



Gundjeihmi Aboriginal
Corporation Jabiru Town

IN-PRINCIPLE SUB-LEASE TERMS FOR JABIRU

October 2022

Purpose

This document outlines in-principle standard terms and rates that sub-lease proponents can anticipate when applying for both residential (applicable to Approved Managing Entities) and non-residential lots. This information reflects the terms and rates that have been discussed with the relevant stakeholders responsible for s.19A township leases and reflects common policy for sub-leases of this type.

This information is intended as a guide only, noting that approved Sub-Lease Requests remain subject to final agreement of sub-lease terms and conditions.

Once approved pursuant to the Sub-Lease Applications and Approvals 2022 process, the successful proponent will be provided with a draft sub-lease and advised that the approval is subject to final agreement of the sub-lease terms and conditions. This includes any conditions for completion of identified rectification or remediation works by the proponent during the term of the proposed sub-lease. The proponent will also be advised that the approval is subject to satisfactory resolution of any outstanding remediation works on infrastructure or any lot that the proponent previously held a sub-lease over.

This document is consistent with the document published under the previous Sub-Lease Allocation Plan on 23 September 2020 as drafted by Jabiru Kabolkmakmen Ltd.

Expected Land Payment and Terms for Sub-Lease Agreements

SUB-LESSEE CATEGORY	ANNUAL RENTAL PAYMENTS	TERM OF SUB-LEASE (YEARS)
Commercial	On Commercial Terms to be negotiated on a case-by-case basis	
Industrial	10 % UCV*	20 yrs + option to extend 20 yrs
NGO Offices	10 % UCV*	20 yrs + option to extend 20 yrs
Government Services	10 % UCV*	20 yrs + option to extend 20 yrs
Council Facilities	10 % UCV*	20 yrs + option to extend 20 yrs
Utilities	10 % UCV*	20 yrs + option to extend 20 yrs
Residential	7 % UCV*	10 yrs + option to extend 10 yrs

*UCV is the Unimproved Capital Value of the lot as determined by the Valuer General and published on the NT Government Atlas and Spatial Data Directory.

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