



Australian Government
Office of Township Leasing

Executive Director of Township Leasing

ANNUAL REPORT
2019-2020



Executive Director of Township Leasing Annual Report 2019-20
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The EDTL 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 2019-20, for your presentation to Parliament in accordance with subsection 20R(1) of the *Aboriginal Land Rights (Northern Territory) Act 1976*.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pennie Weedon'.

Pennie Weedon
Executive Director of Township Leasing





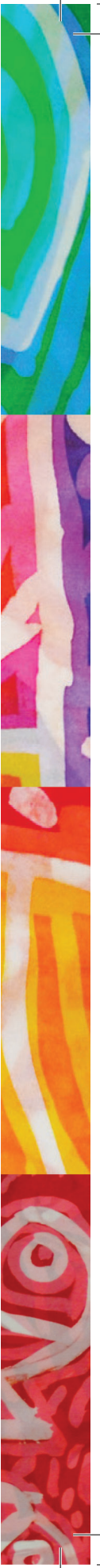
Image: Map of the Northern Territory

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Image: Daisy Walkabout & Pennie Weedon, Uluru Rock Closure Event



EDTL Statement

The Executive Director of Township Leasing (EDTL) Annual Report 2019-20 covers an eventful year which has brought unique challenges and opportunities to the remote township leased communities and the Office of the EDTL, the Office of Township Leasing (OTL)

In this reporting period, the total combined rental returns to Traditional Owners from the five whole of township leases across eight townships surpassed \$18 million, with the annual rental returns exceeding \$2.3 million. These returns demonstrate the ability of township leasing to provide sustainable, long term income streams for Traditional Owners. In addition to this sizeable financial benefit are the intangible, but nonetheless vital, gains in capability and capacity that are the consequence of Traditional Owners being close partners in the administration of their land and development of their communities.

Much has been achieved through the provision of secure land tenure backed by sound land administration systems and processes since the introduction of the amendments to the *Aboriginal Land Rights Act NT (1976)* over 13 years ago (see the timeline included in this report which highlights this journey). This year has seen my office and I focus on what is needed to build on this strong foundation and develop into a mature and independent agency that will support and grow township leasing into the future.

The aim of township leasing, as stated when the original amendments were introduced into Parliament, is to 'enable Aboriginal people to have the same opportunities as other Australians

living in towns.' The purpose behind this ambition for equality is a need to improve the wellbeing of all township residents. While the EDTL does not have the ability to influence all factors that contribute to wellbeing, it is the case that secure land tenure is fundamental and necessary to achieving economic and social advancement.

Along with township leasing being a foundation for community development, is its longevity. As leases have a term of between 40 and 99 years, their impact is intergenerational. This necessitates that the EDTL, in partnership with Traditional Owners, undertake long term planning and establish relationships based on these extended timeframes. This permanence provides a fertile ground for establishing programs and making investments which can fundamentally change outcomes for all Township residents.

I am committed to extending the reach of township leasing and ensuring that secure land tenure underwrites the economic and social wellbeing for more Traditional Owners and their communities across the Northern Territory and beyond. To deliver on this commitment, we have spent a significant amount of time establishing what is a first for this office, a strategic plan setting out the focus areas and key initiatives needed to ensure that township leasing can meet the needs of Traditional Owners and their communities.

As part of this work, my team and I developed a Statement of Commitment setting out the philosophy and approach the OTL takes in establishing and administering township leases. I have included this Statement in this report, and it will guide us as we continue to define and refine our strategy into the future.

In June, I submitted my Statement of Intent to the Minister for Indigenous Australians in which I set out the strategic priorities for township leasing.

These included;

- Maintaining cultural integrity
- Working in partnership with Traditional Owners to enhance their decision making, community engagement and enterprise innovation
- Establishing and promoting an economic development framework
- Supporting and developing staff excellence

Since establishing this intent, we have worked on refining our strategic approach and identifying key initiatives that will meet our stated objectives. The work commenced this year has laid the foundation for a Township Leasing Framework which will see the continued maturation of the township leasing model, the role of the EDTL and the role of the OTL. My Office and I will work closely with Traditional Owners, the National Indigenous Australians Agency, Land Councils and other key stakeholders to design a framework that I believe will result in more communities realising the benefits already experienced by existing township lease communities.

I am pleased to report that the year also saw several key projects progress and monumental moments in some communities. None more significant than the closure of the Uluru climb. I was privileged to be invited by the Anangu Traditional Owners to attend the celebration at Mutitjulu with some of my staff. It was very special to share this significant event restoring the cultural protocols at Uluru and recognising the importance of the Rock to Traditional Owners.

Other successes, such as the Ferry Pontoon and Visitors Centre opening at Wurrumiyanga, saw long-time visions finally realised. The efforts of Traditional Owners and the businesses involved

should be applauded. The installation of the undersea optic fibre cabling to improve telecommunications and the commencement of works on the Pirlangimpi subdivision continue to demonstrate how the Tiwi Islands communities are focused on developing modern, vibrant and sustainable Townships.

Housing continues to be a priority on Groote, and the progression towards the Anindilyakwa Community Housing Model was well supported by the efforts of my Officers. Please refer to the Township Highlights section in this report for more details on the progress made throughout the year towards maximising the benefits of secure land tenure.

Projects commenced or completed this year represented \$24 million worth of capital investment in township lease communities facilitated through the OTL.

Maintaining and improving the efficiency and expertise of the OTL remains an important area of focus. Following on from the previous year's substantial upgrades to the OTL website and development of information products and an internal procedure manual, in March 2019 the Lease Management Database became operational. The Lease Management Database holds all lease and leaseholder information and establishes a workflow mechanism for land use applications, consultation and meetings, enabling the OTL to manage, monitor and report on the obligations of each lease, streamline administrative processes, and better integrate records and data. This is a significant development and it is my intention to make the system framework available to other land administration bodies to improve their capability and create consistency across Townships regardless of the entity managing the lease.

The COVID-19 pandemic had a profound impact on remote Townships; creating anxiety, reducing



mobility, limiting services and slowing development. However, I am very pleased to report that through the combined efforts of the Commonwealth and Territory governments, my Office, and most importantly, Traditional Owners and community members, there were no active cases of Coronavirus reported in any of the township lease communities. This partnership demonstrates the value of the deep relationships between township lease communities and the EDTL, particularly in times of crisis.

The restrictions to movement that were put in place to manage the spread of disease had a significant effect on OTL operations. After many years of maintaining a consistent physical presence in the Townships my Office and I were forced, quite literally overnight, to find new ways of ensuring the continuity of engaging with local communities. Some of the new ways of working have been so effective, we will continue to utilise them well after the pandemic is over.

I acknowledge and respect my team; they have adapted exceptionally well to maintain their high standard of engagement and service delivery despite these challenging circumstances, and I am constantly inspired by the resilience and optimism of our people living in the remote communities.

Despite the uncertainty that remains due to the ongoing pandemic and its lasting effect on the broader economy, I am looking forward to next year. OTL will continue to work closely with Traditional Owners and key stakeholders to ensure business continuity and ongoing viability as the economy recovers.

I am confident and enthusiastic about the direction in which township leasing is heading. I expect that next year this report will outline a clear, strong future

for the township lease model. Working alongside our key stakeholders, we will continue to grow and foster the model so that more Indigenous communities across the NT and beyond, can enjoy the improvements in economic and social wellbeing that are underpinned by secure land tenure and sound land administration.

I would like to take this opportunity to thank those who have supported me and my Office over the year. The Hon. Ken Wyatt, Minister for Indigenous Australians has provided strong support for township leasing and his guidance as we progress our strategic planning has been invaluable. Thanks also to my colleagues in the Commonwealth and NT Governments who continue to work closely with us to support the vision and improve the lives of Traditional Owners and Indigenous people in remote communities.

Finally, my biggest thanks goes to my team and our Traditional Owner partners who, through working together, realise the long-lasting benefits that secure land tenure can deliver. Without this collaboration and trust, township leasing would be just a good idea, and not the vibrant, complex reality it is today.



Pennie Weedon
Executive Director of Township Leasing



Image: Elle Fuller, Erin Broadway & Dante Ah Sam



Partnership Case Study

Trusted partnerships with Traditional Owners are a defining feature of the Office of the Executive Director, the Office of Township Leasing. Built up over many years, these relationships come to the fore in times of crisis. The COVID-19 outbreak was one of these times.

The annual Tiwi Islands AFL Grand Final is the premier sporting and cultural event for the remote Indigenous communities of Bathurst and Melville Islands. The Grand Final coincides with an art fair featuring artworks from all the art centres on the islands and generally draws thousands of visitors.

The 2020 final was of particular importance as it was celebrating 50 years of the Tiwi Islands Football League.

Unfortunately, the timing of the event this year coincided with the commencement of community transmission of the Coronavirus in Australia. This caused great concern for the Tiwi Islands Traditional Owners and community leaders, not least because of the increased risk posed by COVID-19 for Aboriginal people.

With the thorough understanding of the township leasing arrangements, the Traditional Owners realised that the power to control access to the Township rests with the EDTL. This has been a much-maligned provision within the legislation, with this relinquishing of decision making to the Statutory Officer often being cited as a barrier to entering into leasing arrangements.

However, in this case it was seen by the Traditional Owners and community residents as a vital mechanism to protect the community. At the request of Tiwi Traditional Owners, public access to communities was restricted. This was an informed, collective decision taken in the understanding that the EDTL would not act unilaterally, even during a crisis. The Tiwi Islands were the first communities in the Northern Territory to take preventative action against the virus. This ability to respond quickly and effectively, not only demonstrates the benefits of the trusted partnerships built and maintained through township leasing, but potentially saved lives.

On 14 March 2020, the EDTL issued a Restriction of Entry notice for the Township of Wurrumiyanga with attendance at the Grand Final restricted to local residents only. This swift action, taken on the initiative and request of the Tiwi Aboriginal Land Trust through the Tiwi Land Council, which represents all Traditional Owners and the broader Tiwi community was one of the first of its kind in Australia in response to the emerging pandemic. On 18 March 2020, further Restriction of Entry notices were issued for the other Tiwi Island Townships.

On 26 March 2020, the Commonwealth Government Minister for Health, Mr Greg Hunt issued a Biosecurity Determination, under subsection 477(1) of the *Biosecurity Act 2015*. This Determination restricted access to all remote communities across the Northern Territory.



Image: Wurrumiyanga Pontoon





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 of Township Leasing (EDTL) commits to working alongside Traditional Land Owners so they continue to meet this cultural, social and economic responsibility.

The Office of the Executive Director, the Office of Township Leasing carries out its work in accordance with co-design principles. Listening with our ears and our eyes, informing and investing Traditional Owners, and their communities, in township leasing decision making structures. The EDTL will continue to foster and enrich local decision making by empowering Township communities and strengthening governance models.

The EDTL 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 EDTL 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 OTL to ensure it delivers culturally appropriate, best practice support to Traditional Owners and their communities.



Image: Wurrumiyanga Vistor Centre



Office of Township Leasing by the Numbers



8 Townships



* Note: Number of consultative forums restricted due to Covid-19 travel bans.

Office of Township Leasing Timeline

2006

Township Leasing Amendment introduced into ALRA Legislation.



Aboriginal Land Rights (Northern Territory)
Amendment (Township Leasing) Act 2007

No. 121, 2007

An Act to amend the Aboriginal Land Rights (Northern Territory)
Act 1976, and for related purposes

Contents

1. Short title

2. Commencement

3. Schedule

Schedule 1—Main amendments

Aboriginal Land Rights (Northern Territory) Act 1976

Schedule 2—Technical amendments

Aboriginal Land Rights (Northern Territory) Act 1976

Aboriginal Land Rights (Northern Territory) Amendment Act 2008

2007

EDTL formed following further amendment to ALRA.

1st Township Lease signed with Mantiyupwi over Wurrumiyanga (Nguiu) for a term of 99 years. Mantiyupwi receive a \$5m advance payment.



2008

Groote and Bickerton Island Leases signed covering Umbakumba, Angurugu and Miliyakburra for a 40+40 year term. Advance payment of \$4.5m received by the 3 communities.



2009

EDTL signs 40 year subleases over 17 Alice Springs Living Areas.



2010

Homeownership becomes a reality for Wurrumiyanga families.

2011

S19 Housing Leases added to EDTL responsibility.
Rental returns to Traditional Owners reach over \$450,000.



2012

Township Leases signed over Milikapiti and Wurankuwu on Tiwi Islands. \$1.96m advance payment received by Traditional Owners.



2013

Mantiupwi invest advance payment into newly opened supermarket complex in Wurrumiyanga.
Groote and Bickerton Island lease term extended to 80 years to support equitable subleases.
\$1.6m in rental revenue.
OTL becomes responsible for all leases for Commonwealth assets on Aboriginal Land.
Additional 9 S19 Housing Leases.



2016

Separate consultative forums for Groote and Bickerton Island communities established at request of Traditional Owners alongside Groote Eylandt Consultative Forum.
Total rental revenue \$2.3m.



2017

Township Leases signed over Mutitjulu and Pirlangimpi included the provision for establishing a Community Entity to hold the lease in the future.
Binjari Housing Precinct Lease signed with a 99 year term.
Mantiupwi receive first rental payment following repayment of advance payment more than six years ahead of schedule.



Image: Pennie Weedon, Peter Penley, Nathan Starr at Uluru Closure.

Office of Township Leasing Timeline (continued)

2018

Groote and Bickerton Island advance payment of \$4.5m repaid.



2019

First Indigenous Executive Director of Township Leasing appointed.



2020

Milikapiti advance payment of \$1.6m repaid.

Total rental returns since township leasing was established pass \$18m.

Strategic planning commences.



2021 & Beyond

Comprehensive operational framework to support the future direction of Township Leasing.

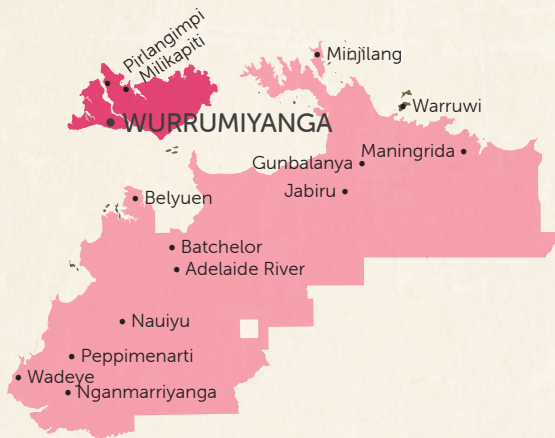
Homeownership established across multiple Townships.





Image: Wurrumiyanga Visitors Centre





Tiwi Islands: Wurrumiyanga

Population: 1563

Traditional Owner Family:
Mantiyupwi

Year Township Lease Signed: 2007

Term: 99 Years

Annual Rental Revenue: \$1.5million

Key Projects:

- \$11million Wurrumiyanga Ferry Pontoon
- Visitors Centre completion and opening
- Development of new accommodation facility by Tiwi Designs - Jilarti Eco Lodge
- Telecommunication cabling - undersea optic fibre to improve communications

2020-21 Outlook:

- Beautification project for Pontoon Area to support Tiwi Tourism
- Progression of new community housing subdivision
- Formal opening of the Jilarti Eco Lodge

CASE STUDY

Improving Wurrumiyanga's Tourism and Transport Infrastructure

In the last reporting period, the EDTL granted a sublease to Mantiyupwi Pty Ltd to construct and operate a new pontoon and associated visitor centre at Wurrumiyanga on Bathurst Island.

The development is located on the township leased area in Wurrumiyanga and a connecting site across the Apsley Strait, near Paru on Melville Island, which is managed by the Tiwi Land Council.

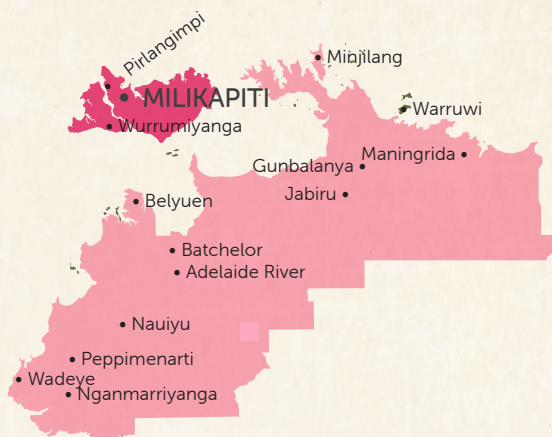
Construction of the Pontoon and Visitors Centre has been a long term vision of the Tiwi families and the facility was completed on schedule by Tiwi Enterprises Pty Ltd with local Tiwi employment and training. The formal opening on 30 January 2020 was celebrated with dancing and speeches by Traditional Owners and visiting dignitaries.

The Pontoon provides enhanced docking facilities for the daily Sealink ferry service, improving access to Bathurst Island for residents and the expanding visiting tourism market. The Visitors Centre will provide amenity for people arriving and leaving the island with shade, public facilities, kiosk and information about the rich Tiwi history.

This is a key piece of infrastructure for the Wurrumiyanga Township, which will enhance visitation and increase economic activity. Coordinating secure land tenure for the project enabled funding to be secured and development to progress.

To support the development the EDTL provided additional funding to Tiwi Enterprises for landscaping and beautification of the Pontoon landing area around the Visitors Centre to make it attractive to visitors and to instil pride in the locally built facility.

TIWI ISLANDS Milikapiti



Tiwi Islands: Milikapiti

Population: 401

Traditional Owner Family: Wulirankuwu

Year Township Lease Signed: 2011

Term: 99 Years

Annual Rental Revenue: \$1.5million

Key Projects:

- Renovation of Motel Accommodation by Wulirankuwu Traditional Owners
- Five new lots allocated for Community Housing Development
- Bathurst Island Housing Association secured a sublease providing easy access and reduced travel time to Pirlangimpi and Milikapiti. This will assist with travel restrictions in the wet season and will provide improved services for repairs and maintenance on Melville Island

2020-21 Outlook:

- New Motel to officially open for business providing accommodation for visitors
- Commence construction of new housing development on five lots
- Expansion of NT Government employee housing for health services
- Upgrade of Community Basketball Court
- Expansion of local Store to construct staff accommodation for relief staff, due to lack of available long-term accommodation in Milikapiti

CASE STUDY

Rental Payments to Wulirankuwu Traditional Owners

The Milikapiti Township Lease was signed on 22 November 2011 which included an Advance Rental Payment of \$1.76 million to the Wulirankuwu Traditional Owners to facilitate investment back into their own community. The Milikapiti Advance Payment was fully repaid in March 2020 with revenue from the collection of sublease rent, within nine years of commencement of the lease and six years before repayment was due.

The annual rental revenue paid by sublessees will now be available to the Traditional Owners to invest for the benefit of their community. The Wulirankuwu Traditional Owners have established strong governance structures to determine the best use of these funds. The EDTL has commenced work with the Wulirankuwu Traditional Owners to establish an investment strategy to support sustainable economic investment options and to realise their future aspirations.





Image: Milikapiti Consultative Forum Meeting



Image: Milikapiti Airport



Image: **Ranku Store**



Image: **Vernon 'Snowy' Pilakui**





Tiwi Islands: Wurankuwu

Population: 80

Traditional Owner Family:
Portaminni

Year Township Lease Signed: 2011

Term: 99 Years

Annual Rental Revenue: \$15,000

Key Projects:

- Funding of infrastructure assessment for reticulated services and roads
- New power generators installed to improve power services
- Full scope of all houses to identify repairs and maintenance requirements
- Funding for basketball courts upgrade and new playground on school grounds
- Commencement of Store Upgrade

2020-21 Outlook:

- Undertake and complete the infrastructure assessment
- Improved housing and reticulated services to allow permanent residency and all year access
- Completion of Store upgrade
- Completion of new playground for the school
- Finish upgrade to basketball court

CASE STUDY

Building Ranku Community Capability

Portaminni Traditional Owners aspire to re-establish year-round occupancy in their community. The EDTL has supported this aspiration through the coordination of the Ranku Working Group which is led by the Portaminni Traditional Owners in partnership with representatives from the Commonwealth and NT governments, and other key stakeholders.

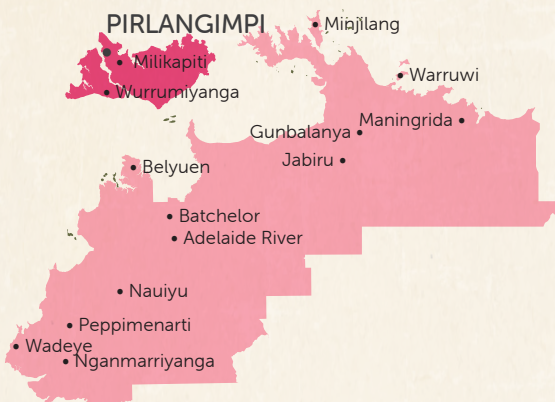
The Working Group identified the need to undertake a complete infrastructure assessment of Wurankuwu to inform current and future infrastructure needs for the Township and the costs required to upgrade. The tender for this work, managed by the NT Department of Planning, Infrastructure and Logistics, closed in May and the tender was awarded in June 2020, with the final assessment to be completed in December 2020.

The Tiwi Land Council and the Catholic Education Office have also worked constructively to support the Portaminni Traditional Owners through the provision of essential education services. The Ranku school, run by the Catholic Education Office, was open during terms 3 and 4 of 2019 and reopened for term 2 in 2020, making it possible for families to reside in Ranku without their children having to travel to school in Wurrumiyanga.

The EDTL has continued to coordinate the resolution of identified issues in Ranku with the Working Group. To address the constant power outages in the community, funding was secured from the Aboriginals Benefit Account and through NT Homelands Funding two new generators were installed by February 2020.

Much needed upgrades and repairs to the Ranku store to ensure ongoing food security to the community and development of a new playground at the school and community basketball court adjacent to the school were supported by the EDTL. Planning for these works is underway and will be completed early in the next reporting period.

TIWI ISLANDS Pirlangimpi



CASE STUDY

Improving Housing Infrastructure

In June 2017, as part of the Township Lease negotiations, Munupi Traditional Owners agreed to the development of a new 24 lot housing subdivision in Pirlangimpi. Originally \$2.6 million was committed by the Commonwealth.

The scope of the subdivision has increased to 29 lots during the project development stage.

With the support of the Pirlangimpi Consultative Forum, the EDTL provided consent to the NT Government in October 2019 to proceed with the development process to subdivide and service a 29-lot housing subdivision at Pirlangimpi.

The tender for the survey and essential services works was awarded in May 2020 and the contract commenced in June, with completion expected in the 2020-21 reporting period.

The new subdivision is a great example of how the vision of Traditional Owners can result in improved services for all Township residents. By initiating the project to increase the availability of serviced land, the Traditional Owners have provided the necessary conditions to enable the construction of new public housing and provide an opportunity for future home ownership, staff housing and economic development opportunities.

Tiwi Islands: Pirlangimpi

Population: 371

Traditional Owner Family:
Pirlangimpi

Year Township Lease Signed: 2017

Term: 99 Years

Annual Rental Revenue: \$550,000

Key Projects:

- Tender let for development of a 29 Lot Housing Subdivision
- Business and strategic planning support for Traditional Owner organisation Munupi
- Art Centre upgrades to improve conditions for artists in the community

2020-21 Outlook:

- Provide support to engage a Business Advisor to work alongside Traditional Owner organisation Munupi and the Munupi Working Group to establish the investment and implementation strategy to identify community and economic development opportunities from stimulus payments received on signing the township lease
- Upgrade of tennis court to a multi-purpose facility for recreation activities including basketball and tennis
- Construction of staff accommodation for the Tiwi Island Training and Employment Board



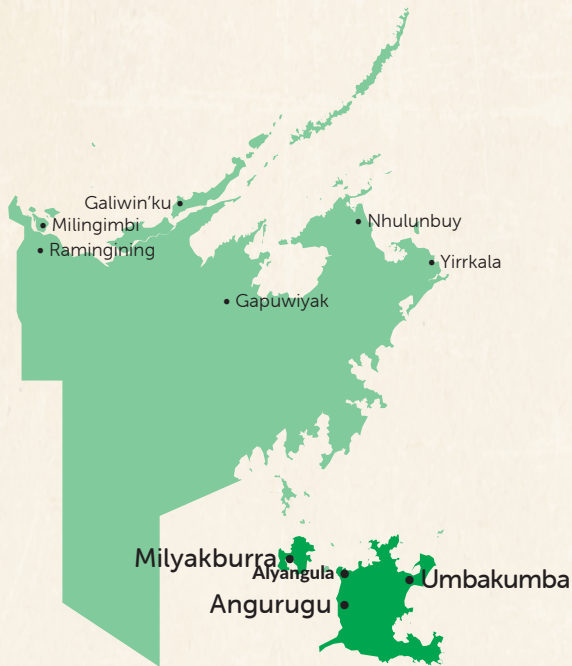
Image: Pirlangimpi Community



Image: The Groote Store Opening

GROOTE & BICKERTON ISLANDS

Angurugu, Umbakumba & Milyakburra



CASE STUDY

Building Groote Community

The Anindilyakwa Land Council has obtained support from the NT Government to transition from public to community-controlled housing through the Groote Archipelago Local Decision Making Agreement, signed in November 2018.

The housing subdivisions in Angurugu and Umbakumba, which form part of the GAHP have progressed to the construction stage in this reporting period. In early 2020 the EDTL received applications for new housing subdivisions in both Angurugu and Umbakumba over extensive green fields sites. These subdivisions are being developed in partnership with the NT Government in line with the Local Decision Making commitments, with the intention of creating serviced lots which can be used for a mix of public and community housing.

As the Local Decision Making partners work towards establishing the Anindilyakwa Housing Aboriginal Corporation as a service provider and an accredited Community Housing Authority, the EDTL will continue to support the aspirations of Traditional Owners through the transfer of housing tenure.

Groote and Bickerton Islands:
Angurugu, Umbakumba and Milyakburra

Population: 1500

Traditional Owners: Anindilyakwa

Year Township Lease Signed: 2008

Term: 99 Years

Annual Rental Revenue: \$880,000
(combined)

Key Projects:

- Construction of houses on existing subdivisions
- Application from NT Government for greenfield housing subdivision linked with Local Decision Making commitments
- Sealing of the Angurugu perimeter road

2020-21 Outlook:

- Facilitate work to inform the Housing Masterplan including the transfer of subleases for community housing stock
- Continue to support the Local Decision Making Framework to enable the Anindilyakwa Traditional Owners' vision to be realised through well planned land use and administration

CENTRAL AUSTRALIA

Mutitjulu



Central Australia: Mutitjulu

Population: 323

Traditional Owners: Anangu

Year Township Lease Signed: 2017

Term: 99 Years

Annual Rental Revenue: \$50,000

Key Projects:

- Support development of the Mutitjulu Business Centre
- Delivery of 2nd tranche of Australian Government funded, NT Government managed, public housing works including the upgrade of 26 houses and construction of two new homes
- Upgrade of the Inma Area

2020-21 Outlook:

- Traditional Owner Accommodation constructed and opened
- Tranche three of public housing works incorporating construction of nine new houses

CASE STUDY

Innovative Accommodation Solution

A feature of the Mutitjulu Township is that a significant number of Traditional Owners reside outside of the Township itself, in places such as Pukatja (Ernabella) on the Anangu Pitjantjatjara Yankunytjatjara (APY) Lands in South Australia and Alice Springs. When they return to Mutitjulu to attend Consultative Forum meetings and other Township related activities, access to comfortable, safe and culturally appropriate accommodation has been limited.

During the whole of township lease negotiations, the Australian Government committed \$150,000 for the construction of a Traditional Owner accommodation facility. This funding did not extend to the ongoing costs of maintaining and managing the facility.

The OTL co-ordinated the design and costing of an appropriate facility, this took into account the number of people likely to use the accommodation at any one time, cultural considerations such as the ability for separation of genders and the need for a caretaker to manage the facility. A small complex of three demountable buildings (2x2 bedroom and 1x1 bedroom) to provide accommodation for men, women and a caretaker with shared living facilities and a covered area was agreed on through the Mutitjulu Consultative Forum. Based on this, the OTL identified a funding shortfall in the construction budget. The EDTL sought and gained Australian Government support to increase the amount to \$518,000 to construct the accommodation facility.

Having secured the construction budget, OTL staff then had to find a solution for the ongoing management and upkeep of the facility. Using its strong networks in the community the team established a partnership with Maraku Arts, who agreed to allow the construction of the facility on their sublease and will become responsible for its ongoing management and maintenance in return for the provision of a caretakers unit.

The OTL's role in facilitating an innovative solution to provide a much-needed service in the Mutitjulu Township demonstrates the positive approach and resourcefulness of our staff and the value of the relationships we develop through delivering land administration services to the Traditional Owners and their communities.

CASE STUDY

Community Housing Model for Alice Springs Town Camps

In December 2009, the EDTL signed sublease agreements over 17 Alice Springs Living Areas (Town Camps) on behalf of the Australian Government. Other parties to the subleases included the relevant Alice Springs Housing Associations, the NT Government and the Chief Executive Officer of NT Housing. The underlying tenure arrangements of the Alice Springs Living Areas are perpetual leases held by Aboriginal Housing Associations. The Alice Springs Living Areas subleases are for a term of 40 years.

The Town Camps are currently subject to Housing Management Agreements (HMAs) that were executed between the EDTL and the NT Government. The current framework is recognised as complex and not meeting community needs. All parties agree that building on the strong foundation to develop a new, sustainable and culturally appropriate community housing model focusing on local decision making is a priority.

The Tangentyere Council Aboriginal Corporation, Central Australian Affordable Housing Company and Tangentyere Constructions have formed a Town Camp Community Housing Consortium. The Consortium is seeking property and housing management control of Alice Springs Town Camps to transition from the NT Government to the Consortium, with the support of EDTL.

The EDTL provided funding to engage the National Affordable Housing Consortium as project managers to guide the development of the new community housing model. The EDTL strongly supports local decision making and the co-design of programs that impact the lives of Indigenous people. The support provided by OTL for this project typifies our commitment to improving the wellbeing of residents in leased communities.

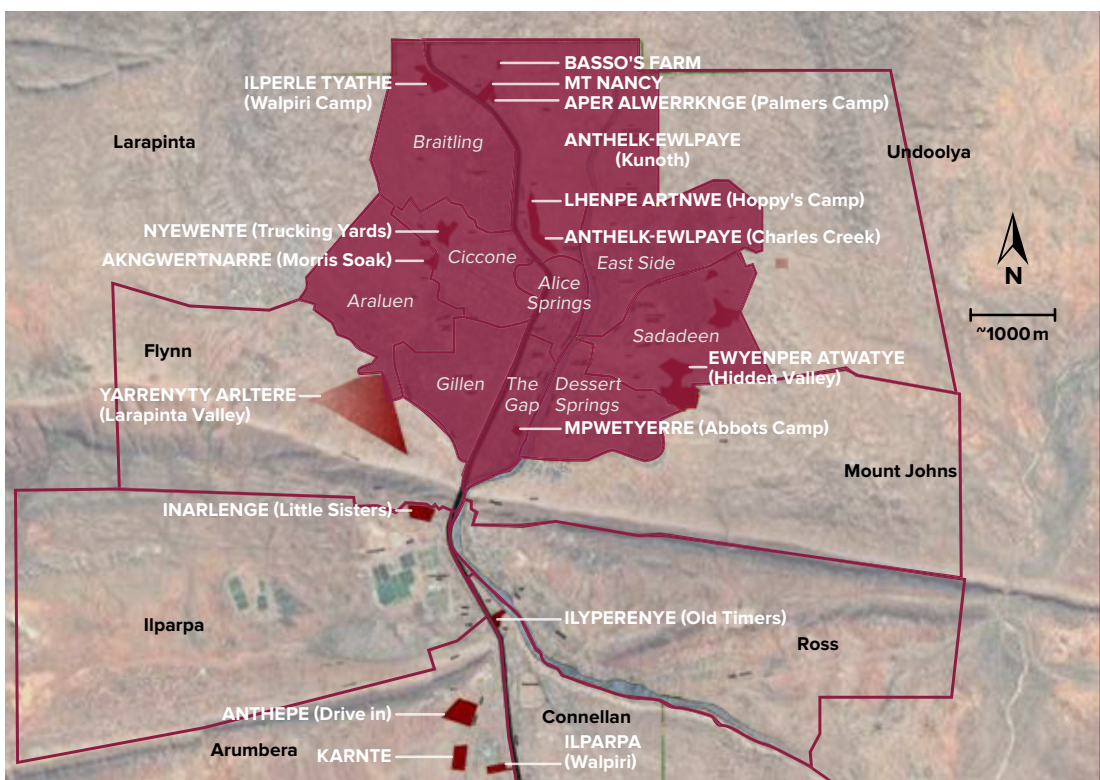


Image: Map of the Alice Springs Region



Image: Wurrumiyanga Pontoon & Visitor Centre Opening



Report of the Executive Director of Township Leasing: year ended 30 June 2020

Subsection 20R(1) of the Aboriginal Land Rights (Northern Territory) Act 1976 provides that the EDTL 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 EDTL for the year.

Establishment of the Office of the Executive Director of Township Leasing

The position of the EDTL is established pursuant to section 20B of the *Aboriginal Land Rights (Northern Territory) Act 1976* (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 EDTL holds and administers leases on behalf of the Australian Government in the Northern Territory. The EDTL cannot own freehold title land and does not negotiate leases on behalf of the Australian Government. The National Indigenous Australians Agency (NIAA) has been responsible for conducting such negotiations during this reporting period. On 28 September 2018, the Commonwealth Minister for Indigenous Affairs, Senator the Hon. Nigel Scullion, appointed Ms Pennie Weedon to the position of EDTL for a term of three years.

Office of Township Leasing

The Office of Township Leasing is the administrative office of the EDTL. Its primary role is to work alongside and in partnership with the local Consultative Forums to empower Traditional Land Owners to advance economic and social participation and administer leases on behalf of the EDTL.

Administrative Arrangements

In 2019-20, the EDTL operated from offices in Darwin. At the end of the reporting period the Office had 13 staff of which seven 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 Agency and is funded by an appropriation from the Aboriginals Benefit Account.

Township Leases held by the EDTL 2019-20

Section 19A of the *Land Rights Act* allows Aboriginal land trusts to grant a township lease over a community on Aboriginal Land to the EDTL. 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 2019-20 Financial Year, the EDTL held five township leases covering eight communities. See Table A for details.

SECTION 19 LEASES HELD BY THE EDTL 2019-20

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

The EDTL, 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 NT Government or by the EDTL on behalf of the Commonwealth. Unlike a township lease, a housing lease only covers the lots used for public housing within a community.

The EDTL does not provide tenancy management services to communities. Where the EDTL holds the housing leases, the EDTL subleases the community housing to the NT to allow Territory Housing access to maintain and build new houses and enter into tenancy agreements with occupants. The NT Government consults with the community through Local Housing Reference Groups. See Table B for further details.

AUSTRALIAN GOVERNMENT (COMMONWEALTH) ASSET LEASES

The EDTL has direct management of all Australian Government asset leases located in the Central Land Council region. In the Northern Land Council region, the EDTL has direct management of a handful of Australian Government asset leases while the OTL manages other leases on behalf of several Australian Government

departments. This arrangement ensures consistency in the administration of leases and helps to ensure that these assets are maintained.

In 2019-20, the EDTL 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 EDTL 2019-20

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. 15 separate Housing Associations hold leases over the Town Camps they manage housing for. These leases have been issued either under the *Special Purposes Leases Act (NT)* or the *Crown Lands Act (NT)*.

It has been 11 years since the EDTL, on behalf of the Australian Government, entered into 40-year leases with the Housing Associations. The EDTL simultaneously granted an underlease in the form of a Housing Management Agreement to the NT Government.

Under these agreements, the NT 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



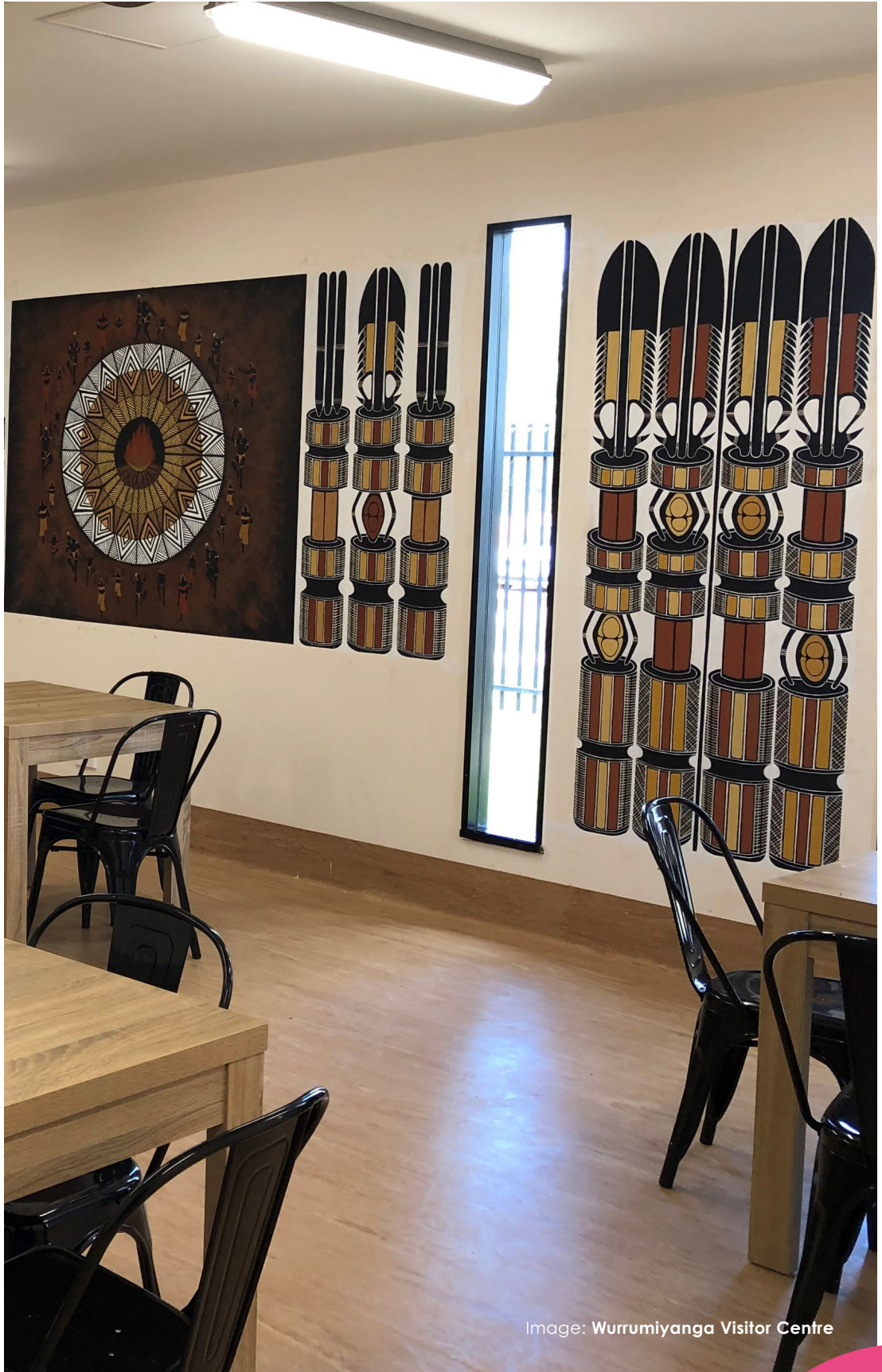


Image: Wurrumiyanga Visitor Centre



Image: Keeping Place Tiwi - Pukumani Pole, Ngaruwanjiri



Expenditure Statement

Under subsection 64(4A) of the *Land Rights Act*, the activities of the EDTL are funded from the Aboriginals Benefit Account. Full financial details of the Aboriginals Benefit Account are in the financial statements of the Department of the Prime Minister and Cabinet, 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 EDTL for the year ended 30 June 2020 are provided below. It is important to note that there has been a minor impact due to COVID-19 on rental revenues for this reporting period.

2019-20 Cash Expenditure	\$
Employee expenses	1,880,532
Travel-related expenses	189,623
Contractor Services	1,142,529
General Administrative expensives	235,924
Total Expenditure	3,448,608

2019-20 Township Lease Revenue	(\$ inclusive of GST)
Wurrumiyanga Township Lease	888,680
Groote Eylandt Township Lease	837,387
Milikapiti Township Lease	243,518
Wurankuwu Township Lease	14,914
Pirlangimpi Township Lease	292,454
Mutitjulu Township Lease	49,052
Total Revenue	2,326,005

Total Township Lease Revenue	(\$ inclusive of GST)
Wurrumiyanga Township Lease	8,374,870
Groote Eylandt Township Lease	7,125,141
Milikapiti Township Lease	1,960,953
Wurankuwu Township Lease	117,641
Pirlangimpi Township Lease	548,268
Mutitjulu Township Sublease	62,807
Total revenue	18,189,682



Image: OTL Planning Day



TABLE A
COMMUNITIES COVERED BY TOWNSHIP LEASES HELD BY THE
EXECUTIVE DIRECTOR OF TOWNSHIP LEASING IN 2019-20

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

TABLE B
HOUSING LEASES HELD BY THE EXECUTIVE DIRECTOR
OF TOWNSHIP LEASING IN 2019-20

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	Ampilatawatja	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

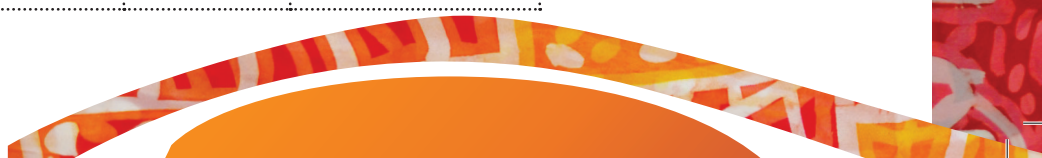


TABLE C
COMMONWEALTH ASSET LEASES ADMINISTERED
BY THE EXECUTIVE DIRECTOR OF TOWNSHIP LEASING
OR OFFICE OF TOWNSHIP LEASING 2019-20

Government Engagement Coordinator (GEC) Complexes (20)				
	Community	Lot	Region	Tenure
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	Alpurrulum	169	CLC	CLA
21	Gapuwiyak	159	NLC	Aboriginal Land

TABLE C
COMMONWEALTH ASSET LEASES ADMINISTERED BY THE EXECUTIVE DIRECTOR
OF TOWNSHIP LEASING OR OFFICE OF TOWNSHIP LEASING 2019-20

Safe Houses (2)				
	Community	Lot	Region	Tenure
22	Hermannsburg	228	CLC	Aboriginal Land
23	Lajamanu	246	CLC	Aboriginal Land
Child Care Centres (15)				
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

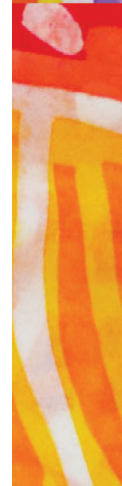


TABLE C
COMMONWEALTH ASSET LEASES ADMINISTERED BY THE EXECUTIVE DIRECTOR
OF TOWNSHIP LEASING OR OFFICE OF TOWNSHIP LEASING 2019-20

Government Engagement Coordinator (GEC) Complexes (20)

	Community	Lot	Region	Tenure
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	Yirkala	243	NLC	Aboriginal Land

TABLE C

COMMONWEALTH ASSET LEASES ADMINISTERED BY THE EXECUTIVE DIRECTOR OF TOWNSHIP LEASING OR OFFICE OF TOWNSHIP LEASING 2019-20

	Community	Lot	Region	Tenure
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
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, 224 adj	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

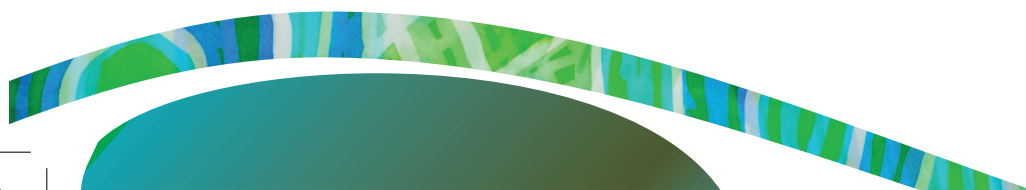


TABLE D
ALICE SPRINGS LIVING AREAS (TOWN CAMPS) SUBLEASES
HELD BY THE EXECUTIVE DIRECTOR OF TOWNSHIP
LEASING IN 2019-20

	Housing Association	Town Camp	Tenure
1	Mpwetyerre Aboriginal Corporation	Abbotts Camp	Special Purpose lease
2	Ilparpa Aboriginal Corporation	Ilparpa	Special Purpose lease
3	Karnte Aboriginal Corporation	Karnte	Crown lease
4	Anthelk-Ewlpaye Aboriginal Corporation and Hoppys Camp	Hoppys	Special Purpose lease
5	Anthelk-Ewlpaye Aboriginal Corporation	Charles Creek	Special Purpose lease
6	Anthelk-Ewlpaye Aboriginal Corporation	Kunoth	Special Purpose lease
7	Akngwertnarre Association Incorporated	Morris Soak	Special Purpose lease
8	Anthepe Housing Association Incorporated	Drive In	Special Purpose lease
9	Aper Alwerrkngge Association Incorporated and Palmers Camp	Palmers	Special Purpose lease
10	Ewyenper-Atwatye Association Incorporated	Hidden Valley	Special Purpose lease
11	Ilperle Tyathe Association Incorporated	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 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





