

ABORIGINAL LAND RIGHTS (NORTHERN TERRITORY) ACT 1976
LOWER ROPER RIVER LAND CLAIM No. 70
OUTLINE OF DETRIMENT SUBMITTED ON BEHALF OF THE
ESTATE OF VERONICA JANUSCHKA (DECEASED)

1. BACKGROUND

a. Nature of Interest

The Januschka family (and their related corporate entities) have operated the Roper Bar Store since 1963. They are the holders of a Special Purpose Lease No. 0220 over NT Portion 1185 in Roper (which they are presently applying for convert to Freehold) and a related entity, Diskrig Pty Limited, is the freehold owner of NT Portion 01034 and Lot 277 in the Town of Urapunga.

The property situated at Lot 277 (Town of Urapunga) is known as 4-mile landing site and is of particular relevance to this Land Claim given its close proximity to the Roper River.

When the Januschka family first purchased the 4-mile lease – they were informed verbally by the NLC that the Aboriginals had no wish to claim it and that this property was the best option for the Januschka family if they wanted to remain in the Roper River region.

The Roper Bar Store and Urapunga Caravan Park comprise the remaining interests in the land referred to above which has been operated by the Januschka family (and more recently Veronica Januschka – now deceased) since the 1960's.

The primary source of income and revenue for the Roper Bar Store is the tourism trade, in particular fishing tourists of those wishing to visit Ngukurr. The **attached** draft financial statements of the operating entity of the Roper Bar Store and Urapunga Caravan Park indicate that the business would turnover around \$2 million per annum in shop sales, accommodation and fuel sales. 80% of this income would be generated from tourism and works passing through. The remaining income would come from local residents.

Veronica Januschka had operated the store since the 1980's after taking over from her parents. She suddenly passed away on 28 November 2017 and her unexpected passing has unfortunately resulted in the company which operates the Roper Bar Store (and related Caravan Park) to be placed into liquidation. The liquidators are attempting to try to find purchasers for the store and leasehold interests at present.

b. Previous Submissions made as to Detriment

During the 2002 inquiry in relation to the Lower Roper River Land Claim, Ms Januschka wrote to the Department of Infrastructure, Planning and Environment about the detriment that may be suffered should the claim be granted. Those submissions remain relevant to this day and we rely on those in conjunction with these updated submissions.

2. DETRIMENT AND EFFECT ON LAND USAGE

The primary detriment that would be suffered by the Januschka family relates to the impact that restricting access to the Roper River to the public, residents of Ngukurr and commercial and recreational fisherman would mean that the primary source of income of the Roper Bar Store and related caravan park would be impacted. Particularly by reference to access to the 4-mile landing site, it is crucial that, prior to the actual grant of any claim, agreements are reached regarding proper and generally unfettered access to maintain the 'status quo' in relation to the usage alluded to in the earlier 2002 submissions.

Ancillary to this is that the Januschka family has invested over \$150 000 in infrastructure at the 4-mile landing site to increase capacity and facilities provided to residents, tourists and general users and this investment would be rendered useless if access to the Roper River was diminished in any way.

The secondary detriment that would be suffered by the Januschka family is that, at present, they are trying to find a suitable buyer for the business which operates the Roper Bar Store and the interests in the Land. If the Land Claim is granted, this would substantially diminish the projected income of the business and render the value of the business and also the interests in the land (both freehold and leasehold) almost valueless. (apart from the unimproved capital value of the land itself).

Dated this 15 June 2018



Melissa Yates

Ward Keller

On behalf of the Estate of Veronica Januschka (Deceased)

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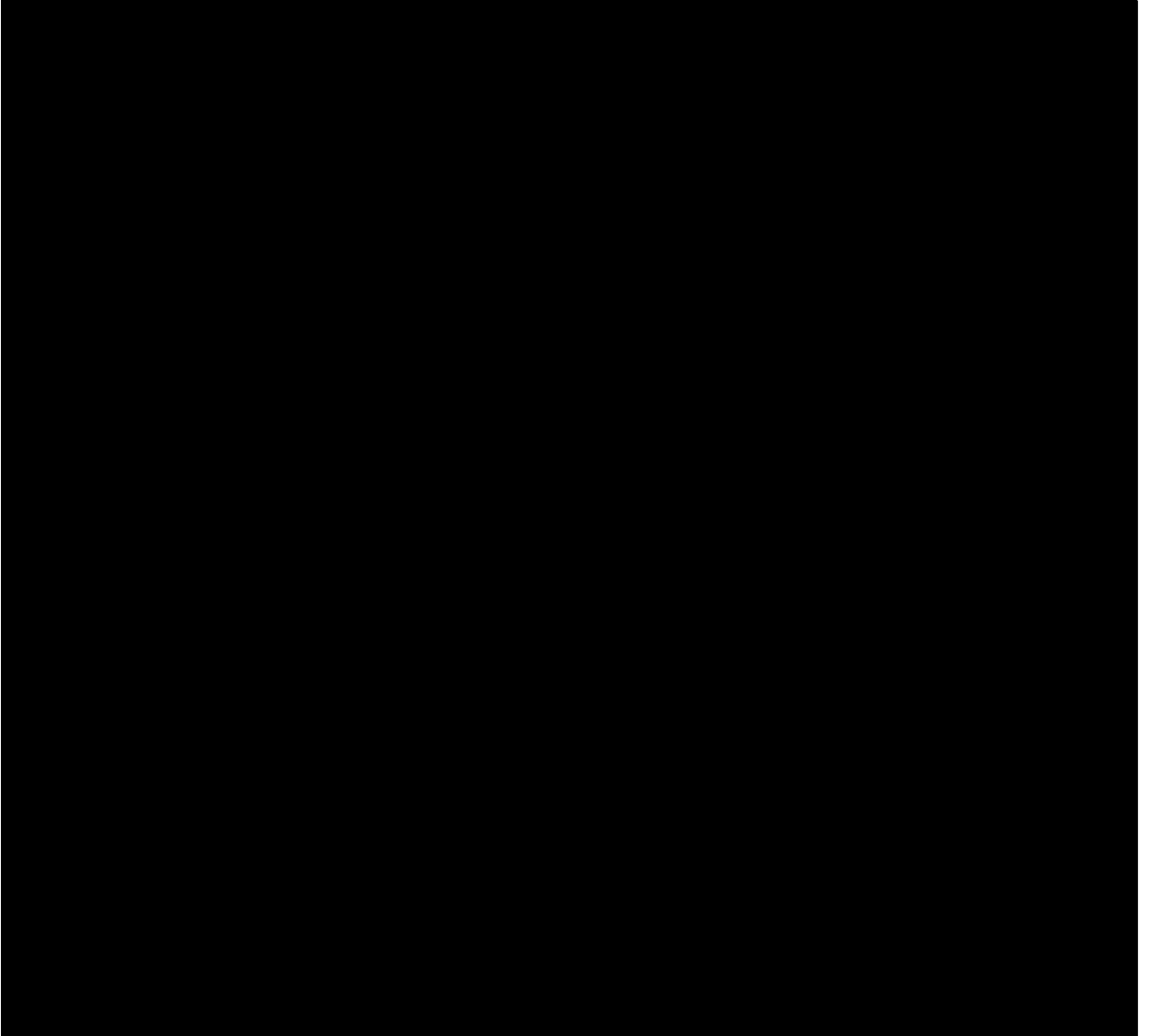
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FINANCIAL REPORT

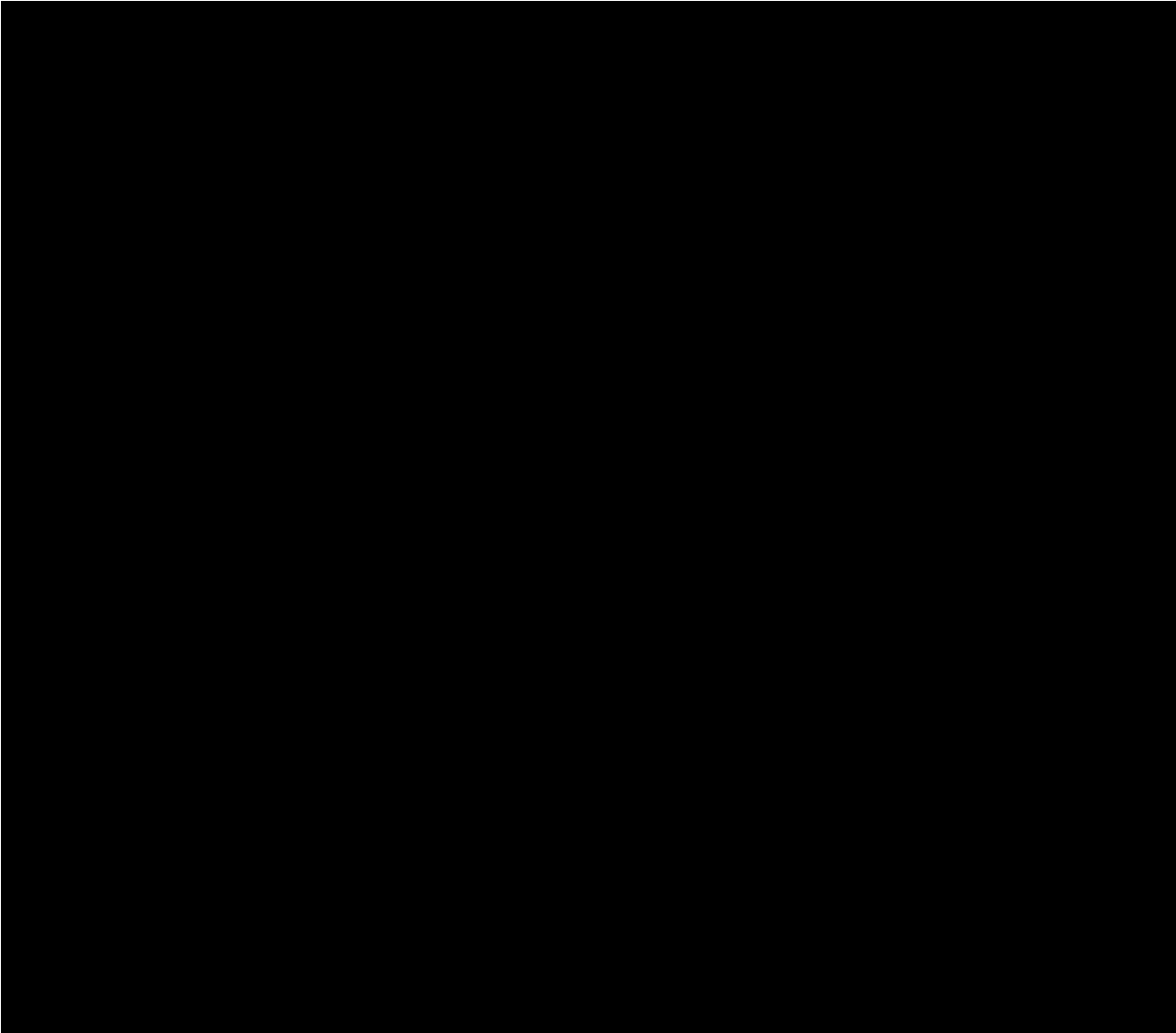
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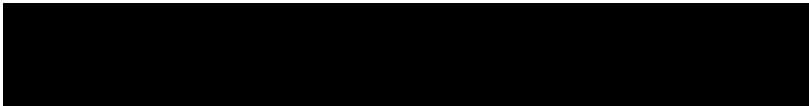
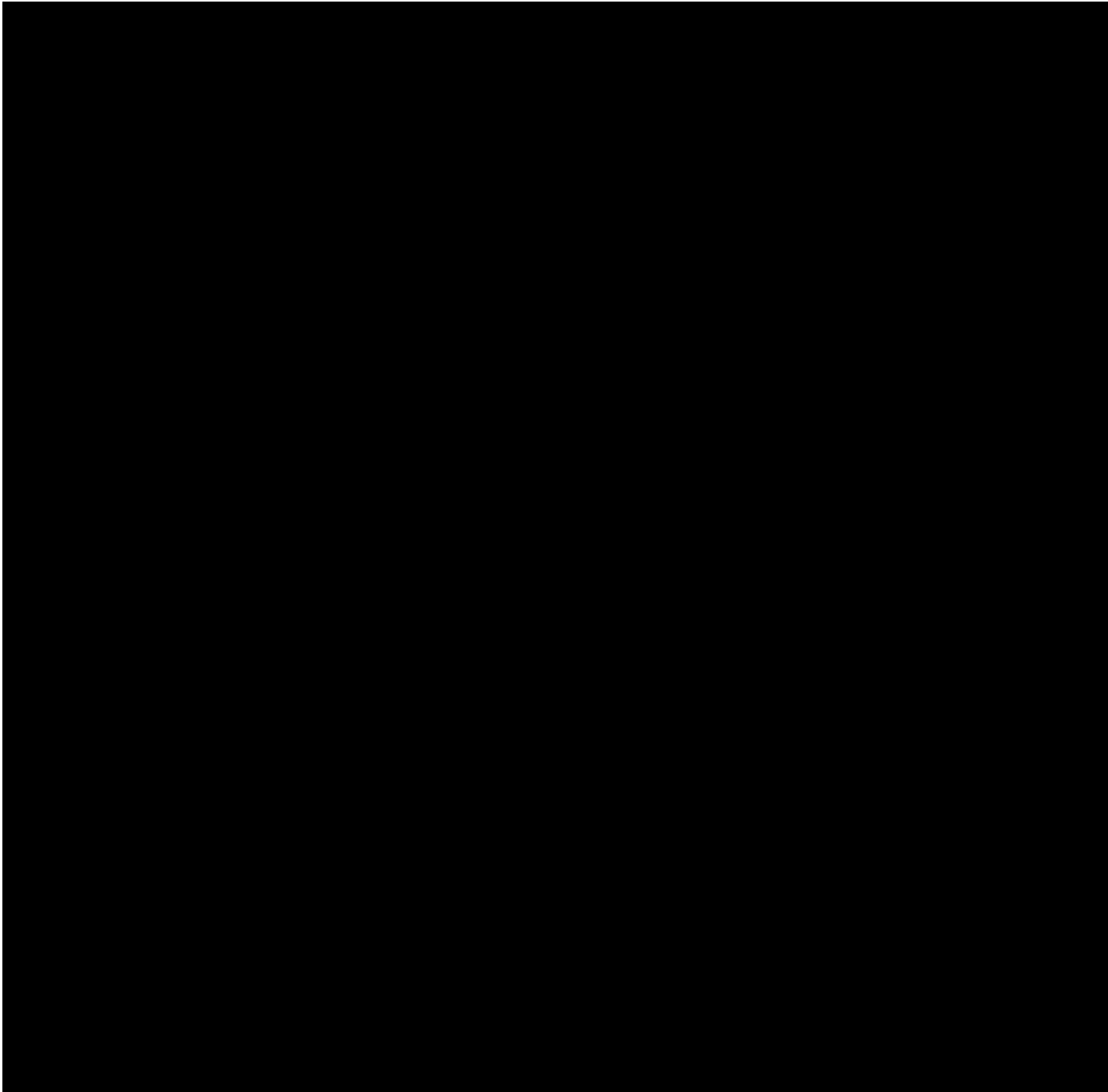


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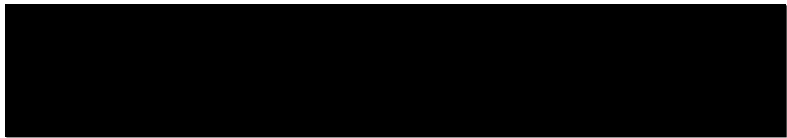
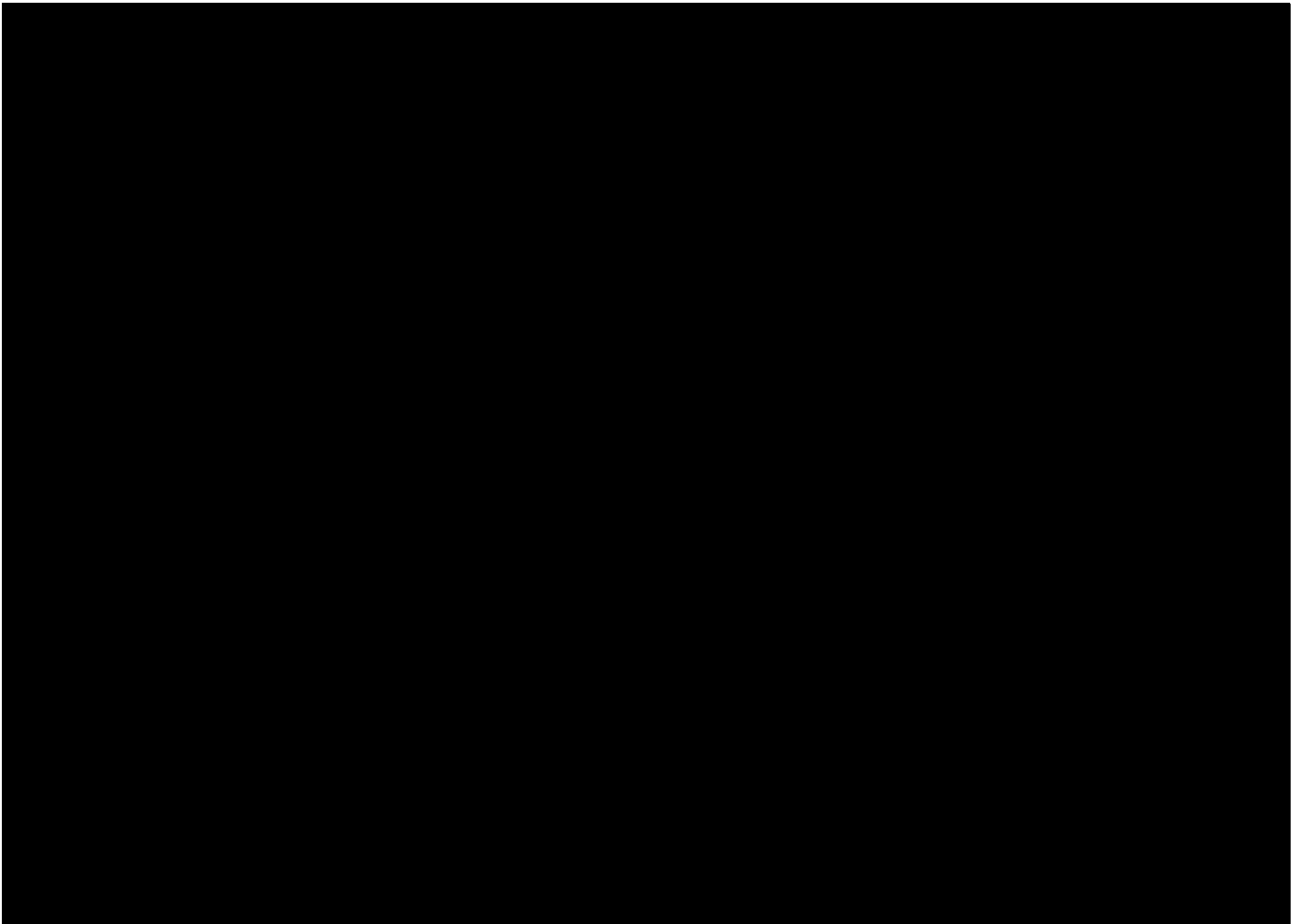


The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report.

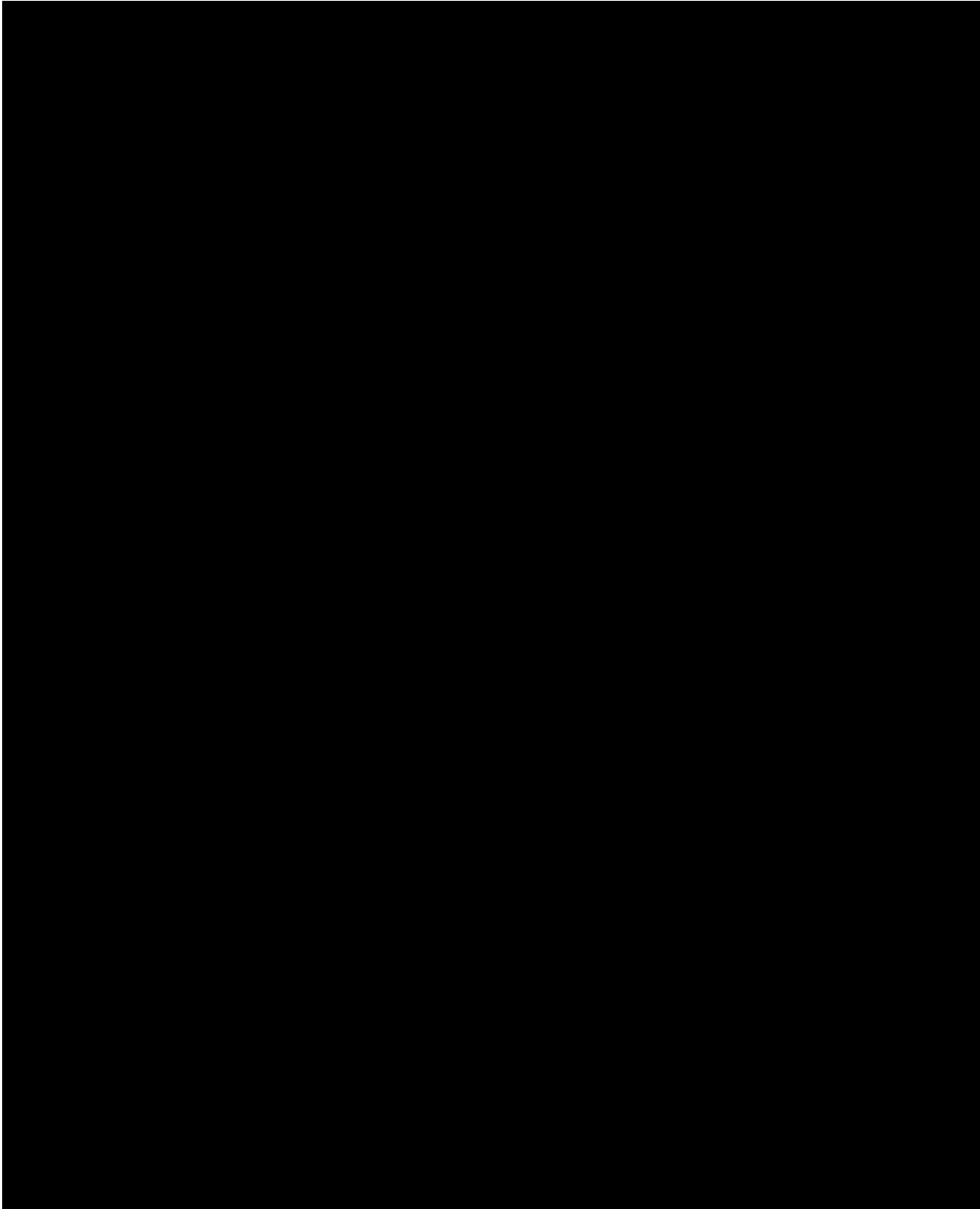
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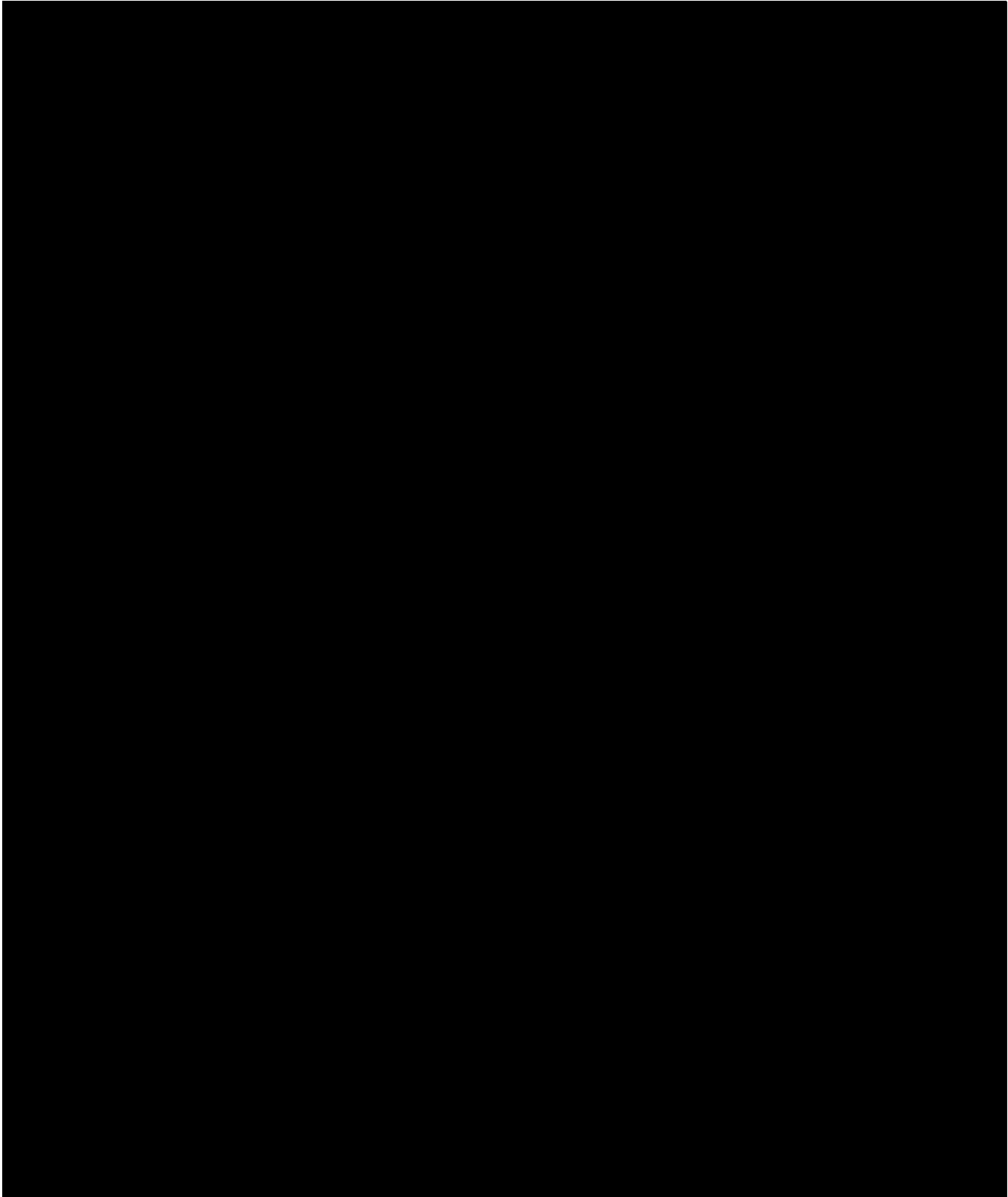
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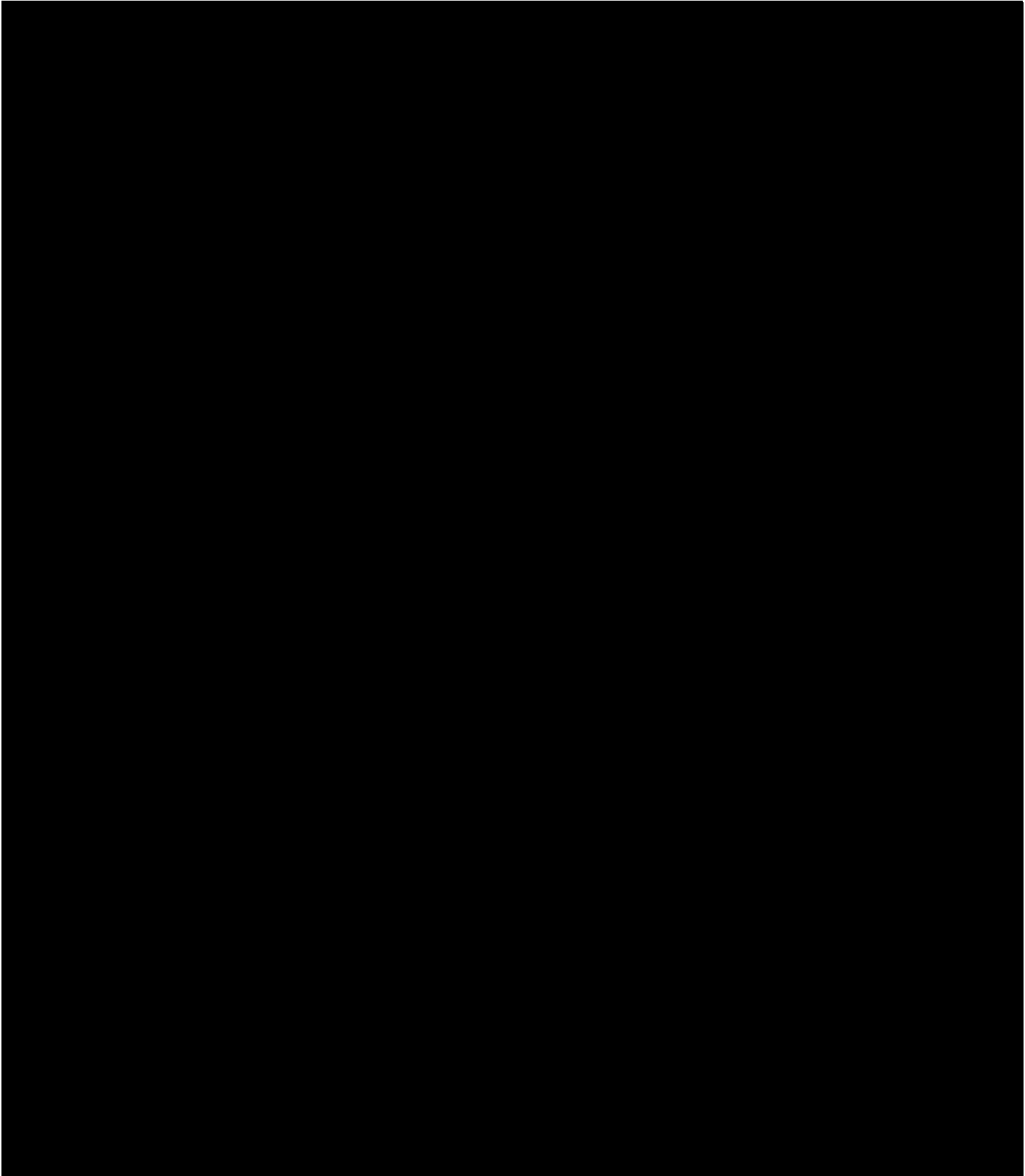
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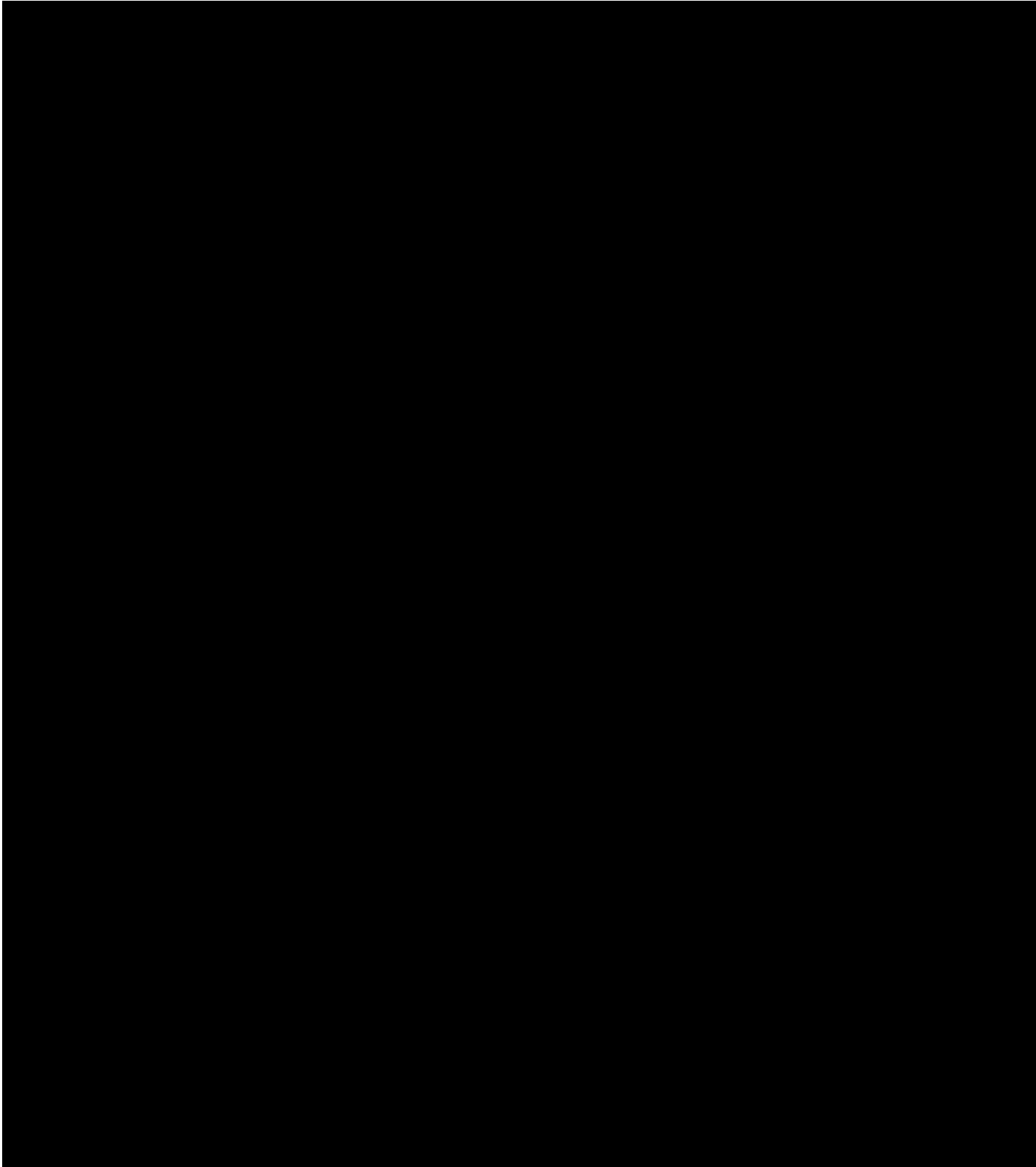
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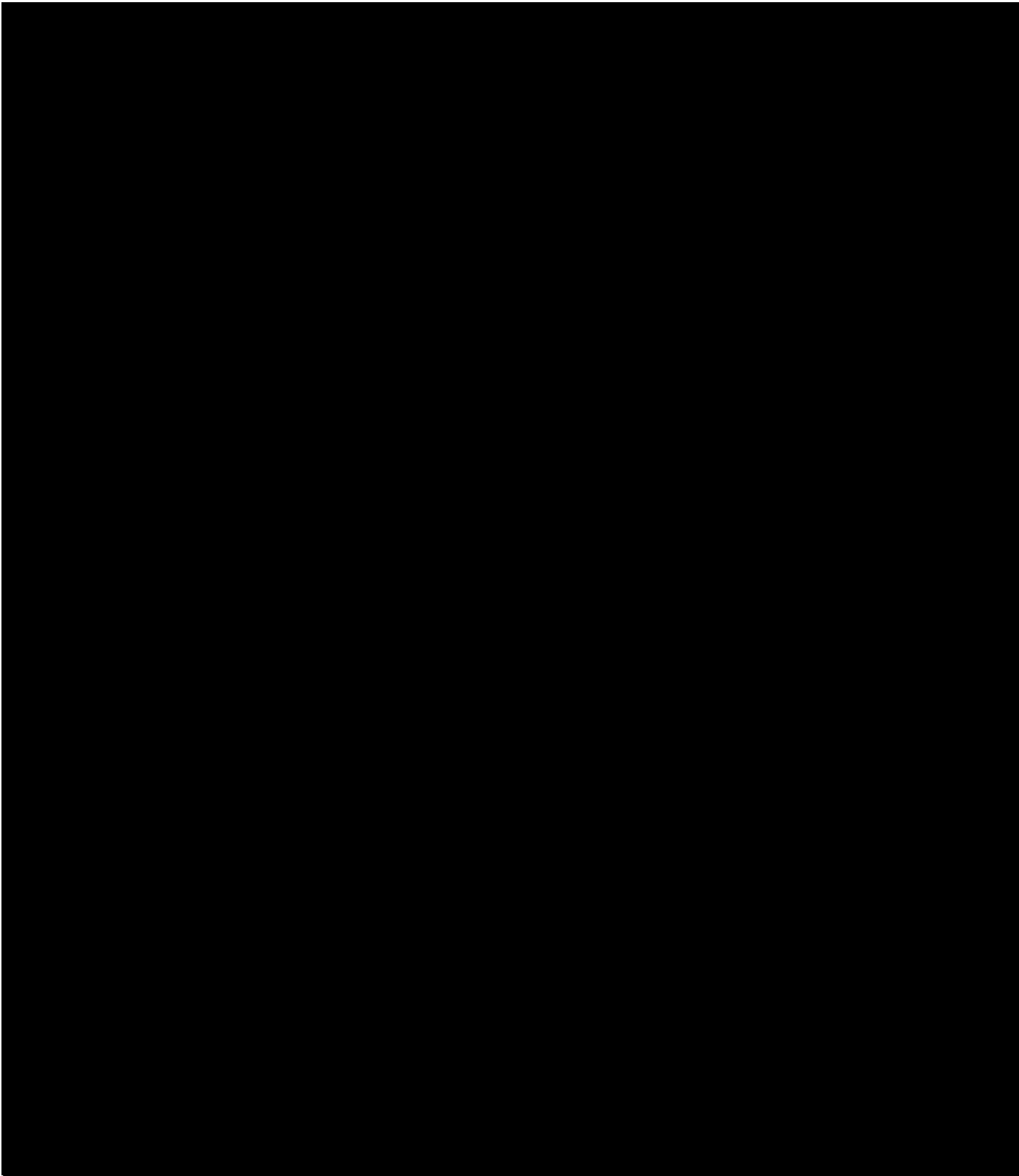
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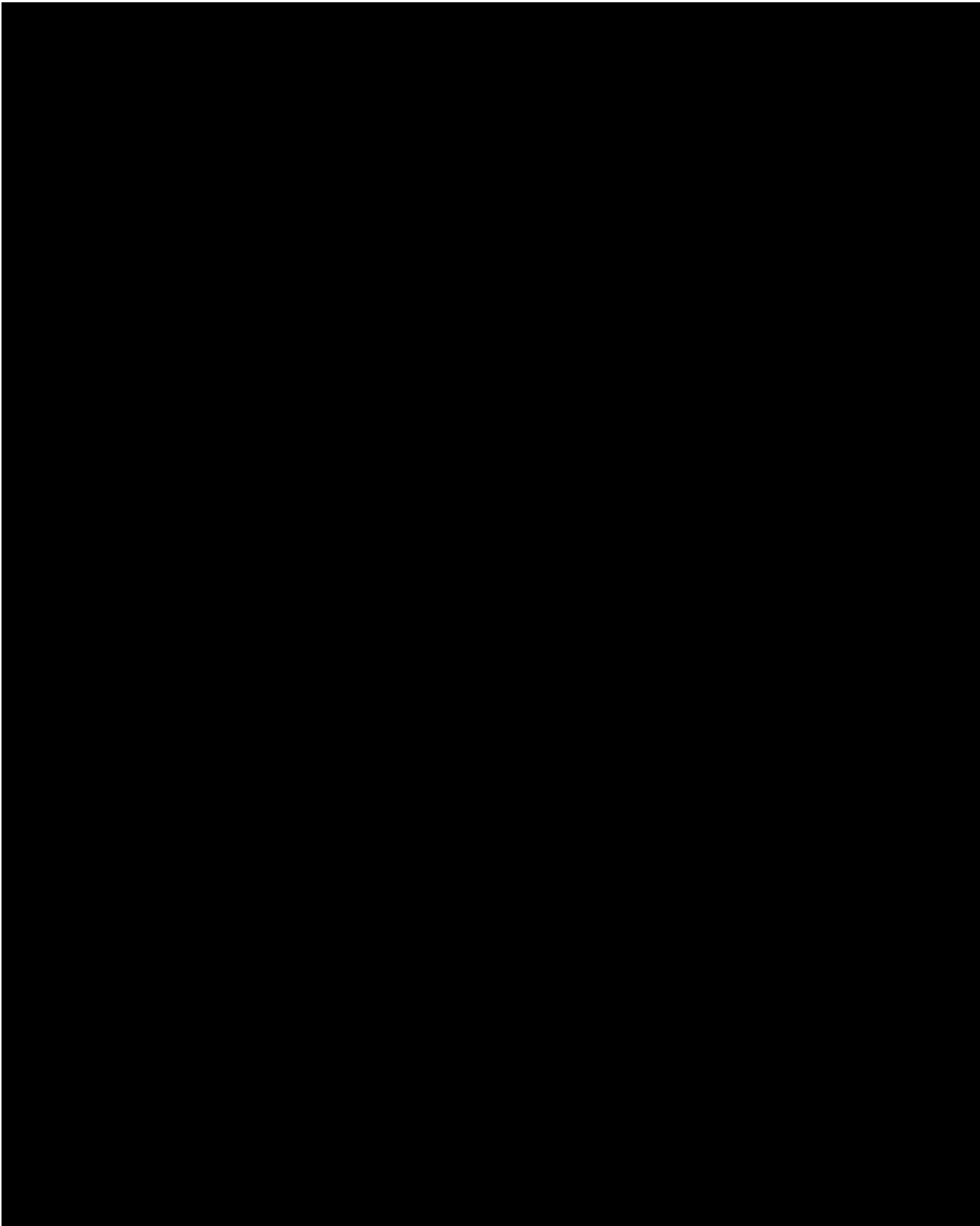
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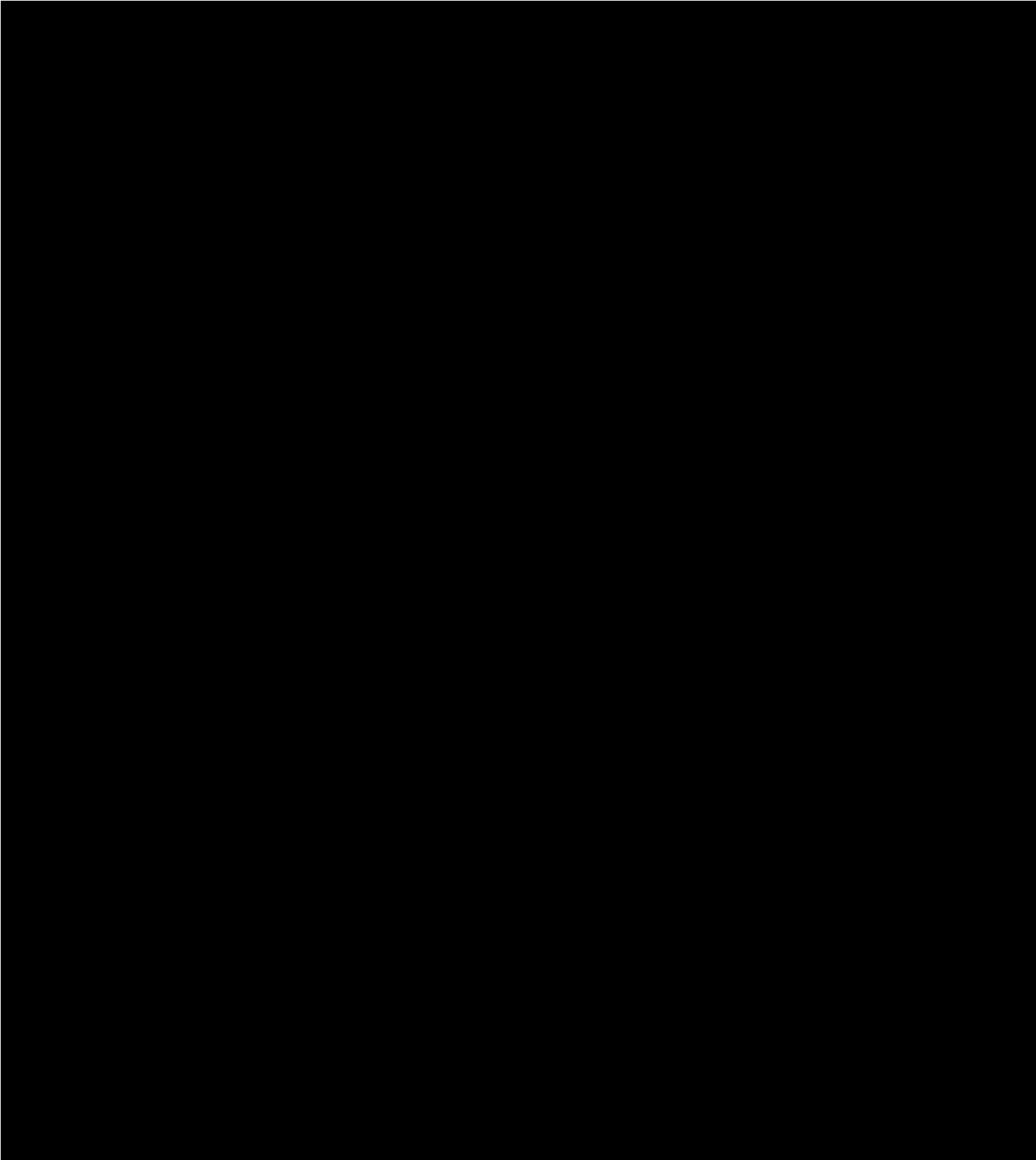
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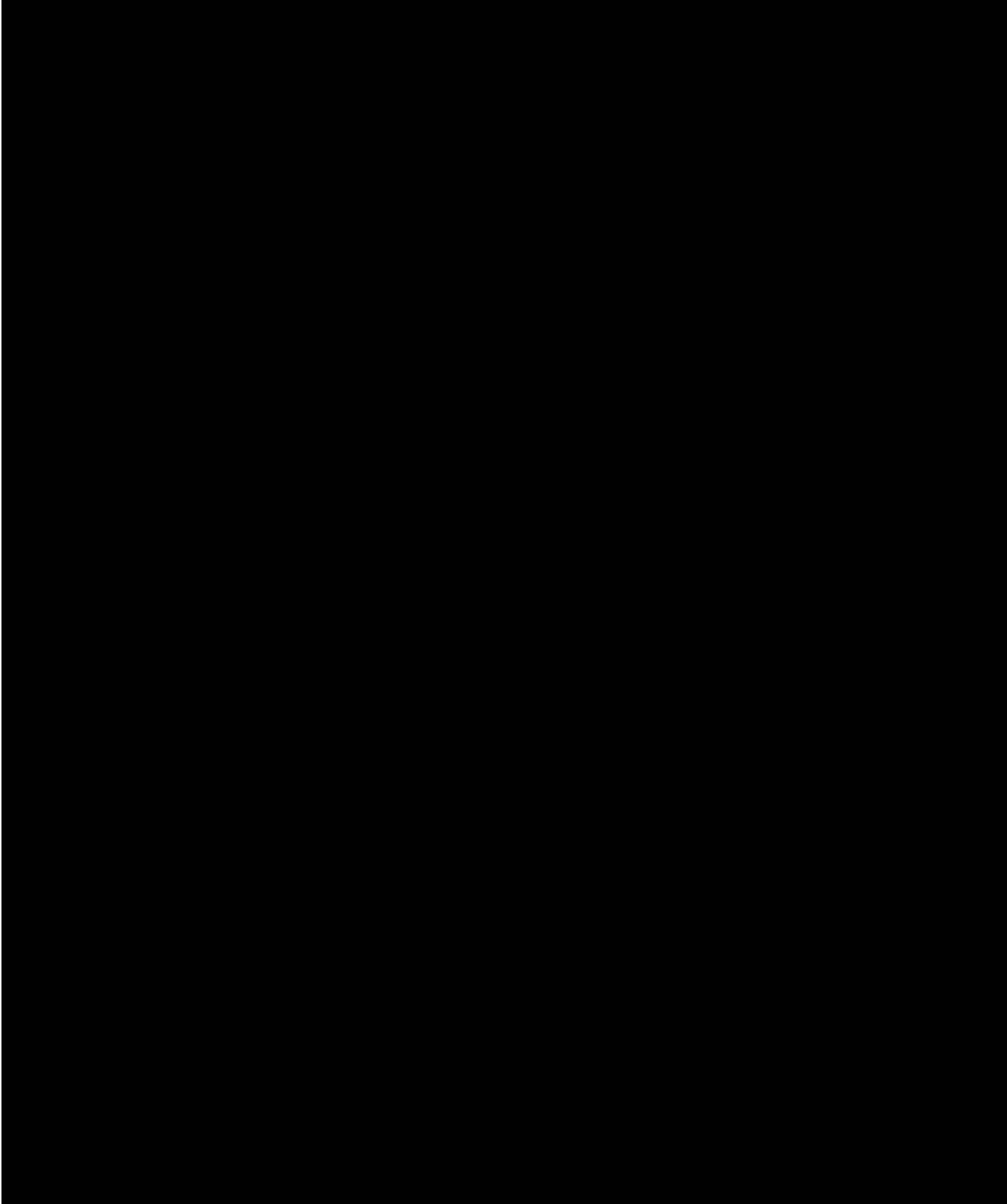
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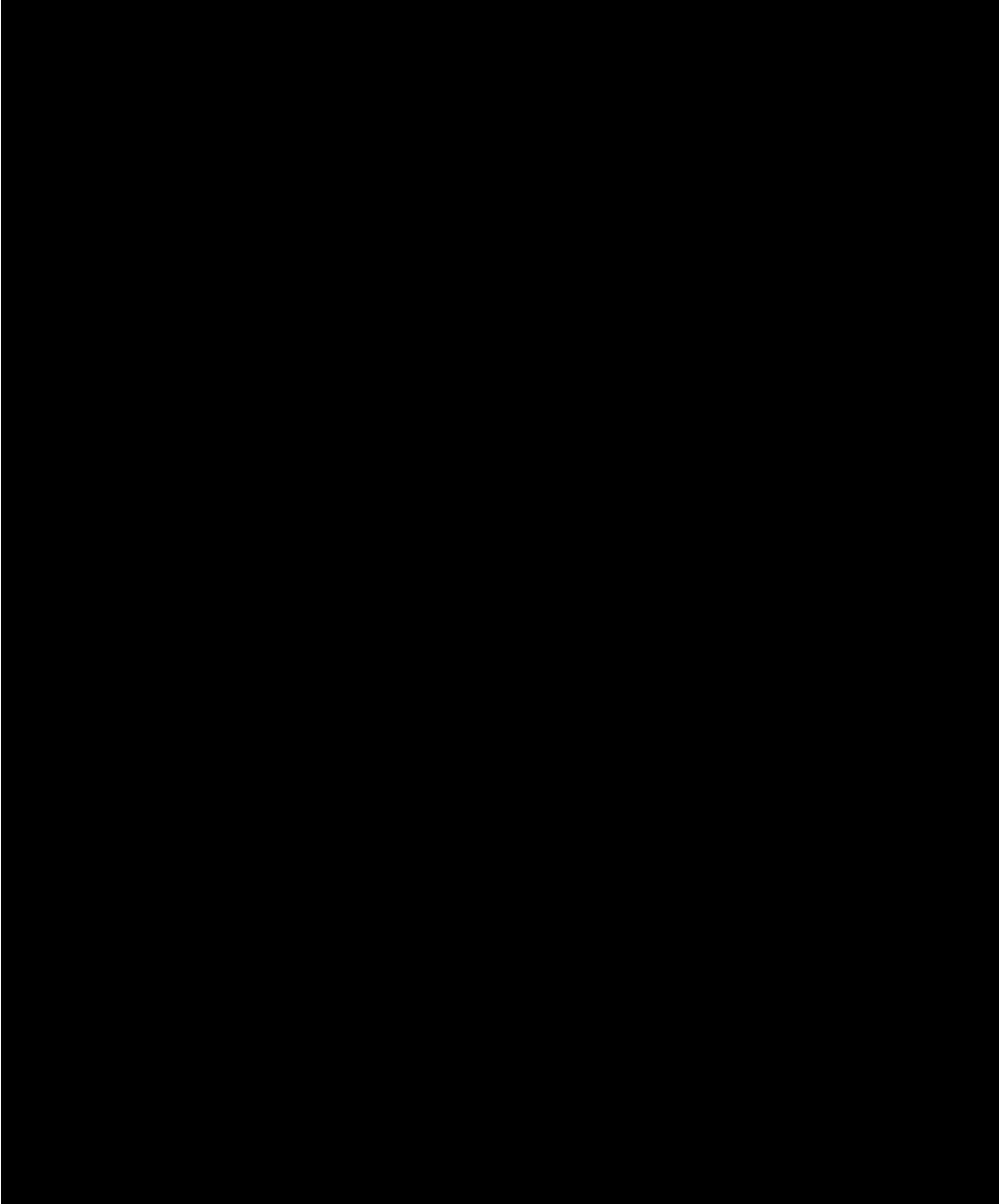
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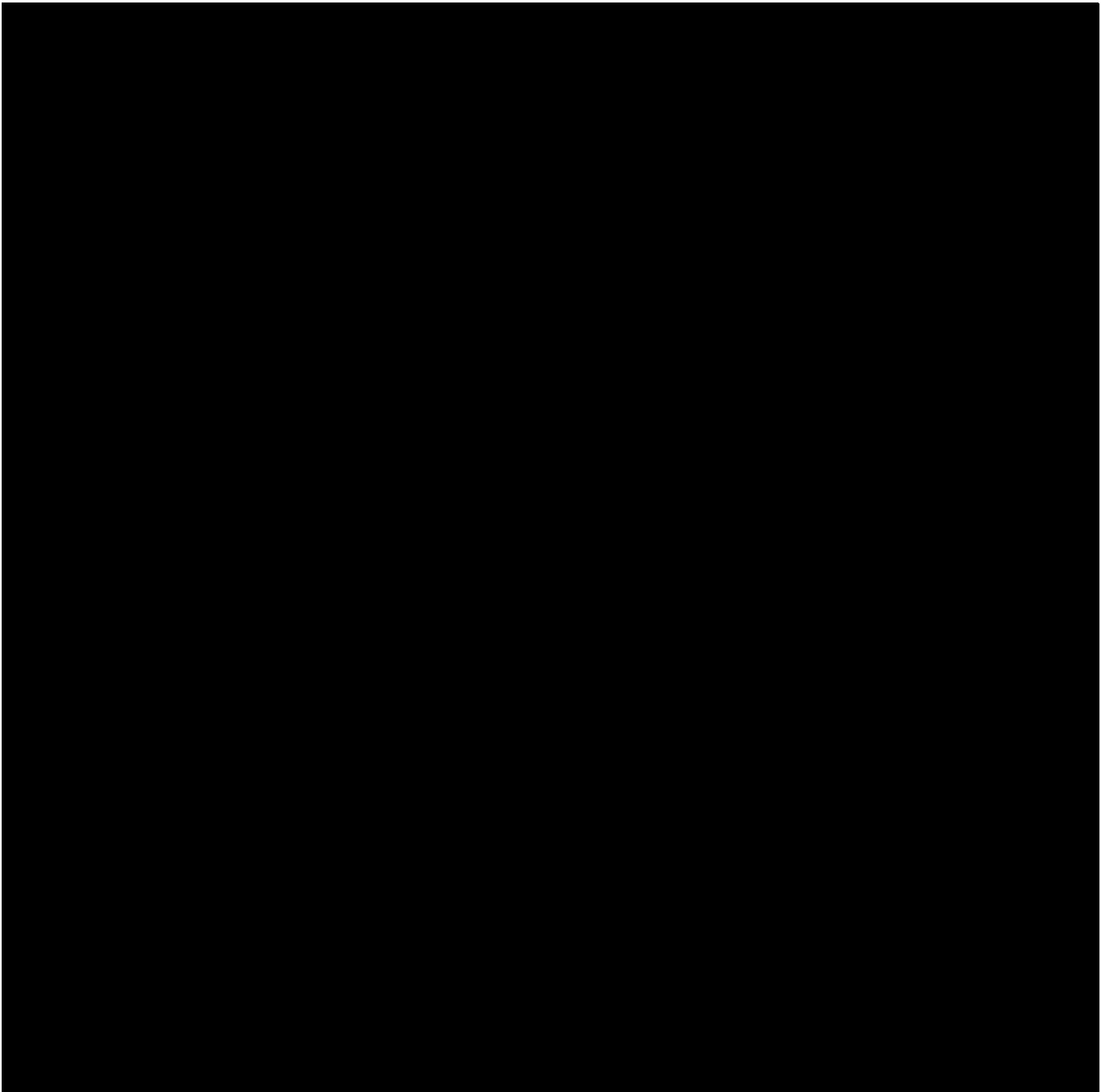
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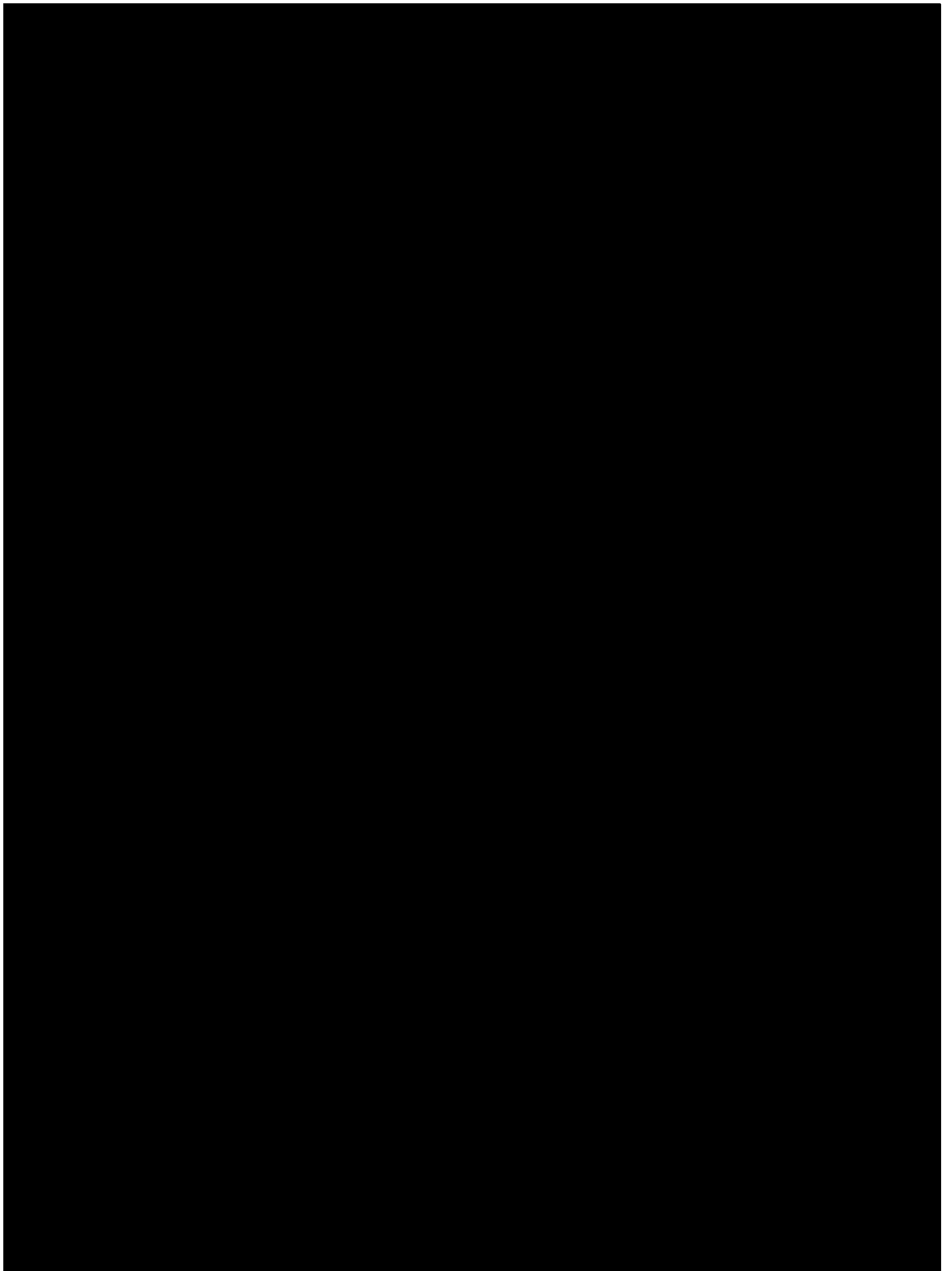


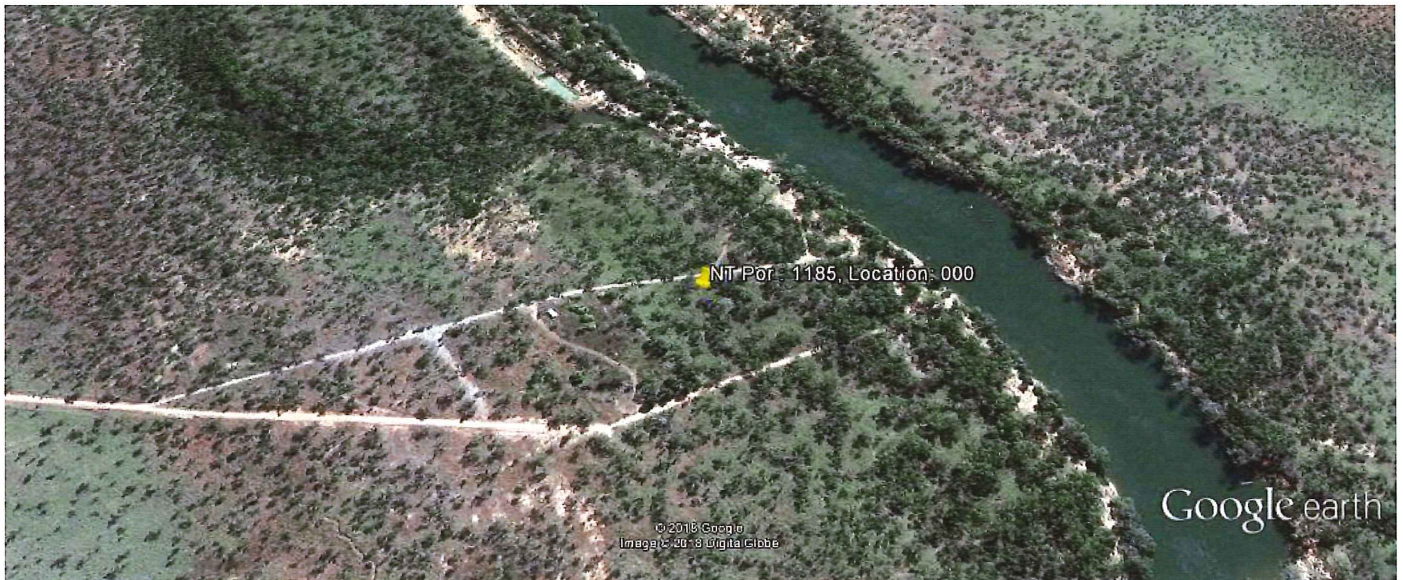
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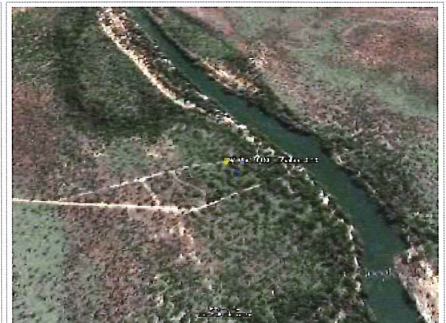
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