



INDIGENOUS LAND CORPORATION

Commercial in Confidence
BOARD LAND ACQUISITION DECISION

Decision No 55.

| | |
|------------------|--|
| BOARD MEETING No | 20 |
| PROPOSAL No | A215 |
| BY | Mirimbiak Nations Aboriginal Corporation. |
| FOR | Wurrundjeri Tribe Land Compensation Culture and Heritage Council |
| FOR | Coranderrk Homestead |

THE BOARD OF DIRECTORS OF THE INDIGENOUS LAND CORPORATION:

1. Notes Land Acquisition Proposal No A215 in relation to the proposed purchase of Coranderrk Homestead. ("the property");
2. Recognises the attachment of the proposed owners of the property and the cultural significance of the property as described in Proposal No A215, having due regard to the National Indigenous Land Strategy and the Regional Indigenous Land Strategy for Victoria;
3. Directs the General Manager of the ILC to negotiate the acquisition of Coranderrk Homestead in accordance with the Standard Conditions relating to land acquisition under Section 191D(1)(b) of the *Aboriginal and Torres Strait Islander Commission Act 1989* ("the Act") for the purpose of granting the land to an Aboriginal Corporation ("the title holding body") under Section 191D(1)(a) of the Act, to a maximum of valuation plus 10%.
4. Agrees that the ILC shall, pursuant to Section 191E(1) of the Act, meet the cost of Crown rents, rates, taxes and other statutory outgoings relating to the properties for a period of one year only starting from the date they are purchased by the ILC;

The purchase of the land and the chattels is subject to the following:

5. The "Standard Conditions Relating to Land Acquisition" contained in the "ILC Guidelines";

6. The following special conditions:

- (a) the provision by the proponent of a written undertaking not to disclose any information regarding dealings between the proponent and the ILC to any third party prior to the completion of the sale without the prior approval of the General Manager of the ILC.
- (b) that divestment is conditional upon a suitable title holding body being formed, the membership of which ensures inclusive membership of all those with traditional and/or historical connections to Coranderrk Station;
- (c) until 6(b) is satisfactorily resolved no single group or individual be allowed to occupy the land prior to divestment.

7. The ILC, by consultation between its General Manager and its Chairman, reserves the right to vary or add to the terms and conditions to apply to the purchase of the property as it thinks fit, but such varied or additional conditions shall not be inconsistent with or derogate from the terms and conditions set out above.

MOVED, Director

Willett

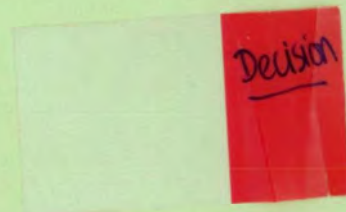
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Date: 21/7/97

SIGNED, David Ross, Chairman:

.....

Date: 21/7/97.





INDIGENOUS LAND CORPORATION

INTERNAL MEMORANDUM

→ Adrienne -
Simon -
Noted. Signed.

TO: Len Owen

ATTENTION: Simon Treloar
Murray Chapman

19/3

hu

19/3

FROM: Adrienne Norwood

SUBJECT: DIVESTMENT OF TITLE TO CORANDERRK HOMESTEAD,
VICTORIA

DATE: 18/3/99

ENCLOSED:

Copy of certificate of incorporation (folio 719)

Copies of relevant correspondence (folios

718,707,683,671,669,570,569,564,562, 516,

557,499,407,395,286,

Copy of Board Decision from mtg 20 re Coranderrk (folio 514)

Copy of model rules adopted by the newly incorporated Wandoon Estate
Aboriginal Corporation

On the basis of the above mentioned and enclosures and notes on file A/215, I am of
the opinion that:

a) the property known as Coranderrk Homestead is located within Wurrundjeri
country;

b) the proposed divestee, Wandoon Estate Aboriginal Corporation is controlled by
Wurrundjeri people;

c) consistent with the ILC board decision, the title holding body allows for associate
membership for people with an historical connection to Coranderrk through descent
from prior residents:

d) divestment by the ILC of the titles to the property will, on the above advice and information, return proprietorship and control of this property to the traditional owners via the corporation;

e) I am not aware of any competing claims to traditional ownership of the property;

f) the corporation has acknowledged that the ILC shall not be obliged to meet any costs of any activity on the land after divestment of title to the Corporation by the ILC.

g) There is no Native Title claim lodged in this region yet, but advice received regarding future claims is not adverse to the traditional ownership of the Corporation.

Adrienne Norwood.

ADRIENNE NORWOOD

Team Leader Acquisitions-Central Division

PROPERTY DETAILS

Proposal No. A416

PROPERTY DETAILS

- Name : Springfield Gorge
- Location : Lot 11 Kilmore-Lancefield Rd, Kilmore
- State : Victoria
- Proponent Group : Wurrundjeri Tribe & Land Compensation & Cultural Heritage Council
- Proprietors : Paul Francis Bourke and Margaret Mary Bourke
- Area : 39.32 Ha

FINANCIAL DETAILS

- Asking Price : \$
- Valuation : \$260,000.
- Valuation Range : \$255,000 to \$260,000
- Date of Valuation : 21/09/1998.

BOARD APPROVAL

- Decision No : 154
- Board No : 29
- Price : Maximum \$286,000.
- Special Condition of Interest : ILC will meet the cost of immediate repairs and maintenance to the maximum price shown in the valuation.

ILC INSTRUCTIONS

- Date : 19/10/1998
- Board Decision : Land Acquisition Decision
- To Acquiring Office : 20/10/1998

AGREEMENT DETAILS

- Agreed Price : \$260,000
- Date of Agreement : 23/11/1998
- Deposit Required : Nil
- Date of Settlement : tba

PROJECT STATUS


(7/5) No change, retain in report until possession occurs in June. (26/2) AGS advise settlement effected on 23/2. Vendors wanted to settle early. Vendors remain in possession in accordance with terms of agreement. Possession expected late June 1999.

BACKGROUND

(30/10) New project, KFPW is still assessing. (6/11) KFPW inspected the property on 9 November 1998. A written offer to purchase at \$255,000 is to be made. (13/11) KFPW has written to the owners making an offer to purchase for the sum of \$255,000. (20/11) KFPW is negotiating with the owner. The asking price has been lowered to \$262,500 and the owner is currently considering whether \$260,000 will be acceptable. (27/11) The owners are prepared to accept \$260,000 subject to a leaseback arrangement for a period of up to 5 months from the settlement date. A rent of \$160 per week has been offered. KFPW is to formalise and fine tune the arrangements. The owners are to remove the above ground pool and allow liberal access to the purchaser or any other approved party during the leaseback period. (4/12) The AGS is arranging for a contract of sale to be finalised. (24/12) Contracts exchanged today. AGS preparing for settlement by 24 March 1999.

PROJECT OFFICER

Rex Lee



as at 7/5/99

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Wandoom allows historical people associate membership + I thought they wouldn't want that for Springfield but they seem to think this is OK

Meeting planned for 25/5

Robyn as disturbed please discuss post vendor period with Wurrundjeri + if necessary get advice re further renting out till divest. They have mentioned divesting to Wandoom



INDIGENOUS LAND CORPORATION

Notes
to Ken
FYI
9/12

TO: Adrienne Norwood
Len Owen

FROM: Robyn Bishop

Field Report: Victoria, 18 – 19 Nov 1999

DATE: 22/11/99

Purpose of Field Visit

1. Discuss with [REDACTED], Koorie Heritage involvement in the management of Coranderrk; ✓
2. To meet with Wathaurong Aboriginal Co-op to discuss [REDACTED] and ILC processes; ✓
3. To meet with [REDACTED] – re Wurundjeri land needs and other issues. ✓

Discussion/Issues

Koorie Heritage Trust meeting

- I met with [REDACTED] to discuss Koorie Heritage role in assisting with the management of Coranderrk. I explained the proposal – ie that there should be a management committee formed which included Wandoon Estate members, Koorie Heritage Trust, other interested agencies/people such as AAV and National Trust. The Koorie Heritage Trust could facilitate regular planning and management meetings and there could be a formal agreement between the title-holding body and the management committee.
- [REDACTED] said that he thinks there needs to be a broad community meeting about this and that they would undertake this role if people at this meeting agreed to the proposal. [REDACTED] was pushing for a wider Aboriginal community meeting rather than a Wurundjeri meeting, which will probably not go down too well. [REDACTED] was of the opinion that Wandoon Estate were obviously not doing a satisfactory job of managing Coranderrk and that other Koories would like to be involved.

Wathaurong Co-op meeting with [REDACTED]s

agreed ✓
follow up with
AAV to convene
a committee re
KHT on it
as discussed
AAV

- I met with [REDACTED] and the Chairperson, [REDACTED], who provided me with the signed acknowledgment of letter of Intent. I spoke to [REDACTED] about the process from now on, including issues associated with the title-holding body, if the purchase is successful. He provided me with some further insight into the Wathaurong community – that for many years it was assumed that there were no living descendants of Wathaurong people, but in more recent years, it has been recognised that Wathaurong were taken to various areas in Victoria and that there were some people who were descendants, including [REDACTED] family. [REDACTED] said that some of the people who claimed to be Wathaurong during the Lara to Iona pipeline native title negotiations, are not known to the Koorie community and have previously not identified as Aboriginal. However, [REDACTED] said that he did not think that there would be any disputes over the proposal being put up through Wathaurong Co-op. The Wathaurong Co-op is recognised as the contemporary custodians of the area and have responsibility for cultural heritage of the area under the Victorian Heritage Act. ✓
- I also met the Cultural Heritage officer, [REDACTED], who was interested in how the ILC worked and said that there was another significant area that he'd like to put up. He mentioned the name and it is possibly in the LAAS. I gave him a copy of the NILS and Guidelines and said that I'd send over another A2 form. I informed [REDACTED] briefly about the CSE Land Management program and PMP. ✓
- I ran into [REDACTED] at the Co-op, who mentioned that she would like to hear how the meeting I was attending on the following day went. ✓

Wurundjeri meeting

- Earlier in the week I received a phone call from [REDACTED] who said that a few people wanted to meet with me at Mirimbiak if I was in Melbourne. I ended up meeting with [REDACTED], [REDACTED] and [REDACTED], a solicitor from Mirimbiak and National Park Ranger. They want to put an A2 in for a property, which was originally a geriatric home. The land includes extensive grounds and a small lake and is close to many significant sites. The Park Ranger indicated that the sites are probably also in evidence on the hospital land. It surrounded by National Park and is adjacent to the Koorie cemetery near Broadmeadows. There is considerable infrastructure on the property, including at least 10 houses and the old heritage listed hospital. I said that they could put in an A2 but that they would have to undertake considerable planning about the management and use of the property because of the considerable infrastructure on the land. We have already purchased a considerable amount of land for the Wurundjeri, but I suppose we can assess the proposal on its merits, if it comes in. ✓ agree
- I also discussed with the [REDACTED], [REDACTED] and [REDACTED], that I had received direction for the title to Springfield Gorge go to Wandoon Estate. They were not happy with this and said that Wandoon was specifically set up for Coranderk. [REDACTED] said that Wandoon are already in breach of their incorporation rules, as they have not held their first AGM. I informed them that time was quickly running out for another title-holding body to be ✓

formed, and that if the broader Wurundjeri group wanted the title to go to another body, they had better hold a meeting very soon and come up with an appropriate title-holding body which people are happy with, otherwise the ILC would have to divest to Wandoon Estate.

They want the title-holding body to be the new prescribed body corporate

✓ keep on to them as they have not demonstrated their pro-activeness in the past.

Action Required

- I don't think a broad community meeting about Coranderrk is appropriate at this stage. All we need to have happen in that some agency (AAV??) facilitate a management committee and bring people on board to effectively manage the property. I do not think that Koorie Heritage will be able to do this – so we might have to ask AAV – maybe [REDACTED].
- To follow-up with Mirimbiak and Margaret Gradner that a meeting about Springfield Gorge title-holding is held ASAP. I think that it is probably an advantage if the title does not go to Wandoon Estate. They haven't exactly shown much interest in properly managing Coranderrk.

agree just make sure

KHT are on it ✓

✓
Robyn Bishop
Robyn Bishop
Field Assessor

Yes also because Wandoon allows for historical connection to Coranderrk so not really that suitable for Springfield + Sunbury



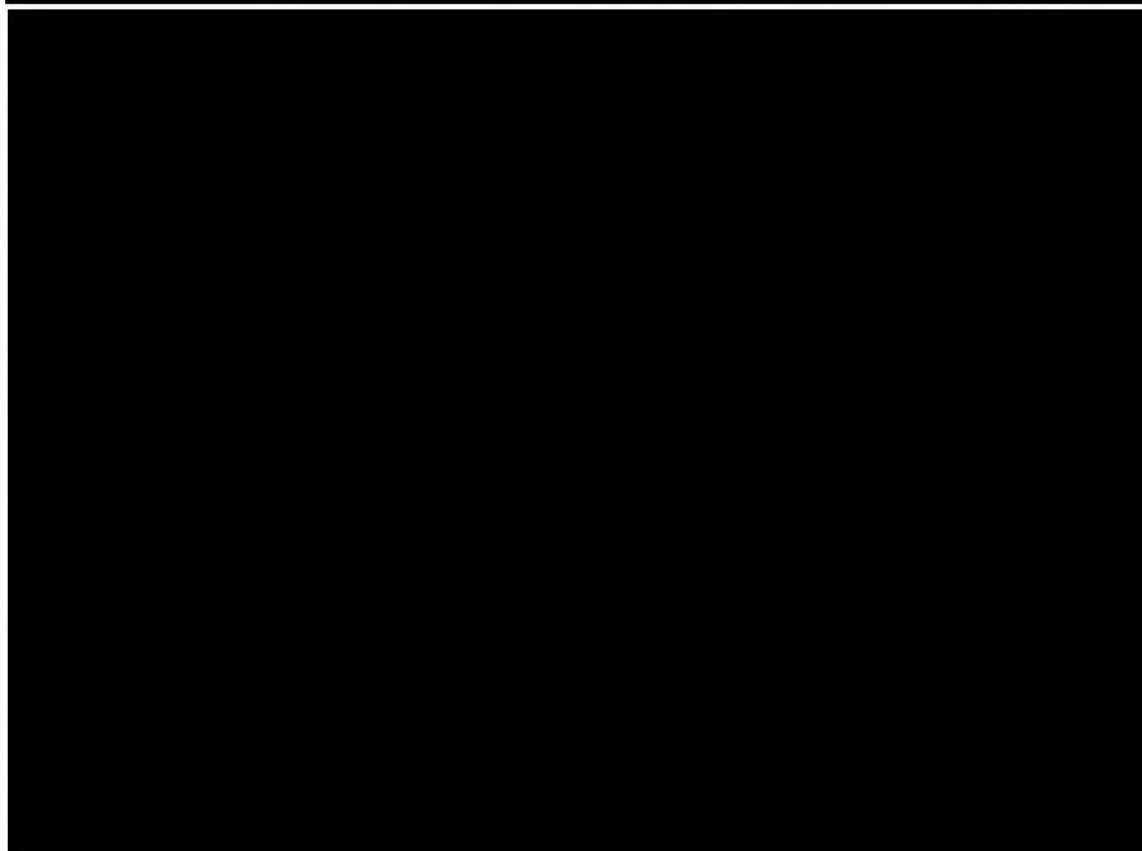
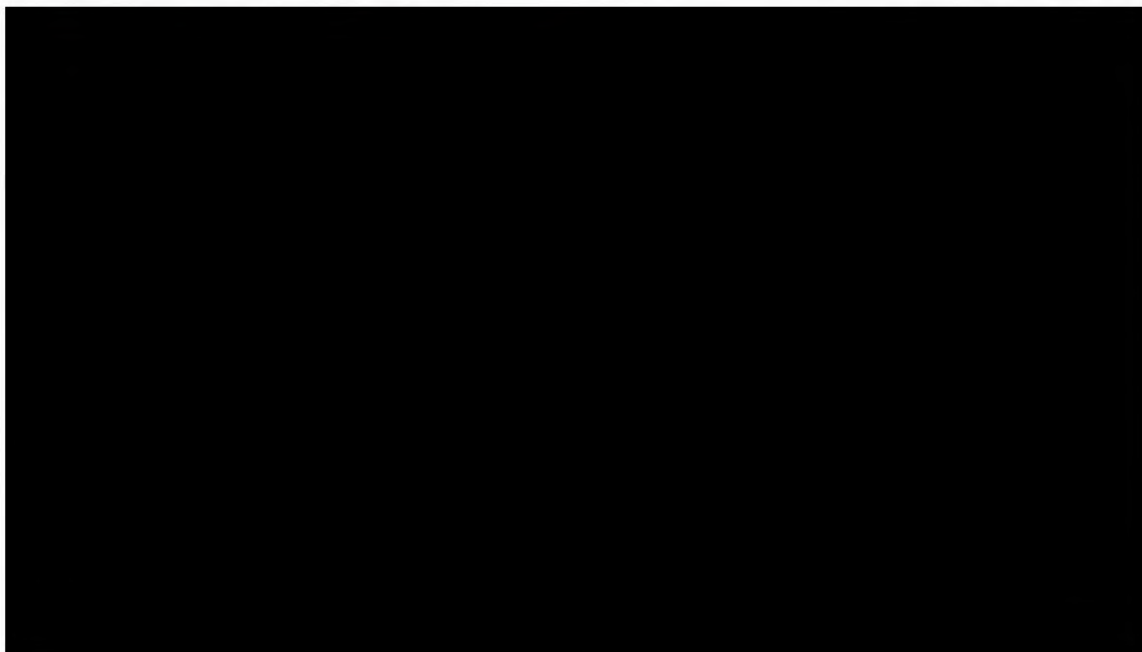
Indigenous Land Corporation

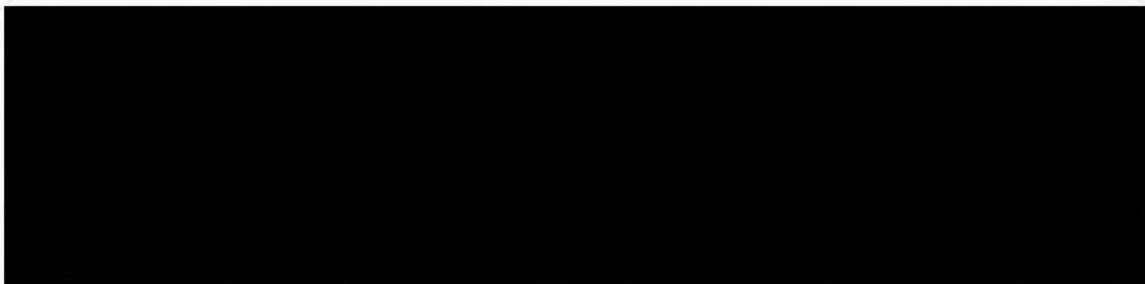
Noted



28/12

Field Report - Victoria Trip 27 – 28 January 2000





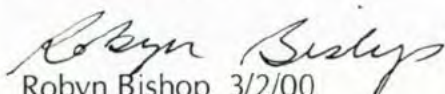
3. Wandoon Estate and AAV

I met with members of Wandoon Estate and two AAV reps to establish a Coranderrk Management Committee. The following issues were discussed:

- Membership of the committee. Various reps from agencies were invited to the meeting, including ATSIC. The meeting discussed appropriate/useful members to be on the committee. The list included a local Healesville Rep, AAV, Heritage Victoria, AAV and ATSIC. Annette Xiberras and Doreen Garvey will facilitate the committee through Kulin Nations.
- Good Order issues were discussed, including the works which hopefully will be started soon (if GST issues doesn't hold things up).
- [REDACTED] said that they have a weed problem at Coranderrk, and need a tractor. I reiterated previous communication that the ILC would not be able to purchase a tractor and that they were lucky to acquire one with the house (Alan said that it wasn't working). I also said that the agister should be maintaining weed control as part of the agreement.
- [REDACTED] has now moved out of the house. The agistment agreement that the Wandoon estate currently has with neighbour is verbal. I said that they should be formalising this and that I would send them a typical agistment agreement (since done this). I reiterated that with a formal agreement in place, the agister should be controlling weeds and undertaking fence r & m.
- PMP discussed. The group want to continue with this, although they say that this type of planning isn't what they are after – they want 'hands-on' assistance.
- AAV will be assisting the group by helping to develop a Cultural Heritage Plan for the property. This will mostly focus on the building and cultural heritage values of the property. AAVs involvement in Coranderrk will be very important.
- Wandoon Estate members are keen to have [REDACTED] at next meeting. I said that I would follow this up with him.

ACTION –

- Send agistment agreement
- Follow-up issues with [REDACTED]


Robyn Bishop 3/2/00
Field Assessor

→ Simon.

18/2/00



INDIGENOUS LAND CORPORATION

Signed for
JW

John Wilson
Chief Executive Officer 18/2

through
Len Owen
Divisional Manager - Central 15/2

Simon Treloar
In House Solicitor

1/ I have endorsed
2/ In order to sign
3/ Please return to me
Thanks SKS

DECISION TO GRANT TO WANDOON ESTATE ABORIGINAL CORPORATION

1 PURPOSE

For you to consider whether to grant 'Springfield Gorge' to Wandoon Estate Aboriginal Corporation in accordance with the authorisation provided by land acquisition number 416.

2 ILC BOARD APPROVAL

The Board approved the acquisition of Springfield Gorge on 25 September 1998.

You have been given the right to approve the grant of land as provided for by Board decision Number 154 [attached].

Settlement of the property took place on 26/2/99.

3 BACKGROUND TO GRANT

3.1 Brief background of acquisition / grant process;

- The LAAS for the Wurrundjeri area was undertaken in 1997 and reviewed in 1998. Springfield Gorge was a high priority because it is the site where a traditional burial was found in a cave on the property. The Wurrundjeri have been trying for years to re-bury the woman and since the ILC has acquired the property, have been finally able to do so.

- The title-holding body, Wandoon Estate Aboriginal Corporation, is based on traditional ownership with provisions for people with historical connection to other land currently held (Coranderrk).
- It has been decided that title to Springfield Gorge should be divested to Wandoon Estate Aboriginal Corporation. The Chairperson of Wandoon Estate has recently been elected as the Chairperson of the Wurundjeri.

3.2 Title holding arrangements:

- The land will be used for cultural heritage, rural living and farming;

4 ADMINISTRATIVE LAW CONSIDERATIONS

4.1 Objections

Three Wurundjeri people expressed concern (verbally to the Field Assessor) about the proposal to divest title to Springfield Gorge to the Wandoon Estate Aboriginal Corporation. The Field Assessor requested that they meet to further consider the title-holding of Springfield Gorge and provide the ILC with further direction about this issue. They were advised that they should do this promptly, otherwise the title would go to Wandoon Estate Aboriginal Corporation, as the ILC had been given this direction. Since this time, these 3 people have not contacted the ILC about the issue. The recently elected Chairperson of the Wurundjeri, [REDACTED], and [REDACTED], both recognised elders, have recommended that title be divested to Wandoon Estate Aboriginal Corporation.

Chief Executive Officer: ☒ Agree/ ☐ Disagree/ ☐ More information required

4.2 Other significant facts that Chief Executive Officer should consider in deciding whether to approve the Grant;

- This organisation is new and has been primarily established for land title-holding. We have no knowledge of past breaches of grant conditions or of financial management;
- There is no evidence that the Grantee will not be able to afford the operational cost burden of the land, which is minimal;

5 ENDORSEMENT BY IN-HOUSE SOLICITOR IT IS WITHIN THE AUTHORITY OF THE ILC TO PROCEED WITH THE GRANT

5.1 The documents the ILC requires to transfer title to the land and related assets and interests are ready for execution.

5.2 Those documents reflect the ILC Board decision in respect of the transfer to the grantee.

5.3 The grant is within the function and powers of the ILC.

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- 5.4 It is within the authority of the ILC CEO to proceed with the grant by executing the attached documents.
- 5.5 The Grantee is incorporated.
- 5.6 The Grantee meets the definition of 'Aboriginal corporation' within the meaning of the ATSIC Act for reason that it:
- a) Is an Aboriginal Association incorporated under the *Aboriginal Councils and Associations Act 1976*;
- 5.7 If this decision involves administrative considerations (refer to part 4 above), I am satisfied in the circumstances of the case the processes adopted have provided the relevant party with sufficient natural justice.

In-house Solicitor: ~~Confirmed~~ / Not confirmed / More information required

5kf 17/2

6 MEMBERSHIP QUALIFICATIONS OF TITLE HOLDING BODY

- 6.1 The ILC Land Acquisition report that was presented to the ILC Board stated that the land was to be divested to a title-holding body which is representative of traditional owners.
- 6.2 Wandoon Estate Aboriginal Corporation is an Aboriginal Corporation and members are recognised as people with traditional links to the area.

7 LAND MANAGEMENT AFTER GRANT

- 7.1 Wandoon Estate Aboriginal Corporation own Coranderrk which they are commencing Property Management Planning for. Hopefully they will also undertake PMP for Springfield Gorge. In the short term, the group will continue to lease out the land and residence, through an agent.

8 LEGAL PROCESS TO COMPLETE THE TRANSFER OF THE LAND

- 8.1 AGS has been instructed, on your confirming the grant is to proceed, to undertake all necessary legal work required to complete the legal transfer and to provide the Grantee with those search documents obtained in the acquisition by the ILC (see Solicitor's letter attached).
- 8.2 A caveat will be lodged at grant.
- 8.3 The title documents are held in security in Head Office and are to be made available to Wandoon Estate Aboriginal Corporation.

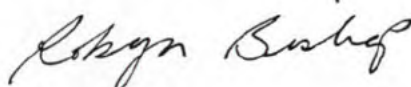
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9 FINANCIAL ADJUSTMENTS AND INSURANCE

- 9.1 Board Decision 154 authorises the ILC to pay the outgoings on the land for 1 year from and including the date of settlement, ie from 26/2/99 to 26/2/00. The date of grant shall be taken to be the date you as Chief Executive Officer sign the Grant Document.
- 9.2 An adjustment will be made by AGS at that date in respect of outgoings.
- 9.3 I have arranged for Administration to notify Comcover that the ILC will meet the cost of insurance for the grantee to 26/2/00, being one year from the date of settlement of the acquisition by the ILC.
- 9.4 Finance will arrange for the necessary notations to be made to the financial accounts of the ILC, and notify the Corporation's insurer to transfer the insurance policy to the Aboriginal Corporation (if necessary).

10 DECISION SOUGHT

That you authorise the grant of the ILC's interest in land known as 'Springfield Gorge' to Wandoon Estate Aboriginal Corporation.



Robyn Bishop
Field Assessor

15 February 2000


~~SUPPORTED / NOT SUPPORTED~~



Len Owen
Divisional Manager (Central)

February 2000

~~APPROVED / NOT APPROVED~~



John Wilson
Chief Executive Officer

18 February 2000

Attachments:

1. Deed of Grant documents
2. Copy of Board Decision
3. Copy of Certificate of Incorporation
4. Membership provisions of Constitution

Distribution of approval note:

Original: Divisional Manager (for Divisional file)

Copies to: Finance and Administration
Public Relations
Chairman
Chief Executive Officer

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COPY



INDIGENOUS LAND CORPORATION

Commercial in Confidence
BOARD LAND ACQUISITION DECISION

Decision No 154

BOARD MEETING No 29

PROPOSAL No A416

BY Wurrundjeri Tribe & Land Compensation & Cultural
Heritage Council

FOR Springfield Gorge

THE BOARD OF DIRECTORS OF THE INDIGENOUS LAND
CORPORATION:

1. Notes Land Acquisition proposal no.A416 in relation to the proposed purchase of Springfield Gorge.
 2. Notes the acquisition accords with the National Indigenous Land Strategy and the Regional Indigenous Land Strategy for Victoria.
 3. Notes that the regional consultations and current information regarding the history of dispossession, social indicators, current land holdings, previous land needs assessments and other relevant regional data has been assessed and that the land proposed to be purchased can be regarded as a regional priority.
 4. Directs the General Manager to negotiate and otherwise proceed to effect the acquisition of the Land as described in proposal A416 for the purpose of granting that Land to an Aboriginal and Torres Strait Islander Corporation (s.191D(1)(a)) provided that the contract price for the Land does not exceed the recommended valuation range for negotiation purposes.
- 12

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5. Agrees to:

- (i) Be responsible for all rates, taxes, charges, crown rents and other statutory outgoings or to claim statutory exemption in relation to such items; and
- (ii) pay the insurance on the land and improvements

for a period of one year only from the date the land is acquired by the ILC.

6. Agrees to meet the cost of immediate repairs and maintenance to the maximum amount shown in the valuation.

Conditions Precedent

8. The purchase of the Land and the Chattels will only proceed subject to the following:

- (a) The 'standard conditions relating to land acquisition', contained in the ILC Guidelines'.

- (b) The following special conditions:

- (i) Provision by the proponent of a written undertaking not to disclose any information regarding dealings between the proponent and the ILC to any third party prior to completion of the sale without the prior approval of the GM.
- (ii) Provision by the proponent of a written undertaking not to contact the vendor or the vendor's agent or in any other way interfere in the purchase negotiations conducted on behalf of the ILC.
- (iii) Agreement from the proponent that a management committee comprising Wurrundjeri people will be established to manage Springfield Gorge with the involvement of AAV.

Grant of Land

9. Authorises the General Manager to take all necessary steps to effect the grant of the Land to an Aboriginal and Torres Strait Islander corporation upon being satisfied that the Grant is consistent with the policy of the ILC and it complies with any conditions set by the Board.

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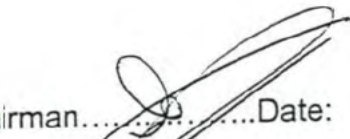
Variation of Price Paid for Property Acquired Under Authority of
this Decision

10. Where, as a consequence of negotiations the property being acquired differs from that authorised by this decision, the General Manager, in consultation with the Chairman, may approve a purchase under a revised offer at a contract price that in his view reflects 'market value' having regard to any prior valuation obtained by the ILC and taking into account any variation of the following:

- the improvements

except that where there is a variation in the area of land offered for sale the adjusted market value for the land should be the subject of ratification by a valuer.

MOVED, Director.....*Lois Peeler*.....Date: *25 September 1998*

SIGNED, David Ross, Chairman..........Date: *25/9/98*

FORM 7

Sub-regulation 11 (1)

COMMONWEALTH OF AUSTRALIA

Aboriginal Councils and Associations Act 1976

Certificate of Incorporation of an Aboriginal Association

I,

NOUREDDINE BOUHAFS

the Registrar of Aboriginal Corporations,
in pursuance of paragraph 45(1)(a) of the Act
heroby certify that

WANDOON ESTATE ABORIGINAL CORPORATION

has this day been incorporated under the Act

Dated this EIGHTH *day of* FEBRUARY , 19⁹⁹ .



[Signature]
REGISTRAR

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THE RULES OF WANDOOON ESTATE ABORIGINAL CORPORATION

- (a) dispose of, charge, mortgage, pledge, encumber, or otherwise deal with an asset of the Association which consists of or includes an interest in the land without the written consent of the Indigenous Land Corporation;
- (b) enter into any agreements, arrangements or commitments with respect to the matters contained in Rule 7.2 (a) or which are otherwise inconsistent with the purposes of the Association;
- (c) use the land in any manner which may result in the personal profit or gain of any member, employee or officer of the Association.

8. MEMBERSHIP

- 8. (1) Membership of the Association shall be open to adult Aboriginal persons of the Wurundjeri tribe who are:
 - (a) direct descendants of the children of Robert Wandin (b.1854) comprising Robert Wandin (b.1877), Ellen Wandin (b.1880), Mary Wandin (b.1883), Joseph Wandin (b.1885), William Wandin (b.1890), Jemima Jessie Wandin (b.1893), James Henry Wandin (b.1896) or Martha Wandin (b.1898)
- 8.(2) The members of the Association shall be those Aboriginal persons who qualify for membership and who apply to the Committee. A register of members shall be kept by the Public Officer.
- 8. (3) All members shall be entitled to attend, speak and vote at general meetings of the Association and be eligible for appointment as members of the Committee or office bearers.
- 8. (4) A member shall cease to be a member:
 - (a) if that member shall die;
 - (b) if that member shall by notice in writing resign from membership;
or
 - (c) if that member shall, by a resolution passed by a majority of not less than three-quarters (3/4) of the members present at a general meeting, be expelled from the Association on the ground that a charge of conduct detrimental to the Association has been proved.



INDIGENOUS LAND CORPORATION



LAND ENTERPRISE AUSTRALIA
ACN 084 704 423

John Wilson
Chief Executive Officer

Through: Len Owen
Divisional Manager

Coranderrk

At the last ILC Board meeting, Directors requested a review of the acquisition of Coranderrk and how the proposed beneficiaries have, in fact, benefited from the acquisition. CDO has had an ongoing involvement in Coranderrk since divestment through advising the group on management issues, assisting them to access PMP and through the implementation of good order works on the property. This memo is to provide comment on the number of people benefiting from the acquisition of Coranderrk and to provide a summary of activities since title was divested to the title-holding body, Wandoon Estate Aboriginal Corporation.

1. Number of people benefiting

The Land Acquisition Report (LAR) for Coranderrk noted an estimated 167 – 3000 beneficiaries. The first figure relates to the approximate number of Wurundjeri people who directly benefit as owners of part of their traditional land. The immense historical importance of Coranderrk to Victorian Koories who are descendants of residents of Coranderrk led to the second number of beneficiaries being included in the LAR. The number of beneficiaries therefore relates to the number of people who are able to become members or associate members of the title-holding body, if they choose. Wurundjeri people are able to become members of Wandoon Estate Aboriginal Corporation, and people who are descendants of former residents of Coranderrk are able to become associate members of the corporation. It must also be noted that connection is not necessarily associated with physical proximity.

Since divestment, a wedding has taken place at Coranderrk, which was featured in the local newspaper at the time. The Central Division has not been contacted by anyone with complaints about being refused access to the property. The property is usually locked for security reasons. I have received comments from one or two people in Victoria, about the inability of the title-holders to adequately manage Coranderrk, however these have been few and have not been backed up with any specific details.

2. Activity since divestment

When title to Coranderrk was divested, the original owner was kept on as a tenant in the house and cattle agistment continued. Recently the tenant has vacated the homestead. In the short term, it was decided by members of Wandoon Estate to continue with this situation while planning and other management issues were considered by the group. The income gained through the agistment is covering the costs associated with rates, water and insurance of the property. The group are developing their idea for a 'keeping place' to be established at the homestead. This concept is in the preliminary stages of development and will require a feasibility study and extensive planning.

At the time Coranderrk was acquired by the ILC, the property had been somewhat neglected in terms of an adequate repairs and maintenance regime. The ILC has recognised that in order for the building, especially, not to deteriorate further, the ILC should bring the property up to a state of 'good order'. Wandoon Estate Aboriginal Corporation, for various reasons, has required time and assistance to become fully functional and able to work towards a focussed and organised approach to the management of the property. For this reason CDO was not able to commence with actioning the good order works on the property until late last year. It is now planned that the works will begin early in 2000, depending on the availability of tradespeople. A Project Manager has been contracted to manage the good order works.

Members of Wandoon Estate have acknowledged that they have limited experience managing a complex property such as Coranderrk and that they require assistance. The CDO Land Management Research Officer has assisted the group to access the PMP program, with limited success due to the group not fully committing to the process. Wandoon Estate has now, however, undertaken steps to establish a Coranderrk Management Committee. The inaugural meeting to establish the Coranderrk Management Committee took place 29 January 2000. Aboriginal Affairs Victoria is keen to assist in this process and has agreed to assist the group to develop a cultural heritage plan for the property. A preliminary Coranderrk management budget was presented at this meeting, and further work needs to be undertaken to develop a thorough budget for the ongoing management of the property. Members of Wandoon Estate are seeking a person with a financial/accounting background to become a member on the Coranderrk Management Committee.

3. Planned Future Activities

Despite a very slow start, members of Wandoon Estate seem to now be in a position where they can concentrate on establishing the management committee, which will draw on the expertise of AAV and other agencies who have experience in heritage and land management issues. The immediate focus of the management committee will be planning. The good order works on the property will require input from Wandoon Estate members and there are plans to also utilise CDEP workers for some of the works, such as painting and landscaping. The development and implementation of a cultural heritage plan for Coranderrk will be of benefit to many people with traditional and historical connection to Coranderrk.



Robyn Bishop
Field Assessor

6/3/00.

INDIGENOUS LAND CORPORATION - FILE NOTE

File/Claim/Matter No: Springfield Gorge

Taken from: [redacted]

Taken by: Tamara Parra

Time: 12-10pm

Date: 21/11/03 Contact No: _____

Particulars of inquiry/consultation/liaison:

[redacted] is no longer the public officer for Wandoona Estate, although no one advised her that he was removed - He only discovered this fact today - [redacted] is now the public officer

[redacted] advised that it is not clear that for Springfield Gorge, that he previously commented the catch flow were wrong (the draft there was a catch flow)

Wendy Loring - meeting tomorrow, [redacted] is going to be very vocal

[redacted] will accompany [redacted]

Project Advisor's Signature

Get Gormly next week re
Remedial tra. Project Inspection

COPY

Page 1 of 1

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INDIGENOUS LAND CORPORATION - FILE NOTE

File/Claim/Matter No: Mt William & Sunbury

Taken from: [REDACTED]

Taken by: Terry Sparrow

Time: 9.05 am

Date: 3/12/03 Contact No: _____

Particulars of inquiry/consultation/liaison:

- was warned the ILC were going to give above properties to Wurundjeri Wimmera... I advised this is not correct because the ILC has made "no" decision re the appropriate THB
- advised ILC remediation assistance for above properties + Springfield Gorge, that the ILC inspected these properties one week ago... discussed generally the remediation strategy
- advised re Corindale, Wandana Estate would have to complete a LM application for ILC assistance (already have the application)
- he spoke about next AGM, proposed changes, need for good governance (he is working hard to get the house in order)
- he spoke generally about ANU (good relationship)

Project Advisor's Signature

INDIGENOUS LAND CORPORATION - FILE NOTE

File/Claim/Matter No: Springfield Gorge
 Taken from: Wilma Tiberce
 Taken by: Tamara Parra
 Time: 12-10 PM
 Date: 21/11/03 Contact No: _____

Particulars of inquiry/consultation/liaison:

Wilma is no longer the public officer for Wandoo Estate, although no one advised her that she was removed - she only discovered this fact today - Allan Wandoo is now the public officer

Wilma advises there is no cash flow for Springfield Gorge, that he previously commented the cash flow were working (but thought there was a cash flow)

Wandooi Living a meeting tomorrow, Wilma is going to be very vocal

Wilma will accompany Phil Parra
 Bob Gormly next week re
 Remedial to Property Inspection

Project Advisor's Signature



Australian Government
Indigenous Land Corporation

ABN: 59 912 679 254
Freecall: 1800 818 490
Website: www.ilc.gov.au

File Note

Subject: Wandoon Estate Aboriginal Corporation
Date: 8th May 2007

████████ rang to ask who had the title to Corranderrk Homestead. I advised her that it was my understanding that Wandoon Estate had this, but I would check files and confirm with her. ██████ said that she is on the Wandoon Estate Committee and claims that she has no knowledge of this title being handed over.

She said that although the Wandoon Estate Committee was meant to have a meeting (as required under the ORAC notice), she is sceptical as there have not been any minutes forthcoming despite her following up. She has had some discussion with a person by the name of ██████, whom she believes is the Secretary of Wandoon Estate, who promised her the minutes, but for which she still waiting.

For information.

Callie Hartman
Operations Manager CDO



File Note

Subject: Coranderrk Homestead
Date: 9th May 2007
Present: [REDACTED]

Discussion regarding following issues at Coranderrk:

- Weed control – tenants' letter regarding blackberry bushes on the property
- Land management application
- Possible good order works
- ORAC investigation and findings

A land management application from Wandoon Estate Aboriginal Corporation (Wandoon) would be required for funding to undertake weed control on the property. This needs to be discussed with both [REDACTED] (Wandoon) and the tenant needs to be advised that Wandoon is making an application to get funding to address the weed problem.

ORAC findings list actions required by Wandoon in order to become compliant with ORAC requirements, but no repercussions of not becoming compliant are identified.

Action to be taken:

[REDACTED] to arrange a visit Coranderrk to discuss possible land management application; inspect the property for possible good order works; and discuss future options for the property.

Callie Hartman
Operations Manager - CDO



File Note

Subject: Coranderrk Homestead
Date: 9th May 2007

██████████ rang me to check if I had received the minutes for the Wandoon Estate Aboriginal Corporation's AGM. She said she wanted to keep the ILC up to date with events. She has contacted ORAC regarding the minutes and intends to discuss issues with ██████████ (ORAC) around the content of the minutes, such as non-members vs members at the meeting. I confirmed that it was best followed up with ORAC and thanked her for forwarding a copy of the minutes to me.

She also again queried the granting of the title to Wandoon, explaining that she had no recollection of a handover of the title to Wandoon or ever seeing the title itself. I undertook to clarify this for her.

Action to be taken:

I will try to confirm the circumstances regarding the title handover and if the title was physically transferred to Wandoon Estate Aboriginal Corporation.

Callie Hartman
Operations Manager - CDO



File Note

Subject: Wandoon Estate Aboriginal Corporation
Date: 24 July 2007

I spoke with Christian Lugnan from ORATSIC regarding Wandoon Estate. ORATSIC had requested advice from ILC regarding the Deed of Grant between the ILC and Wandoon for Coranderrk Homestead and how this might affect the issue of Wandoon requesting that it is able to narrow its membership. Wandoon has asked to be able to hold a Special General Meeting in order for this issue to be discussed, but ORATSIC wanted ILC advice prior to agreeing to such a meeting.

Legals provided advice on this matter and I relayed it to ORATSIC, as per Paul Hayes' email. I have faxed a copy of the Deed of Grant to Christian.

Christian advised that initially Wandoon wanted to narrow the membership to exclude all descendants of the female forebears for traditional reasons, but subsequently have indicated that it would be seeking to exclude only those descendants from one particular female forebear, which does not seem reasonable.

ORATSIC has advised Wandoon that all other membership applications will also be heard, including those applications previously returned to certain applicants. ORATSIC has faxed these applications to Wandoon to be considered.

I mentioned that the ILC had written to ORATSIC seeking advice on what repercussions there might be if Wandoon does not meet all deadlines from ORAC's investigation. Christian advised that ultimately, an Administrator may be appointed, but in the meantime, ORATSIC is working closely with the group to rectify breaches.

Callie Hartman
Operations Manager
CDO



Australian Government
Indigenous Land Corporation

ABN: 59 912 679 254
Freecall: 1800 818 490
Website: www.ilc.gov.au

File Note

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Callie Hartman
Operations Manager
CDO



Australian Government
Indigenous Land Corporation

ABN: 59 912 679 254
Freecall: 1800 818 490
Website: www.ilc.gov.au

File Note

Subject: Wandoon Estate Aboriginal Corporation
Date: 30 July 2007

I rang [REDACTED] and covered the following points:

- Checked if he had received letter of notification that the land management application was approved. He had not received this so I re sent to Wandoon.
- Advised him that a copy of the works contract had been sent to [REDACTED] to sign and for [REDACTED] to endorse on behalf of Wandoon Estate. This was fine.
- He asked if the ILC required names of the local Aboriginal people being proposed to participate in some of the land management activities. I informed him that this was not necessary, but he would need to advise [REDACTED] and work with him on this issue.
- I asked him how the issues with ORAC were going. Some of the comments he made were:
 - “ORAC has talked to Wandoon about narrowing the membership, but Christian (ORAC) has spoken to people who are not traditional people connected to the country – nobody is being deleted from the membership – Wandoon is just trying to formalise its membership in traditional terms and applicants need to prove their connection to the country and the Wandin forebears.
 - Christian has advised that Wandoon needs to consider the applications to become members that were previously returned to applicants and Wandoon will do this, along traditional lines.
 - He made some comments in relation to the Wurrundjeri group and its attempts to become a Registered Aboriginal Party under the Aboriginal Heritage Council and how he thought that this should not happen because applicants need to show connection to country.
 - Wandoon is looking at getting Native Title over Coranderrk.”
- I mentioned that the ILC had purchased Coranderrk Homestead and granted it to Wandoon Estate for the benefit of its members who were identified in its rules as those Aboriginal people descended from the 8 Wandin family members and it would like to see that this continue.
- He advised that members are still free to come to Coranderrk and camp and visit, so long as there is some notice given to Wandoon.

Callie Hartman
Operations Manager Vic/Tas

Central Division



Australian Government
Indigenous Land Corporation

ABN: 59 912 679 254
Freecall: 1800 818 490
Website: www.ilc.gov.au

File Note

Subject: Springfield Gorge Victoria - Visit
Date: 26 November 2009

While in the area on other business I visited the ILC granted property Springfield Gorge. It appeared the property is still leased out to another party (as has been the case for a long period of time through the local real estate agent), so as this is not the Title Holding Body Wandoon Estate Aboriginal Corporation a full property inspection was not undertaken.

The property was kept in a tidy manner and appeared to be well maintained. Visible fences were fine and no issues of concern were sighted.

A handwritten signature in black ink, appearing to read 'ATh'.

Anita Thiele
Project Advisor
Central Division Office

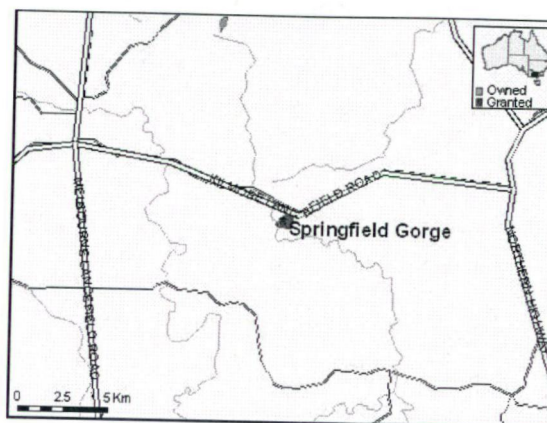
LAMIRS - Land Acquisition and Management Information Reporting System (Production Database)

[Project](#) | [Property](#) | [Enquiry](#) | [Reports](#) | [Administration](#)Current project errors:
- as Project Manager: (0)
- as Responsible Manager: (0)
(Refresh)[Search](#) [Results](#) [Property ID: 479](#) [Property ID: 416](#)Property ID: 416 Property Name: Springfield Gorge
Property State: VIC Holding Status: ILC Granted[Close Property](#)[Email Property Link](#)[Summary](#) | [Property](#) | [Parcels](#) | [Project](#)

PROPERTY SUMMARY

Property ID: 416
Property Name: Springfield Gorge
Property Description:
Address:

State: VIC
Post Code: 3764
Town / Suburb: Springfield
Nearest Centre: Melbourne
Location Type: (Not Specified)
Land Use: (Not Specified)
Area (Ha): 40.4371

[Launch Mapping Session](#)

PROPERTY HOLDING HISTORY

| Date | Event | Value | Recipient | Comment | Project ID |
|------------|----------|-----------|---------------------------------------|--|------------|
| 24/02/1999 | Acquired | \$260,000 | ILC | Valuation \$260,000 plus 10 % = \$286,000. But range is only \$255,00- \$260,000. Decision is for range. Settled for \$260,000.00 on 24/2/99. Vendor staying on in occupation until June 99. | A0416 |
| 23/02/2000 | Granted | | Wandoon Estate Aboriginal Corporation | | A0416 |

[Refresh](#)

PROPERTY FUNDING



Australian Government
Indigenous Land Corporation

ABN: 59 912 679 254
Freecall: 1800 818 490
Website: www.ilc.gov.au

File Note

Subject: Coranderrk Homestaed
Date: 23/5/11

At the request of the Operations Manager I undertook a drive-by visit to the Homestead during a visit to Melbourne for other business. Due to heavy rain it was difficult to view the property well but the grass was mowed and the grounds maintained.

Concern had been raised about the property and the manner it was being managed by [REDACTED] via phone and later by [REDACTED] ?? the CEO of Wurundjeri Council when we met in Melbourne.

The issues are long standing one that have been raised by concerned parties with the ILC in the past. [REDACTED] stated that the original divestment was on the basis that the property would be used for the benefit of all Aboriginal people with historical connections to Corenderrk through descent from Wandin family members. She claims the only person currently benefiting from the property is [REDACTED] who lives at the property rent free.

[REDACTED] claims the constitution of Wandin Estate has been changed to exclude new members and the corporation is not being operated in line with its original intentions, that income from the lease of the farm land and lease of the Springfield Gorge property is not being used in an appropriate manner.

I stated to [REDACTED] that if the concern within the Wurundjeri community was significant they should seek their own legal advice. The ILC would respond if these matter were raised in writing in a formal manner but it seemed like this was an internal dispute that needed to be resolved by the Wurundjeri themselves.

Action to be taken:

Discuss with the Operations Manager re what action is required.

Mark Dearden
Project Advisor, CDO

Post-Acquisition Property Inspection Report

This report is to be completed by Project Managers when conducting field visits to ILC-acquired and granted properties. These visits are undertaken annually throughout the landholding period and in each of the first five years after grant.

The focus of these inspections is to monitor the physical status of the property and the overall function of the beneficiary group, and to verify and confirm the benefits and land use information presented to the ILC in reports. The visit should include discussions with the principal members of the Board of management and those involved in actively managing the property, and include a tour of the property.

It is recommended that project managers take photographs of the property, infrastructure and any activities being undertaken during the visit.

| | |
|-------------------------------|---|
| Date of property visit | 2 December 2011 |
| ILC representative | Jo Heron/ Wiebke Billows |
| Project ID | A0215 |
| Property name | Coranderrk Homestead |
| Beneficiary group | Wandoon Estate Aboriginal Corporation ("the Corporation") |
| Address | 19 Barak Land, Healesville VIC 3777 |
| Group members present | ██████████ – Date Granted: 24/3/99 |

1. Benefits and land use

Is anyone living on the property?

Yes – ██████████ – Director/Secretary

What is the property currently being used for? Is this consistent with the land use approved by the Board?

The property is used by community members for gatherings, events, camping and cultural activities. ██████████ also permanently resides in the homestead. The use of the property is consistent with the land use approved by the Board in that the reason for the acquisition was to protect Heritage values under an historical acquisition stream. The property is a Historic mission site in Victoria comprising 81.26 ha. Improvements consist of a two-story main homestead, 2 x shed/yards structures (sheds and yard structures in very poor condition – see attached photos) plus two other buildings (in poor condition). The bulk of the land is utilised as a small grazing venture. An income is derived from agistment of cows by a neighbouring property owner.

Describe/enumerate the Indigenous benefits being achieved through use of the property.

According to ██████████, the group's representative, all Aboriginal people are welcome to use the property provided that they conduct themselves within the law and abide by common sense OH&S practices. He was unable to provide a figure of the numbers of Aboriginal people who use the property but advised that the property has been available for Aboriginal people from both the Corporation and the community generally.

Do the benefits being achieved appear to differ from those reported by the group in their six-monthly reports and other correspondence with the ILC?

No. Benefits achieved are for protection of Heritage Values and this is consistent with the reason for acquisition.

What do the beneficiary group consider to be the most significant changes that have resulted from use/ownership of the property?

██████████ reports that the most significant changes for the group are:

- Intrinsic and invaluable values associated with ownership of the property such as the opportunities derived from providing Corporation and community members access to property;
- Protection of environmental and heritage values;
- Participation in social and community activities;
- Protection of culturally significant sites; and
- Continued development of capacity to own and manage land.

2. Beneficiary group and sustainability

Have there been any changes to the organisation's governance and board membership?

██████████ stated that no significant changes have been made to the Corporation's governance arrangements. An online search of the Office of the Registrar of Indigenous Corporations (ORIC) public register provides access to Corporation reports filed since 2007 (after commencement of the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* (CATSI Act)). Note that the Corporation was incorporated in 1999 and records are not available for the period 1999 – 2005.

The Corporation has not yet filed its ORIC General Report for 2011 FY, as such CDO must rely on ██████████ claim that there have been no recent changes governance. The Corporation's 2010 FY report was filed on 19/08/2011. Included in this report was the Corporation's financial information which confirmed ██████████ claim that income of \$10,000 per annum is being received by the Corporation. (discussed further below)

Are there any lease or licence agreements in place that relate to the property?

According to ██████████, an income is derived from agistment of cows from a neighbouring property owner. ██████████ further reports that this neighbour is also responsible for the maintenance of fencing in accordance with the agistment arrangements made with the Corporation.

Are any other agencies contributing to activities on the property or supporting the project?

No.

Describe the organisation's management and administration activities and record keeping.

The Corporation submitted its General Report on 19/08/11 for 2010 FY. The Corporation is designated a 'small' corporation under the CATSI Act. Its 2011 FY General Report was due to be filed with ORIC by 31/12/2011 and is overdue at the date of this report.

Of concern is the marked decline in income for the Corporation between 2009 and 2010. The

Corporation reported a marked decline in income between 2008 and 2010 (the only financial data available through ORIC) as follows:

| Financial Year | Income | Expenses | Surplus |
|----------------|-----------|-----------|----------|
| 2008 FY | \$130,663 | \$99,590 | \$31,073 |
| 2009 FY | \$286,869 | \$252,496 | \$34,373 |
| 2010 FY | \$10,000 | \$8,000 | \$2,000 |

Income for the 2008 and 2009 FY's was reportedly derived from Aboriginal Cultural Heritage Consultancies. [REDACTED] did not provide any information about this decline in income.

The Registrar of Indigenous Corporations initiated a Rule Book for the Corporation on 20 June 2009.

Describe the events, issues or challenges that the beneficiary group must manage.

- (1) The primary challenge for the Corporation is its lack of resources, particularly financial resources to maintain the property. Maintenance costs may also be higher and obligations on the Corporation onerous due to the National Heritage Listing of the property. (discussed below)
- (2) Three buildings near the main house are in poor condition (see attached photos 3-6). [REDACTED] discussed the possibility of putting in an application for LM funds to maintain infrastructure. An LM application has been sent.
- (3) Furthermore, [REDACTED] claims to be embroiled in litigation. However, there is no evidence available to the ILC as a matter of public record that this litigation is ongoing.
- (4) [REDACTED] indicated the lack of a ride on lawnmower and tractor were a factor in the inadequate maintenance of grass verges on the property. The grass along the driveway was high as indicated in the attached photos 24-28 and may present a fire hazard.

Coranderrk has been included in the National Heritage List under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999. The decision was added to the National Heritage List DOE 7 June 2011. The Heritage listing under the EPBC Act 1999 specifies the criterion as:

- (a) The place has outstanding heritage value to the nation because of the place's importance in the course, or pattern of Australia's natural or cultural history.
- (b) The place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

The Department of Sustainability, Environment, Water, Population and the Communities (SEWPAC) advise that the group need to apply to SEWPAC if the group intends to remove or rebuild any structures. In addition to this, the group may be eligible under the Victorian Heritage Grant Scheme to apply for funding (once approved by SEWPAC) for any repair and maintenance.

3. Property

Have any changes or improvements to the property been made?

No. The main building appears to be in good condition. However, the surrounding buildings require renovating. The sheds are damaged and appear to have been so for some time. Repairs may be

unfeasible/uneconomic; however, it is not known what effect the Heritage listing of the property will have on the Corporation's ability to make repairs in that, as set out above, the Corporation must apply to DEWHA before any structural changes are made. The Heritage Listing may require costly compliance to heritage rules by stipulating materials quality and type used and specifications of the finished product..

Are there any plans for improvement of the property?

The Corporation has no current plans but intends to apply to the ILC to fund infrastructure repairs. CDO has informed the Corporation via [REDACTED] of the potential to apply to DEWHA for funding.

Have any issues or potential issues arisen with the neighbours, community, Council, or other agencies?

[REDACTED] stated there are some internal problems between the Wurundjeri community and the Corporation and appeared to suggest that litigation was ongoing. However, ILC research revealed litigation was afoot in and around 2005 in the Supreme Court of Victoria between Wurundjeri Tribe Land and Compensation Cultural Heritage Council and its Chief Executive Officer against [REDACTED] and another Corporation member but this litigation seems to have been finalised and no reference to any other litigation was available as a matter of public record. This litigation may have had or have an ongoing effect on the capacity of the Corporation but to date there is no credible evidence to suggest this.

Coranderrk has been included in the National Heritage List under the Environment Protection and Biodiversity Conservation Act 1999. The decision was added to the National Heritage List DOE 7 June 2011 and the effect of this decision will require monitoring.

Are any environmental or cultural heritage values on the property being appropriately managed?

The Corporation is managing the pasture areas through its lease arrangements with a neighbouring landowner, however it is not currently managing driveway
Inclusion of the Historic Mission site on the National Heritage List under the EPBC Act 1999 has added an external level of management upon the cultural and heritage values of the property. The decision was added to the National Heritage List DOE 7 June 2011. As outlined above, the current condition of much of the infrastructure is of concern and it is not known whether Heritage Listing will place positive obligations upon the Corporation to conduct repair work as a priority or lead to any negative consequence if this infrastructure continues to deteriorate.

a) Condition of infrastructure

| | Condition ¹ | |
|--------------------------|------------------------|--|
| Fencing and gates | Good | Good condition (see attached photos) |
| Roads | Average | The road leading onto the property was in average condition with several pot holes evident. (see attached photos) High grass on verges poses a fire risk if not cut before high summer. [REDACTED] advised that the slasher and tractor was broken down. |
| Primary house / building | Good | The house appears in good condition. |
| Other buildings | Poor | There are three other structures located near the main house which are poorly maintained. There are two other sheds which appear to have been damaged some |

61.

| | | |
|------------------|-------------|--|
| | | time ago and the debris has not been removed. |
| Waters and bores | Good | The dam appeared in good condition. [REDACTED] advised there are no issues with the water. |
| Yards | Fair | There is one disused tractor on the property, with 2 disused cars nearby. |
| Other: | N/A | N/A |

¹ Use Scale: Good, Fair, Poor, Unserviceable

b) Condition of assets

Condition ₁

| | | |
|-----------------------|------------|--|
| Electrical appliances | N/A | |
| Vehicle | N/A | |
| Stock | N/A | |
| Other: | N/A | |

¹ Use Scale: Good, Fair, Poor, Unserviceable

a) Condition of land

Condition ₁

| | | |
|---------------------------------|------------|--|
| Environmental issues or threats | N/A | |
| Fire breaks | N/A | |
| Weeds | N/A | |
| Feral animals | N/A | |
| Security | N/A | |
| Rubbish tip | N/A | |
| Other: | N/A | |

¹ Use Scale: Good, Fair, Poor, Unserviceable

4. Recommendations and other comments

Internal problems between the Wurundjeri community and the Corporation resulting in litigation in and around 2005 may have contributed to the significant decline in income reported by the Corporation since 2009 FY and consequently its capacity to maintain the property.

Coranderrk was included in the National Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 on 7 June 2011. This will require monitoring as the Corporation appears not to have the funds to maintain its obligations under the National Heritage Listing; however, Coranderrk is included in a Heritage Overlay (H0) of the Local Planning Scheme (VIC) and the group may be eligible for funds via this scheme.

The Corporation's ORIC General Report for 2011 FY is overdue and its income for the 2011 FY is unknown.

The following is recommended:

- Annual property inspections
- Monitor ORIC website and contact in February 2012 if General Report is not filed by 31 January 2012
- 6 monthly compliance checks
- Project Advisor to research the possibility of engaging an Indigenous Employment Provider (IEP) who could provide labour and a Registered Training Organisation (RTO) with a view to engaging trainees on the property to do maintenance work.

| | |
|---|---|
| Recommended by | Jo Heron, Project Advisor, CDO  Date 21/2/12 |
| Supported / Not supported by | Reg Foster, Divisional Manager, Central Division  Date 22/2/12 |



File Note

Project Name: Coranderrk Property Healesville VIC

Project ID: 000269

Subject: Notice of Examination – Wandoon Estate Aboriginal Corporation (WEAC)
(Governance)

Date: 9/6/2017

I called [REDACTED] regarding ORIC action. [REDACTED] explained:

1. That income (funds) from agistment were not being forwarded to WEAC
2. The person responsible was [REDACTED]
3. [REDACTED] has offered to resign from WEAC as Chairperson
4. [REDACTED] has repaid \$12,500 to the Corporation
5. [REDACTED] put herself forward for an Election to the Melbourne City Council and won a seat however, the Australian Electoral Commission brought fraud charges against her as she does not live in the Electorate. [REDACTED] was given a Diversion with no criminal conviction.
6. [REDACTED] are very stressed about this and not taking it very well.
7. 2/5/2017 - Oric issues a Notice of Examination regarding their finances and governance

Jo Taskas,

Project Advisor, Central Division



Australian Government
Indigenous Land Corporation

ABN: 59 912 679 254
Freecall: 1800 818 490
Website: www.ilc.gov.au

File Note

Project Name: Coranderrk Property

Project ID: A0215

Subject: Contact with ORIC regarding Wandoon Estate AC

Date: 30/8/2017

ruth.jones@ORIC.gov.au

I contacted Ruth Jones from ORIC regarding the letter *Invitation to show cause why your corporation should not be under special administration.*

I advised Ruth:

- The ILC has an interest in WEAC and that the ILC had divested the property Coranderrk (Healesville) in 1999 and was concerned about it.
- The ILC has a current project with this group.
- The ILC is aware of the issues relating to the group and its Governance issues.

Ruth advised:

- She would make a note on the file regarding the ILC interest
- That ORIC's role is to assist the group moving forward
- The ILC's support is welcome and that ORIC have a new Advisory committee that they may ask the ILC to be a part of should the group end up in special administration.

Action:

Wait for 14 days to lapse and follow up the outcome with ORIC

Jo Taskas

Project Advisor, Central Division

ruth.jones@oric.gov.au

Called Ruth
21 Sept 2017
left a message to
call me back.
21.9.17

Called Ruth
22 Sept, left a message,
this time told she is out
of office until 27.9.17
22.9.17