



Application for a lease, licence or other interest in Aboriginal land or community living area land

1. What are you applying for?

- Lease Licence Variation of existing lease or licence
- Other interest in land _____

2. Who? Applicant details

Name of applicant _____

Address of applicant _____

Best contact name(s) _____

Email and telephone _____

3. Where? Identifying the land

Map _____ Please **attach a map** clearly marking the land you wish to occupy
 Attached

Community (if relevant) _____

Lot number (if available) _____

Other description (give enough detail to describe, precisely, the area you wish to occupy) _____

4. Why? Purpose of lease, licence etc

Purpose _____ Every lease includes a purpose for which the land can be used. For example, provision of youth services, staff accommodation; provision of education and training services etc:

5. How long? Nominate the term of the lease

Term^(a) _____ How many years are you applying to hold the lease, licence or other interest?

6. Subleasing and other third party occupation rights ^(b)

Do you propose to grant a sublease or another kind of occupation right to a third party? Yes/No

Describe the kind of right _____

Who is the third party? ^(c) _____

What fees do you propose to charge the third party? _____

7. Rent proposal? ^(d)

Amount (ex GST) Annual amount of \$ _____
or

"Fair" rent to be calculated using the formula:

Residential – 7% of Unimproved Capital Value (UCV) of leased land

Non-residential, public purposes – 10% of UCV of the leased land

Commercial or income-deriving purposes – as negotiated ^(e)

Frequency of payment Annual (standard) Other _____

Paid in advance (standard) Other _____

Rent review Rent will be reviewed annually to CPI (Darwin), other than when market review occurs, which will be at least every 5 years and upon commencement of any option

Comments _____

8. Authorisation

Name

Signature

Date

Position

Notes:

(a) If you are applying for a lease for a term of 12 years or more over part of a lot (including any options, further terms etc) then it will be considered a subdivision for the purposes of the *Planning Act* (NT). Please contact the Department of Planning for advice on what steps you will need to take to comply with the *Planning Act*

Some traditional owners have consented to 40 year leases to government agencies. While longer term leases are legally possible, none have been consented to in the CLC region.

(b) This includes subleases, tenancies or other rights of occupation granted to any person that will not be a party to the lease, including employees, visitors, contractors and others

(c) This could be a class of occupant, for example employees or contractors, or a specific person or entity

(d) There is an expectation that fair rent will be paid for leases and licences over Aboriginal land and CLA land. If you are seeking a peppercorn lease, then you must provide a statement detailing why you are asking traditional owners or the Aboriginal land holding body to accept a rent-free lease. If you are funded to provide services in Aboriginal communities, then there is an expectation that your funding will include a component for usual lease costs, such as rent, insurance and repairs and maintenance.

(e) There is an expectation that when a third party derives income from using the land, then the rent payable for that land: (i) will exceed the standard rent payable for public, non-income deriving uses; and (ii) will be greater than the usual rent calculation based solely on unimproved capital value. This includes, for example, use of land to operate a store, provide accommodation for a fee and other third-party commercial uses.