuwiyak	159	NLC	05.02.2019	Aboriginal Land
8	Haasts Bluff	75	CLC	12.03.2014	Aboriginal Land
9	Imanpa	91	CLC	17.06.2015	CLA
10	Kaltukatjara	96	CLC	25.07.2012	Aboriginal Land
11	Lajamanu	420	CLC	01.05.2013	Aboriginal Land
12	Mt. Liebig	43	CLC	29.10.2014	Aboriginal Land
13	Numbulwar	237	NLC	14.06.2018	Aboriginal Land
14	Papunya	262	CLC	25.07.2012	Aboriginal Land
15	Santa Teresa	321	CLC	07.05.2016	Aboriginal Land
16	Willowra	136	CLC	03.05.2013	Aboriginal Land
17	Yuelamu	86	CLC	25.07.2012	Aboriginal Land
18	Yuendumu	633	CLC	10.08.2015	Aboriginal Land
Child Care Centres – Total 16					
#	Community	Lot	Region	Executed	Tenure
19	Ali Curung	80	CLC	14.06.2018	Aboriginal Land
20	Areyonga	83	CLC	05.07.2013	Aboriginal Land
21	Atitjere	335	CLC	18.07.2013	CLA
22	Haasts Bluff	81	CLC	05.07.2013	Aboriginal Land
23	Kaltukatjara	237	CLC	30.07.2014	Aboriginal Land
24	Kintore	128	CLC	05.07.2013	Aboriginal Land
25	Lajamanu	458	CLC	23.07.2012	Aboriginal Land
26	Laramba	93	CLC	02.06.2016	Aboriginal Land
27	Minyerri	71	NLC	07.09.2018	Aboriginal Land
28	Mount Liebig	22	CLC	01.07.2015	Aboriginal Land
29	Nyirripi	54	CLC	16.09.2015	Aboriginal Land
30	Robinson River	33	NLC	23.03.2018	Aboriginal Land
31	Santa Teresa	335	CLC	06.08.2013	Aboriginal Land
32	Titjikala	13	CLC	07.05.2016	CLA
33	Yarralin	116	NLC	25.11.2017	CLA
34	Yuelamu	98	CLC	03.05.2013	Aboriginal Land

**Table C – Continued**

Commonwealth asset leases administered by the Office Of Township Leasing – Total: 27


Government Engagement Coordinator (GEC) Complexes (12)					
#	Community	Lot	Region	Executed	Tenure
1	Bulman	81	NLC	17.08.2012	Aboriginal Land
2	Galiwinku	321	NLC	17.08.2012	Aboriginal Land
3	Gapuwiyak	171	NLC	17.08.2012	Aboriginal Land
4	Gunbalanya	622	NLC	25.10.2023	Aboriginal Land
5	Maningrida	700	NLC	17.08.2012	Aboriginal Land
6	Minyerri	92	NLC	01.07.2013	Aboriginal Land
7	Ngukurr	409	NLC	16.08.2012	Aboriginal Land
8	Peppimenarti	54	NLC	17.08.2012	Aboriginal Land
9	Ramingining	259	NLC	17.08.2012	Aboriginal Land
10	Robinson River	87	NLC	01.07.2013	Aboriginal Land
11	Robinson River	89	NLC	01.07.2013	Aboriginal Land
12	Wadeye	608	NLC	17.08.2012	Aboriginal Land
Safe Houses (5)					
#	Community	Lot	Region	Executed	Tenure
13	Maningrida	717	NLC	17.08.2012	Aboriginal Land
14	Ngukurr	424	NLC	17.08.2012	Aboriginal Land
15	Peppimenarti	25	NLC	17.08.2012	Aboriginal Land
16	Ramingining	265	NLC	17.08.2012	Aboriginal Land
17	Wugularr (Beswick)	188	NLC	17.08.2012	Aboriginal Land
Child Care Centres (10)					
#	Community	Lot	Region	Executed	Tenure
18	Aputula	7	CLC	05.07.2012	CLA
19	Emu Point	14 adj	NLC	01.07.2013	Aboriginal Land
20	Jilkminggan	82	NLC	13.02.2014	CLA
21	Manyallaluk	28	NLC	17.08.2012	Aboriginal Land
22	Minjilang	Land adj to 223 & 224	NLC	17.08.2012	Aboriginal Land
23	Peppimenarti	91	NLC	18.08.2012	Aboriginal Land
24	Wadeye	650	NLC	18.08.2012	Aboriginal Land
25	Wadeye	375	NLC	18.08.2012	Aboriginal Land
26	Warruwi	48	NLC	21.10.2014	Aboriginal Land
27	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 2024-25**

#	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 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	Warlpiri	Special Purpose lease
12	Ilyperenye Association Incorporated	Old Timers	Special Purpose lease
13	Inarlenge Community Incorporated	Little Sisters	Crown lease
14	Mount Nancy Association Incorporated	Mount Nancy	Special Purpose lease
15	Mount Nancy Association Incorporated	Basso's Farm	Special Purpose lease
16	Yarrenyty Arltere Association Incorporated	Larapinta Valley	Special Purpose lease
17	Nyewente Association Incorporated	Trucking Yards	Special Purpose lease
Total 17			

# Expenditure Statement

2024-25

An abstract graphic design at the bottom of the page, consisting of overlapping, curved, and faceted shapes in various shades of blue, creating a sense of depth and movement.

## Expenditure Statement 2024-25

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 are in the financial statements of the National Indigenous Australians Agency, 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.

A summary of expenditure and revenue arising from the activities of the Executive Director of Township Leasing for the year ended 30 June 2025 are provided below.

The total Township Lease Revenue received is also included below. This is updated annually and demonstrates the cumulative benefit secure tenure arrangements generate for Traditional Owners and their Townships.

2024-25 Expenditure	(\$ exclusive of GST)
Employee expenses	2,408,058
Travel-related expenses	403,612
Contractor Services	1,232,750
General administrative expenses	648,762
<b>Total Expenditure</b>	<b>4,765,182</b>

2024-25 Township Lease Revenue	(\$ inclusive of GST)
Wurrumiyanga Township Lease	1,257,604
Milikapiti Township Lease	420,514
Wurankuwu Township Lease	45,496
Pirlangimpi Township Lease	423,901
Mutitjulu Township Lease	214,990
<b>Total Revenue</b>	<b>2,362,505</b>

Total Township Lease Revenue (since Headlease implemented)	(\$ inclusive of GST)
Wurrumiyanga Township Lease (2007)	13,750,563
Milikapiti Township Lease (2011)	3,630,267
Wurankuwu Township Lease (2011)	228,351
Pirlangimpi Township Lease (2017)	2,392,288
Mutitjulu Township Lease (2017)	1,040,690
Groote Township Lease	9,149,419
<b>Total Revenue</b>	<b>30,191,577</b>



## Executive Director of Township Leasing Annual Report 2024-25

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