

ESTIMATES QUESTION/ ANSWER

Date	12 June 2014
Question Reference Number	Tranche 4 / Folio 179 / Question 2
To	The Hon Peter Chandler MLA Minister for Lands, Planning and the Environment

Output Group	Land Administration
Question	How many leases were issued in 2013/14 under the Crown Lands Act for which no rent is Payable? For each lease: <ol style="list-style-type: none"> Who is the lessee? When did the lease commence? What is the description of the Crown land leased? What is the duration of the lease? What is the unimproved capital value of the land? What is the estimated annual market rental value of the land?
From	Ms Natasha Fyles

Response

Crown leases granted for community purposes under the Community Land Grant Program attract no annual rental fees; however, the community group is required to pay all rates, taxes and servicing bills that are due from time to time relating to the leased land.

Community purposes can include:

- religious, educational, benevolent, charitable purposes;
- the purpose of promoting or encouraging literature, science, art or a cultural activity; or
- the purpose of sport or recreation.

Market rental valuations are not undertaken for land granted for community purposes.

Crown leases granted for other non-commercial uses such as conservation, essential services, local government and aboriginal housing may also be rent free.

Government may also, from time to time, grant a lease where rent is not payable in order to support strategic development of the Northern Territory and to support other initiatives such as affordable housing. Examples are leases granted to facilitate development of the new suburbs of Zuccoli (Stage 2) and Kilgariff.

Nine leases were issued under the *Crown Lands Act* in 2013/14 for which no rent is payable. These leases are detailed in the table below.

Legislative Assembly of the Northern Territory

TABLED DOCUMENTS

Committee: Estimates
 Paper No: 6.17 Date: 12/6/14
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 Signed: [Signature]

Lease	Lessee	Commencement Date	Location	Duration	UCV (\$)	Market Value Rent
CLT 2439	Palmerston Pistol Club	5 July 2014	Lot 11822, Town of Palmerston (Archer)	10 years	1.5m	n/a
CLP 2141 ¹	Baptist Union of the Northern Territory	13 September 2013	Lot 5797, Town of Palmerston (Bakewell)	In perpetuity	1.0m	n/a
CLT 2470	Litchfield Council	12 September 2013	Section 5020, Hundred of Strangways (Humpty Doo Waste Transfer Station)	25 years	531 000	n/a
CLP 2477	Barkly Shire Council	28 November 2013	Lot 2165, Town of Tennant Creek (Tennant Creek Municipal Depot)	In perpetuity	47 000	n/a
CLP 2471 ²	Masonic Homes Ltd	1 November 2013	Lot 11378, Town of Nightcliff (Tiwi)	In perpetuity	4.87m	n/a
CLP 2472 ²	ECH Incorporated Limited	1 November 2013	Lot 11377, Town of Nightcliff (Tiwi)	In perpetuity	1.03m	n/a
CLP 2493 ¹	Squash NT Incorporated	8 May 2014	Section 6236, Hundred of Bagot (Marrara)	In perpetuity	260 000	n/a
CLT 2441	Land Development Corporation	6 February 2014	NT Portion 7234 (Kilgariff)	2 years	2.3m	n/a
CLT 2350	Bellamack Pty Ltd	1 May 2014	Lot 12087, Town of Palmerston (Zuccoli Stage 2)	5 years	10.72m	n/a

¹ Conversion of Crown lease term to Crown lease in perpetuity following completion of development

² Subdivision of existing Crown lease in perpetuity into two leases to separate nursing home from retirement village.