



Australian Government

Office of Township Leasing

# EXECUTIVE DIRECTOR OF TOWNSHIP LEASING

Annual Report 2020-2021



With the exception of the Commonwealth Coat of Arms and where otherwise noted, all material presented on this site is provided under a Creative Commons license <http://creativecommons.org/licenses/by/3.0/au/licence>.

The details of the relevant licence conditions are available on the Creative Commons website <http://creativecommons.org/licenses/by/3.0/au/legalcode>.

The document must be attributed as the Executive Director of Township Leasing Annual Report 2020-21.

Third party copyright for publications

This Department has made all reasonable efforts to:

- Clearly label material where the copyright is owned by a third party, and
- Ensure that the copyright owner has consented to this material being presented in this publication.

Contact officer  
Executive Director of Township Leasing  
GPO Box 3671  
Darwin NT 0801  
1800 152 259  
[townshipleasing@otl.gov.au](mailto:townshipleasing@otl.gov.au)  
[www.otl.gov.au](http://www.otl.gov.au)

Images  
© The Executive Director of Township Leasing

The Executive Director respects Aboriginal and Torres Strait Islander communities and culture. Readers should be aware that this report may contain references and images to members of the Aboriginal and Torres Strait Islander community who have passed.



Australian Government  
Office of Township Leasing

The Honourable Ken Wyatt AM MP  
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 2020-21, 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, reading 'Pennie Talbot'.

Pennie Talbot

Executive Director of Township Leasing  
15 October, 2021





Jennifer and Brian Clancy with the Minister for Indigenous Australians, the Hon Ken Wyatt AM MP

### Case Study

#### Advance Economies — Home Ownership

The first home owners at Pickataramoor, on the Tiwi Islands, successfully repaid their mortgage in 2020-21. This is the first of the 16 Indigenous Business Australia (IBA) home ownership loans provided to residents of the Tiwi Islands between 2008 and 2016 to be repaid, and represents the ongoing effort and commitment made by the new owners. The Hon Ken Wyatt, Minister for Indigenous Australians AM MP, met with the new home owners to acknowledge and celebrate this important event. This demonstrates the strong engagement skills of the Office of Township Leasing and its ability to work in partnership with all stakeholders to achieve results. The Executive Director will continue to work with IBA to facilitate more homeownership opportunities for residents of Township Leasing communities going forward. The Office wishes to congratulate the home owners on their successful mortgage repayment and share their joy in achieving this significant milestone.



Back row - Sam Jeffries, Derek Mayger, Andrew Tipungwuti, Brian Clancy  
Front Row - Leonie Melder, Jasmine Onus, Leeanne Caton, Gibson Farmer Illortaminni, Minister for Indigenous Australians, the Hon Ken Wyatt AM MP, Jennifer Clancy, Pennie Talbot

## CONTENTS

Executive Director - Statement .....	3
Strategic Plan .....	8
OTL By the Numbers 2020-21 .....	10
Township Leasing Highlights 2020-21 .....	12
Tiwi Islands – Wurrumiyanga .....	13
Tiwi Islands – Milikapiti .....	14
Tiwi Islands – Wurankuwu (Ranku) .....	16
Tiwi Islands – Pirlangimpi .....	18
Groote Eylandt and Bickerton Island – Angurugu, Umbakumba and Milyakburra .....	20
Central Australia - Mutitjulu .....	22
Report Of The Executive Director Of Township Leasing: Year Ended 30 June 2021 .....	26
Expenditure Statement .....	29
Table A - Communities covered by Township Leases held by the Executive Director of Township Leasing in 2020-21 .....	30
Table B - Housing Leases held by the Executive Director of Township Leasing in 2020-21 .....	31
Table C - Commonwealth Asset Leases Administered by the Executive Director of Township Leasing or Office of Township Leasing 2020-21 .....	32
Table D - Alice Springs Living Areas (Town Camps) subleases held by the Executive Director of Township Leasing in 2020-21 .....	36





OTL staff June 2021



OTL and NIAA Township Leasing information session with Yugul Mangi and Milwarparra in Ngukurr



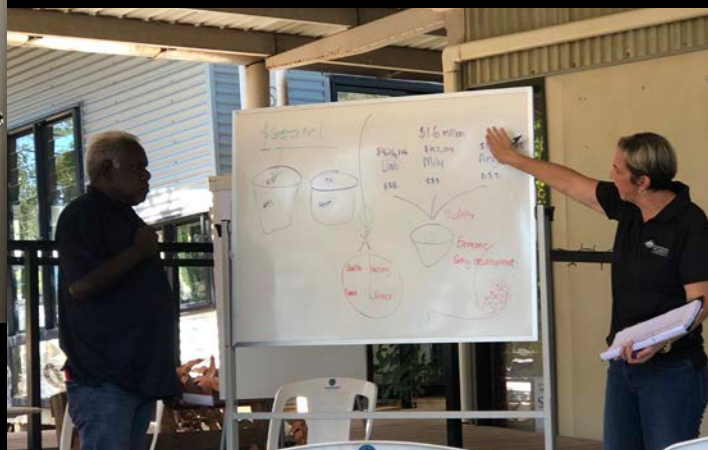
Elenoa Fuller, Erin Broadway and Pennie Talbot - pleased to receive appreciation from Pungajurru School children for their new playground



Celebrating Peter Penley's retirement and outstanding commitment to Township Leasing



Pennie Talbot and Deanne Rioli Co-Chairs – Munupi Consultative Forum Meeting



Tony Wurramarra and Pennie Talbot presenting at Groote Eylandt Consultative Forum Meeting

## EXECUTIVE DIRECTOR – STATEMENT

**I am particularly pleased to present this year's Annual Report for the Executive Director of Township Leasing (Executive Director) and the Office of the Executive Director, the Office of Township Leasing (the Office), as it has been a year of innovation, progression and a focus on our vision to 'Empower Traditional Owners to Advance Economic and Social Opportunities'.**

Key to achieving this vision is the continued realisation of the long term financial benefits of secure tenure by our Traditional Owner partners, with rental receipts for the 2020-21 Financial Year exceeding \$2.9 million. The total amount of rental receipts has now surpassed \$20 million since the first Township Lease was signed in 2007. This is revenue that previously did not exist and represents a substantial and sustainable resource which Traditional Owners can invest in their communities.

I am also very pleased to be able to include in this year's report what is a first for the Office – the Executive Director's Strategic Plan. The Plan builds on the past experience and knowledge of the Office and sets out the strategic vision and mission for our organisation. It also sets out our values and guiding principles. Regular readers of this report will recall the publication of our 'Statement of Commitment' in last year's Annual Report. This Statement forms an important part of our Strategic Plan.

The Strategic Plan provides a platform for the Office by consolidating the principles which have guided our operation since inception: wellbeing, prosperity, equality, partnership and advocacy. The Plan identifies four strategic priorities which aim to guide stakeholders in establishing, implementing, and administering a Township Lease in partnership with Traditional Owners. They are;

- MAINTAIN CULTURAL INTEGRITY
- BUILD CAPABILITY
- REGULARISE TENURE
- ADVANCE ECONOMIES

Enabling this strategic planning has created a further opportunity to better define the Township Leasing Model and respond to a request from the Minister for Indigenous Australians, the Hon Ken Wyatt AM MP, to build a Township Leasing operational framework to guide the Office and stakeholders in the implementation of the Township Leasing Model.

I can report that the first draft of the Township Leasing Framework was presented to Minister Wyatt in March 2021. The Framework, when complete, will form a suite of documented strategies, operational policies, processes and approaches that will inform and guide the achievement of the objectives of Township Leasing. The Framework provides a guide to the creation and implementation of essential approaches and strategies to grow the Township Leasing Model and empower Traditional Owners across the Northern Territory and beyond.

The Framework acknowledges the significant adjustment made to the Township Leasing Model with the introduction of a 'Community Entity' as a potential head lessee. This emerging approach will empower Traditional Owners and their entities to manage secure land tenure arrangements on their ancestral lands and sustainably activate their economic aspirations. The introduction of Community Entities enables Traditional Owners to define their own Township Leasing journey, with multiple options to choose from, including governance arrangements and administrative functionality.





The Township Leasing Framework will provide a guide to assist Traditional Owners, their entities and communities throughout this journey. This approach requires a shift in the way the Township Leasing Model is implemented. This shift is sustainably embedded in the Framework.

It is hoped that through developing the Framework, the Executive Director, in partnership with Traditional Owners, the National Indigenous Australians Agency (NIAA), Land Councils and other stakeholders, will reinvigorate the fundamental objective of Township Leasing by enabling Traditional Owners to make an informed decision regarding secure tenure in their Township.

The Framework aligns Township Leasing stakeholders to focus on its original objective, empowering Traditional Owners to achieve economic and social advancement. Importantly, the Framework reflects the significant and ongoing work already underway in the Office in partnership with Traditional Owners.

Case studies demonstrating the four strategic priorities are incorporated throughout this report.

The Framework also identifies the enabling environment that is required to support the successful implementation of the Township Leasing Model. There are four key characteristics of the enabling environment;

- Engagement
- Partnership
- Flexibility
- Innovation

Based on these, the Township Leasing Framework informs Township Leasing stakeholders of the strategic priorities, goals, objectives, and initiatives the Office will focus on to improve delivery and empower Traditional Owners’ aspirations to advance economic and social outcomes.

The establishment of the Framework is well timed given the renewed surge of interest in Township Leasing from a number of communities across the Territory. Throughout the year we have provided information, either through face-to-face meetings, videoconferencing or telephone conversations to two Traditional Owner groups. These groups are exploring whether the Township Leasing Model is right for them and we are providing them with access to our experience and expertise to help them understand how secure tenure works, and how benefits are realised once it has been established.

In keeping with creating the enabling environment, many of these meetings with community representatives have been undertaken in partnership with other key stakeholders in Township Leasing, such as the relevant Land Councils and the NIAA, which is responsible for representing the Commonwealth Government in these matters. Working closely with stakeholders right from the beginning of a Traditional Owner Group’s journey with Township Leasing ensures greater coordination and, ultimately better informed Traditional Owners. This empowers Traditional Owners to make the best decisions for their land and community.

I am pleased to see an increased interest in Township Leasing and the opportunities it provides and hope to see more Traditional Owner groups participate in the Township Leasing Model across the Territory in the future. Going forward, all Township Leases administered by the Executive Director will have a provision for the lease to be transferred from the Executive Director to a Community Entity. This will provide Traditional Owners and their entities with the flexibility and space required to identify the components of the lease that will enable them to achieve their aspirations and build their capability and capacity in line with this.

The transition of a Headlease is a complex undertaking which will require sound planning and extensive preparation. In anticipation of a future transfer, and in keeping with my desire to empower Traditional Owners to manage their land, I asked the Office to commence work on a Capability Development and Transition Guide (the Guide) to both inform and guide Traditional Owners and their entities through this fundamental step in their Township Leasing development pathway.

The Guide is a key part of the Township Leasing Framework and, as the first aspect of the Framework to be developed in detail, demonstrates the commitment and importance I place on establishing Community Entities within the Township Leasing Model.



Ele Fuller and Dennis Dunn during field visit on the Tiwi Islands



Jennifer Clancy, Pennie Talbot and Erin Broadway Field Visit to Tiwi Islands August 2020



OTL Cultural Training day at Pudukul Aboriginal Cultural Tours



Uluru Kata-Tjuta National Park

### Case Study

#### Maintain Cultural Integrity — Mutitjulu Urungka Tjurpipai Aboriginal Corporation

MUTAC is an ORIC corporation, consisting of Traditional Owners and community members from Mutitjulu. Under a Township Lease, subleases are granted over all developed lots, providing secure tenure for the sublessees. When an appropriate sublessee could not be identified to manage the assets and lots associated with the community pool in Mutitjulu, the Central Land Council supported the establishment of MUTAC to manage these community assets in line with the Traditional Owners aspirations. The Central Land Council is providing support and capability development to assist MUTAC manage the assets and lots, including the construction of a pool manager’s house on one of the lots. The establishment of a community corporation to manage these assets provides a significant opportunity for community members to develop their knowledge and experience in land administration.



## Case Study

### Enabling Environment (Innovation, Flexibility, Engagement, Partnership) — Consultative Forum Meetings

Following the interruption of business as usual due to the outbreak of COVID-19 and ensuing safety measures introduced to protect vulnerable Australians, the Office has recommenced Consultative Forum Meetings (CFM). Where communities do not have appropriate venues to facilitate social distancing requirements, the Office has taken a flexible approach, including flying CFM members to venues in Darwin where feasible.

The ease with which the Office has been able to recommence the CFMs is a reflection of the Office's ability to maintain relationships with Traditional Owners and key stakeholders throughout this difficult period. This reflects the strong and enduring relationships the Office has built in these townships over the last 12 years. The ongoing engagement and partnerships developed are truly unique to this space and underpin the success of township leasing and the Township Leasing Framework.



Groote Eylandt Consultative Forum Meeting



John Sheldon (IBA) Murupj Consultative Forum Meeting



Mantiyupwi Family Clan Group Meeting



OT and NIAA staff in Bickerton

I am working closely with the Anindilyakwa Land Council (ALC) and Warnindilyakwa Traditional Owners to enable the first transition of a Township Lease, the Groote Eylandt Township Lease, from the Executive Director to a Community Entity. It is crucial that Township Lease holding entities have the capacity and capability required to deliver secure and sustainable tenure. I have committed to working with all stakeholders to support the Anindilyakwa Community Entity to develop the knowledge and capabilities required to successfully administer a Township Lease. It is anticipated that the decision making functions of the Groote Eylandt Township Lease will be transitioned to the Entity by 1 July 2022, with ongoing administrative and capability building support services provided by the Office until the Community Entity

is confident in taking on the administrative functions. This will protect the secure tenure arrangements of the lease while providing a supportive transitional environment for the Community Entity to develop its capability and knowledge in this space. The transition will be supported by an Implementation Plan, jointly developed by the Office and the ALC. The Capability Development and Transition Guide will form an important part of this Plan.

This support does not come without a clear understanding of the risks posed to the Township Leasing Model if the Headlease is transitioned to an Entity which does not have the capability to effectively manage tenure. Tenure security is only as strong as the institutions that provide it. In order to ensure the longevity of the Township Leasing Model it is vital that the organisations responsible for administering tenure have the required capabilities, systems and resources. I believe a key role for the Office into the future will be to continue building the capability of Community Entities and providing ongoing support to enable these requirements to be met. The Township Leasing Framework acknowledges the need for the role of the Executive Director to shift and identify key initiatives to implement this change.

I look forward to reporting on the progress of this focus in coming years, as we implement the

Framework and enable more Traditional Owner organisations to become responsible for the sustainable administration of their Townships.

A look at the year in review cannot be complete without an acknowledgement of the impact the coronavirus pandemic has had. In July 2020, we were beginning to understand that we would have to respond differently to maintain the relationships that are vital to the effective management of a Township Lease. I am proud of the way the Office was able to pivot under difficult and uncertain circumstances and find solutions that enabled us to maintain our strong partnership approach.

Key to this was the need to find suitable locations to hold socially distanced community Consultative Forum Meetings. This meant finding suitable venues in Darwin as communities did not have facilities which met the requirements. The logistics required to organise these meetings, while following COVID-19 safe principles, tested the skills of the team and resulted in some significant outcomes for our Traditional Owner partners, including effective continuity of business.

Throughout this report, you will find case studies which highlight the innovative and dedicated work of the Office to focus on our strategic priorities. I encourage you to read these insights into our work which demonstrate how the privilege of administering a Township Lease in partnership with Traditional Owners requires a complex mix of technical skill and high level community engagement capabilities.

I would like to thank Minister Wyatt for his ongoing support and advice in progressing the Township Leasing Model. I would also like to recognise the contributions of our key stakeholders, the four Northern Territory Aboriginal Land Councils and the NIAA, to assist Traditional Owners and their communities to realise the benefits of secure tenure.

However, I reserve my greatest appreciation for the two groups that I work with on a daily basis, our Traditional Owner partners and my staff, who continue to strive together to build strong, vibrant communities. Without the passion, vision and determination of these extraordinary people, the Township Leasing Model would not be able to facilitate the substantial benefits it delivers which, with continued effort and dedication, will continue for generations to come.

*Pernie Abbott*



# STRATEGIC PLAN

### VISION

Empower Traditional Owners to advance economic and social opportunities.

### MISSION

Consistent with co-design principles and in partnership with Traditional Owners and key stakeholders;

- maintain cultural integrity,
- provide excellence in land administration, and
- facilitate sustainable economic and social advancement.

### VALUES

Township Leasing makes a difference through creating inclusive and collaborative community partnerships. The Office of the Executive Director respects the past and strives for a strong future.

We are;

**OPEN** – To new ideas and in the way we communicate and operate.

**SUPPORTIVE** – Of the needs of the communities, organisations and individuals we partner with.

**POSITIVE** – We find ways to achieve the aspirations of the people we work with.

### GUIDING PRINCIPLES

These guiding principles have been developed to direct interactions and engagement with Traditional Owners and their communities. The principles underpin the implementation of the Township Leasing Model.

**Wellbeing** – Secure land tenure underpins the economic and social wellbeing of Traditional Owners and their communities.

**Prosperity** – Traditional Owners realise a return from their land to advance future economic and social investment opportunities.

**Equality** – Secure land tenure enables equality of opportunity including home ownership and business entrepreneurship.

**Partnership** – Traditional Owners and their communities are equal partners, and are fully informed and involved, in Township Leasing and decisions about the use of their land.

**Advocacy** – Success is achieved through collaboration, influence, and empowerment.

### Statement of Commitment

Traditional Owners have been responsible for sustainably managing their land for millennia, ensuring that it has the resources available and environmental and societal conditions to maintain the wellbeing of those that live there. This responsibility has not changed despite the changing circumstances of recent history. The Executive Director commits to working alongside Traditional Owners, so they continue to meet this cultural, social and economic responsibility.

The Office carries out its work in accordance with co-design principles. Informing and investing in Traditional Owners, and their communities, to build culturally appropriate Township Leasing decision making structures. The Executive Director will enrich local decision making by empowering Township communities and strengthening governance models.

The Executive Director is committed to administering all leases granted to it in accordance with the terms and conditions of the leases and relevant legislation. This commitment includes providing professional and effective governance, policy and operational support to improve the economic and social wellbeing of all Township residents.

The Executive Director will work collaboratively with all stakeholders to develop and grow the Township Leasing Model; enabling more Traditional Owners and Township residents to enjoy the benefits of secure land tenure. It will also cultivate the skills and expertise within the Office to ensure it delivers culturally appropriate, best practice support to Traditional Owners and their communities.

### STRATEGIC PRIORITIES

	Goal	Objective
Maintain Cultural Integrity	Respect and acknowledge Aboriginal history, cultures, knowledge systems and languages.	Integrate local cultural values and knowledge systems in all engagement and leasing interactions.
Build Capability	Provide excellent support and advice to empower Traditional Owners, their enterprises, organisations, and communities to maximise the benefits of Township Leasing.	Increase Traditional Owner and community involvement in, and knowledge of, land administration decision making and promote excellence and best practice across all stakeholders.
Regularise Tenure	Implement and administer a formalised system of secure long-term tenure on Aboriginal land.	Provide individual property rights to support economic development and home ownership through a clear, transparent, and efficient land administration and planning system.
Advance Economies	Improved economic and social wellbeing for the Traditional Owners and communities we partner with.	Facilitate opportunities for sustainable economic and community development by creating the necessary land administration arrangements encouraging local, private sector and government investment.





## OTL BY THE NUMBERS



**Whole of  
Township Leases  
over 8 Townships**

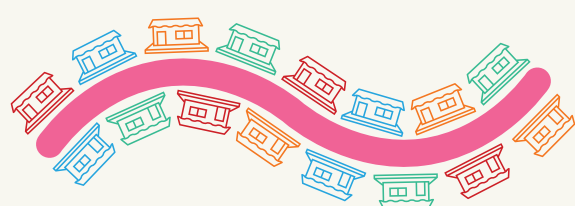


**Commonwealth  
Assets**

(Childcare Centres, Offices, Safe Houses, etc.)



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



**Housing leases across  
26 Townships**



**35 OTL  
visits to  
Townships**



**13 OTL STAFF**



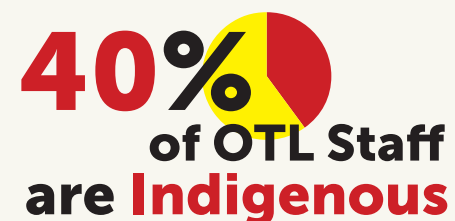
**\$2.9m**

**Rental Revenue**  
2020-21

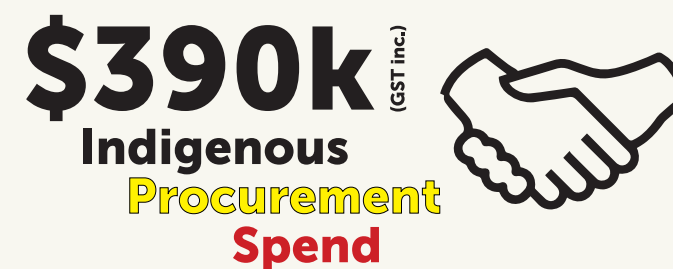


**\$21.5m  
in Total**

**Rental Revenue**  
since 2007



**40%  
of OTL Staff  
are Indigenous**



**\$390k** (GST inc.)  
**Indigenous  
Procurement  
Spend**



**8 Consultative  
Forums Held**



**\$199k**

(GST inc.)

**Invested in  
Traditional Owner  
Capability Development**



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



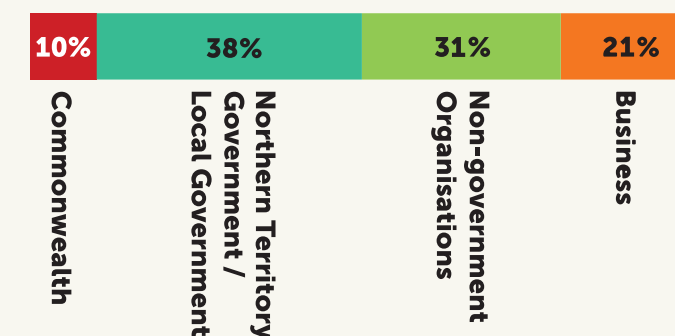
**138 Consultative  
Forum Attendees**



Over 50%  
of revenue  
is from  
non-government



**Total Rental Revenue by sector:**



**\$320k** (GST inc.)  
**Capital  
Works  
Investment**



**15 New  
subleases / underleases  
entered into**



# TOWNSHIP LEASING HIGHLIGHTS 2020-21



## TIWI ISLANDS – WURRUMIYANGA

Population: 1563

Traditional Owner Family: Mantiyupwi

Year Township Lease Signed: 2007

Term: 99 Years

Annual Rental Revenue: \$1.04m

### Key Projects:

- Construction of footbridge to improve access to the Tiwi Design shopfront and Jilarti Eco Lodge
- Completion of Jilarti Eco Lodge
- Upgrades to Calvary Mulakunya Flexible Aged Care Facility
- Commercial sale of first house in Wurrumiyanga
- Nguiu Ullintjinni Association approved as new Garage Managers

### 2021-22 Outlook:

- Construction of additional four bedrooms at Calvary Mulakunya Flexible Aged Care Facility and completion of upgrades
- Child Care Centre renovations and recommencement of operations
- PricewaterhouseCoopers Indigenous Consulting to provide strategic and business planning services to Mantiyupwi Aboriginal Corporation

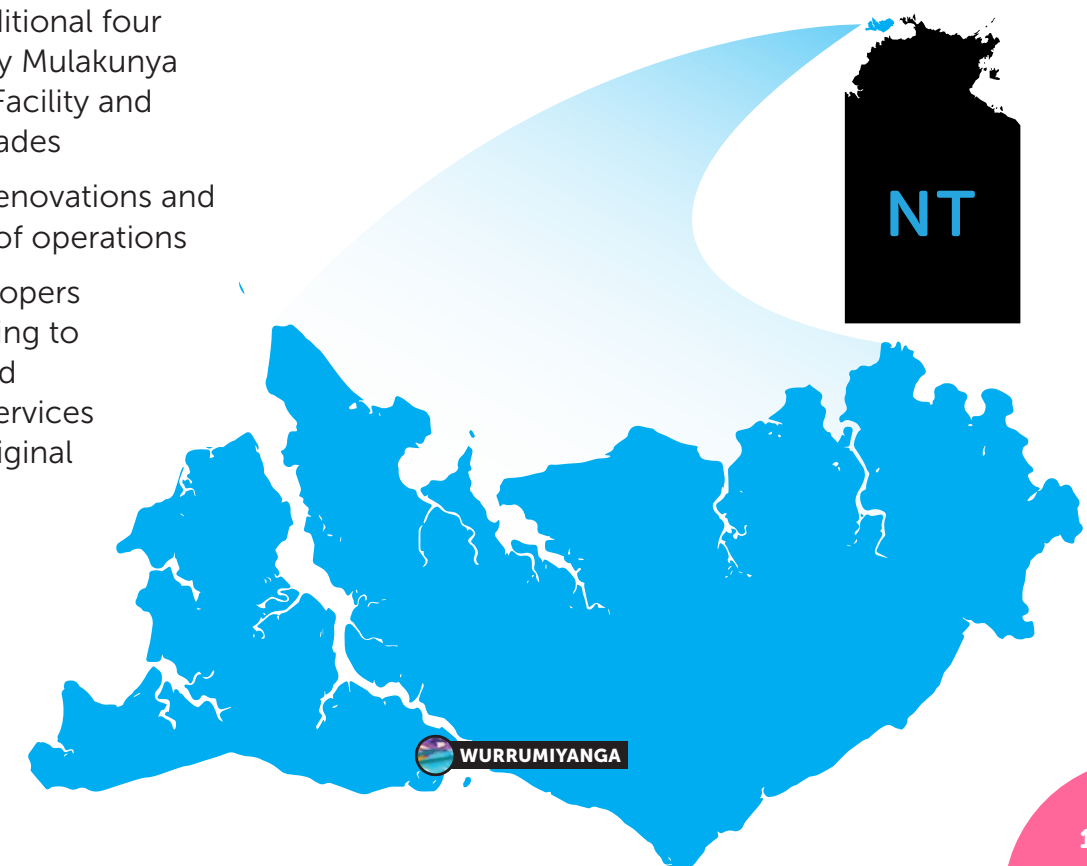
### Case Study

#### Regularising Tenure — *First commercial sale of house in Wurrumiyanga*

The Executive Director facilitated the first sale of a house in Wurrumiyanga in 2020-21. The house, built by a private developer, was purchased by CatholicCare NT in January 2021 for use as staff accommodation.

The Township Leasing arrangements, and support provided by the Office, ensured a straightforward process for the exchange of the sublease between the seller and the purchaser. The sublease is registered with the NT Land Titles Office and provided the purchaser, CatholicCare NT, with certainty of tenure. Tenure has enabled confidence in CatholicCare NT's investment in the Wurrumiyanga community and any further improvements they may wish to undertake on this site. It has also provided CatholicCare NT with a base in community to run their services from.

This certainty of tenure demonstrates the potential for the Township Leasing Model to stimulate economic development by regularising land administration and transactions in remote communities.





# TIWI ISLANDS – MILIKAPITI

Population: 401

Traditional Owner Family: Wulirankuwu

Year Township Lease Signed: 2011

Term: 99 Years

Annual Rental Revenue: \$314,000

## Key Projects:

- Completion of two new houses, with construction commencing on a further two single mens quarters as part of the Community Housing Development program
- Completion of upgrades to Community Basketball Court
- Following the repayment of the Milikapiti Township Lease advance payment in March 2020, rental income is now being recouped and will be paid to the Tiwi Land Trust in 2021-22. The Wulirankuwu Traditional Owners are currently developing a Strategic Plan to invest this funding in economic and community development initiatives
- Supporting Wulirankuwu Traditional Owners in their aspirations to purchase the Milikapiti Fishing Lodge, including facilitation of a business and social impact survey of the proposal and ongoing capability and capacity development support
- Commencement of staff accommodation for Milikapiti Store

## 2021-22 Outlook

- Completion of four additional new houses
- New Motel to officially open for business, following delays due to the impact of COVID-19 in 2020
- PricewaterhouseCoopers Indigenous Consulting to provide strategic and business planning services to Wulirankuwu Pty Ltd
- Child Care Centre renovations and recommencement of operations
- Bathurst Island Housing Association to open new office
- Government Engagement Coordinator complex to be handed back to Wulirankuwu Traditional Owners for future economic benefit
- Commencement of Crocodile Farm projects by the Tiwi Enterprises



## Case Study

### Building Capability — Strategic and business planning services funding for Tiwi Traditional Owners

To empower the Traditional Owners to advance economic and social opportunities, the Executive Director facilitated strategic and business planning services for four Tiwi-based entities representing the four Tiwi Township Lease communities of Wurrumiyanga, Milikapiti, Wurankuwu and Pirlangimpi.

All four Indigenous organisations are at different stages of their strategic and business planning journeys and require different levels of support to maximise engagement between Traditional Owners, community members and other stakeholders including Commonwealth Government agencies, the Tiwi Land Council, Industry Groups and the Northern Territory Government to identify future economic development and investment opportunities for their Townships.

PricewaterhouseCoopers Indigenous Consulting has been engaged to work with the Tiwi Traditional Owners to build the business capabilities of the four entities, enabling Traditional Owners to better identify and engage with opportunities to invest the rental revenue from their Township Lease.



Wulirankuwu Family Clan Group Meeting

Jilamara Arts



New Public Housing (Northern Territory Government - Milikapiti Housing Project)



Wulirankuwu Consultative Forum Members and OTL Staff



New Public Housing (Northern Territory Government - Milikapiti Housing Project)



Wulirankuwu Family Clan Group Meeting



# TIWI ISLANDS – WURANKUWU (RANKU)

Population: 80

Traditional Owner Family: Portaminni

Year Township Lease Signed: 2011

Term: 99 Years

Annual Rental Revenue: \$15,000

## Key Projects:

- Completion of new playground
- Completion of upgrade to Community Basketball Court
- Installation of replacement generator for store
- Completion of store, club and manager's residence upgrades, delayed due to COVID-19

## 2021-22 Outlook:

- Commencement of Ranku housing and infrastructure upgrades
- PricewaterhouseCoopers Indigenous Consulting to provide strategic and business planning services to Portaminni Pty Ltd

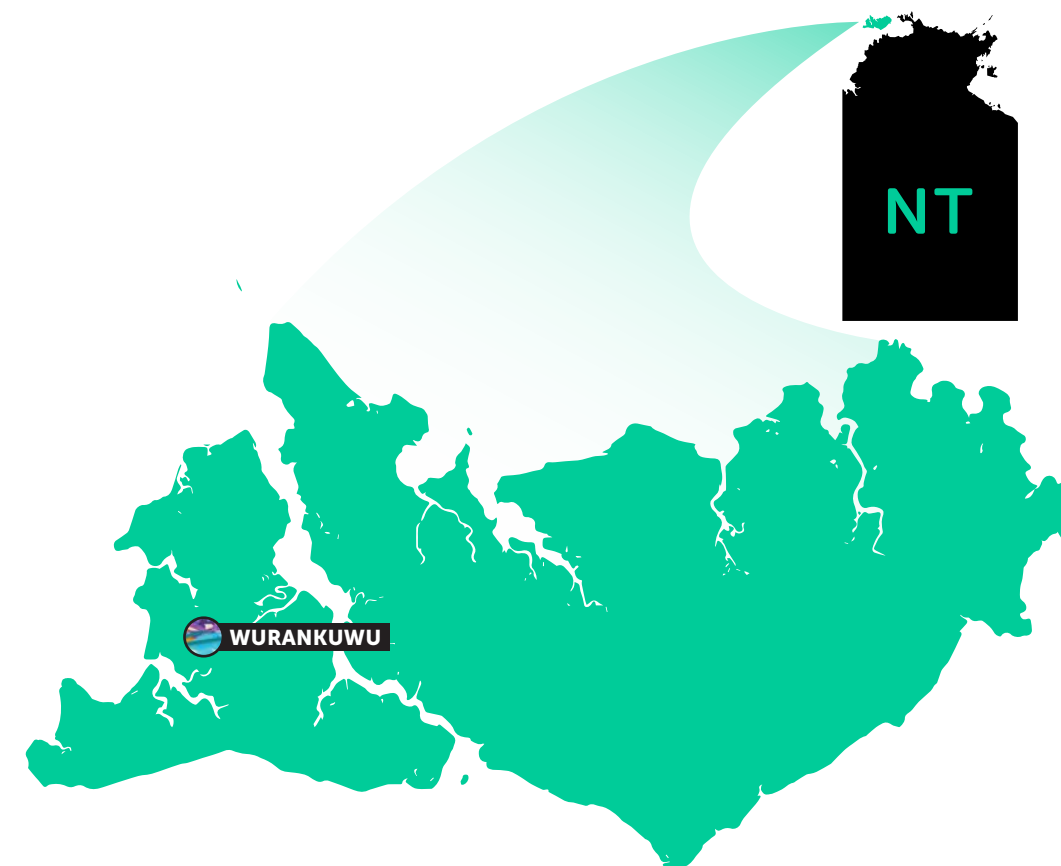
## Case Study

### Regularising Tenure – Infrastructure Investment in Ranku

The existing infrastructure in Ranku is impacted significantly by the seasonal weather experienced by Top End communities, and the majority of residents reside in Wurrumiyanga for extended periods during the wet season.

Upgrading housing and infrastructure services will enable the Portaminni Family to reside in Ranku all year round. In line with these aspirations, the Executive Director facilitated assessments for both housing and infrastructure services at Ranku, including the roads to access the community.

Following this, the Executive Director sought capital investment from the Indigenous Advancement Strategy (IAS) program to fund the recommended upgrades. In partnership with the National Indigenous Australians Agency, the Executive Director was successful in securing \$6 million over three years from the IAS for housing and infrastructure upgrades in Ranku. It is anticipated that the upgrades will commence in the second half of 2021 and will assist the Traditional Owners in their aspirations to live on their land all year round. The secure tenure created by the Ranku Township Lease enabled this investment, through sound land administration arrangements that clearly articulated the roles and responsibilities of all parties involved.



Erin Broadway and Dante Ahsam New Playground at Pungajurruwu School completed



Pungajurruwu School message of thanks to OTL for their new playground



Portaminni Family Clan Group Meeting



Wurankuwu Store internal refurbishment completed



Upgraded Wurankuwu Store



OTL at Portaminni Family Clan Group Meeting





# TIWI ISLANDS – PIRLANGIMPI

Population: 371

Traditional Owner Family: Munupi

Year Township Lease Signed: 2017

Term: 99 Years

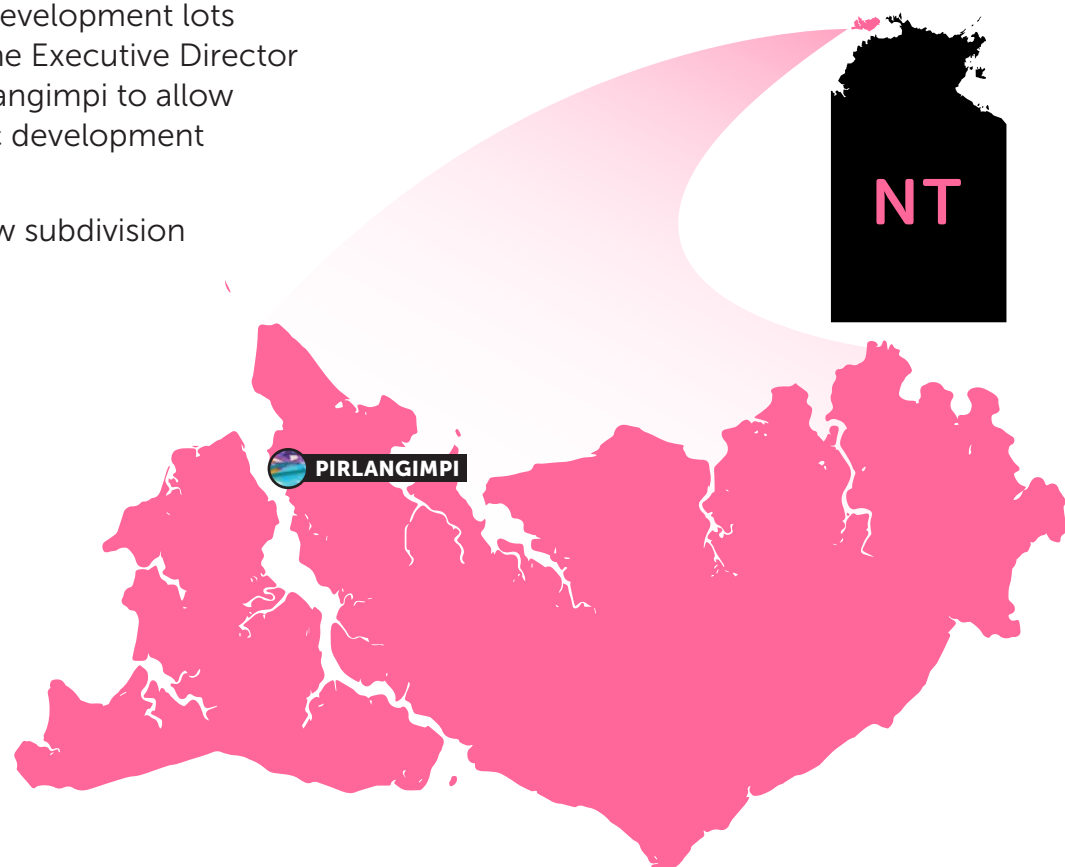
Annual Rental Revenue: \$354,000

## Key Projects:

- Transfer of Munupi Pty Ltd to Munupi Aboriginal Corporation
- Consent to construct demountable accommodation for Tiwi Islands Training and Employment Board staff
- Consent to construct five new houses
- Provision of ongoing business support for Traditional Owner organisation Munupi Aboriginal Corporation
- A new sublease has been issued over development Lot 344 in Pirlangimpi for DT Hobbs to construct a workshop, office and staff accommodation. This is the first of three development lots commissioned by the Executive Director and surveyed in Pirlangimpi to allow for future economic development opportunities
- Development of new subdivision for public housing

## 2021-22 Outlook:

- Completion of 29 lot subdivision, delayed due to COVID-19
- Continuation of business support for Traditional Owner organisation Munupi Aboriginal Corporation
- PricewaterhouseCoopers Indigenous Consulting to provide strategic and business planning services to Munupi Aboriginal Corporation
- Child Care Centre renovations and recommencement of operations
- Upgrade of school tennis court to multi-purpose facility for recreation activities. The school has provided support for the facility to be utilised by the public
- Government Engagement Coordinator complex to be handed back to Munupi Traditional Owners for future economic benefit



## Case study

### Building Capability – Munupi Aboriginal Corporation governance and leadership training

To support the Munupi Traditional Owners aspirations for their Township Lease, the Executive Director is facilitating ongoing governance and leadership development for the Munupi Aboriginal Corporation Board Members. This training is being delivered by Tanyah Nasir and is expected to be completed in the second half of 2021. The leadership training will support the Board to develop an investment strategy for their \$4 million Township Lease Economic Development Package and Advance Payment. Building the Board's capacity to develop and maintain an investment plan will enable economic advancement for the Munupi Traditional Owners and the Township of Pirlangimpi.

### Economic Advancement – Munupi Aboriginal Corporation Economic Development investment package for Pirlangimpi

The Executive Director has also committed funding to support the development of an Investment Strategy for the \$2 million Advance Payment and additional \$2 million for Economic Development package to the Munupi Traditional Owners. PricewaterhouseCoopers Indigenous Consulting will work with the Munupi Traditional Owners to deliver this strategy, as part of the broader capability development work underway across the Tiwi Islands. By establishing an agreed investment and implementation strategy for their funds, the Munupi Aboriginal Corporation will be able to assess the range of commercial and community development opportunities available to them to improve the social and economic wellbeing of all Pirlangimpi Township residents. Working closely with the Traditional Owners to ensure that these substantial resources are allocated to sustainable and beneficial projects will build the future capability of the Munupi Aboriginal Corporation to invest the long term income streams derived from Township Leasing.

Hannah Roe (ORIC) Deanne Rioli and Richard Tungatulum –  
Munupi Consultative Forum Meeting



Commencement of works for the Northern Territory  
Government Pirlangimpi Housing Subdivision

Tanyah Nasir at the Munupi Consultative  
Form Meeting





# GROOTE EYLANDT AND BICKERTON ISLAND –

# ANGURUGU, UMBAKUMBA AND MILYAKBURRA

Population: 1500 (combined)

Traditional Owner Family: Warnindilyakwa

Year Township Lease Signed: 2008

Term: 80 Years

Annual Rental Revenue: \$1m (combined)

## Key projects:

- Tenure for new community houses under Groote Archipelago Housing Project in Umbakumba and Angurugu
- Subdivision and construction of new Anindilyakwa Housing Aboriginal Corporation houses in Angurugu
- Bickerton Island Boarding College Caretaker's Cottage on site in Milyakburra
- Facilitation of East Arnhem Regional Council waste management efforts across all three communities
- Commencement of Stage 2 Sewerage Reticulation Upgrades in Angurugu
- Upgrades and repairs to Anglicare housing in Angurugu
- Planning for sports and recreation upgrades in Angurugu
- Construction of communication tower to improve telecommunication on Bickerton Island
- Transfer of previous Government accommodation for community use
- Groote Eylandt combined Consultative Forum key decision to progress and transition Township Lease to a Community Entity by mid-2022

## 2021-22 Outlook:

- Transition of Groote Eylandt Township Lease to Community Entity
- New community housing subdivision under Groote Archipelago Housing Project
- Continuation of work to implement the Groote Archipelago Housing Masterplan, including the transfer of subleases for community housing stock
- Continued support for the Local Decision Making Framework, to enable Warnindilyakwa Traditional Owners' vision to be realised through well planned land use and administration



## Case study

### Building Capability – Transition of Groote Eylandt Head Lease to Community Entity

The Executive Director supports the strong aspirations of the Warnindilyakwa Traditional Owners, the Anindilyakwa Land Council and its Chairman for community control and self-determination and is working with the Land Council and Traditional Owners to develop a Capability Development and Transition Implementation Plan for Groote Eylandt, which will provide for an orderly transfer of the Groote Eylandt Head Lease to a Community Entity with an agreed timeframe of mid-2022.

As this will be the first time the Executive Director has transferred an existing Headlease to a Community Entity it will be necessary that all stakeholders work together closely to ensure that tenure security is not impacted by the transition. This will require comprehensive planning, assessment of risk and strong communication to review the existing Head Lease, design the organisational structure and operationalise the new arrangements. In line with the Township Leasing Framework ensuring the enabling environment characteristics of engagement, partnership, flexibility and innovation are supported by all stakeholders will create the conditions for a successful transition.





# CENTRAL AUSTRALIA – MUTITJULU

Population: 323

Traditional Owner Family: Anangu

Year Township Lease Signed: 2017

Term: 67 Years

Annual Rental Revenue: \$217,000

## Key Highlights:

- Installation of visiting Traditional Owner accommodation
- Facilitated the Mutitjulu Infrastructure Assessment, to enable Parks Australia infrastructure capital investment
- Audio and visual translation of Mutitjulu Consultative Forum meeting rules into Pitjantjatjara
- Construction of Pool Manager's house
- Underleases for community assets to Mutitjulu Urungka Tjurrupai Aboriginal Corporation
- Facilitation of Solar Panel Feasibility Study

## 2021-22 Outlook:

- Completion of visiting Traditional Owner accommodation
- Completion of Pool Manager's house
- Relocation of Mutitjulu Business Centre
- Ongoing work with stakeholders to facilitate Mutitjulu Infrastructure Upgrades
- Construction of new public housing

## Case study

### Economic Advancement –

#### *Mutitjulu Infrastructure Assessment*

On behalf of the Executive Director, the NT Department of Infrastructure, Planning and Logistics engaged ADG Engineers (Aust) Pty Ltd to assess the existing infrastructure in Mutitjulu. The independent review has quantified what is needed to bring the essential services to an acceptable standard for a future provider to operate and maintain these services and define the infrastructure needs and costs of future service provision.

The assessment will enable Parks Australia to identify appropriate infrastructure upgrades for their \$51 million investment package for Mutitjulu. The Executive Director is working with key stakeholders to facilitate this investment, which will also support future development in the Township.

## Case study

### Maintain Cultural Integrity –

#### *Development of materials in language to support Mutitjulu Consultative Forum Meetings*

At the request of Consultative Forum Meeting Members, the Executive Director engaged Iwiri to develop an audio and visual translation of the Mutitjulu Consultative Forum Meeting rules into Pitjantjatjara, to enable members to better engage with the Consultative Forum process. Ensuring Traditional Owner engagement in, and ownership of, land administration and community development decisions is crucial to the success of Township Leasing Model. Maintaining cultural integrity is a strategic priority under the Township Lease Model.



Mutitjulu Adult Education Centre



Visiting Traditional Owner accommodation in Mutitjulu



Mutitjulu Consultative Forum Meeting

Visiting Traditional Owner accommodation in Mutitjulu



Visiting Traditional Owner accommodation in Mutitjulu

Mutitjulu Consultative Forum Meeting







Upgrade of the Basketball Courts in Wurankuwu



Visiting Traditional Owner accommodation in Mutitjulu

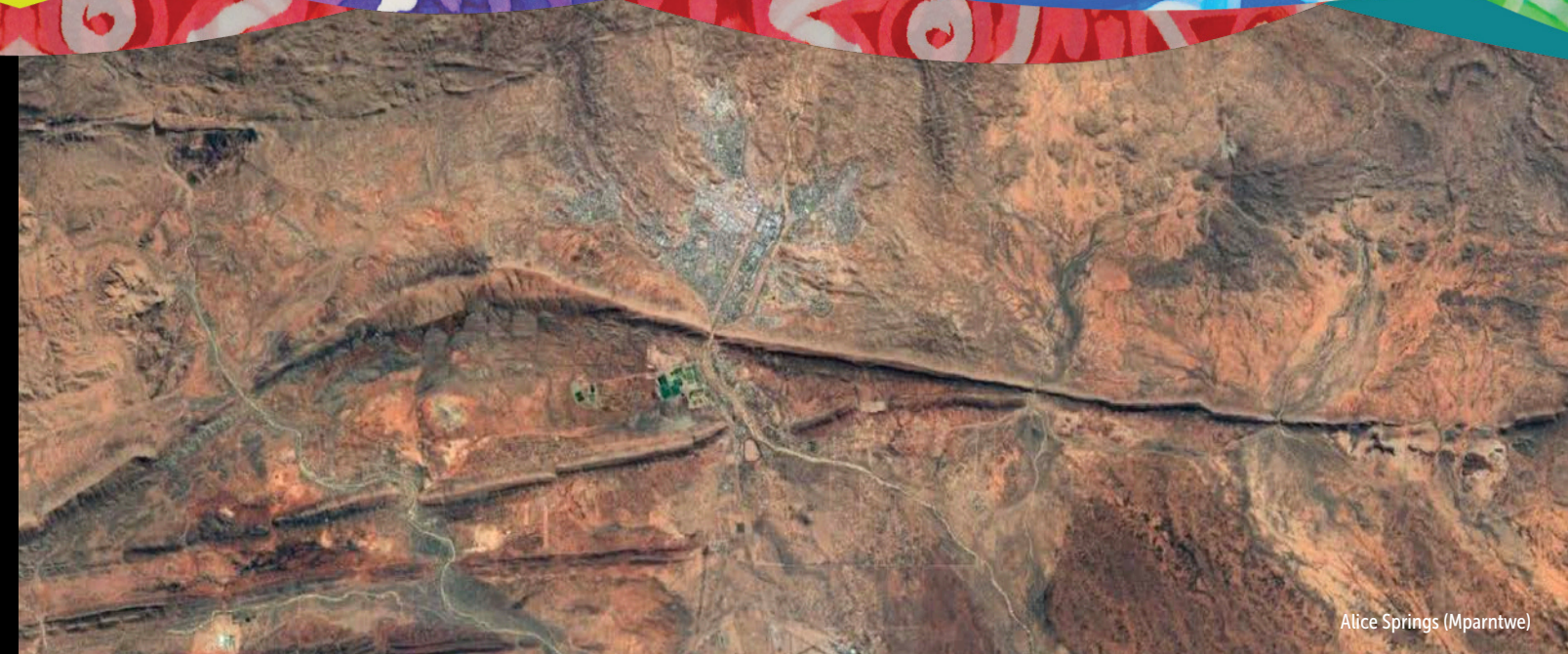


New community housing, Angurugu

## Case Study

### Regularise Tenure — Office of Township Leasing Database

The Office continues to develop the Lease Management Database, which became operational in March 2019. The Lease Management Database holds all lease and leaseholder information and establishes a workflow mechanism for land use applications, consultation and meetings. This enables the Office to have the sound management and integrity to manage, monitor and report on the obligations of each lease, streamline administrative processes and better integrate records and data. This system enables the efficient, consistent and sustainable delivery of land administration and has the potential to inform the information management systems of other land administration bodies, including community entities, to improve their capability and create consistency across Townships regardless of the entity managing the lease.



Alice Springs (Mparntwe)

## ALICE SPRINGS LIVING AREAS

### Highlights:

- Continued financial support for the Tangentyere Town Camps Housing Administration Services contract
- Completion of Stage One of the Community Housing Model for the Alice Springs Town Camps

### Case study

#### Maintain Cultural Integrity – Support for NT Government Local Decision Making processes

The Executive Director continues to support the Local Decision Making Agreement between the Northern Territory Government and the Alice Springs Town Camps as represented by Tangentyere Council Aboriginal Corporation (TCAC). The Agreement focuses on the importance of empowerment and decision making to ensure TCAC members are heard, building support and investing in the strong governance required to ensure local people drive solutions.

The Executive Director continues to support TCAC in the development of a community housing model which will further develop the current Central Australian Affordable Housing Company service delivery model. The work will establish a comprehensive framework for the delivery of community-controlled housing. The framework will be integrated into, and inform, the Local Decision Making processes for the Alice Springs Town Camps.

The Office is also engaging with the Local Decision Making processes in Mutitjulu and Groote Eylandt, which provide an additional opportunity to engage with community members and stakeholders.



Alice Springs (Mparntwe)





View from Groote Eylandt Lodge

## REPORT OF THE EXECUTIVE DIRECTOR OF TOWNSHIP LEASING: YEAR ENDED 30 JUNE 2021

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 Land Rights Act. 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 NIAA is responsible for conducting negotiations on behalf of the Commonwealth. On 28 September 2018, then Commonwealth Minister for Indigenous Affairs, Senator the Hon. Nigel Scullion, appointed Ms Pennie Talbot, (formerly Pennie Weedon), to the position of Executive Director for a term of three years.

## 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 2020-21, the Executive Director operated from an office 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 40 per cent identified as Indigenous.

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

### TOWNSHIP LEASES HELD BY THE EXECUTIVE DIRECTOR 2020-21

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 2020-21 Financial Year, the Executive Director held five township leases covering eight communities. See Table A for details.

### SECTION 19 LEASES HELD BY THE EXECUTIVE DIRECTOR 2020-21

Under section 19(3), of the Land Rights Act, 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 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 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 NIAA and the Department of Education and Training. The arrangement simplifies the administration of leases and helps to ensure that these assets are maintained.

In 2020-21 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 2020-21

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 1953 (NT)* or the *Crown Lands Act 1992 (NT)*.

It has been 12 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 2018 for a term of five years. Refer to Table D for further details.



Brian Austral, Connell Tipiloura and Dennis Dunn - Tiwi Resources Fire and Weed Management Meeting



OTL and NIAA Township Leasing information session with Yagul Mangi and Milwarparra in Ngukurr



# SERVICES PROVIDED BY OTHER BODIES

## SERVICES PROVIDED BY OTHER BODIES

In 2020-21 the Executive Director engaged service providers and contractors (both government and non-government) for:

- Cadastral surveys
- An audited trust account
- Repairs and maintenance
- Capital works
- Consultative Forum Meeting support
- Office of Township Leasing website support
- Alice Springs Towns Camp housing association administration
- Strategic and business planning services for Aboriginal Owned Entities
- Interpreting services

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

- Lawyerbank
- PricewaterhouseCoopers Indigenous Consulting (PIC)
- Tanyah Nasir Consulting
- Tenbagsfull
- DICE Australia
- Tiwi Resources
- Tiwi Enterprises Ltd
- Tangentyere Council Aboriginal Corporation
- Colliers International NT

## 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 are in the financial statements of the NIAA, 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 for the year ended 30 June 2021 are provided below. It is important to note the impact of COVID-19 on rental revenues for this reporting period (page 29).

Following on from last year’s report, the total Township Lease Revenue received has also been included with the updated figures below. This will continue to be updated annually and demonstrates the cumulative benefit secure tenure arrangements generate.

# EXPENDITURE STATEMENT

2020-21 Cash Expenditure	(\$)
Employee expenses	1,978,859
Travel-related expenses	281,489
Contractor Services	483,417
General administrative expenses	302,621
<b>Total Expenditure</b>	<b>3,046,386</b>

2020-21 Township Lease Revenue	(\$ inclusive of GST)
Wurrumiyanga township lease	1,039,231
Groote Eylandt township lease	1,001,117
Milikapiti township lease	313,514
Wurankuwu township lease	14,632
Pirlangimpi	354,423
Mutitjulu	216,905
<b>Total Revenue</b>	<b>2,939,822</b>

Total Township Lease Revenue	(\$ inclusive of GST)
Wurrumiyanga township lease	9,490,885
Groote Eylandt township lease	8,423,098
Milikapiti township lease	2,274,467
Wurankuwu township lease	132,274
Pirlangimpi	902,692
Mutitjulu	279,711
<b>Total Revenue</b>	<b>21,503,128</b>



Celebrating Peter Penley's retirement



Munupi Consultative Forum

Tiwi Training and Employment Pty Ltd Offices Wurrumiyanga



TABLE A —  
Communities covered by Township Leases held by the Executive Director of Township Leasing in 2020-21

Community		Location	Date of Execution	Term
1	Wurrumiyanga (Nguiu)	Bathurst Island	30-Aug-07	99 years
2	Angurugu	Groote Eylandt	4-Dec-08	80 years
3	Umbakumba	Groote Eylandt	4-Dec-08	80 years
4	Milyakburra	Bickerton Island	4-Dec-08	80 years
5	Milikapiti (Snake Bay)	Melville Island	22-Nov-11	99 years
6	Wurankuwu (Ranku)	Bathurst Island	22-Nov-11	99 years
7	Mutitjulu	Central Australia	16-Mar-17	67 years
8	Pirlangimpi	Melville Island	26-Jun-17	99 years
Total 8				



Umbakumba Cultural Centre



Elma Maminyamanja, Tony Wurramarrba and Pennie Talbot at Groote Eylandt Consultative Forum Meeting

Groote Eylandt Consultative Forum Meeting

TABLE B —  
Housing Leases held by the Executive Director of Township Leasing in 2020-21

Housing Precinct Leases			
Community		Region	Tenure
1	Lajamanu	CLC	Aboriginal Land
2	Hermannsburg	CLC	Aboriginal Land
3	Yuendumu	CLC	Aboriginal Land
4	Areyonga	CLC	Aboriginal Land
5	Kaltukatjara	CLC	Aboriginal Land
6	Kintore	CLC	Aboriginal Land
7	Mt Liebig	CLC	Aboriginal Land
8	Nturiya	CLC	Aboriginal Land
9	Papunya	CLC	Aboriginal Land
10	Pmara Jutunta	CLC	Aboriginal Land
11	Willowra	CLC	Aboriginal Land
12	Ali Curung	CLC	Aboriginal Land
13	Nyirripi	CLC	Aboriginal Land
14	Ampilatwatja	CLC	Aboriginal Land
15	Imanpa	CLC	CLA
16	Wutunugurra	CLC	CLA
17	Imangara	CLC	CLA
18	Wilora	CLC	CLA
19	Tara	CLC	CLA
20	Titjikala	CLC	CLA
21	Alpurrurulam	CLC	CLA
22	Atitjere	CLC	CLA
23	Laramba	CLC	CLA
24	Santa Teresa	CLC	CLA
25	Engawala	CLC	CLA
26	Binjari	NLC	CLA
Total: 26			



Umbakumba Church



Angurugu adult education centre



Caretaker residence Milyakburra



**TABLE C –**  
**Commonwealth Asset Leases Administered by the Executive Director or Office of Township**  
**Leasing 2020-21**

	Community	Lot	Region	Tenure
<b>Government Engagement Coordinator (GEC) Complexes (20)</b>				
1	Ali Curung	248	CLC	Aboriginal Land
2	Ali Curung	249	CLC	Aboriginal Land
3	Areyonga	48	CLC	Aboriginal Land
4	Atitjere	80	CLC	CLA
5	Haasts Bluff	75	CLC	Aboriginal Land
6	Lajamanu	420	CLC	Aboriginal Land
7	Hermannsburg	55	CLC	Aboriginal Land
8	Hermannsburg	192	CLC	Aboriginal Land
9	Kaltukatjara	96	CLC	Aboriginal Land
10	Papunya	262	CLC	Aboriginal Land
11	Yuelamu	86	CLC	Aboriginal Land
12	Willowra	136	CLC	Aboriginal Land
13	Willowra	4	CLC	Aboriginal Land
14	Mt. Liebig	43	CLC	Aboriginal Land
15	Engawala	67	CLC	Aboriginal Land
16	Imanpa	91	CLC	CLA
17	Yuendumu	633	CLC	Aboriginal Land
18	Kintore	156	CLC	Aboriginal Land
19	Santa Teresa	321	CLC	Aboriginal Land
20	Alpururulam	169	CLC	CLA
21	Gapuwiyak	159	NLC	Aboriginal Land



	Community	Lot	Region	Tenure
--	-----------	-----	--------	--------

**Safe Houses (2)**

22	Hermannsburg	228	CLC	Aboriginal Land
23	Lajamanu	246	CLC	Aboriginal Land

**Child Care Centres (14)**

24	Yuelamu	98	CLC	Aboriginal Land
25	Lajamanu	322	CLC	Aboriginal Land
26	Santa Teresa	335	CLC	Aboriginal Land
27	Areyonga	83	CLC	Aboriginal Land
28	Kintore	128	CLC	Aboriginal Land
29	Atitjere	335	CLC	CLA
30	Haasts Bluff	81	CLC	Aboriginal Land
31	Kaltukatjara	237	CLC	Aboriginal Land
32	Mount Liebig	22	CLC	Aboriginal Land
33	Nyirripi	54	CLC	Aboriginal Land
34	Titjikala	13	CLC	CLA
35	Laramba	93	CLC	Aboriginal Land
36	Yarralin	116	NLC	CLA
37	Robinson River	33	NLC	Aboriginal Land



TABLE C – continued.

	Community	Lot	Region	Tenure
Government Engagement Coordinator (GEC) Complexes (20)				
38	Bulman	81	NLC	Aboriginal Land
39	Galiwinku	321	NLC	Aboriginal Land
40	Gapuwiyak	171	NLC	Aboriginal Land
41	Maningrida	700	NLC	Aboriginal Land
42	Milingimbi	235	NLC	Aboriginal Land
43	Minjilang	229	NLC	Aboriginal Land
44	Ngukurr	409	NLC	Aboriginal Land
45	Ramingining	259	NLC	Aboriginal Land
46	Ramingining	260	NLC	Aboriginal Land
47	Peppimenarti	54	NLC	Aboriginal Land
48	Minyerri	92	NLC	Aboriginal Land
49	Palumpa	105	NLC	Aboriginal Land
50	Beswick	183	NLC	Aboriginal Land
51	Wadeye	586	NLC	Aboriginal Land
52	Wadeye	608	NLC	Aboriginal Land
53	Robinson River	87	NLC	Aboriginal Land
54	Robinson River	89	NLC	Aboriginal Land
55	Yirrkala	243	NLC	Aboriginal Land
Safe Houses (5)				
56	Maningrida	717	NLC	Aboriginal Land
57	Ngukurr	424	NLC	Aboriginal Land
58	Ramingining	265	NLC	Aboriginal Land
59	Wugularr	188	NLC	Aboriginal Land
60	Peppimenarti	25	NLC	Aboriginal Land
61	Yirrkala	265	NLC	Aboriginal Land

TABLE C – continued.

	Community	Lot	Region	Tenure
Child Care Centres (10)				
62	Peppimenarti	91	NLC	Aboriginal Land
63	Wadeye	650	NLC	Aboriginal Land
64	Wadeye	375	NLC	Aboriginal Land
65	Warruwi	48	NLC	Aboriginal Land
66	Minjilang	223 ,224adj	NLC	Aboriginal Land
67	Manyallaluk	28	NLC	Aboriginal Land
68	Emu Point	14adj	NLC	Aboriginal Land
69	Jilkminggan	82	NLC	CLA
70	Aputula	7	CLC	CLA
71	Wugularr	193	NLC	Aboriginal Land



Wulirankuwu Consultative Forum Meeting in Darwin



Annette Murtagh in Milikapiti



Kobie Dickson on the Tiwi Islands Ferry



Samuella Puruntatmeri and Elenoa Fuller, Tiwi Islands Field Visit



TABLE D –  
Alice Springs Living Areas (Town Camps) subleases held by the Executive Director 2020-21

	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			



Case Study

Advance Economies — Township Lease Payments

An analysis of rental revenue by the Office shows that approximately 50 per cent of the 2020-21 Township Lease rental revenue for Township Lease communities comes from non-government organisations and businesses, while the remainder is split between the Northern Territory Government (just under 40 per cent) and the Commonwealth Government (approximately 10 per cent). This demonstrates the market for private sector access to land within remote Northern Territory communities and a willingness to invest in these communities when supported by secure tenure arrangements.

The Office is working with financial institutions to investigate options to encourage outside investment in Townships and identify and resolve any perceived barriers to this.





