

Indigenous Land Corporation

IMPROVING OUTCOMES FROM INDIGENOUS LAND PURCHASES

***AN EVALUATION OF PROPERTIES PURCHASED UNDER THE FIRST INDIGENOUS
LAND STRATEGY 1996-2001 AND THE DEVELOPMENT OF A REMEDIATION
PROGRAM TO ADDRESS ISSUES IDENTIFIED BY THE EVALUATION***

FOREWORD

As Chairperson of the Indigenous Land Corporation I take pride in presenting *Improving Outcomes From Indigenous Land Purchases*, which represents a comprehensive audit of the ILC's achievements as well as identifying where we can do better.

The eighteen months of research on ILC land acquisitions, undertaken at the direction of the Board, involved a substantial review of ILC data, field inspections of 146 of the 151 ILC land purchases, and an objective and thorough analysis by an independent consultant who personally visited 80 properties.

Policy oversight was the responsibility of the ILC's Business Enterprise Committee, chaired by Mr Kevin Driscoll CBE. I wish to commend Kevin, his committee and the project team for the diligence and rigour with which they undertook their tasks.

I also commend the Board for its readiness to commission this 'report card' and to then make it available for public scrutiny. As far as I am aware, this is the first time an agency responsible for Indigenous land acquisition has taken this step. I believe that by doing so the ILC is both acting in the national interest and fulfilling the spirit and terms of its legislation.

It is obviously disappointing that the review found that many properties have not met their full potential and purpose for which they were acquired. It means the number of people benefiting from land purchases is more limited than anticipated.

Many landowners have lacked certain capacities required in land management and their expectations have not been realised. Some cultural and social benefits have been elusive.

However, there are brighter notes. Instances where property owners have taken the reins and are successfully developing productive and sustainable projects and farming operations are extremely encouraging.

The report serves several functions that are essential to increasing the sustainable delivery of benefits to Indigenous people. The report:

- Gives the ILC and the Government a clear national picture of the state and pattern of ILC land purchases in the last six years.
- Reveals shortcomings in the way ILC policy and practices have been implemented in the past.

- Identifies the substantial barriers, which limit the ability of Aboriginal and Torres Strait Islander people to achieve their aspirations and generate benefit from land purchases.

However, most importantly, the report has already provided a way forward; a way to improve outcomes for Aboriginal and Torres Strait Islander people through land purchases.

The ILC regime is fundamentally about Indigenous people's relationship to land. The first Board implemented a policy and practice of buying land quickly in response to the alienation of land and dispossession experienced by Indigenous people throughout Australia. This policy has successfully contributed to returning land to Indigenous ownership.

But there are lessons in this report for the ILC and land purchase proponents. The report underlines, for all, the complex and long-term challenges of undoing the effects of dispossession and achieving benefits from land.

In response, our revamped approach now:

- Requires proponents better prepare themselves;
- Incorporates better planning;
- Assesses proposals more rigorously;
- Provides appropriate levels of support;
- Ensures that support covers all aspects of property management;
- Promotes opportunities for the engagement of young people in rural activities; and
- Provides better protection of the conditions of any grant.

In return, Indigenous groups must accept reciprocal obligations and be prepared to work and demonstrate commitment.

The ILC Board has already instituted policies and practices based on these requirements. In December 2002, the Board, together with the Hon. Philip Ruddock, Minister for Immigration and Multicultural and Indigenous Affairs, launched a benefits model in its revision of the National Indigenous Land Strategy and policy guidelines.

In addition, for those properties requiring it, a program of remedial work has been implemented to ensure that benefits are fully realised and maximised.

Under the new Strategy, land is purchased in one of four categories of benefit - cultural, social, environmental or economic. Applicants identify their main

needs, how they intend to use the land and the benefits they want from it. They are required to carefully plan their activities so that benefits are achievable and sustainable over the long-term and the ILC's assistance is tailored accordingly.

With this Strategy we are determined to provide better and more sustainable benefits, for applicants and for future generations.

The challenge for the ILC in fulfilling its legislative objective to acquire land for the benefit of Indigenous people is to provide leadership, promote teamwork between the Board and staff, and develop a relationship of trust and confidence with our clients.

It is a challenge that is not beyond the capability of the ILC. Indeed, as this report demonstrates, we are actively and openly seeking ways to enhance our effectiveness. It requires a wholesale embracing of change at all levels and a nationally consistent approach.

I believe the ILC has a clear path to the future.

Shirley McPherson
Chairperson
Indigenous Land Corporation

1. EXECUTIVE SUMMARY

In March 1998, the administration of the Indigenous Land Corporation provided a report to the Corporation's Board on the outcomes of land purchased under the Commonwealth Indigenous Land Acquisition program prior to the establishment of the ILC.

A Director of the Board, Kevin Driscoll, suggested it was timely for a more extensive audit of the Corporation's acquisitions to gauge their effectiveness. This led to a performance audit of the Corporation by the Australian National Audit Office which subsequently pointed to the need for an assessment of benefits and outcomes resulting from the purchase of land for Indigenous people.

Against this background, the Board initiated a comprehensive assessment of properties purchased by the ILC. Of the 151 properties purchased by the ILC¹, 146 were inspected. That assessment was completed in July 2002 and an analysis of the data has resulted in this report.

The assessment found:

- The range of predominant land uses was extensive – agricultural, aquaculture, pastoral, horticultural, tourism and urban office;
- The majority of properties acquired had been purchased for social or cultural reasons;
- There was sometimes a discrepancy between a group's aspirations and the capacity of the land to achieve these aspirations and between the group's aspirations and their capacity to utilise the land;
- A lack of commitment in many cases; and
- A lack of land management skills and knowledge.

These factors were identified as major barriers to Indigenous people achieving lasting and sustainable benefit from the land acquisition program.

The report identified two types of benefit from Indigenous land acquisitions:

- **Direct benefits**, which were measurable, such as employment, residency and commercial; and
- **Indirect benefits**, which were more difficult to measure, such as spiritual and cultural benefit

¹ 151 properties had been purchased at the time of writing. An updated figure is available from the ILC's website at www.ilc.gov.au

The total number of people estimated on acquisition to derive benefit from the properties was approximately 60,000. The number of Indigenous people who actually derived a direct benefit was 1014. Of the derived beneficiaries, 474 were Indigenous residents, 157 were Indigenous employees and 383 were part-time Community Development Employment Project (CDEP) workers. The report also showed that the benefits were not evenly distributed with 68% of properties being occupied and 30% providing employment either fulltime or through CDEP. Clearly this was not good enough.

In relation to social and cultural benefits, 91 properties indicated some evidence of social use, and 52 of these had active social programs.

In regard to cultural use, 79 of the properties surveyed showed evidence of cultural events or active cultural protection programs, and 87 had identified cultural sites.

While there were some high points, the assessment also produced some disturbing conclusions, which in isolation were matters of concern which explained why the outcomes generally were uneven. Significant among the findings were:

- 80% of properties were not being used to their full potential;
- 38% of properties had no Indigenous occupants;
- 71% had no employees; and
- 71% had no access to a Community Development Employment Project (CDEP).

In response to these issues and to address the barriers identified, the ILC has revised its National Indigenous Land Strategy and incorporated a four-program structure to deliver social, cultural, environmental and economic benefits.

The ILC has also:

- Established a capacity building function;
- Developed a national Indigenous implementation framework;
- Established a new financial information system and a detailed property data base; and
- Begun a property-by-property remedial program.

This report forms part of a transparent process in the formulation of ILC policies to ensure that the best outcomes for Aboriginal and Torres Strait Islander people are achieved through public investment in land purchases and management.

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2. OVERVIEW

The Indigenous Land Corporation has undertaken a review of its past land purchases and has sought to address the gaps in its delivery of benefits to clients during the past 5 years. It is part of an overall assessment of the ILC's policies, practices and procedures for the acquisition, ownership and management of land by Indigenous people throughout Australia.

The review involved a comprehensive audit by an ILC National Property Assessment Team (NPAT) of the properties the ILC has acquired since its inception in 1996. The NPAT examined the properties and assessed the outcomes that have accrued since acquisition, and the analysis of its assessment forms the basis of this report.

The report also outlines the Corporation's response to the review findings and the steps it is taking to assist its clients to receive benefits from the acquisition, ownership and management of land.

This document provides some background about the ILC's land acquisition and management role and function, identifies major issues associated with the acquisition, ownership and management of land by Indigenous people, and recommends actions to increase the capacity of Indigenous people to sustain their use and management of acquired land.

Since 1996, the ILC has acquired more than five million hectares of land in 151 individual purchases for Aboriginal and Torres Strait Islander people. The pattern of these land purchases has been complex and varied. Purchases include a wide range of properties, from grazing lands to sacred sites. The use of that land has included social, cultural, environmental and economic activities and projects. Land use ranges from agriculture, pastoralism, horticulture, aquaculture and tourism, to urban property development. Inevitably, in such a wide range of purchases and land uses the results have been mixed.

To gain a better understanding of the context within which the ILC works, it should be understood that the political, economic, cultural and social factors at play when the ILC buys land for Indigenous people are themselves complex. An example of such an acquisition is a property located outside of Broome in Western Australia. Whilst the land is the subject of dispute between Native Title claimant groups, the property operates as a cattle business and the manager allows members of the claimant groups to pursue their cultural and social activities on the property. Understandably, the management of this situation is both difficult and complex. In this way, the complexity surrounding many purchases contributes to whether or not the desired outcomes can be achieved.

Unrealistic expectations of ILC staff and proponent groups about the benefits of the acquisition of land have sometimes resulted in disappointment. Many proponent groups have lacked the necessary management and operational experience required to sustain the land that was acquired by the ILC. In many

cases, the condition of the land acquired was unable to support the activities the group planned to undertake.

Some Samples of ILC Purchases



B Egan Collection

Property: Wanarie Station Location: Mt Magnet WA

Date: 4.06.01

Comments:

Run Down Property – Sheep and feral goats

Purpose Pastoral and Tourism

ILC owned and managed.



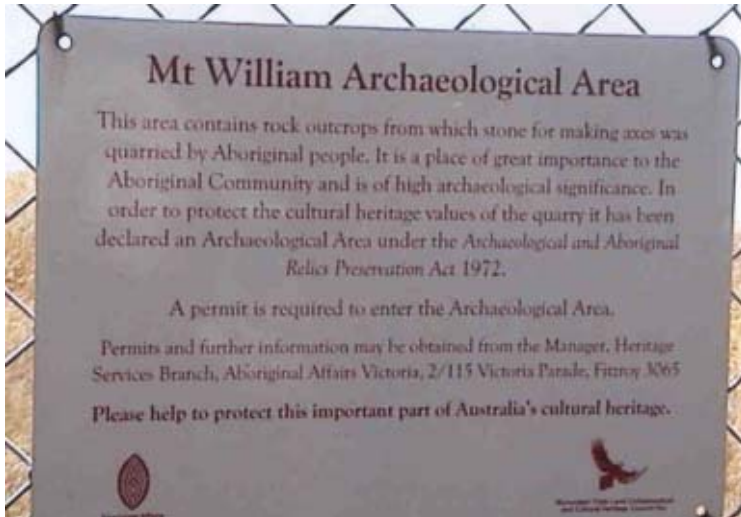
B Egan Collection

Property: West Swan (ex) Primary School Location: Swan Valley WA

Date: 8.04.01

Comments:

Well-located property with potential, operating as tourist stop for artefacts, paintings and a boomerang and didgeridoo factory



B Egan Collection

Property: Mt William Axe Quarry Location: Lancefield VIC

Date: 10.01.02

Comments:

Declared archaeological site enclosed with security fence. Guided visits to the area can be arranged.



B Egan Collection

Property: Yalallie Farm Location: Dandaragan WA

Date: 12.04.01

Comments:

Mixed farming and grazing, propose depot for livestock from northern property progress delayed by conflict.



B Egan Collection

Property: King Valley Station Location: Katherine NT

Date: 11.08.02

Comments:

Families relocating to property, schooling commenced and buildings being repaired.



B Egan Collection

Property: Warriparinga Location: Sturt River Adelaide SA

Date: 11.02.02

Comments:

Significant ceremonial site and example of early European settlement restored for meeting place and tourism – progressive, successful joint venture project.



B Egan Collection

Property: Roebuck Plains Station Location: Kimberley WA

Date: 3.12.01

Comments:

Excellent well-developed grazing property, extensive area fully stocked, operating under ILC management.

A compounding problem was that in many instances, plant and equipment granted to the proponents as part of the acquisition was inadequate to effectively run commercial or non-commercial properties or had been stolen, poorly maintained and or misused. In a number of cases properties were purchased without plant and equipment.

Historically, many of the properties had a predominant land use such as agriculture or pastoralism. Groups found they needed to maintain this activity either to meet a legislative requirement applicable to pastoral lands, to generate income to cover operational costs or to maximise profit and/or employment. In many instances, it was the historically predominant land use that drove the acquisition, evidenced by groups wanting to be pastoralists or farmers.

In other instances, there have been significant positive results reflecting the aspirations of the communities involved and their commitment to achieving outcomes for their people. Such an example is a dairy farm outside of Warrnambool in Victoria. At this property the group demonstrated its commitment and capacity to operate and manage a dairy business despite with the dilapidated condition of existing infrastructure and equipment. The group was later successful in obtaining additional support that enabled it to construct a new dairy, improve pastures and stock, and employ trainees within the dairy business.

This report offers a realistic and honest appraisal of past land acquisitions as a basis for assessing future performance and directions. The NPAT has identified both the successes and failures through the acquisition of land for Indigenous Australians. In a concerted effort, the ILC is already developing and implementing remedial action for acquired properties that were identified as requiring assistance through the ILC National Property Assessment.

In accordance with the ILC's charter and commitment to redressing the dispossession of Indigenous people, and to consulting widely to seek views and input from as many Indigenous organisations and people as possible, the ILC is issuing this report in the public interest as part of its re-examination of future directions. The ILC wants this to be a transparent and open process to ensure that the best outcomes for Aboriginal and Torres Strait Islander people are achieved through investment in land purchases and management.

On a broader horizon, the data gathered by the NPAT has led to a reappraisal of the ILC's objectives, priorities and strategies and this has been incorporated in its *National Indigenous Land Strategy 2001-2006* (NILS), the second such framework to be implemented since the ILC was established.

The NILS is the ILC's primary policy document and provides the strategic framework for the ILC's operations. The 1996-2001 NILS policy framework gave priority to acquiring land of traditional, historical or contemporary cultural significance to Indigenous people. This prioritisation reflected the views of consultations between the ILC and Indigenous organisations throughout Australia in 1995-96. The policy also met the requirement of legislation that the ILC must give priority to ensuring that, as far as practicable, Indigenous people derive social and/or cultural benefits from the acquisition and management of land. While the NILS 1996-2001 emphasised cultural attachment to land, it also sought to incorporate social, environmental and economic aspirations, where practicable, of Indigenous peoples through land purchases. The NILS is discussed in Section 3 of this report.

The report of the NPAT has provided a means against which to measure the results of acquiring land, and a better understanding of the land acquisition and management function, and has guided an improved way forward for future land acquisition and management for Indigenous Australians.

The ILC has also responded by developing a Remediation Program based on the NPAT assessment and this has led to individual properties being classified as having critical, high, medium or low performance issues.

Priority in the Remediation Program is being given to properties where there may be critical health and safety threats to people and/or stock. Other issues will be dealt with after these critical issues have been remedied.

At the same time, the ILC NPAT has been developing whole property plans on a property-by-property basis. A Monitoring and Evaluation Team will assess the ongoing implementation of the Remediation Program. The Remediation Program is discussed in Section 6 of this report.

3. THE LEGISLATIVE ENVIRONMENT

The Indigenous Land Corporation is the successor to a number of agencies which have been responsible in the past for acquiring land for Aboriginal and Torres Strait Islander people. These agencies have included the Aboriginal Land Fund Commission, the Aboriginal Development Commission and the Aboriginal and Torres Strait Islander Commission.

The Indigenous Land Corporation

The ILC was established under the *Aboriginal and Torres Strait Islander Commission Act (1989)* to complement the *Native Title Act 1993*, which recognised Aboriginal and Torres Strait Islander common law rights to land. The ILC began operations in June 1996.

The purpose of the Corporation is to provide, where practicable and not mutually exclusively, social, cultural, economic and environmental benefits for Aboriginal and Torres Strait Islander peoples. The ILC performs this role by assisting Aboriginal and Torres Strait Islander people to:

- Acquire land; and
- Manage Indigenous-held land.

A major challenge for the ILC is to accommodate the wide regional variations that exist across Australia, and to be flexible and responsive to them.

The ILC receives an annual injection of money from the Aboriginal and Torres Strait Islander Land Fund Reserve. The ILC is the "operational arm" of the Land Fund, but the two are administratively separate.

As stated in Section 2 of this report, the NILS is the key policy document that guides the operations and management of the ILC, which the ILC is required to prepare, revise and periodically review.

In addition to the NILS, the ILC is required to prepare, revise and periodically review more specific Regional Indigenous Land Strategies (RILS), which relate to the operating environment and how the ILC will function in each state and the Northern Territory.

Mabo and Native Title

The High Court's decision in *Mabo v. Queensland (1992)* recognised native title as a unique form of Indigenous property right at common law and

acknowledged prior Indigenous ownership of land in Australia. The decision fundamentally changed the legal basis on which Australia was colonised.

The establishment of the Land Fund and the ILC were key elements of the Commonwealth's response to the High Court's historic decision.

The *Native Title Act 1993* was passed in December 1993 to protect Indigenous native title rights. The Act also provided for the establishment of the Land Fund. Subsequently the ATSIC Act was amended to establish the ILC.

The primary aim of the legislation is to help redress the dispossession of Indigenous people and recognises that the majority of dispossessed Aboriginal and Torres Strait Islander people are not able to assert their native title rights. As a result, Indigenous people have been given access to a special fund to assist them to acquire land.

ILC's Functions

The Corporation must act in accordance with sound business principles whenever it performs its functions on a commercial basis.

The Act also prescribes that the Corporation must give priority to ensuring that as far as practicable Aboriginal persons or Torres Strait Islanders derive social and/or cultural benefits from the performance of its functions and maximises the employment of, and use of, goods and services provided by Indigenous Australians.

It should be noted that ILC responsibilities for land management cover all Indigenous held land, not just land purchased or held by the ILC.

A New Focus

Among the key features which distinguish the ILC from previous agencies are its:

- Statutory independence;
- The secure financial arrangements provided through the Aboriginal and Torres Strait Islander Land Fund;
- Ability to purchase land for multiple benefits;
- Development of national and regional land strategies; and
- Broadly based consultation with Aboriginal and Torres Strait Islander people.

The ILC Board has revised the *National Indigenous Land Strategy 2001-2006* to integrate the various elements of land ownership, land management, capacity building and economic development.

Critical issues facing the ILC have also been incorporated to remedy identified deficiencies in land management and the previous *National Indigenous Land Strategy*. The revised NILS divides land acquisition and management into four separate streams:

- Economic;
- Social;
- Cultural; and
- Environmental.

This now allows the ILC and its proponents to focus more strongly on defining the use of land as economic, environmental, social or cultural. The ILC and the proponents can then fully identify the benefits and opportunities of acquiring a particular parcel of land.

The ILC understands its major immediate role in land management is to assist Indigenous landholders to identify and implement more realistic, achievable and sustainable land uses. For example, the activities or projects on the land may sometimes have a commercial focus. Where this is the case, the ILC's policy priorities are directed at sustainability and facilitating access to the appropriate mainstream funding programs. The ILC recognises that its functions complement rather than replace the functions of other agencies.

4. THE ASSESSMENT REPORT

Since July 1996, the ILC has purchased 151 properties which represents a little less than 1% of Australian land mass. The 146 properties assessed and analysed in this report represent an investment of \$128 million or approximately \$87,000 per property. In March 2001, the ILC Board in accordance with its legislative obligations decided it was appropriate and timely to examine how the acquisition and management of land had benefited Aboriginal and Torres Strait Islander people. The ILC established the National Property Assessment Team (NPAT) to undertake a national assessment of ILC purchased properties. The objective was to assess past performance and outcomes, and assist the ILC Board and management with providing new directions and strategies for future ILC operations.

The report provides a snapshot of the 146 properties concerned and an analysis of collated data that is specific to the achievement of the Corporation's objectives.

The team's assessment was not limited to the properties themselves. A significant finding was that there was inconsistent implementation of the NILS 1996 – 2001. It also identified a need for a comprehensive and nationally

consistent policy and operational framework for the purchase and management of land. There was, for instance, no emphasis on how benefits through the acquisition and management of land were to be developed, monitored and evaluated so that the needs of the proponents were met.

This report has been used as the basis to guide the ILC in the preparation of operational guidelines for the purchase and management of land for Aboriginal and Torres Strait Islander people.

The ILC has responded to the survey findings, ILC consultations and its experience in implementing the first National Indigenous Land Strategy, by twice revising the NILS. The first revision in 2001 added a provision for purchases of land for reasons other than cultural significance.

The second and current revision occurred in 2002. Economic, environmental, social and cultural land acquisition programs were introduced, tying land acquisition to the categories of benefit specified in the Act. Land management initiatives were also introduced supporting group based planning, enterprise and regional development. In addition, the ILC now regularly co-ordinates services with other agencies and conducts research that benefits Indigenous people through land management and enterprise opportunities.

Applicants are required to develop landownership and management plans which address specific land uses and long-term sustainability. ILC assistance will then be tailored to these plans.

To support the new strategy, more resources in terms of additional staff and organisational structure and practice have been allocated to capacity development and business planning. The aim is for the ILC to act more intensively to ensure long-term, sustainable benefits.

Other outcomes of this report include:

- New performance measures to ensure the ILC Board can comply with its statutory responsibilities;
- A data base that describes the condition of each property and issues associated with it;
- A national view of ILC purchases;
- A greater understanding of the national political, social, cultural and environmental context within which the ILC operates and acquires properties;
- The development of a better policy and procedural framework and Remediation Program to deal with issues identified on land purchased under the first NILS; and

- An increased capacity to assist clients to meet their social and cultural needs and aspirations.

The Purchases

Of the 146 properties that were assessed, 108 had been divested and 38 were held and managed by the ILC. The total area of those surveyed was 4,874,962 hectares.

In themselves, the purchases have made a substantial physical recovery of land for Indigenous people. However, until now the benefits generated by the purchases on a national basis were largely unknown.

State	Total Properties	Total Area of Properties (ha)	Total Cost of Properties
NSW	36	169566	\$32,220,331.76
NT	10	621593	\$7,803,085.00
QLD	26	888790	\$28,119,486.64
SA	23	838998	\$13,415,990.00
TAS	3	50984	\$1,892,500.00
VIC	22	3445	\$10,035,340.82
WA	26	2301586	\$35,036,155.06
NATIONAL	146	4874962	\$128,522,889.28

Methodology

The NPAT's methodology was to establish individual property profiles, focusing on such aspects as group aspirations, land use, the condition of the land, infrastructure, plant and equipment, livestock, management and control, occupancy, employees, and benefits.

The national property assessment was completed in July 2002. This was the first time such a study had been undertaken by an agency with a role in Indigenous land acquisition and management.

The extent, variety and range of properties can be measured according to the predominant land use carried out. This is illustrated in the table below.

Predominant Land Use - State Totals

State	Agriculture	Aquaculture	Cultural	Horticulture	Pastoralism	Social	Tourism	Other
NSW	6	0	4	0	10	12	1	3
NT	0	1	1	0	3	1	1	3
QLD	0	0	4	0	18	4	0	0
SA	5	2	3	2	6	3	1	1
TAS	0	0	1	0	1	1	0	0
VIC	9	0	8	1	0	1	1	2
WA	12	0	2	0	7	1	2	2
NATIONAL	32	3	23	3	45	23	6	11

The assessment identified the following critical factors associated with the properties:

- The aspiration of proponent groups, and the capacity of the group and the capacity of the land to achieve these aspirations;
- The condition of the land, activity on the property and land management;
- Ownership and benefit; and
- Acquisition and land management costs.

There had previously been little or no attempt to test or assess the group aspirations either by assessing the capacity of the group to achieve their aspirations or the capacity of the land to support their aspirations. The NPAT went some way to assess the capacity of both the land and people, albeit subject to the assessor's professional opinion.

The People

In a high proportion of cases the proponents stated that while they had a primary aspiration or purpose for acquiring land, they also wished to use the land for a range of other activities including education, employment and training.

For the majority of proponents the primary motivation for the purchase of the land emphasised cultural and social activity. Thirty per cent listed social or cultural use as their primary land activity. However, income-earning activities were identified on 63% of properties and these activities were usually associated with the historical use of the land. However, in most cases the income earning activities were through agistment of stock or lease agreements.

Most groups faced a range of barriers and had a limited capacity to manage the responsibilities inherent in owning land and using it for multiple purposes. Primary aspirations were also subject to change for a variety of reasons. Either the proponents realised their original plans were unachievable, new and preferred opportunities were identified, or their stated aspirations were designed

to simply reflect the ILC's priority at that time for acquiring land of social and cultural significance.

The survey found that:

- 58% of groups surveyed lacked the appropriate skills and knowledge to manage the acquired property;
- 29% had a limited commitment to manage the land; and
- 33% were embroiled in conflict.

Conflict often resulted from the way properties were divested. The emphasis on traditional links and a representative land base meant that in a number of cases, properties were divested to a larger group than the original proponent group. This was done to ensure that the rights of all individuals who may have had a traditional interest in a particular property were recognised. Despite the good intentions, one consequence was that in some cases the original proponent group felt disempowered and as a result tensions emerged between the proponent group and the title holding body. In the worst cases where such conflict has become a significant factor the land is either not being effectively managed or has been abandoned.

As a result, the ILC now carefully assesses the capacity of proponent groups and has developed a more consistent and realistic approach to making the assessments.

The Land

A significant issue for the ILC is the capacity of the land to achieve the aims of the proponent group. In many cases it has been difficult to objectively assess whether land acquired by the ILC has been capable of supporting the aspirations of the proponent group.

For example, where there is a commercial aspiration or a mix of commercial, cultural, social and environmental interests, assessment of the capacity of the land to support commercial and/or multiple activity becomes a complex and intensive exercise, critical to the success of the proponent group. The NPAT found that 31% of groups believed the land could not support their aspirations.

In the 78 properties surveyed that had primary production as an initial aspiration, 23% were below the local areas' average viability benchmark according to data provided by the Australian Bureau of Agricultural Resource Economics (ABARE) and 32% were below the local capital viability benchmark.

While these benchmarks are only indicators, the critical factor is that ILC standard assessment procedures did not previously interrogate such data and hence, they were not identified as limiting factors during the land acquisition process.

This situation was exacerbated by the purchase of properties bare of plant and equipment, impacting on the ability of 38% of groups to adequately manage the land. Those properties that did have plant and equipment were disadvantaged by inferior equipment, with only 14% having good vehicles and 11% having good machinery.

The survey identified a range of land management problems, varying from property to property. In particular, land condition was represented by such disturbing indicators as water erosion (41%), wind erosion (19%), and weeds (57%).

Only 32% of the properties surveyed had management plans in place that demonstrated they were addressing the issues. This was exacerbated by the lack of ILC land management staff which meant that land management planning and support between the ILC and proponents was minimal. One major consequence was the substantial build up of properties requiring land management assistance.

The Benefit

The original Acquisition Reports provided to the ILC Board for the 146 properties indicated that the total number of people estimated to derive a benefit from the purchases was to be 56,634 people. However, the reports did not specify the exact nature of benefit.

The assessment categorised two types of benefits:

- **Direct** – residence, employment, participation in social, cultural, environmental or commercial activity on property, spiritual in terms of participating in ceremonial and other culturally important activities, such as site maintenance; and
- **Indirect** – Political and social in terms of enhancing Indigenous identity and spiritual wellbeing in terms of ownership facilitating connections to land.

The NPAT found that the level of actual social and cultural use has been high with 62% showing evidence of social use.

The NPAT also identified the following:

- Only 1014 Indigenous people derived a direct benefit by way of occupancy and/or employment, of whom 383 derived a partial benefit;
- Of the 146 properties surveyed, 91 had either occupants or employees, or both;
- The total number of occupants was 571, of whom 474 were Indigenous;

- There were a total of 209 employees, of whom 157 were Indigenous;
- There were 383 CDEP employees; and
- There were eight direct Indigenous beneficiaries per property.

Fifty-two per cent of the groups associated with purchased properties have social and cultural aspirations and 48% have income or commercial aspirations.

All groups face substantial barriers to achieving these aspirations with 68% facing capital barriers, 31% facing land capacity issues, 58% having skill and knowledge needs, and 62% having commitment or conflict issues to overcome.

Social Activity

The survey team defined social activity on properties from which benefit might be derived as either 'structured' or 'unstructured' social activities.

The survey team categorised cultural land use as either 'active' cultural use or 'passive' cultural use.

The survey team found a number of these benefits on ILC purchased properties. For example, 62% showed evidence of social use, 36% had structured social programs, 54% showed evidence of some cultural use, and 60% had identifiable or recorded cultural sites.

Commercial Activity

The survey team identified five forms of commercial activity on properties from which benefit might be derived, with variations between commercial activity and social/commercial activity. These forms were:

- Commercial, independent enterprise;
- Subsidised commercial;
- Subsidised, non-commercial income earning activity;
- Non-subsidised, non-commercial income earning operation; and
- Passive ownership.

5. MAJOR FINDINGS

The NPAT identified the need for a comprehensive and nationally consistent implementation framework for land purchases. In particular, an emphasis on

how a benefit was to be developed, received, monitored and evaluated through the acquisition of land was required.

The main conclusions were:

Operations

- The *National Indigenous Land Strategy 1996-2001* focused primarily on the cultural aspects of the property and this was seen to be more important than exploring future land use and the cost of holding land;
- There was often an “advocacy” approach instead of an assessment approach. As a result the assessment was not good at separating the reasons for purchase, the aspirations of the group, the capacity of the land and people;
- Assessment and planning processes failed to identify and integrate the cultural, social, economic or environmental context that had an impact on the land, people and the ILC. In turn, this had significant implications for the allocation of resources;
- At times there was limited exploration of the local Indigenous political and social dynamics. As a result, the ILC now has a number of properties that benefit only a few individuals or are subject to intense internal conflict; and
- Limited training and guidance was given to ILC staff.

Properties

- A number of properties were bought bare of plant and equipment;
- Some properties were purchased that did not strictly meet the requirements of the *National Indigenous Land Strategy 1996 – 2001*;
- Few land acquisition decisions included allocations for either repairs and maintenance or plant and equipment;
- Few land acquisition decisions included funds for future land use, capacity building, management and operational costs;
- An acquisition and divestment culture existed at Board level that manifested into the every day practice of management and staff; and
- The ILC Board did not insist on a rigorous assessment of *National Indigenous Land Strategy Guidelines* criteria when information was lacking or limited.

The Organisation

Purchasing land and giving it back to Indigenous people has been a key priority for the Indigenous Land Corporation. The initial emphasis was on cultural significance and therefore, land in itself represented a “good” purchase. The prevailing assumption was that once land was back in the hands of Indigenous groups a range of benefits would eventually flow.

A consequence of this approach was that staff were recruited with cultural and social qualifications, for whom cultural and social imperatives may have outweighed more economic considerations.

There also developed an accidental and historical divide between the land acquisition and management functions of the ILC, and this carried through to the activities subsequently conducted on the land.

Overall there was a lack of a clearly defined vision to guide the three structural components of the organisation – the ILC Board, senior management and staff. Instead of a national system, there were individual divisional systems and this created a lack of administrative and policy coherence.

Despite these organisational shortcomings, the ILC made efforts to enhance its role over the six-year period. Operational staff made continual attempts to improve ILC practice and there was recognition of the need to match people, land and benefits. This led the ILC divisions to undertake a project team approach in relation to land acquisition and land management.

A significant constraint was the lack of a strategic planning culture. The NPAT found that the ILC tended to operate more in the margins of the relevant strategies rather than pursuing its core goals. Divestment within 12 months was often viewed as a cost saving mechanism and as a way to limit the role of the ILC.

While proposals often only emphasised one primary aspiration for the ILC to acquire land, the purpose of the ILC requires it to consider and rigorously assess whether the property and people can develop sustainable economic, social, cultural and environmental benefits through the acquisition of land.

6. ADDRESSING THE ISSUES

As detailed in this report, the NPAT identified a number of issues that contributed to the mixed results from properties purchased under the first National Indigenous Land Strategy (1996 – 2001). To address these issues, there is a need for the ILC to:

- Clarify national cultural, social, environmental and commercial policy objectives;
- Develop national programs to support policy objectives;
- Develop assessment criteria to evaluate people, land and potential benefits;
- Address new and existing land acquisition and management issues;
- Link landholders to existing state and federal land management agencies;
- Develop and implement a national capacity building policy and programs to support Indigenous landowners and the organisational capacity of the ILC;
- Improve the effectiveness of financial and human resources both within the ILC and to support Indigenous land-holding groups;
- Enhance the national planning process to build on past acquisitions; and
- Ensure consistency between each ILC division's interpretation and implementation of the NILS 2001 – 2006 and NILS Guidelines.

In response, the ILC has:

- Revised the NILS and incorporated a four program structure to deliver social, cultural, environmental and economic benefits.
- Established a Capacity Building function within the ILC.
- Developed a national NILS implementation framework through a NILS operational plan.
- Established a new financial information system and a detailed property database.
- Commenced a property-by-property Remediation Program.

The ILC has implemented a suite of administrative and operational measures to ensure that appropriate outcomes are delivered against its objectives. The measures are:

- Guidelines for cultural, social, environmental and economic land acquisition programs;
- Group-based planning; enterprise and regional development; co-ordination; and research strategic initiatives in land management;

- Defined application assessment procedures;
- Policy and practice notes;
- Corporate and operational plans; and
- Appropriate staffing, infrastructure, and budget.

These measures are supported by several additional capabilities. The Property Acquisition and Management System (PAMS) is a database-system that stores information about the ILC's land acquisition and land management functions and tracks standard documents during application assessment.

PAMS is accessible via intranet, giving staff, management and the Board access to essential, up-to-date data. The system contains property information and data about organisations with which the ILC is involved. PAMS also produces detailed and summary reports and provides a powerful map generation system.

PAMS links with a new financial information system, implemented in July 2002, which is able to provide detailed financial reports on a project and property basis, or consolidated into regional, state and higher levels.

The Remediation Program

The ILC has immediately developed a Remediation Program that has classified 108 properties as having critical, high, medium or low issues to be addressed. A list of these properties is located as an attachment to this report.

Tailored Remediation Programs are progressively being developed on a property-by-property basis and to assist in the determination of priorities, the NPAT has reviewed the level of support and resources needed to resolve the issues on specific properties.

Urgent priority has been given to properties where there may be serious health and safety threats to people and animals.

The NPAT identified 10 properties as having critical health and safety issues with seven properties located in Queensland. Three properties with critical issues have been divested to Aboriginal Corporations whilst seven are still held by the ILC.

The critical issues include:

- Poor domestic water for the resident population,
- Poor stock water, and
- Poor standard of accommodation.

Other issues include little or no capital, poor buildings, poor land condition, and no plant and equipment.

The assessment suggests that it will take some time and may involve substantial resources to implement the solutions.

The ILC has established a Monitoring and Evaluation Team to monitor and assess the implementation of the Remediation Program.

Capacity Building Program

As part of its remediation strategy, the ILC is in the process of introducing a capacity building program that is aimed at increasing the capacity of Indigenous landowners to manage their land. The ILC will carefully examine the properties to ascertain their potential viable use, together with a skills audit of the Indigenous landholders.

The ILC will assist Indigenous landholders to undertake courses and training programs offered by State and Federal Government agencies aimed at enhancing their business and management capabilities, as well as the operation of their land holding corporations.

The ILC recognises that not only is there a need to improve the physical infrastructure on ILC purchased properties through the remediation program, but to ensure that Indigenous landholders have the capability and ongoing capacity to manage their properties.

The ILC has also entered into agreements with a number of State and Territory Departments responsible for the FarmBiz program to offer practical property management plans to Indigenous landholders.

7. ILC NATIONAL PROPERTY ASSESSMENT DATA

Table 1: Total Acquisition Cost V Area

State	Total Properties	Total Area of Properties (ha)	Total Cost of Properties
NSW	36	169566	\$32,220,331.76
NT	10	621593	\$7,803,085.00
QLD	26	888790	\$28,119,486.64
SA	23	838998	\$13,415,990.00
TAS	3	50984	\$1,892,500.00
VIC	22	3445	\$10,035,340.82
WA	26	2301586	\$35,036,155.06
NATIONAL	146	4874962	\$128,522,889.28

Table 2: Land Management (LM)- Budgeted V Actual

State	Number of Properties	Total Budgeted LM Expenditure	Total Actual LM Expenditure Since Acquisition to 28/02/2002	% Of Budgeted to Actual
NSW	12	\$378,500.00	\$880,213.63	232.55%
NT	2	\$71,200.00	\$24,497.72	34.41%
QLD	7	\$266,900.00	\$589,627.88	220.92%
SA	6	\$203,500.00	\$130,780.15	64.27%
VIC	3	\$110,000.00	\$207,267.15	188.42%
WA	5	\$371,820.00	\$1,041,159.02	280.02%
TOTAL	35	\$1,401,920.00	\$2,873,545.55	204.97%

Table 3: Occupants - State Totals

State	Indigenous Occupants	Non-Indigenous Occupants	Total Occupants	Properties With Occupants	Properties Without Occupants
NSW	78	44	122	23	13
NT	48	6	54	6	4
QLD	196	11	207	15	11
SA	54	8	62	15	8
TAS	17	0	17	3	0
VIC	30	6	36	12	10
WA	51	22	73	17	9
NATIONAL	474	97	571	91	55

Table 4: Employees - State Totals

State	Indigenous Employees	Non-Indigenous Employees	Total Employees	Properties With Employees	Properties Without Employees
NSW	31	31	62	7	29
NT	4	0	4	1	9
QLD	44	2	46	7	19
SA	16	3	19	7	16
TAS	2	0	2	1	2
VIC	42	2	44	13	9
WA	18	14	32	7	19
NATIONAL	157	52	209	43	103

Table 5: CDEP Employees – State Totals

State	Total CDEP Employees	Properties With CDEP	Properties Without CDEP
NSW	66	6	30
NT	11	2	8
QLD	63	6	20
SA	39	8	15
TAS	51	2	1
VIC	54	9	13
WA	99	10	16
NATIONAL	383	43	103

Table 6: Current Primary Aspirations – State Totals

State	Agricultural	Aquaculture	Cultural	Horticultural	Housing	Other	Pastoral	Social	Tourism	Training
NSW	2	0	13	4	2	1	4	4	4	2
NT	0	0	5	0	0	0	3	0	1	1
QLD	1	0	7	2	0	0	6	3	2	5
SA	3	2	7	1	1	0	1	7	1	0
TAS	0	0	0	0	0	0	0	3	0	0
VIC	8	0	8	1	0	0	0	1	2	2
WA	7	3	4	0	0	0	8	1	3	0
NATIONAL	21	5	44	8	3	1	22	19	13	10

Table 7: Barriers to Aspirations – State Totals

State	Total Properties	Capital	Capacity of Land	Capacity of People	Commitment	Conflict	Other
NSW	36	23	12	22	12	10	1
NT	10	5	2	7	7	0	1
QLD	26	25	15	21	10	15	2
SA	23	13	5	12	8	7	2
TAS	3	1	2	1	0	2	0
Vic	22	14	3	10	3	4	1
WA	26	18	6	11	3	10	1
NATIONAL	146	99 (68%)	45 (31%)	84 (58%)	43 (29%)	48 (33%)	8 (5%)

* Columns are not mutually exclusive. Therefore percentages are purely a proportion of the total number of properties.

Table 8: Social & Cultural Issues – State Totals

State	Evidence of Social Use	Evidence of Social Programmes	Evidence of Cultural Use	Evidence of Cultural Sites
NSW	26	16	19	25
NT	5	2	4	5
QLD	12	10	17	17
SA	13	9	8	13
TAS	2	1	2	2
VIC	16	8	11	16
WA	17	6	18	9
NATIONAL	91 (62%)	52 (36%)	79 (54%)	87 (60%)

* Columns are not mutually exclusive. Therefore percentages are purely a proportion of the total number of properties.

Table 9: Predominant Land Use - State Totals

State	Agriculture	Aquaculture	Cultural	Horticulture	Pastoralism	Social	Tourism	Other
NSW	6	0	4	0	10	12	1	3
NT	0	1	1	0	3	1	1	3
QLD	0	0	4	0	18	4	0	0
SA	5	2	3	2	6	3	1	1
TAS	0	0	1	0	1	1	0	0
VIC	9	0	8	1	0	1	1	2
WA	12	0	2	0	7	1	2	2

NATIONAL	32	3	23	3	45	23	6	11
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Table 10: Properties with Soil Issues - State Totals

State	Total Properties	Soil Acidity	Salinity	Soil Structure Decline	Water Erosion	Wind Erosion
NSW	36	1	0	1	15	5
NT	10	0	0	0	2	0
QLD	26	0	0	4	13	3
SA	23	0	2	1	11	7
TAS	3	0	0	2	0	1
VIC	22	0	1	0	4	0
WA	26	0	5	1	15	12
NATIONAL	146	1 (1%)	8 (5%)	9 (6%)	60 (41%)	28 (19%)

* Columns are not mutually exclusive. Therefore percentages are purely a proportion of the total number of properties.

Table 11: Weed Infestations

State	Total Properties	Weed Infestations
NSW	36	28
NT	10	4
QLD	26	24
SA	23	8
TAS	3	3
VIC	22	12
WA	26	4
NATIONAL	146	83 (57%)

* Percentage shows a proportion of the total properties that have a weed infestation.

Table 12: Properties With Pests - State Totals

State	Total Properties	Feral Pigs	Feral Goats	Feral Donkeys	Rabbits	Foxes
NSW	36	14	4	0	9	11
NT	10	2	0	3	0	0
QLD	26	18	3	0	4	7
SA	23	0	3	0	7	10
TAS	3	0	0	0	1	0
VIC	22	0	0	0	17	17
WA	26	4	3	4	15	16
NATIONAL	146	38 (26%)	13 (9%)	7 (5%)	53 (36%)	61 (42%)

* Columns are not mutually exclusive. Therefore percentages are purely a proportion of the total number of properties.

Table 13: Building Ratings – State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	3	21	5	7
NT	10	1	6	1	2
QLD	26	4	18	2	2
SA	23	0	12	6	5
TAS	3	0	2	1	0
VIC	22	0	13	3	6
WA	26	2	18	5	1
NATIONAL	146	10 (7%)	90 (62%)	23 (16%)	23 (16%)

Table 14: Fence Ratings – State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	7	20	5	4
NT	10	0	6	0	4
QLD	26	9	14	2	1
SA	23	3	15	5	0
TAS	3	0	3	0	0
VIC	22	1	13	6	2
WA	26	4	19	2	1

NATIONAL	146	24 (16%)	90 (62%)	20 (14%)	12 (8%)
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Table 15: Water Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	2	17	11	6
NT	10	0	5	1	4
QLD	26	4	15	6	1
SA	23	0	13	7	3
TAS	3	0	3	0	0
VIC	22	0	7	10	5
WA	26	4	17	4	1
NATIONAL	146	10 (7%)	77 (53%)	39 (27%)	20 (14%)

Table 16: Yard Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	7	13	4	12
NT	10	1	4	0	5
QLD	26	5	11	2	8
SA	23	4	7	3	9
TAS	3	0	3	0	0
VIC	22	2	10	1	9
WA	26	7	16	2	1
NATIONAL	146	26 (18%)	64 (44%)	12 (8%)	44 (30%)

Table 17: Other Infrastructure Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	2	3	0	31
NT	10	0	1	0	9
QLD	26	2	2	1	21
SA	23	1	1	4	17
TAS	3	0	0	1	2
VIC	22	0	0	5	17
WA	26	4	1	1	20
NATIONAL	146	9 (6%)	8 (5%)	12 (8%)	117 (80%)

Table 18: Properties With No Plant or Equipment - State Totals

State	Total Properties Without Plant and Equipment
NSW	19
NT	5
QLD	8
SA	9
TAS	1
VIC	9
WA	4
NATIONAL	55 (38%)

* Percentage shows the proportion of total properties without any Plant and Equipment.

Table 19: Vehicle Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	1	7	3	25
NT	10	1	3	0	6
QLD	26	4	9	4	9
SA	23	3	5	4	11
TAS	3	0	2	0	1
VIC	22	0	7	2	13
WA	26	7	6	7	6
NATIONAL	146	16 (11%)	39 (27%)	20 (14%)	71 (49%)

Table 20: Machinery Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	2	6	2	26
NT	10	0	5	0	5
QLD	26	8	7	1	10
SA	23	3	4	4	12
TAS	3	0	2	0	1
VIC	22	1	3	4	14
WA	26	6	8	5	7
NATIONAL	146	20 (14%)	35 (24%)	16 (11%)	75 (51%)

Table 21: Tools Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	3	8	4	21
NT	10	1	2	0	7
QLD	26	7	10	0	9
SA	23	3	8	3	9
TAS	3	0	0	2	1
VIC	22	0	8	2	12
WA	26	5	6	7	8
NATIONAL	146	19 (13%)	42 (29%)	18 (12%)	67 (46%)

Table 22: Other Plant and Equipment Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	1	0	0	35
NT	10	0	3	1	6
QLD	26	1	2	2	21
SA	23	3	2	2	16
TAS	3	0	0	1	2
VIC	22	0	3	2	17
WA	26	5	6	3	12
NATIONAL	146	10 (7%)	16 (11%)	11 (8%)	109 (75%)

Table 23: Livestock Numbers - State Totals

State	Total Properties	Cattle	Sheep	Pigs	Horses	Goats
NSW	32	3826	51813	200	41	17
NT	8	600	0	0	16	0
QLD	26	10478	38642	200	768	500
SA	22	0	5750	0	12	500
TAS	3	270	8700	0	1	0
VIC	20	657	0	1	69	0
WA	25	35602	20975	0	64	300
NATIONAL	136	51433	125880	401	971	1317

Table 24: Agricultural / Pastoral Properties With Livestock - State Totals

State	Pigs	Horses	Goats	Cattle	Sheep	Total No. Of Properties	Properties With Livestock	Properties Without Livestock
NSW	200	34	17	3138	51110	16	13	3
NT	0	16	0	600	0	3	3	0
QLD	200	668	500	9788	38642	18	17	1
SA	0	12	500	0	5750	11	4	7
TAS	0	0	0	270	7500	1	1	0
VIC	1	69	0	595	0	9	5	4
WA	0	64	300	34802	20975	19	13	6

NATIONAL	401	863	1317	49193	123977	77	56 (73%)	21 (27%)
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* Percentages show proportion of total properties.

Table 25: Domestic Water Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	32	3	16	14	3
NT	8	0	5	2	3
QLD	26	4	7	14	1
SA	22	1	9	11	2
TAS	3	0	2	1	0
VIC	20	0	8	10	4
WA	25	1	15	9	1
NATIONAL	146	9 (6%)	62 (42%)	61 (42%)	14 (10%)

Table 26: Irrigation Water Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	32	4	2	6	24
NT	8	0	1	2	7
QLD	26	2	2	5	17
SA	22	3	4	1	15
TAS	3	0	0	1	2
VIC	20	0	7	3	12
WA	25	13	1	2	10
NATIONAL	146	22 (15%)	17 (12%)	20 (14%)	87 (60%)

Table 27: Stock Water Ratings - State Totals

State	Total Properties	Poor	Average	Good	No Rating
NSW	36	2	9	18	7
NT	10	0	2	2	6
QLD	26	1	8	13	4
SA	23	2	11	3	7
TAS	3	0	2	1	0
VIC	22	0	8	8	6
WA	26	5	17	3	1
NATIONAL	146	10 (7%)	57 (39%)	48 (33%)	31 (21%)

Table 28: Property Type (Predominant Land Use) V Number of Assessment Beneficiaries

Predominant Land Use	Total Number of Properties	Average Number of Beneficiaries	Total Number of Beneficiaries
Agriculture	27	258.7	6984
Aquaculture	2	13.0	26
Cultural	21	1000.7	21015
Horticulture	2	38.0	76
Other	10	545.0	5450
Pastoralism	38	383.2	14560
Social	22	449.2	9883
Tourism	5	328.0	1640
All Properties	127	469.6	59634

* Where Number of Beneficiaries has been measured - 127 properties

*Assessment Beneficiaries taken from Land Needs Database

Table 29: Property Type (Predominant Land Use) V Direct Full-Time Beneficiaries

Property Type	Total Properties	Total Occupants	Total Employees	Total Beneficiaries
Agriculture	32	81	19	100
Aquaculture	3	5	1	6
Cultural	23	14	26	40

Horticulture	3	11	5	16
Other	11	64	71	135
Pastoralism	45	274	68	342
Social	23	107	12	119
Tourism	6	15	7	22
All Properties	146	571	209	780

* Direct Full-Time Beneficiaries = Occupants + Employees

Table 30: Property Type (Predominant Land Use) V Direct Part-Time Beneficiaries

Property Type	Total Properties	Total CDEP
Agriculture	32	101
Aquaculture	3	0
Cultural	23	38
Horticulture	3	12
Other	11	46
Pastoralism	45	144
Social	23	42
Tourism	6	0
All Properties	146	383

* Direct Part-Time Beneficiaries = CDEP Employees

Table 31: Assessment Primary Aspiration V Current Primary Aspiration

State	Total Properties	Same Reason	Different Reason
NSW	36	16	20
NT	10	6	4
QLD	26	13	13
SA	23	12	11
TAS	3	2	1
VIC	22	10	12
WA	26	11	15
NATIONAL	146	70 (48%)	76 (52%)

Comparison of Proponents Aspirations for ILC Purchased Properties Over Time (100% bar graph*)

* **NB:** 100% bar graphs show the proportions of values for a given period. Column heights represent a given value as a percentage of the total for the year and need to be read against the left-hand axis. For example, in 1996, 10 properties (or approximately 48% of properties purchased) reported commercial aspirations, while in 2001, 3 properties (or 75% of properties purchased) did so.

Comparison of Commercial / Non-Commercial Properties by Board Decision date

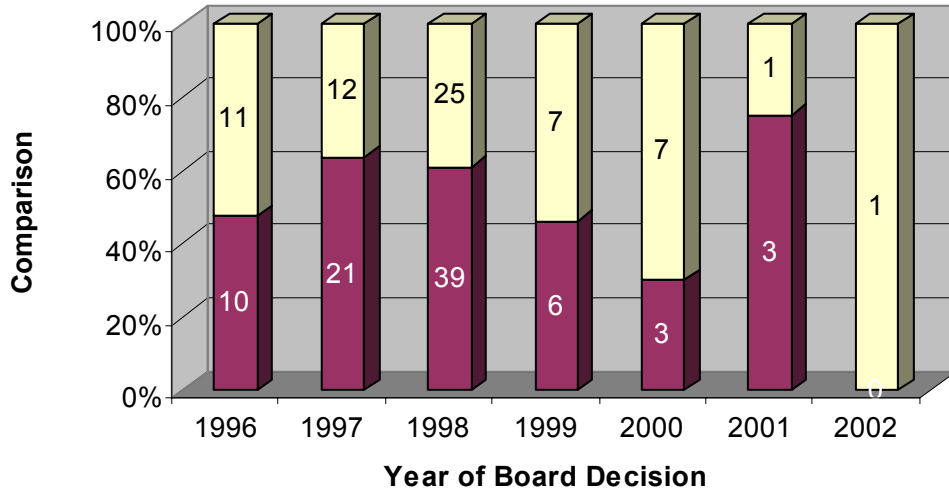
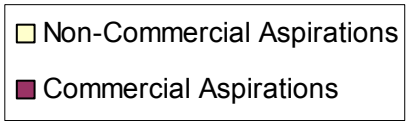


Table 32: Existence of Barriers V Property Status (Held or Divested)

State	Total Properties	Held Properties With Barriers	Held Properties Without Barriers	Divested Properties With Barriers	Divested Properties Without Barriers
NSW	36	6	1	26	3
NT	10	3	0	7	0
QLD	26	5	0	21	0
SA	23	1	3	15	4
TAS	3	3	0	0	0
VIC	22	4	0	15	3
WA	26	10	2	14	0
NATIONAL	146	32 (22%)	6 (4%)	98 (67%)	10 (7%)

Table 33: Existence of Land Issues V Existence of Plant and Equipment

State	Total Properties	Land Issues With Equipment	Land Issues Without Equipment	No Land Issues With Equipment	No Land Issues Without Equipment
NSW	36	16	13	1	6
NT	10	3	1	2	4
QLD	26	17	8	1	0
SA	23	13	7	1	2
TAS	3	2	1	0	0
VIC	22	13	6	0	3
WA	26	18	4	4	0
NATIONAL	146	82 (56%)	40 (27%)	9 (6%)	15 (10%)

* Land Issues = Erosion, Weeds, Feral Pigs, Feral Goats, Feral Donkeys, Rabbits or Foxes.

Table 34: Properties with Land Management Issues V Accessing of External Resources

State	Total Properties With LM Issues	'Poor' Rating	'Average' Rating	'Good' Rating	No Rating
NSW	29	11	14	0	4
NT	4	3	0	1	0
QLD	25	17	6	0	2
SA	20	3	9	6	2
TAS	3	1	2	0	0
VIC	19	4	10	4	1
WA	22	4	17	0	1
NATIONAL	122	43	58	11	10

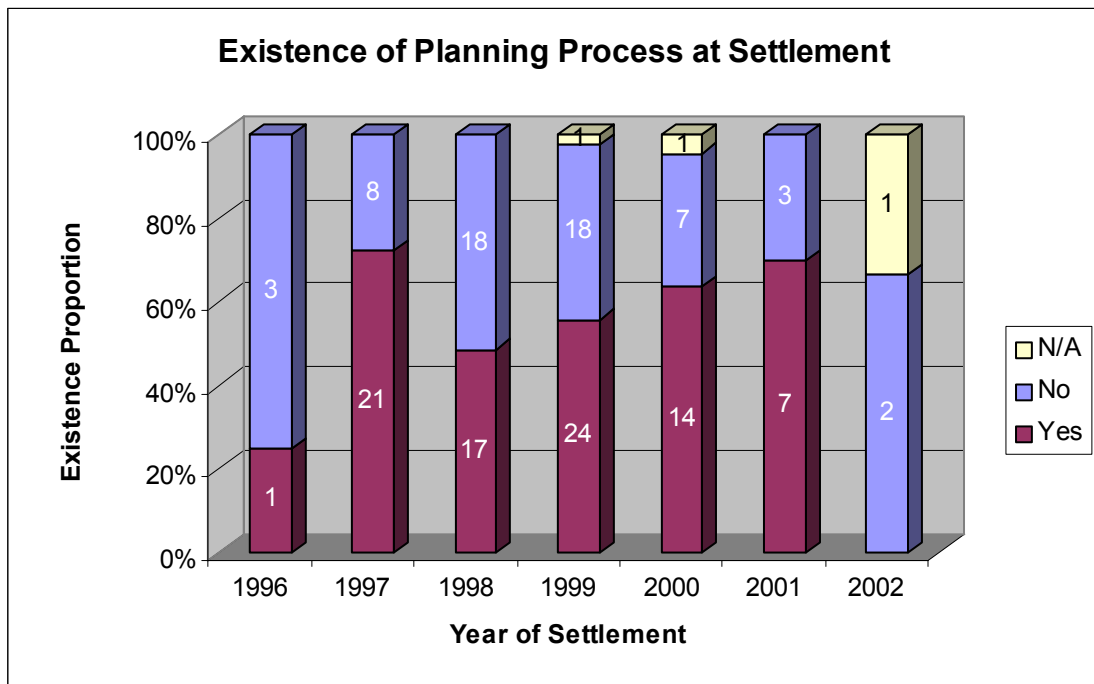
Table 36: Management Planning Process V Current Primary Aspiration

Current Primary Aspiration	Total Properties	Existent Planning Process	Existent Management Plan
Agricultural	21	14	9
Aquaculture	5	3	3
Cultural	44	25	14
Horticultural	8	3	2
Housing	3	2	1
Other	1	0	0
Pastoral	22	15	7
Social	19	9	2
Tourism	13	7	3
Training	10	6	4

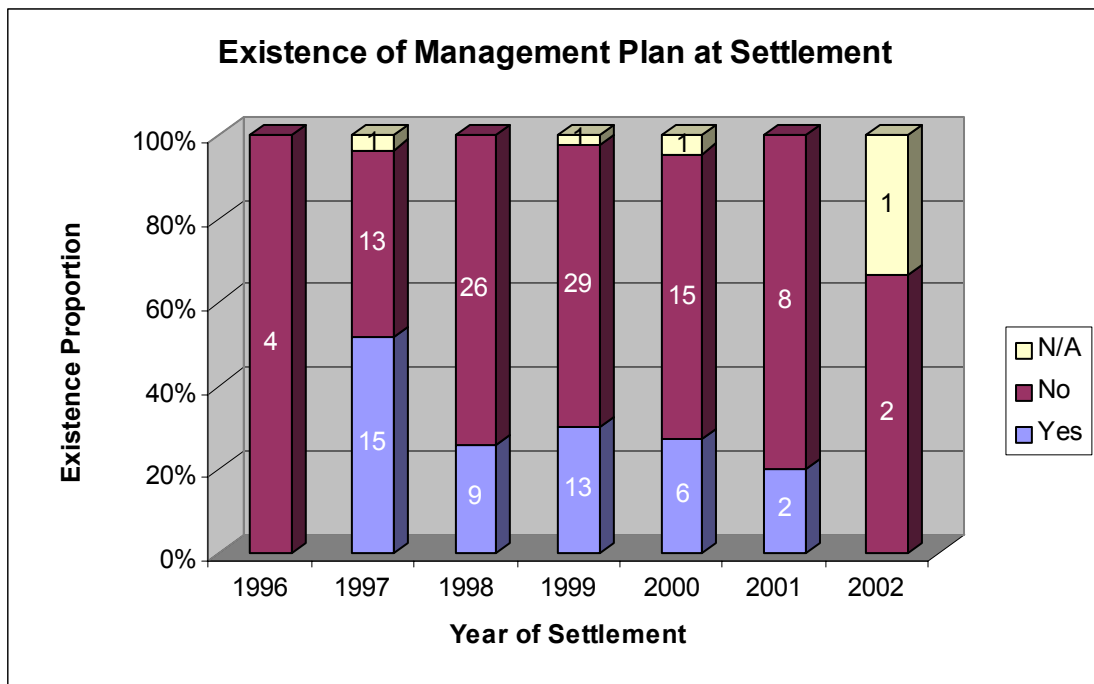
All Properties	146	84 (58%)	45 (31%)
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* Columns are not mutually exclusive. Therefore percentages are purely a proportion of the total number of properties.

Management Plan / Planning Process (100% bar graph)



Existence of a Management Plan (100% bar graph)



Remediation Program Classifications

Table 37: CDO Properties That Did Qualify (29)

OFFICE	Property
CDO	Ooratippra Stn
CDO	Chatahoochie Station
CDO	Virginia Prawns
CDO	Twin Rivers
CDO	Cape Elizabeth
CDO	Leigh Creek Station
CDO	Millers
CDO	Narinyeri House
CDO	Pt Victoria Fish Farm #1
CDO	Warrengie
CDO	Modder River Stn
CDO	Yeilima
CDO	Boole Poole
CDO	Sunbury Earthen Rings
CDO	Matang
CDO	Toorum Stones
CDO	Kooreelah
CDO	Windarra
CDO	Mt William Axe Quarry
CDO	Alice Railway Yard
CDO	Karnte Block
CDO	Manunka Farm
CDO	Myrtle Springs Stn
CDO	Waterfall
CDO	Yappala
CDO	Murrayfield
CDO	Boona
CDO	Boundary Bend
CDO	Tol Tol

Table 38: CDO Properties That Did Not Qualify (24)

Office	Property
CDO	Bonython Section 188 HD
CDO	Laura Bay
CDO	Mouth House
CDO	Pt Victoria Fish Farm #2
CDO	Seaview
CDO	Doltons
CDO	Lenahans
CDO	McLeods
CDO	Speewa Rd
CDO	Springfield Gorge
CDO	Tyntynder
CDO	Mt Clarence
CDO	Mount Dare Homestead
CDO	Clarke Is
CDO	Thule
CDO	Coranderrk Homestead
CDO	Glen Boree
CDO	Montillie
CDO	Montillie Excision
CDO	Mt Willoughby
CDO	Wurdi Youang

CDO	Mary River Roadhouse
CDO	Timber Creek
CDO	Warriparinga

Table 39: CDO Properties Requiring No Action (6)

Office	Property
CDO	King Valley Station
CDO	Nenen Stn
CDO	Swanport Sub Div
CDO	Carisbrook
CDO	Moore Street Allotments
CDO	Redbanks 2

Table 40: EDO Properties That Did Qualify (62)

Office	Property
EDO	Beechwood Rd
EDO	Dorodong
EDO	Highland Park
EDO	Seabush
EDO	The North
EDO	Winterton's
EDO	Bollanolla Farm
EDO	Bulgandramine Mission
EDO	Coburn
EDO	Compton Downs
EDO	Crocodile Station
EDO	Culpra Station
EDO	Dawnvale
EDO	Kirrama Holdings
EDO	Mt Tabor
EDO	Old Pooncarie Mission
EDO	Strathgordon
EDO	Tom's Gully / Toorooka
EDO	Waterview
EDO	Weilmoringle & Orana
EDO	Welcome Station
EDO	Wittenburra and Turnturn
EDO	Bellfields
EDO	Cowga
EDO	Egerton
EDO	Elimdale
EDO	Hillford
EDO	Illaroo
EDO	St Clair Mission
EDO	Tomerong
EDO	Wattleridge
EDO	Wondaby
EDO	Diamond Valley
EDO	Emu Creek Station
EDO	Geikie Station
EDO	Mindanao
EDO	Mt Baird
EDO	Mystery Rd/ Mt Tamborine
EDO	Somerset
EDO	Tiamby

EDO	Glenhope
EDO	Poolamacca Stn
EDO	Toogimbie and Lorenzo
EDO	Kippa-Ring
EDO	Jinchilla Gardens
EDO	Kywong
EDO	Boorabee, Canoon & Rosemont
EDO	Mogila & Currawillinghi
EDO	Middle Park
EDO	Mooki & Bassendean
EDO	St Clair & Valley Arm
EDO	Bulimba
EDO	Mount Barney View
EDO	Mungalla Stud
EDO	Paddy's Island
EDO	Thornhill
EDO	Urannah
EDO	Eurool
EDO	Maidenwell Acres
EDO	Mimosa
EDO	Murra Murra
EDO	Hillgrove Station

Table 41: EDO Properties Requiring No Action (1)

Office Property

EDO	Cyprus Hellene
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Table 42: WDO Properties That Did Qualify (17)

Office Property

WDO	Cardabia Station
WDO	Coobabla Farm
WDO	Denham Industrial Estate
WDO	Dunkerton Road Lot 215-6
WDO	Durack River
WDO	Evandale
WDO	Farwest Scallops
WDO	Gibbagunya
WDO	Hexters and Karyie Farm
WDO	Julallan
WDO	Karunjie
WDO	Mt View Station
WDO	Myroodah/Luluigui
WDO	Nioka
WDO	Tambellup
WDO	West Swan Primary School
WDO	Yallallie

Table 43: WDO Properties That Did Not Qualify (7)

Office Property

WDO	Dowrene Farm
WDO	Glenroy
WDO	Gwambygine Estate
WDO	Home Valley
WDO	Roebuck Plains
WDO	Wanarie Pastoral Station
WDO	Lot 2099 Clemenston Street

Table 44: WDO Properties Requiring No Action (2)

Office Property

WDO Edmund

WDO Mulgul Station
