



EXECUTIVE DIRECTOR OF TOWNSHIP LEASING
Annual Report 2010-2011



10:11

“ As Numaynga had no operational money to start the fishing venture, along with Aminjarrinja Aboriginal Corporation and the township lease upfront lease payment, Numaynga has reestablished itself and has two key aims. The two key aims are community enhancement and economic development opportunities for the community.

Nesman Bara, Numayanga Aboriginal Corporation



Australian Government
Office of Township Leasing

The Hon Jenny Macklin MP
Minister for Families, Housing, Community Services and
Indigenous Affairs
Parliament House
Canberra ACT 2600

Dear Minister,

I am pleased to present to you the Annual Report of the Executive Director Township Leasing for the financial year 2010–11, for your presentation to Parliament in accordance with sub-section 20R(1) of the Aboriginal Land Rights (Northern Territory) Act 1976.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Greg Roche'.

Greg Roche
A/ Executive Director

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EXECUTIVE DIRECTOR'S REVIEW

The financial year 2010/11 was the fourth year of operation of the Executive Director, Township Leasing.

The year under review also saw the retirement of Mr Pat Watson as Executive Director Township Leasing after three and half years in the role. Pat Watson held the position since the creation of the Office and has overseen the development and implementation of the legal framework required to administer the Whole of Township Leases, the establishment of the Office of Township Leasing, the transfer of existing community housing to the public housing environment and the processes required to create a market for both commercial and residential subleasing. Pat stepped into the role at short notice and managed both the establishment of the Office of Township Leasing and the implementation of the first two Township Leases with a high level of independence and professionalism. We are all in his debt.

We have a close working relationship with our Minister, the Hon Jenny Macklin MP and her staff. Our primary policy liaison is with the Australian Government Department of Families, Housing, Community Services and Indigenous Affairs, and in particular the Land Reform Branch in the Office of Remote Indigenous Housing. Land Reform Branch has policy responsibility for our Act, the Aboriginal Land Rights (Northern Territory)

Act 1976, and also leads on all leasing negotiations. Notwithstanding our statutory independence we have enjoyed a close working relationship with the Land Reform Branch and are consulted regularly on policy initiatives.

I would also like to take this opportunity to thank the Tiwi Land Council and the Anindilyakwa Land Council for their ongoing support of the Whole of Township Leasing, and for their participation in the Consultative Forums and the on ground logistics.

The Office has continued to work closely with a range of stakeholders in the Northern Territory Government. In particular we have enjoyed a close relationship with NT Surveyor-General's Office in order to complete cadastral surveys and with the Department of Lands and Planning for the development of town plans and best practices for land development on Aboriginal land.

The Office has also worked closely with the Northern Territory Government's Land Tenure Unit to ensure the continuation of infrastructure development delivered under the National Partnership Agreement on Remote Indigenous Housing. We have also worked collaboratively with the Land Titles Office to establish clear registration practices for subleases and to streamline data base

information into the Northern Territory Government land management system.

Progress on subleasing of assets occupied by the Northern Territory Government has not progressed as quickly as we would have liked. The Consultative Forums and Traditional Land Owners have grown impatient that after four years of Township Leasing the Northern Territory Government is still not paying rent for the assets it occupies on Aboriginal land, including Township Leased areas. However we will continue to work closely with the Northern Territory Land Tenure Unit to progress and finalise these arrangements. The relevant parties, namely ourselves and the Northern Territory Land Councils, have now largely agreed on the sub lease template to be used in relation to Northern Territory Government infrastructure and we have also reached "in principle" agreement on the methodology for calculating rent on the properties they require. It is an absolute priority for this Office, the Land Councils and the Consultative Forums to finalise all leasing with the Northern Territory Government.

A highlight of working in this area is the strong relationship that the Office enjoys with our communities through the local Consultative Forums. The Forum members have taken a particular interest across our communities in town planning issues and economic development opportunities. It has been particularly encouraging to see the senior Traditional Land Owners encouraging and mentoring younger members to attend and participate in meetings. Traditional Land Owners have demonstrated through these meetings that they want the whole of their communities to benefit from township leasing.

Wurrumiyanga was the first to enter into a Whole of Township Lease with the Commonwealth and it has now been in place for just under four years. Prior to entering into a Township Lease, the Mantiyupwi Traditional Land Owners were receiving little rent for use of their land. In total rental receipts were in the order of just \$2,000

per annum. The Office has now finalised subleasing arrangements at Wurrumiyanga with all of the existing non-government occupiers. Rental receipts for the township of Wurrumiyanga are now exceeding \$300,000 per annum. Mantiyupwi people have also been keen to invest in their own community by seeking subleases from the Office and establishing businesses of their own. Mantiyupwi total "business enterprise" receipts for 2011-12 are anticipated to be in the order of \$1.2 million (gross). The Office is encouraged by the way the Mantiyupwi Traditional Owners at Wurrumiyanga have embraced the opportunity to invest in their own community and to take advantage of the opportunities that have arisen through the Strategic Indigenous Housing and Infrastructure Program. In the year under review Mantiyupwi Pty Ltd entered into joint venture arrangements to establish a food van business and constructed a number of contractor's camps and manager accommodation. They have introduced a sound combination of business ventures, some of which will show an immediate return while significant building and construction work is underway, and some of which look to a longer term return on investment.

Mantiyupwi Pty Ltd have identified vacant land suitable for the construction of a new shopping complex.

To date fifteen Wurrumiyanga families have entered into residential subleases and have now purchased their own homes. The pathway to home ownership has not been smooth. There have been significant issues associated with delays to construction and the challenges associated with building in remote locations. However the great majority of home buyers in Wurrumiyanga have reported a positive experience in buying their homes, are happy with their chosen renovations and are very proud of what they have achieved. A few entrepreneurial individuals have indicated that they plan the purchase of their second home in the future. A private investor is

currently building a display home with the aim of offering the home for sale to a Tiwi family.

The Whole of Township Lease over the communities of Angurugu, Umbakumba and Milyakburra has now been in place for over two years. Progress in these communities has been encouraging. The Office has undertaken a great deal of work in these communities and to date we have completed the required cadastral surveys and are well advanced in negotiating sub lease arrangements with most occupiers. To date, after twelve months of negotiations formal land tenure arrangements are in place with the majority of occupiers of land within the communities. Prior to the introduction of the Township Lease, Traditional Land Owners received no rental income from use of their land (apart from the GEMCO mining lease). A rental stream is only now beginning to flow and recent receipts for the years under reviews exceeded \$150,000. A number of economic development opportunities are also starting to emerge in these communities now that occupiers have obtained secure land tenure. To date, several businesses have invested in their existing infrastructure in order to underlease assets for a commercial return, and/or upgraded their existing assets. In some cases the Office has negotiated temporary rental abatement in return for moderate investment in the building. This is to ensure the building meets a safe standard.

The Office has also negotiated with a number of sublessors occupying a potentially unsafe building so that the building can be upgraded to a safe standard. The Office has agreed to manage the upgrading of the building but will retain some of the rental income to offset the upgrade of the building. The Office is also working with a company established by the Traditional Owners, Groote Eylandt, Bickerton Island Enterprises (GEBIE), which has entered into an arrangement under the Regional Partnership Agreement to invest in Government employee housing within the township. The Office is working

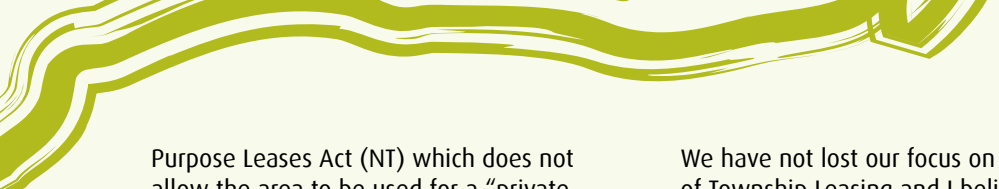
with Groote Eylandt, Bickerton Island Enterprises regarding land availability to allow for long term financial investment. This work is ongoing. Shortage of serviced land and the cost of servicing land continues to be an ongoing issue in remote Aboriginal communities in the Northern Territory.

While there has been some interest in home ownership across the three communities, there are some impediments such as access to finance. The Office has approached the Land Council to authorise leasing arrangements that would enable community members to access financing more easily. Our Office will continue to work with IBA and alongside residents who show an interest in home ownership.

The Alice Springs Living Area leases have now been in place for just over 12 months. During this time we have engaged with all 17 Housing Associations to outline the current land tenure arrangements and to discuss options for the community space areas. These discussions are ongoing and are subject to the service arrangements being negotiated. Thanks to the Alice Springs Transformation Plan, with whose staff we work closely, there has been substantial progress in the construction and renovation of houses in the living areas. Streets now have names, houses will have street numbers and letter boxes to allow for normal mail services to commence.

The Office has also commenced discussions with the Northern Territory Government to clarify longer term objectives around the delivery of municipal services to each of the 17 Alice Springs Living Areas. This work is ongoing.

There have also been a small number of motivated residents who have expressed an interest in pursuing home ownership in the Alice Springs Living Areas. There are a number of legislative restrictions that prohibit this from occurring at this stage. The main impediment is the underlying land tenure, which is governed by the Special



Purpose Leases Act (NT) which does not allow the area to be used for a “private residential purposes” and cannot be leased for more than 12 years as this constitutes a subdivision under the Planning Act (NT). In the year under review the Office commenced a full cadastral survey of the living areas to separately identify each lot in the housing and community living areas.

In 2010/11, I entered into new Housing Precinct Leases on behalf of the Commonwealth over the all of the current community housing areas of the townships of Lajamanu and Hermannsburg. The term of the head lease is 40 years. The housing precinct leases will allow for security of tenure for the construction and upgrade of community housing. I subsequently entered into a sublease with the Chief Executive (Housing) for 10 years in order that the Northern Territory Government could manage and maintain the public housing in these communities.

We have been encouraged by the interest expressed in Township Leasing by the Traditional Land Owners of Milikapiti and Wurankuwu in the Tiwi Islands. They have watched closely the progress made in Wurrumiyanga since the signing of the Wurrumiyanga lease and have agreed in principle to a Whole of Township lease of their Communities. Traditional Land Owners have proudly talked about new business ideas and the opportunity to grow their towns and create jobs and create wealth for their children.

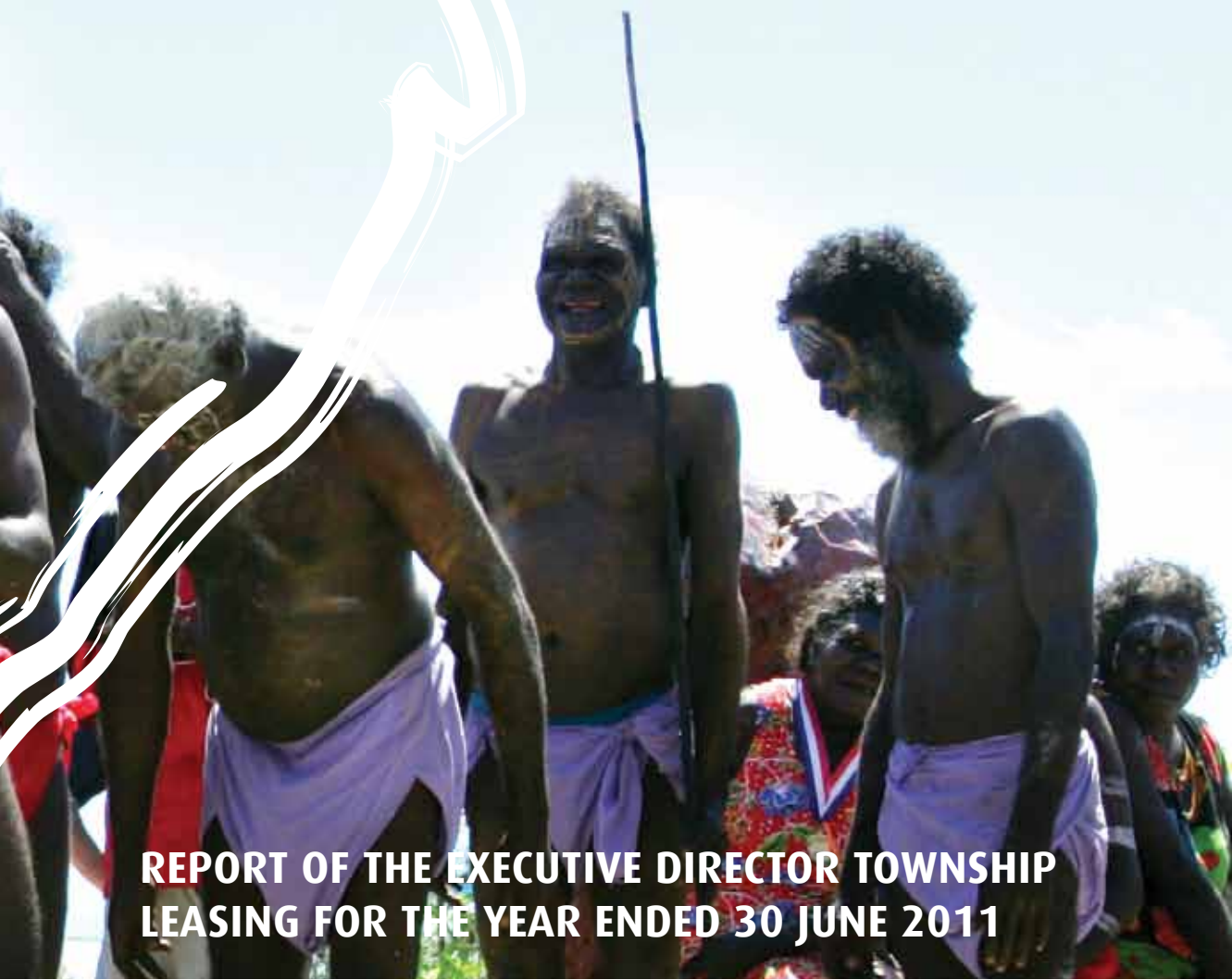
We are awaiting mainland Land Council responses to the Government’s offer of Whole of Township leases over Remote Service Delivery sites in the Northern Territory. With five year leasing coming to an end next year, the Commonwealth is also focused on securing Housing Precinct Leases for the roll out of the Strategic Housing and Infrastructure Program and individual leases of government assets to allow for ongoing delivery of services.

We have not lost our focus on Whole of Township Leasing and I believe that Whole of Township Leasing is the best land management model to assist remote Aboriginal Communities in the Northern Territory to move away from almost complete reliance on government programs and investment towards a community growing through being able to invest in their own communities, attract private economic investment and joint venture partnerships and provide for individual home ownership.

In the year under review we visited a number of Aboriginal Communities in the Northern Territory to answer questions from Traditional Land Owners about Whole of Township Leasing. They took particular interest in what was happening in Wurrumiyanga. We will continue to visit communities where Traditional Land Owners have expressed interest in talking more about Township Leasing. Our thanks to the Northern Land Councils for their assistance in this process.

We look forward to continuing our association with our current communities and to engaging with more communities over time.





REPORT OF THE EXECUTIVE DIRECTOR TOWNSHIP LEASING FOR THE YEAR ENDED 30 JUNE 2011

ANNUAL REPORT

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

ESTABLISHMENT OF THE OFFICE OF EXECUTIVE DIRECTOR TOWNSHIP LEASING

The Office of Executive Director Township Leasing was established by the Aboriginal

Land Rights (*Northern Territory*) Amendment (*Township Leasing*) Act 2007 (the Act) which came into effect on 1 July 2007. Under the Act, the Executive Director is appointed by the Governor-General for a period not exceeding five years. *The Indigenous Affairs Legislation Amendment Act 2008*, agreed to by Parliament in June 2008, allows the Executive Director to be appointed on a full-time or part-time basis. During the year under review, the Office of the Executive Director Township Leasing was occupied by Mr Pat Watson from 1 July 2010 to 24 February 2011. Mr Watson had occupied the Office since its inception in July 2007.

Mr Greg Roche has occupied the Office on an acting basis since 7 March 2011.

FUNCTIONS OF THE EXECUTIVE DIRECTOR TOWNSHIP LEASING

Whole of Township Leases are provided for in section 19A of the Act. Section 19A allows Aboriginal Land Trusts to grant a lease of a township on Aboriginal land to an approved entity. The Commonwealth is an approved entity for this purpose.

The functions of the Executive Director Township Leasing are set out in section 20C of the Act. These functions are to enter into Whole of Township Leases on behalf of the Commonwealth and to administer such leases, including subleases and other rights and interests derived from such leases. The Executive Director does not negotiate the terms and conditions of Whole of Township Leases. Negotiations are conducted on behalf of the Commonwealth by the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA).

Whole of Township Leases aim is to regularise land-tenure arrangements in the townships and to facilitate economic development opportunities for the benefit of Aboriginal Traditional Land Owners and all residents of the communities.

The Indigenous Affairs Legislation Amendment Act 2008 provided the Executive Director Township Leasing with additional functions, enabling the Executive Director to hold other types of leases or subleases over land held primarily for the benefit of Aboriginal people in the Northern Territory. This provides Aboriginal people with further options when considering whether to grant leases over their land. Sub-section 20CA of the of the Aboriginal Land Rights (Northern Territory) Amendment (*Township Leasing*) Act 2007 allows for the Executive Director to hold leases and subleases of community living areas, Living Areas and prescribed land on behalf of the Commonwealth.

FUNCTIONS OF THE OFFICE OF TOWNSHIP LEASING

The Office of Township Leasing (the Office) is the administrative unit that provides operational support to the Executive Director Township Leasing. The Office assists with negotiating land tenure arrangements, facilitates economic development opportunities through commercial subleasing and provides access to individual home ownership through residential subleasing arrangements. The Office works with Traditional Land Owners through the establishment of local Consultative Forums.

The Office also enters into contractual arrangements with industry professionals such as surveyors, valuers and property consultants. The Office provides advice to the Executive Director on new development proposals and liaises with Government Departments, Local Government Shires and Non Government Organisations.

In the year under review the Office also participated in working groups for the Regional Partnership Agreement (RPA) at Groote Eylandt, Local Implementation Plans (LIPS) for Wurrumiyanga and the Alice Springs Living Areas Project Control Group.

RESPECT FOR TRADITIONAL CULTURE

Traditional Culture is an important part of life in Aboriginal Communities. Traditional Aboriginal Owners of the Land have spiritual and custodial relationships with the land and surrounding areas. Knowledge belongs only to specific members of the community and certain information in respect to culture is inaccessible to all except those deemed appropriate by the community.

Respect for Aboriginal Culture is formally acknowledged in both the Wurrumiyanga and Groote Eylandt archipelago Whole of Township Leases. The Whole of Township Leases include that respect for Traditional Culture is acknowledged by the Executive Director Township Leasing. Traditional

Owners of the land remain the custodians of the cultural heritage of the land and the Executive Director Township Leasing makes reasonable efforts to ensure that all sublessees are familiar with and show respect for Aboriginal Tradition as it applied to the land. Subleases issued by the Executive Director have clauses that deal directly with respect for Aboriginal Culture.

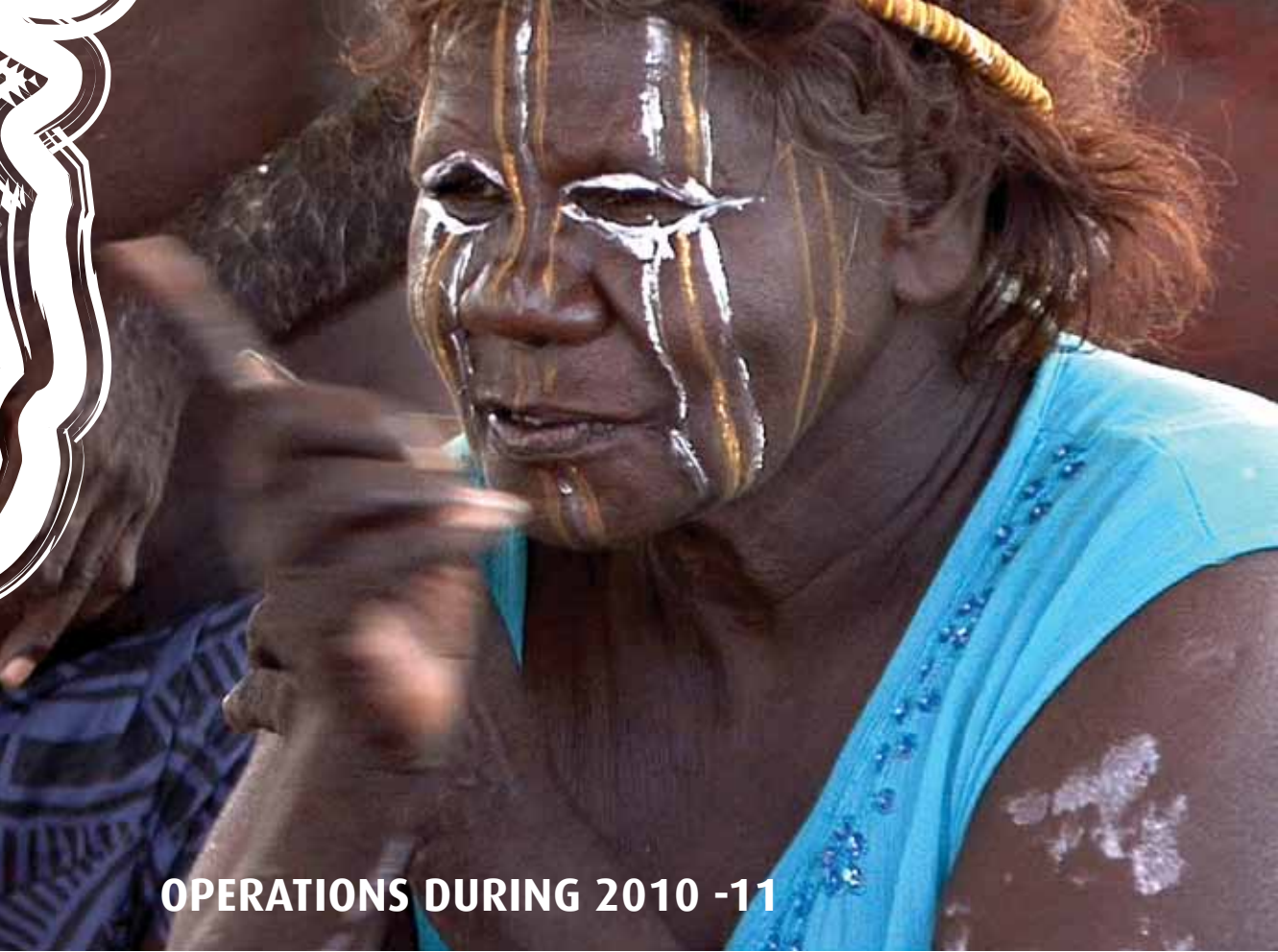
As part of administering the head leases, the Office of Township Leasing has engaged the Aboriginal Areas Protection Authority (AAPA) to identify sites of significance within the head lease boundaries. AAPA certificates have also been issued for each Alice Springs Living Area. Sacred sites are protected under Northern Territory Government legislation. The Executive Director also gains invaluable advice from the members of the local Consultative Forums in respect to Aboriginal Culture in each of the leased communities.

The Executive Director Township Leasing is also required to obtain sacred site clearances through the Central Land Council for the Section 19 Housing Precinct Leases.

ADMINISTRATIVE ARRANGEMENTS

During 2010–11 the position of the Executive Director Township Leasing was located in Canberra. Four staff was based in Darwin comprising of the Director NT, 2 Assistant Directors and an Administrative Assistant to manage the day-to-day operations of the Office.





OPERATIONS DURING 2010 -11

EXISTING WHOLE OF TOWNSHIP LEASES

Wurrumiyanga

The Executive Director Township Leasing entered into the first Whole of Township Lease on behalf of the Commonwealth over the Township of Nguiu on Bathurst Island on 30 August 2007. In 2010 the Township was officially recognised by the local Tiwi name 'Wurrumiyanga' for the area where the community is built, meaning 'the place where the cycads grow'. The Township Lease is constituted by a head lease agreed between the Tiwi Aboriginal Land Trust, the Tiwi Land Council and the Executive Director. The term of this head lease is 99 years.

The Township of Wurrumiyanga is located on the south-east corner of Bathurst

Island which is one of the Tiwi Islands, 70 kilometres north of Darwin. It has a population of approximately 1500 residents. The community consists of a growing residential area, a commercial centre and Government facilities including a police station, health centre, swimming pool and airfield.

As part of the Township Lease agreement, the Mantiyupwi Traditional Owners received an advance payment of 5 million for the first 15 years of operation of the lease. In addition the community benefited through a package that included 25 new houses, a Health and Wellbeing Centre, major upgrades to the football oval and upgrades to the Wurrumiyanga cemetery. Wurrumiyanga was also one of the first communities to receive new housing under the Strategic Indigenous Housing and Infrastructure Program (SIHIP).

Groote Eylandt and Bickerton Island

The Groote Eylandt archipelago is situated on the western side of the Gulf of Carpentaria, approximately 600 kilometres south-east of Darwin. Groote Eylandt is the largest island in the Gulf, with an area of 2687 square kilometres. The Traditional Owners are Warnindilyakwa, but are referred to by their language name Anindilyakwa. The population of the 3 communities covered by the head lease is approximately 1300 people.

In December 2008, the Anindilyakwa Land Trust, representing the Traditional Owners of Groote Eylandt and Bickerton Island entered into a Whole of Township Lease with the Executive Director Township Leasing on behalf of the Commonwealth, for the communities of Angurugu, Umbakumba and Milyakburra. The head lease is for an initial period of 40 years with an option exercisable by the Executive Director for a further 40 years.

As part of signing the Township Lease the Traditional Owners of the three communities of Angurugu, Umbakumba and Milyakburra received an advance payment of \$4.5 million for the first 15 years. The community also benefited through a package that formed part of a Regional Partnership Agreement (RPA).

Other Leases on the Groote Eylandt archipelago

An agreement was signed to renew 9 mining leases held by Groote Eylandt Mining Company (GEMCO) by leaders of the Anindilyakwa Land Council, on behalf of the Traditional Owners, on 16 September 2006. This agreement provides that GEMCO can mine on Groote Eylandt for a further 25 years under the terms of the agreement. The 9 mining leases are outside the boundary of Whole of Township Lease and the Executive Director has no involvement in administering these leases.



Alice Springs Living Areas

The Living Areas land is held by a Housing Association with a perpetual lease either by a special purpose lease or crown lease. The Housing Association are regarded as the land owners. On 3 December 2009 the Executive Director Township Leasing signed on behalf of the Commonwealth subleases with 17 Housing Associations. These subleases are for a term of 40 years. Simultaneously, the Executive Director signed a Housing Management Agreement with the Northern Territory Government, Department of Lands and Planning. The agreement is for an initial period of three years with the Northern Territory Government being required to put the Housing Management Agreement to tender within two years and six months of the commencement of the sublease.

The Northern Territory Government, Department of Lands and Planning signed all identified housing lots over to Territory Housing in an underlease arrangement. Territory Housing is responsible for the tenancy management and the repairs and maintenance of housing. All other areas within the Living Area boundary reside with Department of Lands and Planning. These areas include open space, roads, parks and community centres. During the sublease negotiations the Housing Association identified areas known as community land. The sublease allows the Housing Association to take a lease over the community land should it want. Under current arrangements the community land resides with Department of Lands and Planning until a respective Housing Association enters into leasing arrangements with Executive Director over the community land.

Alice Springs Living Areas where the Executive Director holds subleases

Housing Association	Living Area
Mpwetyerre Aboriginal Corporation	Abbotts
Ilparpa Aboriginal Corporation	Ilparpa
Karnte Aboriginal Corporation	Karnte
Lhenpe Artnwe Aboriginal Corporation	Hoppys
Anthelk-Ewlpaye Aboriginal Corporation (2)	Charles Crk Kunoth
Akngwertnarre Association Incorporated	Morris Soak
Anthepe Housing Association Incorporated	Drive In
Aper-Alwerknge Association Incorporated	Palmers
Ewyenper-Atwatye Association Incorporated	Hidden Valley
Ilperle Tyathe Association Incorporated	Warlpiri
Ilyperenye Association Incorporated	Old Timers
Inarlange Community Incorporated	Little Sisters
Mt Nancy Housing Association Incorporated (2)	Mt Nancy Basso
Yarrenyty-Arltere Association Incorporated	Larapinta
Nyewnete Incorporated	Trucking Yards



NEW LEASES HELD BY THE EXECUTIVE DIRECTOR IN 2010-11

S19 Housing Precinct Leases

It is Commonwealth Government policy that all major investment in assets located on Aboriginal land be secured by long-term leases. In the case of the significant current investment in housing on land held under the Act, Housing Precinct Leases under Section 19 of the Act are required. Housing Precinct Leases can be held by Northern Territory Government or the Executive Director Township Leasing. A Housing Precinct Lease over community housing ensures that Government has the necessary level of access to and control over land so that new houses can be built and existing houses can be maintained. It also enables fairer property and tenancy management arrangements to be put in place. Unlike a Whole of Township Lease a Housing Precinct Lease only covers community housing and does not allow the Executive Director to enter into commercial subleasing arrangements.

On 29 June 2011, the Executive Director Township Leasing entered into S19 Housing Precinct Leases on behalf of the Commonwealth over the all of the current community housing areas of the Townships of Lajamanu & Hermannsburg. The term of the head lease is 40 years. The Executive Director has subsequently entered into a

sublease with the Chief Executive (Housing) on behalf of the Northern Territory Government to manage and maintain the public housing in these communities. There is no requirement for the Executive Director to establish a Consultative Forum however the sublease requires the Northern Territory Government to consult with the community through the establishment of a Housing Reference Group.

Lajamanu

Lajamanu is located approximately 560 kilometres south west of Katherine, on the northern edge of the Tanami Desert and the eastern side of Hooker Creek. Access is via the sealed Buntine Highway and then via 100 kilometres of unsealed road. Road access can also be made from Alice Springs on unsealed road. By road the travel time is 6 hours drive from Katherine. Population is estimated at around 700 people.

Hermannsburg (Ntaria)

Hermannsburg is located 130 kilometres west of Alice Springs by road and it takes 1.5 hours to drive there. The 130 kilometres access road to the community from Alice Springs is sealed the entire distance. It was established as an Aboriginal mission in 1877 by Lutheran missionaries. It was named after Hermannsburg in Germany. Population is estimated at around 600 people.

COMMUNITIES VISITS AND ACTIVITIES

The Australian Government is committed to negotiating voluntary long-term leases for the benefit of communities and Traditional Land Owners. Whole of Township Leasing is the Australian Government's preferred model for securing land tenure in larger remote Aboriginal communities in the Northern Territory. Township Leasing offers a platform for long-term economic development and home ownership and provides ongoing security for Government investment.

In the year under review in the Executive Director Township Leasing and a representative from the Office of Township Leasing conducted community visits to meet representatives of Traditional Land Owners of Maningrida, Ngukurr, Numbulwar, Gapuwiyak, Milingimbi, Gunbalanya, Galiwinku and Wadeye. The Executive Director talked about Whole of Township Leasing and the role of the Office of Township Leasing. The meetings were not to negotiate leases but simply provide information and to respond to questions from the Traditional Land Owners. The meetings generated a lot of discussion. The Office is grateful to Traditional Land Owners meeting with the Executive Director on their Traditional Lands and also acknowledges the assistance of the Northern Land Council, its staff and Government Business Managers in the conduct of the community visits.

Arising from these visits the Office commissioned a short DVD highlighting the benefits of entering into a Whole of Township Lease. The DVD shows the progress made in Wurrumiyanga since signing of the Whole of Township Lease. The DVD includes some interesting before and after footage of Township of Wurrumiyanga and footage of Traditional Land Owners explaining why they agreed to the Township Lease. The DVD will be shown as part of follow up visit to communities. The Office would also like to thank the Mantiyupwi Traditional Owners, Tiwi Land Council and other members of the Tiwi community who proudly participated in the making of the DVD.



INTEREST FROM OTHER COMMUNITIES

Traditional Land Owners of the Tiwi Island communities of Milikapiti on Melville Island and Wurankuwu on Bathurst Island are continuing. It was anticipated that these Whole of Township Leases would be finalised in the year under review however it is now expected to be signed early next financial year.

CADASTRAL SURVEYS AND TOWN PLANNING

The *Aboriginal Land Rights (Northern Territory) Amendment Regulation 2008* (No 2) (Act s19E and 20SB) exempts the Executive Director Township Leasing from Part 5 of the Northern Territory Planning Act (NT) and subsection 52(10) of the Land Titles Act (NT) for existing community infrastructure lodged with the Northern Territory Surveyor General within three years of the commencement date of the Township Lease. Where practical, the Executive Director complies with the Northern Territory Planning Scheme. All new infrastructure proposals must obtain Development Approval. Full cadastral surveys of all existing infrastructure in the Whole of Township Leased communities are complete. As new developments are proposed, new surveys or amendments to the existing cadastral boundaries may be required. Cadastral survey approval by the Office of Surveyor-General Northern Territory is essential to allow registration of the sublease with the Lands Titles Office Northern Territory.

In the year under review the Office commissioned surveys to support development of the Government Business Centre and Shopping Complex at Wurrumiyanga proposed by the Mantiyupwi Traditional Land Owners. These projects are currently progressing. The Office also commissioned surveys to support existing and new development in the Townships of Angurugu and Umbakumba. The Office also continues to work closely with the Northern Territory Department of Lands and Planning, the Northern Territory Surveyor General's Office and the Northern Territory Lands Titles Office to normalise land development processes in the Townships. On the 7 August 2010 the Northern Territory Government gazetted an amendment to Part 8 of Northern Territory Planning Scheme to include the communities of Angurugu, Umbakumba and Milyakburra. All new developments within these communities now must comply with the Act. At the time

of this report the Area and Town Plans for the Township of Wurrumiyanga were in the final stages of community consultation. The Office involvement in the development of the Wurrumiyanga Area and Town plans has been supported by the Wurrumiyanga Consultative Forum.

In the year under review, the Office also commenced the procurement process to establish a full cadastral survey boundaries for each of the 17 Alice Springs Living Areas. The tender and survey work will be completed during the 2011/12 financial year.

The Executive Director greatly appreciates the professional advice and assistance received from the Office of the Northern Territory Surveyor-General, the Northern Territory, Department of Lands and Planning and their staff to complete this work.

LEASE AND PROPERTY VALUATIONS

One of the primary requirements of Whole of Township Leases is to regularise land tenure arrangements within the townships and to facilitate a commercial return for Traditional Land Owners.

In the year under review the Executive Director Township Leasing engaged a Licensed Valuer to review the methodologies used to calculate land values in Aboriginal Communities in the Northern Territory. There are some significant differences in rental methodologies being adopted by various jurisdictions to assess rental values. This is problematic for the Executive Director in negotiating rent with the Northern Territory Government which is also seeking leases on Aboriginal Land outside of Township Leased areas. Advice was sought in reference to the Valuation of Land Act 2007 concerning the various methods suitable for use in the Northern Territory to determine unimproved capital value. The aim was to establish an agreed approach across all parties in relation to all future lease negotiations.

Recent valuations of Government infrastructure in Wurrumiyanga by two independent assessments resulted in significant increases in the values of the land from prior to the signing of the Township Lease. This Office engaged a valuer to provide initial valuations on all government infrastructure assets in Angurugu, Umbakumba and Milyakburra. This information is crucial in the conduct of sublease negotiations.

NEGOTIATION OF SUBLEASES

The Executive Director Township Leasing is required under Section 20C of the Act to administer leases, including subleases and other rights and interests derived from such leases, in accordance with their terms and conditions. The terms and conditions of the leases are negotiated and agreed between the respective land trust, Land Council and the Commonwealth represented by Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA). Any subleases the Executive Director negotiates must be consistent with the terms and conditions of the respective head leases and are required to be granted on a 'commercial basis applying sound business principles'.

Prior to the signing of the Whole of Township Leases many occupiers of land and/or buildings in Wurrumiyanga, Angurugu, Umbakumba and Milyakburra paid very little rent for land. In Wurrumiyanga, the Traditional Land Owners were receiving just \$2000 per annum in rental for land usage prior to entering into the Township lease. The Executive Director has now finalised subleasing arrangements at Wurrumiyanga with all existing non-Government occupiers. Rental receipts for the Township of Wurrumiyanga for 2010–11 exceeded \$300,000. Sublease negotiations have also been finalised with the majority of non-Government Organisations in the three communities of Angurugu, Umbakumba and Milyakburra. The remaining subleases are expected to formalise in the first half of

next financial year. In the year under review, combined rental receipts for these three communities of Groote Eylandt and Bickerton Island exceeded \$150,000.

In the year under review the Office also issued Interim Access Agreements for Wurrumiyanga to the Northern Territory Government to enable the construction of employee housing, unit style accommodation for the Catholic Diocese of the Northern Territory and approved the construction of a Skate Park by the Tiwi Island Shire Council. At the time of this report these projects were underway or near completion. Interim Access Agreements were also issued to the Northern Territory Government to construct a Police Post in Angurugu and to provide upgrades to Government Employee housing at Umbakumba. Aminjarrinja Enterprises Aboriginal Corporation was also issued access to land to construct a workers camp to in Milyakburra.

In the year under review the Office has continued negotiations with the Northern Territory Government in relation to the payment of rent for the assets it occupies in Wurrumiyanga, Angurugu, Umbakumba and Milyakburra. Although significant progress has been made with the Northern Territory Government subleases have not been finalised in this reporting year however in principle agreement has been reached for the method determining the rental amounts and asset classification.

It is anticipated that the Executive Director will finalise subleases with the Northern Territory Government for Wurrumiyanga, Angurugu, Umbakumba and Milyakburra over the next financial year. All future land tenure arrangements with the Northern Territory Government in relation to Whole of Township Leases should be negotiated and executed as a matter of routine.

This Office acknowledges the efforts of the team of the Northern Territory Regional Services Land Tenure Service Delivery



Coordination Unit in the Department of Housing, Local Government and Regional Services to coordinate sublease negotiations on behalf of the Northern Territory Government.

The Alice Springs Living Area sublease has been established to secure land tenure for public housing only. There are no provisions in the sublease for the Executive Director to negotiate any form of leasing arrangement to establish commercial operations within the living areas of the Alice Springs Living Areas. However, the Executive Director has a responsibility to negotiate the location and ongoing management of communal access areas and facilities within each Living Area. In the year under review the Office met with Housing Associations to discuss the location of communal access areas, future land tenure arrangements and responsibility for maintaining these assets.

PROPERTY MANAGEMENT

The Executive Director Township Leasing outsources administration, rental reviews and collection of minor rental arrears to a Darwin based Commercial Property Manager. Through this arrangement the Office gains professional advice, access to property management software and an independently audited trust account.

REMOTE PUBLIC HOUSING

By retaining control over Public Housing, Governments are also responsible for the standard of tenancy management, and repairs and maintenance. Land tenure reform will support a new remote public housing model in the Northern Territory, including better arrangements for ongoing maintenance and service provision. Tenants will have the certainty and protection of an enforceable tenancy management system, including fairer rents, waiting lists and allocations.

The Executive Director Township Leasing and the Northern Territory Chief Executive (Housing) have entered into a sublease covering 241 separate administrative lots in the Township of Wurrumiyanga. The sublease was signed on 16 July 2009. The Executive Director agreed to forgo the payment of rent associated with this sublease on the understanding that all available funds should be applied to improving the standard of community housing for residents in Wurrumiyanga. Improving standards so they are comparable to those enjoyed by other public housing tenants in the Northern Territory is a priority for Wurrumiyanga residents. The Northern Territory Government is also developing a 40-lot subdivision at Wurrumiyanga to allow construction of new public housing. At the time of this report

construction of the sub division was well advanced and work to construct new houses within the subdivision had commenced.

In the year under review the Executive Director also signed the Territory Housing sublease with the Chief Executive (Housing) for public housing at Angurugu, Umbakumba and Milyakburra. The terms and conditions are similar to those agreed to in Wurrumiyanga and forego rent so that all funds can go to upgrading and maintaining of the houses. Northern Territory Government has commenced to upgrade, refurbish and construct 80 new houses. In addition work on an eleven lot subdivision in Angurugu and a six lot subdivision in Umbakumba has been completed and works on an additional 18 lot subdivision in Angurugu and a 12 lot subdivision in Umbakumba has commenced. Most of the existing available serviced lots in the communities will be developed. There is now little serviced land available for further sub-divisions.

As part of the Alice Springs Living Areas subleasing arrangements, the Executive Director has entered into a Housing Management Agreement with the Northern Territory Government to manage all the housing across the 17 camps. The initial term of the Housing Management Agreement is for three years. The main aim of the agreement is to improve housing management in the living areas, especially in respect to tenancy management, repairs and maintenance. The Australian Government and the Northern Territory Government have allocated \$100 million to improve the standard of living for residents of the Living Areas.

The Executive Director recently entered into a housing sublease with the Chief Executive (Housing) for all public housing dwellings in Lajamanu and Hermannsburg, this also includes areas for future housing.

HOME OWNERSHIP

The Australian and Northern Territory Governments are committed to private Indigenous home ownership in remote communities and community living areas of the Northern Territory. Tiwi people living in Wurrumiyanga have shown particular interest in buying their family home. Since the signing the Township Lease in 2007, 15 Tiwi families have purchased a residential sublease.

In the year under review media reported on delays in the construction of a small number of houses in Wurrumiyanga for Tiwi homebuyers engaged in private building contracts. The Office assisted a small group of Tiwi families affected by negotiating temporary accommodation in one instance and facilitated meetings to assist to progress completion of work. At the time of this report the Office understands that the houses involved were now at practical completion with only minor contractual warranty defects required. It should also be noted that the vast majority of home buyers in Wurrumiyanga have reported a positive experience buying their homes, are happy with their chosen renovations and are very proud of what they have achieved.

Some residents have expressed interests in home ownership in the communities of Groote Eylandt and Bickerton Island however these have not progressed any further. Groote Eylandt and Bickerton Island Enterprises (GEBIE) have continued to provide support for residents wanting further information. This is under an agreement with Indigenous Business Australia (IBA) to provide local assistance to potential applicants of the Home ownership on Indigenous Land program (HOIL).



Home ownership Case Study *Gregory Orsto and Nazareth Alfred*

Only six new community houses had been built in Wurrumiyanga in the five years prior to the signing of the Whole of Township Lease. Greg is a Traditional Land Owner. As a child Greg grew up in the Township living in a traditional humpy and later in the 1970's in a "Seagull house" which consisted of two fitted out shipping containers with a metal roof in between. Due to the shortage of housing in Wurrumiyanga Greg and partner Nazareth had been sharing accommodation with extended family and friends.

Both Greg and Nazareth are well educated and were in full-time employment however they were unable to choose to obtain a home loan and build their own home in the absence of secure land tenure. When the Whole of Township Lease was signed in Wurrumiyanga, Greg and Nazareth were amongst the first to enter into a residential sublease with the Executive Director Township Leasing.

Greg and Nazareth approached several builders to design and build their home. They were involved in the whole design and construction process. They wanted to build an

elevated house with a separate ground level area for Greg to practice music with his band. When the Office was first approached by Greg and Nazareth for a residential sublease we were surprised to receive plans to build an elevated house in Wurrumiyanga. No other elevated houses had been constructed in Wurrumiyanga before. On executing a residential sublease with the Executive Director Township Leasing, Greg and Nazareth signed a private building contract and obtained a home loan through the Home Ownership on Indigenous Land Program (HOIL).

However like many families building their first home it was not without its problems. Building on an island in the wet season in a remote location proved very challenging. There were many delays and missed deadlines.

Greg and Nazareth home is now complete and they have started a permaculture garden and are growing bananas. Their two storey home has bi-fold doors and a balcony that looks out over the Aspley Strait. The home is a credit to their vision and persistence. This Office would like to congratulate Greg and Nazareth for what they have achieved.



Home Ownership by Private Development

In the previous reporting year, the Executive Director Township Leasing entered into a commercial sublease with Indigenous Business Australia (IBA) to construct four houses in the Township of Wurrumiyanga. The houses were subsequently offered for sale to Tiwi families at cost with finance provided by the Home Ownership on Indigenous Land program (HOIL). The last of the four houses were sold in the year under review.

In the year under review the Wurrumiyanga Consultative Forum endorsed a proposal from a private developer to build a display home in the Township of Wurrumiyanga. The developer has a previous commercial relationship with Traditional Land Owners, having constructed Contractor's Accommodation and a Manager's House on their behalf. The sublease was for two years and gives the developer access to a residential lot to construct a display home. The permitted use allows for the home to

be marketed to Tiwi families for sale. Sale of the building is subject to the buyer entering into a residential sublease for the land with the Executive Director. The sublease required the developer to ensure the house meets all Northern Territory building requirements and Australian design standards before any sale can proceed. The house is being marketed at a price point that allows applicants to apply for finance through the HOIL program.

At the time of this report the land had been cleared of vegetation to allow construction to commence. A large 'For Sale' sign has been erected on site and was attracting plenty of interest from the community. One existing homebuyer commented in jest that this was a good opportunity to purchase a second home.

The opportunity for other private developers to duplicate this model is limited as there are only a very limited number of vacant serviced lots available in Wurrumiyanga. In the year under review the Office sought to assist in meeting demand for serviced lots for private home ownership by identifying a

small number of infill sites in Wurrumiyanga. The intention is to recover the costs of servicing land through the sale of residential subleases. Sites have been identified and surveyed however the proposal has been mothballed due to the high cost of servicing the lots, making them unaffordable for residential subleasing at this stage.

Home Ownership in the Alice Springs Living Areas

The Office continues to receive expressions of interest from a small in number but highly motivated Living Area residents seeking to purchase their homes. Current land-tenure arrangements governing the Alice Springs Living Areas pose a number of challenges to make home ownership a reality. Under the current land tenure arrangements the Executive Director Township Leasing is unable to enter into long term residential sublease in the 17 Alice Springs Towns Camps like those in other communities which have a township lease.

In the year under review the Office participated in the Alice Springs Home Owners in Living Areas Group chaired by the Northern Territory Government. As part of normalising arrangements in the Alice Springs Towns Camps the Office is also engaging a Licensed Surveyor to complete a full cadastral survey of the housing and community living areas for all of the 17 Town Camps. Northern Territory legislation governing the land tenure of the Living Area will need to be amended to allow for long term individual home ownership in the Living Areas. The Executive Director Township Leasing will continue to work closely with the Northern Territory Government and Indigenous Business Australia (IBA) to ensure that home ownership is a choice available to town camp residents in the future.

WHOLE OF TOWNSHIP LEASING CONSULTATIVE FORUMS

The head lease documents for Wurrumiyanga, Angurugu, Umbakumba and Milyakburra each include a provision for the establishment of a Consultative Forum. The purpose of the Consultative Forum is to facilitate communication with the community and to discuss land use and other issues arising in relation to the operation and administration of the lease, having regard to the interests of the Land Trust, the Traditional Land Owners and community members.

The Wurrumiyanga Consultative Forum comprises nominees of the Land Trust, Tiwi Land Council and the Executive Director. In the year under review the Wurrumiyanga Consultative Forum met on two occasions in Wurrumiyanga. Mantiyupwi Traditional Land Owners continue to take a strong interest in the business of the forum. In the year under review issues discussed included new commercial sublease applications, home ownership, Local Government Services, upgrades to infrastructure and town planning. The Traditional Land Owners were represented by a group of 15 to 20 individuals. The Forum took particular interest in the opportunities to start new commercial enterprises and future town planning initiatives.

The Consultative Forum for the three communities of Angurugu, Umbakumba and Milyakburra consists of nominees of the Anindilyakwa Land Council and the Executive Director. In the year under review the Consultative Forum met on two occasions. The Consultative Forum discussed land-use decisions, building designs, issues associated with broader sublease negotiations, home ownership and the potential for economic development. The forum also provides for the advancement of projects being delivered under the Groote Eylandt Regional Partnership Agreement.

ALICE SPRINGS LIVING AREAS CONSULTATIVE FORUMS

The Alice Springs Living Areas subleases also require the Executive Director Township Leasing to establish a Consultative Forum. The Alice Springs Living Areas Consultative Forum consists of one nominee of the Executive Director and five nominees of the Alice Springs Living Areas. The purpose of the Forum is to facilitate communication with Alice Springs Living Area residents on land use and other legitimate community issues. In the year under review the Forum met on two occasions and discussed the operation of the subleases

ECONOMIC DEVELOPMENT

Whole of Township Leasing provides a legal framework for not only Governments to secure assets in Aboriginal communities in the Northern Territory but also private enterprises to secure their assets and to give them confidence to invest on Aboriginal land. Without long-term leasing arrangements Indigenous townships are more likely to remain economically isolated.

The Mantiyupwi Traditional Land Owners of Wurrumiyanga have sought opportunities to invest in their community and have entered into commercial subleases with the Executive Director Township Leasing. The Mantiyupwi Traditional Owners have also taken advantage of business opportunities that have arisen from Strategic Indigenous Housing and Infrastructure Program (SIHIP). In the year under review Mantiyupwi Pty Ltd entered into new land tenure agreements with the Executive Director to:


- Construct two worker camps to underlease to sub contractors working in the community;
- Operate a mobile food van with a joint venture partner and;



- Construct of a Manager’s house for the food van business, including a full operation commercial kitchen

Mantiyupwi Pty Ltd total “business enterprise” receipts for 2011-12 is estimated to be in the range of \$1.2 million (gross). Mantiyupwi Pty Ltd plan to grow on the back of these investments to create more job opportunities for Tiwi people over the next couple of years.

In the year under review Mantiyupwi Pty Ltd also sought an interim access agreement from the Executive Director to develop a supermarket which includes small retail shopfronts, at Wurrumiyanga. Mantiyupwi Traditional Owners plan to fund these projects from multiple sources, including part of the advance payment from the Whole of Township Lease, capital investment from joint venture partners and by securing finance through a major commercial bank. At the time of this report these projects were progressing.



“Owning your own place makes you responsible. Many other Aboriginal people will see they are better off buying a home they can be proud of.

Luke Tipuamantumirri, homebuyer, Wurrumiyanga

On Groote Eylandt a number of economic development opportunities are starting to emerge now that occupiers have obtained secure land tenure.

To date, several businesses have:

- invested in their existing infrastructure in order to underlease assets for a commercial return, and/or;
- upgrade their existing assets

In some cases this Office has negotiated temporary rental abatement in return for moderate investment in the building. This is to ensure that the building meets Australian safety standards

The Office is also working closely with a company established by the Traditional Land Owners, namely Groote Eylandt, Bickerton Island Enterprises (GEBIE), and this organisation has entered into an arrangement under the Regional Partnership Agreement to invest in government employee housing within the Angurugu Township. The Office is working with Groote Eylandt, Bickerton Island Enterprises regarding land availability to facilitate long term financial investment. This work is ongoing.

In the year under review a group of Angurugu Traditional Land Owners have utilised their whole of Township Lease upfront rent payment to purchase a car hire company on Groote Eylandt. The Groote Eylandt Car Hire is a very successful business returning good profits, much to the satisfaction of the Traditional Land Owners.

The Umbakumba Traditional Land Owners have utilised their upfront rent payment to commence a commercial fishing venture called Numaynga fishing venture. The business is a joint commercial venture with Tasmanian Seafoods and is specialising in trepang. The joint venture aims to provide a commercial supply of Trepang to the Asian market through a combination of ranching and wild harvest. Tasmanian Seafoods currently hold all licences for Trepang in the Northern Territory and Numaynga are making use of this opportunity to benefit their community.





Economic Development Case Study *Tai Du Mobile Food Van – Wurrumiyanga*

Since the Executive Director Township Leasing signed the Whole of Township Lease in Wurrumiyanga, the Office has been approached by a number of individuals with ideas to start new businesses within the Township. Generally applicants have had a relationship with the Tiwi Islands having lived or worked closely with Tiwi people.

A recent example of a new business application to this Office resulted in the granting of a licence to Mantiyupwi Pty Ltd to operate a mobile food van in partnership with a small business operator from Darwin. The initial approach to the Office was made by the individual seeking access to a shopfront and residential accommodation to operate a takeaway food outlet in Wurrumiyanga. The applicant was aware that no other food outlets were open in the community after hours and on weekends, and they wanted to take advantage the untapped opportunity.

Like most Aboriginal Communities, Wurrumiyanga currently has no available infrastructure to accommodate a new takeaway food outlet. The applicant was prepared to invest significant funds into fitting out a shopfront however constructing a shop and house would require significant additional upfront costs, making the business plan unviable. The Wurrumiyanga Consultative Forum recommended a joint venture arrangement with the Mantiyupwi Traditional Land Owner's business arm.

Mantiyupwi Pty Ltd had previously considered starting a similar business but lacked operational expertise to operate a takeaway food outlet.

Mantiyupwi Pty Ltd proposed a business model whereby it would seek approval to operate the mobile food van and a sublease from the Executive Director to construct a Manager's house. The applicant embraced the opportunity to do business with Mantiyupwi Pty Ltd, understanding that having the support of the Traditional Land Owners made good commercial sense. The deal significantly reduced his initial start up costs and provided rental accommodation. In return Mantiyupwi Pty Ltd received for its investment a share of the business income and rent from the Manager's house. The community has also benefited from more healthy food options, choice and extended operating hours offered by the business.

A food vending van was sourced from Victoria, towed to Darwin by road and barged to Wurrumiyanga. The business is registered under the Food Act 2004 (NT) with the Northern Territory Department of Health and families and has been subject to regular inspections. Mantiyupwi Pty Ltd has included in their business agreement a limit on the number of non Tiwi employees to encourage local participation. The business has now been operating for over six months and has been extremely popular. In the first week of operation the business sold out of everything in the first two days. Extra supplies were especially flown in to keep up with demand.

Economic Development Case Study *Numayanga Fishing Venture - Umbakumba*

Numayanga has been able to resurrect a commercial opportunity. Numayanga is an Aboriginal corporation owned by the Traditional Owners of Umbakumba. Numayanga received approximately \$300,000 from the up-front rent payment that is associated with the Whole of Township Lease. Rent funds were utilised to cover initial operating costs and further assistance was sort by Numayanga from a Aboriginals Benefit Account (ABA) funding.

Numayanga’s fishing venture aims to provide a sustainable economic opportunity for local people other than mining, improve health outcomes of the community by providing inexpensive fresh fish, increase local employment by providing eight full time positions and capacity development through nationally recognised qualifications.

Numayanga holds only one of two coastal development net licenses in the Northern Territory. This has allowed Numayanga to catch fish and provide the community with fresh seafood. It is hoped that the supply of fresh fish will contribute towards improving

the short and long term health outcomes for the people of Umbakumba.

In addition, through the purchase of a commercial line license, Numayanga will target commercially viable fish species for a commercial return. There are several local organisations on Groote Eylandt to which Numayanga can market fresh fish, including the locally owned Dugong Beach Resort, the Alyangula Recreational Club as well as several local cafes and shops. Another source of income will be securing contracts with fisherman operating in the Groote Eylandt archipelago for Numayanga to process their catches.

This is a joint commercial venture with Tasmanian Seafoods, who specialise in Trepang. The purpose is for the commercial supply of Trepang to the Asian market through a combination of ranching and wild harvest. Tasmania Seafoods currently hold a licence for Trepang in the Northern Territory and Numayanga are working in partnership to create economic opportunities to benefit the community.



WURRUMIYANGA PERMANENT RESIDENT REGISTER

The Wurrumiyanga head lease prevents the Executive Director Township Leasing entering into subleases that will potentially increase the number of non-Tiwi permanent residents above 15 % of the total population.

Section 10.5c of the Wurrumiyanga head lease requires the Executive Director to compile and maintain a Register of Permanent Residents (The Register). The Register must contain the names and addresses of all permanent residents and a classification of each resident as either a non-Tiwi permanent resident or a Tiwi permanent resident. The definition of a permanent resident under the head lease is a person who has resided in the Township for a period exceeding 12 months.

The 2011 Register indicates that the non-Tiwi population of Wurrumiyanga at 1 April 2011 was 15.4 % of the total population. This was up from around 7 % from the 2010 Permanent Resident Register. The increase in the number of non-Tiwi's residing in the Township is as a result of high level of construction currently underway as part of the Strategic Indigenous Housing and Infrastructure Program (SIHIP). Taking into account only non-Tiwi residents who have lived in the community for 12 months or greater the percentage drops to just above 5%.

This information has been provided to the Consultative Forum members and also the Tiwi Land Council.

The Executive Director would like to thank the residents of Wurrumiyanga and in particular the Tiwi Land Council, Traditional Land Owners and Territory Housing for their assistance in compiling the Register. There is no requirement in the Angurugu, Umbakumba and Milyakburra head lease or the Alice Springs Living Area subleases for the Executive Director to maintain a Register of Permanent Residents.

SERVICES PROVIDED BY OTHER BODIES

During the year under review the Executive Director Township Leasing engaged:

- The Aboriginal Areas Protection Authority to provide Authority Certificates for the communities of Milikapiti and Wurankuwu as part of the Office's operational assistance with the Whole of Township Lease negotiations
- Registered Surveyors to prepare and lodge cadastral survey plans for the four communities in which the Executive Director holds Whole of Township Leases, and for two head lease boundaries as part of providing operational assistance as part of Whole of Township Lease negotiations
- A Licensed Property Manager to maintain and manage collection of lease payments and maintain an audited trust account and:
- A Website Designer to upgrade and host the Office of Township Leasing website

No consultants were engaged during this year.

EXPENDITURE STATEMENT

Under sub-section 64 (4A) of the Act the activities of the Executive Director Township Leasing are funded from the Aboriginals Benefit Account (ABA). Full financial details of the Aboriginal Benefits Account can be found in the financial statements of the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) which is submitted to the Minister under subsections 63(2) and 70(2) of the Public Service Act 1999, and to the Finance Minister under section 50 of the Financial Management and Accountability Act 1997. The statements are subject to scrutiny through the Senate Estimates Committee process.

Details of expenditure arising from the activities of the Office for the year ended 30 June 2011 are provided below.

	(\$'000)
Employee expenses	781,000
Travel-related expenses	137,000
Contractor services	162,000
General administrative expenses	132,000
Total expenditure	1,212,000



EXECUTIVE DIRECTOR OF TOWNSHIP LEASING
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