Gunyaŋara township lease

Djawa Yunupingu – Chairman

Jordy Bowman – General Manager
Gunyanjara township lease

- Commenced on 1 December 2017 after 10 years of discussions

- Now, Gumatj traditional owners are directly responsible for decisions about our land, and can engage and partner with people and organizations wanting to use our land

- It is the first township lease to be held by a traditional owner corporation, not government
Structure of Township Lease

Aboriginal Land

The Arnhem Land Aboriginal Land Trust holds Aboriginal land on behalf of traditional Aboriginal owners, including the land on which the Gunyanya community is situated.

Township Lease

The Arnhem Land Aboriginal Land Trust, directed by the Northern Land Council, grants a 99 year township lease under section 19A of the Land Rights Act to Narrariyal Aboriginal Corporation, an approved entity under section 3AAA of the Land Rights Act.

Subleases & Licences

- Following commencement of the township lease, Narrariyal decides who can get a new sublease or licence in the township lease area, and how land is used based on the rules set out in the lease, its constitution and the master plan.
- Any existing section 19 leases or licences become subleases or sublicences on the same terms and conditions.
- Narrariyal assumes responsibility for all property management functions previously undertaken by the Land Council such as lease compliance and rent collection.
What is the Njarrariyal Aboriginal Corporation?

Njarrariyal Aboriginal Corporation was established by the Gumatj clan specifically to hold and administer the Gunyaŋara township lease. Its primary purpose is the administration of the township lease and promotion of social and economic opportunities on township lease land.

Njarrariyal’s directors are senior Gumatj traditional owners, as well as two independent directors. Its broader membership is comprised of members of the Gumatj clan. Working to the board, the administration of the township lease is supported by a General Manager who is responsible for the day to day management of the corporation.

Njarrariyal is incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006.
What are the benefits of the Gunyaŋara township lease?

There is a range of significant benefits to parties seeking to utilise land in the Gunyaŋara township lease area:

- Gumatj land is open for business and Gumatj people are interested in attracting and working with potential developers, service providers and investors.

- Long-term subleases and licences are available, which provide security of tenure and favourable investment conditions.

- The township lease provides a streamlined application process where interested parties can negotiate directly with traditional owners about utilising their land.

- Rental income from subleases will be directed to community and economic development which will improve the prosperity and wellbeing of Aboriginal residents of the Gunyaŋara community.
Industrial Use zoning
Commercial Use zoning
Utilities Use zoning
Residential Use zoning
Community Use zoning
Recreation Use zoning

Master plan – guiding development

Current Zoning
Projected Zoning
First six months achievements

- New subleases and variations approved that collectively result in a further $117,000 rent per annum

- Rental funds committed to key community projects including elders accommodation and youth centre

- Master plan underway as well as market entry and engagement strategies for three focus areas – tourism, fisheries and private residential development
Aboriginal led townships on Aboriginal land – Community Entity Township Leasing

John Litchfield

Housing, Land and Culture Division
Department of the Prime Minister and Cabinet
Australian Government position

- Commonwealth policy supports Community Entity Township leases
- Economic development and local control
- Traditional owner led transition to the new model
- Executive Director of Township Leasing as service provider
- Embed change in the Land Rights Act
- Gumatj vision and persistence