

[Form 18/1]

86.682

1569/80



DUPLICATE

VOL: S 7569 FOL: 180



17569180

QUEENSLAND Special Lease

under the Land Act 1962-1986

Elizabeth the Second, by the Grace of God, Queen of Australia, and Her other Realms and Territories, Head of the Commonwealth:—

To All to whom these Presents shall come, Greeting: *Am.*

We, with the advice of the Executive Council of Our State of Queensland, and in pursuance of the provisions of section 198(1)(a) of the Land Act 1962-1986,

do hereby demise and lease as Special Lease unto the person described in Schedule III hereto and for the purpose set forth in Schedule I hereto,

ALL that Parcel of Land in Our said State, described in Schedule I hereto and delineated on plan registered in the Department of Mapping and Surveying and having Catalogue Number as stated in such Schedule I,

For a term of years as set forth in Schedule II hereto,

PAYING unto Us on or before the first day of January in each year, the yearly rent payable in accordance with the Land Act 1962-1986, such payment to be made at the office in Brisbane of the Department of Lands, or at any District Land Office, in Our said State,

SUBJECT TO the Reservations hereinafter specified and to the Conditions specified in Schedule IV hereto and such other Reservations and Conditions as may be contained in and declared by the Land Act 1962-1986 and the other Laws of Our said State.

Specified Reservations:—

1. (a) All minerals (as defined by the Mining Act 1968-1983) on or below the surface of the land; and
(b) The right of access for the purpose of searching for and working any mines (as defined by the Mining Act 1968-1983) in any part of the land.
2. (a) All petroleum (as defined by the Petroleum Act 1923-1986) on and below the surface of the land; and
(b) All rights of access for the purpose of searching for and for the operations of obtaining petroleum in any part of the land, and all rights of way for access and for pipe-lines and other purposes requisite for obtaining and conveying petroleum in the event of petroleum being obtained in any part of the said land.

IN TESTIMONY WHEREOF, We have caused this Our Lease to be Sealed with the Seal of Our said State.

WITNESS Our Trusty and Well-beloved His Excellency the Honourable Sir WALTER BENJAMIN CAMPBELL, one of Her Majesty's Counsel, learned in the law, Governor in and over the State of Queensland and its Dependencies in the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this *Third* day of *July*, in the *thirty-fifth* year of Our Reign and in the year of Our Lord One thousand nine hundred and eighty-six.

W.B. Campbell

SCHEDULE I—DESCRIPTION OF LAND AND PURPOSE

S.L. No: 21/47776 L.A.D. Gympie
 Lot 135 on Plan LX2544

County Lennox Parish Brooloo
 Area About 5 hectares
 Purpose for which granted Primary Industry (Grazing)

SCHEDULE II—TERM OF LEASE

Term: 20 years commencing on 27th November, 1985

SCHEDULE III—LESSEE

CHRISTINA BREYER-PURCELL

Rent to be paid
27/11/85
27/11/85
27/11/85
1/19
1/19

SCHEDULE IV—SPECIFIED CONDITIONS

The right of resuming the whole or any part of the leased land at any time, on giving six months' notice and compensating for improvements only, shall be reserved to the Crown.

No compensation for improvements or developmental works shall be payable by the Crown at the expiration of the term of the lease, but the Lessee shall have the right to remove movable improvements within a period of three months, provided all moneys due by the Lessee to the Crown on any account whatsoever have been paid. However should the leased land revert to the Crown and be again made available for lease or purchase the former Lessee shall be entitled to receive payment for the value of his improvements or developmental work in accordance with the principles set out in the said Act.

The Lessee shall not at any time destroy any tree upon the leased land without the prior permit in writing of the Land Commissioner or contrary to any terms and conditions of such permit.

The Lessee shall not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mining Act 1968-1983) or other material upon the leased land without the permission of the Minister except under the authority of and in compliance in every respect with the requirements of a permit, license, agreement or contract granted or made under the Forestry Act 1959-1984.

The Lessee shall allow any person authorised under the Forestry Act 1959-1984 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.

The Lessee shall maintain the leased land free from noxious plants.

The Lessee shall pay the cost of any required survey of the leased land.

The Lessee shall use the leased land for grazing purposes only.

The Lessee may require the annual rent for the second and each subsequent rental period of the lease to be determined by the Land Court in any case where the annual rent determined by the Minister is more than \$200.

In the case where a higher rate of rental than the upset rental is realised at auction and in the event of an application being approved during the first five years for the sale in fee-simple of the land under section 207 of the Land Act the selling price will include (a) the unimproved value of the land and (b) a sum comprising the difference between the upset annual rental and the higher rate of rental realised at auction calculated over the balance of the said five years.

Published on ResPublica Disclosure Log
RTI Act

7569/180

ERIC CORSEA SKEA

..... is now the registered lessees
of the withindescribed holding

TRANSFER No. *KH94022T*

PRODUCED *17 DEC 1990*

REGISTERED *24 DEC 1990* *Zulomer*



REGISTRAR OF DEEDS

Published on Resources Disclosure Log
RTI Act 2009

2

Published on Resources Disclosure Log
RTI Act 2009

FORM 1

DIFFNSI AND

REAL PROPERTY ACT 1861 AS AMENDED

K494022T

\$80.00



17 DEC 1990
9:26 AM

2740 TFR/LSE L/H

CL

TRANSFER

I/CODE

\$80

14/12/90

ENTERED IN THE REGISTER BOOK

VOLUME 7569

FOLIO 180

AT 8.26 AM/PM

24 DEC 1990

REGISTRAR OF TITLES



CORRESPONDENCE NUMBER 90/19614

REQUISITIONS

91 0

BELOW THIS LINE TO BE COMPLETED BY LODGER

LODGER CODE

LODGED BY: Power & Cartwright

ADDRESS: Gympie

CERTIFICATES OF TITLE, DEEDS OF GRANT, DECLARATIONS ETC. LODGED WITH THIS DOCUMENT (TO BE COMPLETED BY LODGING PARTIES)

- 1. form 3 LODGED BY Rodger
- 2. SL 21/4776 "
- 3. Transfer "

BELOW THIS LINE FOR DELIVERY NOTATIONS

RECEIPT NOTATIONS

OFFICE USE

ITEMS RECEIVED: lease

FIRM NAME:

PER:

AUTHORITY:

DATE:

POSTAL

ITEMS DELIVERED BY POST

1 Lease

FORWARDED TO LODGER OF THIS DOCUMENT ON 3 JAN 1991

\$75-00

(Note—Form 32 provides for trustees)

Form 31
QUEENSLAND
Land Act 1962-1988 (s.286)
Land Regulations 1988

TRANSFER

Item 1: Transferor (Full Name of lessee/licensee/purchaser) s49 - Sch4 - Personal information

Item 2: How Title being transferred is held (if more than one lessee/ licensee/purchaser)

Item 3: Transferee (Full name/s) 49 - Sch4 - Personal information

Item 4: How Title being transferred is to be held (if more than one transferee)

Item 5: Address of transferee P.O. Box 4 P4 s6 Personal Information

Item 6: Title reference and property description

Tenure Type	Ref No	Lot No.	Plan	Area
S.L.	21/47776	135	LX2544	5ha

Item 7: Mortgages, Encumbrances etc. Nil

Item 8: Consideration (Delete if inapplicable and specify other consideration)

† The sum of \$ 5,000.00 (made up of \$ 5,000.00 for title, for stock for plant, and for improvements)

the receipt of which is hereby acknowledged.

The transferor for the above consideration transfers and assigns to the transferee all the estate or interest in the title comprised in the land described above.

Execution 9 Signed this day X 8th of X Persona October, 1990.

10 By transferor (signature) CB X Sch4 P4 s6 Personal Information JP X - Sch4 - Personal information

Witness 11 In my presence (signature)

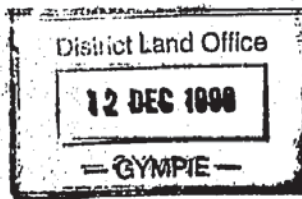
Transferee 12 I, the proposed transferee declare that—
 (a) I have obtained the full age of 18 years;
 and
 (b) I am willing and able to hold and use the land comprised in the title described above in accordance with the laws and regulations in force for the time being and subject to the conditions of the title.

Signature 13 Signed this day 2nd of October, 1990

14 By transferee (signature) Sch4 P4 s6 Personal Information

Witness 15 In my presence (signature) ch4 - Personal info

#19/10/90 R/N1607892
STAMP DUTIES OFFICER
#2317036 31 \$75.00



The Secretary,
Department of Lands,
P.O. Box 383,
GYMPIE. 4570.

Dear Sir,

RE: Purchase from Breyer-Purcell - Special Lease No. 21/47776

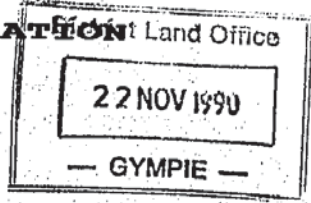
I am aware that rent to be charged for the 2nd period of the lease commencing on 27th November 1990 is due for reassessment and if the rent is increased payment of any arrears arising therefrom will be sought from the registered lessee at the time of adjustment of the rent following the Minister's determination.

DATED this *11th* day of December 1990.

Sch4, P4, s6(1) personal information

ERIC CORSEA SKEA

STATUTORY DECLARATION



QUEENSLAND

TO WIT

I, [redacted] - Sch4 - Personal informat of [redacted] Sch4, P4, s6(1) personal information do solemnly and sincerely declare as follows:-

- 1. I am over the age of Eighteen (18) years.
2. I am fully aware of the terms and conditions of the Special Lease No. 21/47776 being Lot 135 on Plan LX2544, County of Lennox, Parish of Brooloo containing an are of 5 hectares which currently is in the name of CHRISTINA BREYER-PURCELL.
3. I have made application to transfer the said Lease to my name and I will hold same subject to the laws and regulations as may from time to time be in force and in accordance with the terms and conditions of the title.

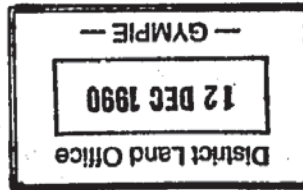
AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1867-1988.

TAKEN AND DECLARED by me at Imbil this FIFTEEN day of NOVEMBER 1990. ECS X Sch4 P4 s6 Personal Information

Before me: [redacted] J.P. A Justice of the Peace

Your Ref:
Our Ref:

GW:DJW
S.L. 21/47776 RT:SJ
Enquiries: Mr R Tudman
Phone: 224 7718



26 November 1990



Power & Cartwright
Solicitors
239 Mary Street
GYMPIE Q 4570

**DEPARTMENT
OF LANDS**

**DIVISION OF
LAND MANAGEMENT**

Office: Land
Administration Building
130-148 George Street
Brisbane

Postal: PO Box 168
North Quay Qld 4002
Australia



Dear Sirs

RE: SPECIAL LEASE NO. 21/47776, GYMPIE
DISTRICT. PROPOSED TRANSFER -
C. BREYER-PURCELL TO E.C. SKEA.

With reference to your letter dated 8 November 1990 I wish to advise that a transfer as proposed will be allowed if in order and lodged promptly.

It is essential that the full and correct postal address of the transferee, for the service of notices, be shown in the transfer documents.

The transferee shall furnish an intimation under his own hand (and lodge with the transfer documents) that he is aware:-

- (1) that the rent to be charged for the 2nd period of the lease commencing on 27 November 1990 is due for reassessment and if the rent is increased payment of any arrears arising therefrom will be sought from the registered lessee at the time of adjustment of the rent following the Minister's determination; and
- (2) of the conditions attached to the lease as set out in the relative Instrument of Lease.

Your attention is drawn to the requirement of the Foreign Ownership of Land Register Act 1988-89 in which a Notification of Ownership form must be completed for each interest acquired. Further enquiries should be directed to the Foreign Ownership Registry, Phone (07) 224 8939.

In view of the integration of Registrations Branch within Titles Division of the Department of Lands as from 23 July 1990, it is necessary that in addition to the requirements set out above the following be produced when lodging the relative documentation in the Division of Titles, Anzac Square Building, Adelaide Street, Brisbane:-

- (1) the attached copy of this letter bearing the seal of the Registrar of Dealings (or other authorised officer); and



Telephone: (07) 224 2111

Facsimile: (07) 224 7705

District Land Office

12 DEC 1998

2

- (2) a written advice from this Department Finance Branch, Corporate Services (07 224 7359) stating that payment of rent is made to due date ie no arrears at time of lodgement.

Yours faithfully



for Assistant Director-General

FUTURE APPLICATIONS FOR CONSENT TO TRANSFER
Following receipt of legal opinion the Minister will consider applications for consent by the lessee/vendor or his authorised agent only. Where a purchaser seeks consent he must produce evidence that the vendor has authorised him to seek such consent.



OFFICE USE ONLY		
X	L/A	
	DEH	
	BIRD	
	DT (HEM)	
	DPI (FOR)	
	DPI (WRC)	
	DPI (CSCFB)	

Your Ref:
Our Ref: SL 21-47776

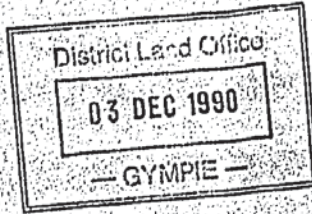


DEPARTMENT OF LANDS

DIVISION OF CORPORATE SERVICES

Office: Land Administration Building
130-148 George Street
Brisbane

Postal: PO Box 168
North Quay Qld 4002
Australia



RENTAL CLEARANCE

Lease No. : SL 21-47776
Lessee/s : s49 - Sch4 - Personal information
Annual Rent : \$ 400.00

Annual Rent in respect of the above lease is paid
to / /

Annual Rent in respect of the above lease is outstanding as follows :

Debit <i>balance</i>	Rent due	01/01/90	\$	400.00
	Penalty calculated to	14-12-90	\$	38.13
			\$	<u>438.13</u>

Paid \$ 438-13

Rec 8414 MC 7/12/90

M. P. LAND AGENT, GYMPIE

Date : *30/11/1990*



Telephone: (07) 224 2111

Facsimile: (07) 224 7019



Land Administration Commission

Department of Lands
Land Administration Building,
130-148 George Street, Brisbane



Address mail to:
The Secretary, P.O. Box 168,
BRISBANE NORTH QUAY, Q. 4000
Telek: Q LANDS AA41412. DX 229 Bris.

Enquiries to: Miss Cuffe

Telephone (07) 224 5837

Your Ref:

(NEW FILE)

Our Ref:

SL 21/47776

Date:

19 MAY 1986

49 - Sch4 - Personal information

h4, P4, s6(1) personal information

Dear Sir/Madam,

I desire to inform you that approval has been obtained for the issue of a new Special Lease in the Widgee Shire and the Gympie Land Agent's District as follows:-

Section : 198(1)(a) of the Land Act 1962-1985.

Special Lease No. : 21/47776

Lessee : s49 - Sch4 - Personal information

Description: : Lot 135 on Plan LX2544 Parish: Lennox

County: Brooloo Town:

Area : abt 5 ha

Term : twenty (20) years from 27.11.1985

Annual Rent : \$400.00(1st 5 yrs)

Rental Period : five (5) years.

Action is proceeding towards preparation and issue of the Instrument of Lease and you will be further advised.

B/c The Land Agent,
GYMPIE QLD 4570

Yours faithfully,

For your information. Please note your records and inform the Local Authority and Valuer General accordingly. Old Tenure Ref: RL 43076

Secretary.

Secretary. *du*

Register Sheets

Index Cards

Opening File

Proc. Book

Sales Register

Map (Metric Area)

B.U.P. (Dev. Ctrs.)

Stat. List (Sales.)

Stat. List (Ann. Rtn.)

Permit Destroy Trees

Lease Signed 3-7-86.

LOT REGISTER

Lessee / Grantee

Sh. Council (with plan)

Val. General (" ")

AWAY
22 JUL 1986



District Land Office,

26 Channon Street, GYMPIE.

18th August, 1987.

Registered No. SL.21/47776
In any further Correspondence on this
subject the above No. should be quoted
P.O. Box 383
Telephone 82 1050

Gentlemen,

Re: Special Lease No.21/47776: Your reference: GW:DJC.

In reply to your letter of the 13th instant, I set out hereunder details of the above holding:-

Special Lease No.21/47776:-

Lessee:	Christina Breyer-Purcell
Description:	Lot 135 on Plan LX.2544
Parish:	Brooloo
County:	Lennox
Area:	abt. 5 hectares
Purpose:	Grazing
Term:	(20) years from 27.11.1985
Rental:	First period 27.11.85 to 26.11.1990; \$400.00 per annum
Rent position:	\$ 400.00 Annual Rent due 1.1.87; 38.36 Rent adjustment 21.11. to 31.12.86 27.62 Penalty as at 18.8.87 \$ 465.98 Total owing at 18.8.1987
Conditions:	Resumption, Improvements, Trees, Forest Products, etc, as usual
Special Conditions:	The lessee shall maintain the leased land free from noxious plants. The lessee shall pay the cost of any required survey. The lessee shall use the leased land for grazing purposes only. The lessee may require the annual rent for the second and each subsequent rental period of the lease to be determined by the Land Court in any case where the annual rent determined by the Minister is more than \$200.00.

2/...

Messrs. Power and Cartwright
Solicitors
Mary Street
GYMPIE Q.4570

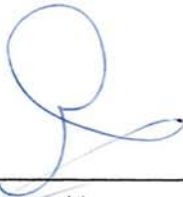


Special Conditions:

In the case where a higher rate of rental than the upset rental is realised at auction and in the event of an application being approved during the first five years for the sale in fee-simple of the land under section 207 of the Land Act, the selling price will include (2) the unimproved value of the land and (b) a sum comprising the difference between the upset annual rental and the higher rate of rental realised at auction calculated over the balance of the said five years.

The Instrument of Lease of the holding was signed on 3rd July, 1986, and is held in this Office awaiting collection.

Yours faithfully,



(K.R. Stark)
Land Agent.

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RTI Act 2009

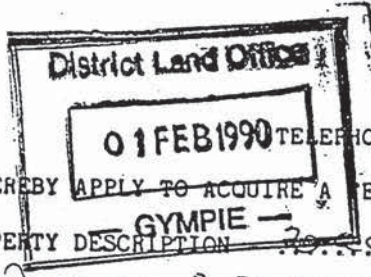
DEPARTMENT OF LANDS

APPLICATION TO ACQUIRE A TENURE OVER LAND

APPLICANTS FULL NAME:

ADDRESS:

Sch4 P4 s6 Personal Information



TELEPHONE NO.: ..(071) Sch4 P4 s6 Personal Informa

I HEREBY APPLY TO ACQUIRE A TENURE OVER LAND AS FOLLOWS:-

PROPERTY DESCRIPTION GYMPIE 2000 cad crown land adjoining lot 2 on R.D. 146605.9 portion 475 as held by Personal I

Sch4 P4 s6 Personal Information
SPECIFIC TENURE DESIRED

Sch4 P4 s6 Personal Information

PROPOSED USE OF THIS LAND AND VALUE AND NATURE OF PROPOSED IMPROVEMENTS -

Sch4 P4 s6 Personal Information

IF APPLICATION IS TO LEASE ONLY, HOW IS THE LAND TO BE HELD -

- INDIVIDUAL PERSON/S
- COMPANY
- INDIVIDUAL PERSONS AS TRUSTEES FOR AN ASSOCIATION
- AN ASSOCIATION INCORPORATED UNDER THE ASSOCIATIONS INCORPORATION ACT
- SPECIFY OTHER

PLEASE ATTACH A PLAN/SKETCH OF THE LOCALITY INDICATING THE AREA OF LAND APPLIED FOR

APPLICANTS SIGNATURE Sch4 P4 s6 Personal Information DATE 1. 2. 1990

FORWARD TO -

LAND AGENT NEAREST TO THE LAND APPLIED FOR

LAND AGENT
DEPARTMENT OF LANDS
GYMPIE, 4570

OFFICE USE ONLY

LAND COMMISSIONER'S COMMENTS -

D.O. REF.
H.O. REF.

- INVESTIGATION WILL BE UNDERTAKEN AND REPORT FORWARDED
- INSUFFICIENT INFORMATION TO COMMENCE INVESTIGATION.
REQUIRE FROM HEAD OFFICE
- COMMENTS WILL BE SOUGHT FROM

BOX 383,
GYMPIE. 4570

27.11. 85

AUCTION SALE: EVEN DATE: S.L.:
LOT 135 ON PLAN Lx.2544, PARISH OF BROOLOO.

H/O: RC.21/43076
D/O: RC.21/43076 & 21/415A

It is advised that (4) interested persons attended the above sale, however, the only bidder for the lot at the upset rental of \$400.00 per annum was the agent for the purchaser, Christina Breyer-Purcell.

Sale List is enclosed, while first year's rental of \$400.00 and lease fee of \$23.00 collected will be included in the next rentance.

Form of Declaration by Purchaser was handed to the agent for early return here for transmission to your Office.

To H/O
[Signature]
17.12.85.

B/c Land Commissioner,
(Gympie District),
BRISBANE. 4000

Copy of Sale Notification is enclosed.

LAND AGENT.

Land Agent. Gympie.
4570: 27.11.1985

Bring up 12-12-85
CALENDAR DEC. PUR. FORM

Cancelled up.
AWAY
17 DEC 1985

AWAY
28 NOV 1985

SPECIAL LEASES of Crown lands under Section 198 (1) (A) of the Land Act 1962-1985, offered for sale by Public Auction at LAND OFFICE, GYMPD.
 on the 27TH day of NOVEMBER, 1985, at 2.30 o'clock, under Notification dated 17TH OCTOBER, 1985.

No. of Lot.	Description.	Area. hectares -sq.-metres	Upset Annual Rental.		Annual Rental Realised.		Name of Purchaser in Full and Address. (To be filled in by Land Agent only.)	Ordinary Signature of Purchaser or Agent. By Signature of this Sale List, the terms and conditions under which the Special Lease has been offered for sale are accepted.
			\$	c	\$	c		
135	PLAN No. L X 2544	ABT. 5	400	-	400	00	s49 - Sch4 - Personal information	<input checked="" type="checkbox"/> Sch4 P4 s6 Personal Information BY HER AGENT.
							Sch4, P4, s6(1) personal information	
							P.V. I. - Nil.	

I HEREBY CERTIFY that the Terms and Conditions of Lease as set out in the Notification abovementioned were read aloud by me to those assembled immediately previous to the Sale.

Ref.: R.C. 43076

Lds. 106
Govt. Printer, Brisbane. (%)

G. J. M. P. I. E.
Land Agent G. J. M. P. I. E.

Published on Resources Disclosure Log
RTI Act 2009

District Land Office
29 OCT 1985

73284

18 DEC 85

[Form 40]

QUEENSLAND TO WIT

BRISBANE Land Act 1962-198

Gym.

No. 211

L.A.D. GYMPIE

DECLARATION BY PURCHASER OF CROWN LAND OFFERED FOR SALE BY PUBLIC AUCTION

s49 - Sch4 - Personal information



Lot 135 LX 2544

1. DECLARATION BY PURCHASER

I, being the person described in Schedule II hereto, and now declared the purchaser

- * for an estate in fee simple
* as a special lease

[Note: * Cross out tenure not applicable—tenure must be that offered in the sale notification]

of the land described in Schedule I hereto, solemnly and sincerely declare that—

- A. * (a) I am of the full age of 18 years and that my date of birth is X 18. 10. 19 40
* (b) The purchaser is a company/corporation that has the power to hold land in the State and is—
* (i) a company/recognized company/recognized foreign company/registered foreign company within the meaning of the Companies (Queensland) Code;
* (ii) a body corporate that is incorporated or formed under #
* (iii) a statutory corporation that is constituted by #

[Notes: * Delete whichever is not applicable.
Insert title of Act under which formed or constituted.

1. If a company or corporation (other than a statutory corporation), attach a certified copy of the certificate of its incorporation or registration in its place of incorporation or formation or a document of similar effect. (Certification to be by the relevant registering authority).

2. The Department will dispense with the requirement to lodge documentary evidence of the incorporation of a company or corporation referred to in 1A(b)(i) or (ii), where the document is already available in the Brisbane Office of the Department of Lands in respect of a previous dealing involving the purchaser. The purchaser should provide particulars of the previous dealing, and the Departmental file reference, if known.]

**B. I seek to purchase the land described in Schedule I in order that I may hold it according to law, as trustee for¹

* (a) being a natural person under the age of 18 years (being born on);

* (b) being *an association
*a club formed for the purpose of²

and I attach the following documents³

* (c) being a company⁴

[Notes: * Cross out parts not applicable,

¹ insert full name of beneficiary;

² insert purpose; e.g. recreation;

³ it should be discussed with officers of the Department as to documents to be lodged;

⁴ if a company adopt the requirements as set forth in paragraph 1A(b). (Attach annexure with details)

General: Any person who purchases as a trustee must furnish within fourteen (14) days of the date of sale, an instrument in duplicate, declaring the trusts pursuant to which the land is held.]

**C. I do not hold nor am I purchasing for residential purposes in the city, town or township in which the Crown land is situated any other land under any tenure;

[Note regarding C: Applies where sale notification declares that any person who, at the date on which the Crown land is offered for sale, holds or is purchasing for residential purposes in the city, town or township in which the land is situated, land under any tenure, shall not be competent to bid for any of the lots.]

**IMPORTANT: Where paragraphs 1B and 1C or 1B or 1C do not apply, cross out such paragraphs and initial such deletions.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oath's Act 1867-1981.

Signed and Declared by the within named declarant this 14 Dec. day of 1985, before me—

14 Dec. day of 1985

X 9 - Sch4 - Personal informat

Sch4 P4 s6 Personal Information

2. SCHEDULE I—DESCRIPTION OF LAND

Lot 135 on plan LX2544 registered in the Department of Mapping and Surveying
 Town _____ Parish BROOLBOO County LENNOX
 Area ABT. 520.
 Date of Sale 27.11.85 Place of Sale Gympie.

3. SCHEDULE II—NAME OF PURCHASER AND ADDRESS.

s49 - Sch4 - Personal information

Sch4, P4, s6(1) personal information

[Note: State Christian names and Surname in full in block letters; if a corporation the full name of the corporation; if two or more persons are to hold jointly, state the type of tenancy, i.e. as joint tenants or as tenants in common, and if the latter, the interests to be held by each purchaser.]

4. RECORD OF PAYMENT (Office use only)

(Upset Price: \$ 400.00 Price Bid: \$ 400.00)

A. For sale for an estate in fee simple

Purchase Money : \$ _____
 Conveyance Duty : \$ _____
 Lease Fee : \$ _____
 Deed Fee : \$ _____
 Assurance Fee : \$ _____
 Improvements : \$ _____
 Conveyance Duty : \$ _____

TOTAL PAID \$ _____

B. For sale as special lease

Annual Rent Bid : \$ 400.00
 Survey Fee : \$ _____
 Lease Fee : \$ 23.00
 Improvements : \$ _____
 Conveyance Duty : \$ _____

TOTAL PAID \$ 423.00

Receipt No. D47894 Date: 27.11.85
 Land Agent/Cashier: [Signature]

B/C Secretary,
 Land Administration Commission.

For your information: Reference No. R.C. 21/73076.

[Signature]
 Land Agent, Gympie.
17.12.85.

Rec 5 28.11

Department of Lands
Brisbane, 17th October, 1985

IT is hereby notified, in pursuance of the provisions of subsection 1 (a) of section 198 of the *Land Act 1962-1985*, that a SPECIAL LEASE for PRIMARY INDUSTRY (GRAZING) purposes, of the land specified in the Schedule hereto, will be offered for Sale by Public Auction, at the LAND OFFICE, GYMPIE, on WEDNESDAY, the TWENTY-SEVENTH day of NOVEMBER, 1985, at TWO-THIRTY O'CLOCK p.m., at the upset annual rent stated in the said Schedule.

A person under the age of eighteen years shall not be qualified to apply for, acquire, hold or purchase land under any tenure or to apply for, acquire, or hold any licence under the provisions of the *Land Act 1962-1985*.

An agent may bid for and on behalf of any person and any bid made by an agent shall for the purposes of this Act be deemed to be made by the person authorizing the agent to bid on his behalf.

The term of the lease shall be twenty years from the date of purchase.

The rent shall be paid yearly in advance and for the first period of five years at the rate set forth in the said Schedule, or at such higher rate as may be realised at auction; the rent for the three remaining periods of five years each shall be determined by the Minister; payment for the first year's rent and lease fee shall be made at the time of sale.

The declared or provisional value of the improvements, if any, as stated in the said Schedule, must be paid by the purchaser within one month of the date of sale.

The lease shall be subject to conditions (1) to (10) as follows:—

(1) The right of resuming the whole or any part of the leased land at any time, on giving six months' notice and compensating for improvements only, shall be reserved to the Crown.

(2) No compensation for improvements or developmental work shall be payable by the Crown at the expiration of the term of the lease, but the lessee shall have the right to remove movable improvements within a period of three months provided all moneys due by the lessee to the Crown on any account whatsoever have been paid. However, should the leased land revert to the Crown and be again made available for lease or purchase, the former lessee will be entitled to receive payment for the value of his improvements or developmental work in accordance with the principles set out in the said Act.

(3) The lessee shall not at any time destroy any tree upon the leased land without the prior permit in writing of the Land Commissioner or contrary to any of the terms and conditions of such permit.

(4) The lessee shall not interfere with any forest products, or remove any quarry materials (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the *Mining Act 1968-1983*) or other material from the leased land without the permission of the Minister except under the authority of and in compliance in every respect with the requirements of a permit, licence, agreement or contract granted or made under the *Forestry Act 1959-1984*.

(5) The lessee shall allow any person authorised under the *Forestry Act 1959-1984* access to the leased land for the purpose of cutting and removing timber or removing other forest products or quarry material or other material from the leased land.

(6) The lessee shall maintain the leased land free from noxious plants.

(7) The lessee shall pay the cost of any required survey.

(8) The lessee shall use the leased land for grazing purposes only.

(9) The lessee may require the annual rent for the second and each subsequent rental period of the lease to be determined by the Land Court in any case where the annual rent determined by the Minister is more than \$200.

(10) In the case where a higher rate of rental than the upset rental is realised at auction and in the event of an application being approved during the first five years for the sale in fee-simple of the land under section 207 of the *Land Act*, the selling price will include (a) the unimproved value of the land and (b) a sum comprising the difference between the upset annual rental and the higher rate of rental realised at auction calculated over the balance of the said five years.

If the Lot be not sold at the Sale and not withdrawn, it will be open for purchase as a Special Lease upon the same terms and conditions at the Land Office, Gympie.

R.C. 43076

W. H. GLASSON
Minister for Lands, Forestry and Police

The Schedule

THE GYMPIE LAND AGENT'S DISTRICT

County of Lennox, parish of Brooloo

(Fronting Jones and Lowes Roads, about 9 kilometres south-east of Imbil)

Lot	Plan No.	Area	Upset Annual Rent	Provisional Value of Improvements
135	LX2544	About 5 ha	\$ 400	\$ Nil

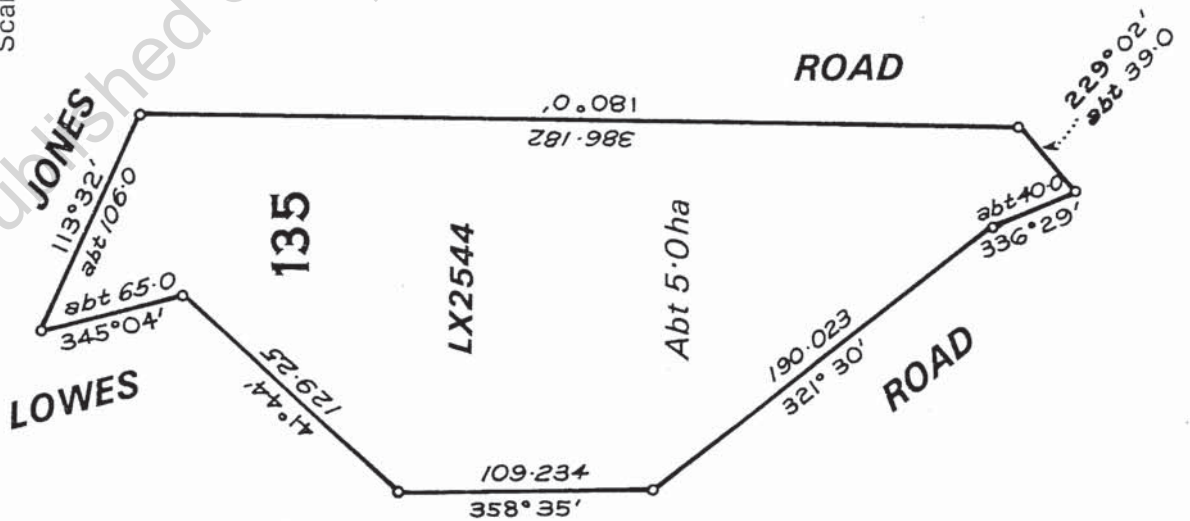
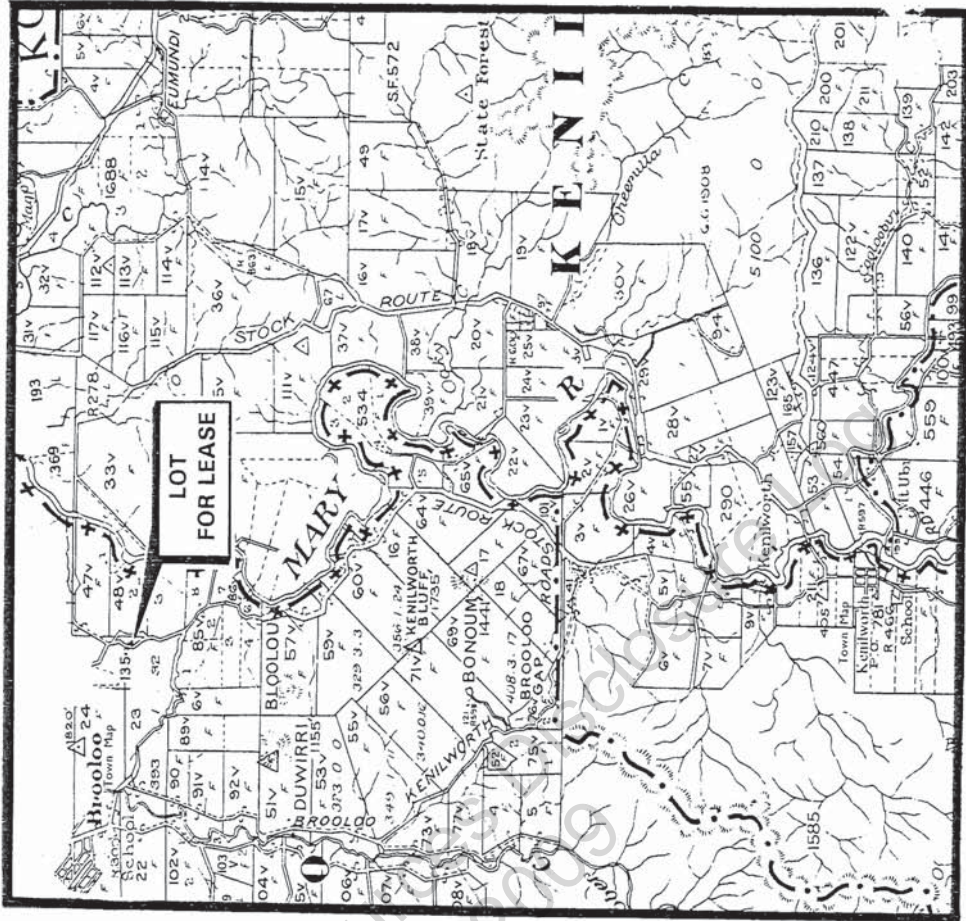
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Intending purchasers are advised that cash, bank cheques or personal cheques are acceptable as payment.

Gov. Gaz., 19th October, 1985, pages 669-70

Lot 135 on Plan. Cat. No. LX 2544
 Parish of Brooloo
 County of Lennox
 L.A.D. of Gympie
 Widgee Shire City Council
 Scale 1 : 3000

LOCAL SKETCH
 1 : 100 000



LANDS
- 5 AUG 1991
MARYBOROUGH

RURAL LAND

REPORT AND VALUATION FOR DETERMINATION OF RENT OF
SPECIAL LEASE NO. 21/47776 GYMPIE DISTRICT FOR THE SECOND
PERIOD OF THE TERM OF THE LEASE COMMENCING 27 NOVEMBER 1990

VALUATION AND RECOMMENDATION

THIS VALUATION HAS BEEN FURNISHED IN PURSUANCE OF THE LAND ACT 1962-1990. PRESENT ANNUAL RENT \$400.00

PROPOSED RENT FOR THE 2ND PERIOD COMMENCING 27 NOVEMBER 1990 IS \$100.00 PER ANNUM

NAME: CI HURMAN DESIGNATION: VALUER DIVISION II SIGNATURE: *CI Hurman*
DATE: 5-8-91

RECOMMENDED RENT FOR THE LEASE \$100.00

NAME: NJ CRONIN ACTING LAND COMMISSIONER SIGNATURE: *NJ Cronin*
DATE: 7-8-91

DETERMINATION BY MINISTER:

The annual rent is determined at \$100.00

[Signature]
D. J. FERGUSSON
Delegate of the Minister

Date: - 4 OCT 1991

Records Noted *11/10/91* Lessee & Land Agent Advised *11/10/91* Recordings & Ledgers Advised as per Schedule No. *661*

1. DESCRIPTION: Lot 135 on Plan LX2544 (Wide Bay)
PARISH: Brooloo AREA: About 5 hectares

2. (A) RESERVE NO.: N/A
GAZETTED PURPOSE: N/A

(B) TERM OF LEASE 20 YEARS FROM 27 November 1985

3. DATE OF INSPECTION: 26 June 1991
MAP REFERENCE NO.: 9444-41

4. NAME OF LESSEE, WITH ADDRESS TO WHICH NOTICES ARE TO BE SENT:

s49 - Sch4 - Personal information

22-150 Box) perso

4, P4, s6(1) personal informa

5. AVERAGE RAINFALL 901 MILLIMETRES AT Monsildale
6. DISTANCE AND DIRECTION FROM:
- (A) NEAREST TOWN: 9 kilometres north-west to Imbil
 - (B) NEAREST MAJOR CENTRE: 41 kilometres north to Gympie
 - (C) NEAREST RAILHEAD: 9 kilometres north-west to Imbil
 - (D) OTHER FACILITIES: 5 kilometres west to Brooloo
7. DESCRIPTION OF ROAD ACCESS WITH LENGTHS OF VARIOUS TYPES. STATE IF ALL WEATHER:
- The subject area is situated approximately 9km south-east of Imbil. 4 kilometres bitumen and 5 kilometres formed gravel.
8. WATER SUPPLY:
- (A) NATURAL SUPPLY:
Seasonal natural water in creeks in the south of block.
 - (B) ARTIFICIAL SUPPLY: Nil
 - (C) WHETHER SUPPLY IS SUFFICIENT:
Supply is sufficient for the present use.
 - (D) WHETHER OTHER COUNTRY IS WATERED THEREBY: Nil
 - (E) WHETHER SPECIAL FACILITIES EXIST FOR OBTAINING WATER WHERE SUPPLY IS NOT SUFFICIENT: Nil
9. (A) CHARACTER AND TYPES OF COUNTRY IN NATURAL STATE: (EXPRESS TYPES AS "ABOUT HECTARES (.....%)" AS COMPONENT PARTS OF THE WHOLE AREA).
- About 1 hectare (25%) easy sloping forest. About 4 hectares (75%) moderate to steep sloping forest. NLIB, Grey Gum. Yellow Stringybark.
- (B) AREAS RINGBARKED OR OTHERWISE DEVELOPED LAND AT COMMENCEMENT OF LEASE.
Nil
 - (C) TIMBER TREATMENT UNDER PRESENT LEASE, TYPE OF TREATMENT, DATE EFFECTED, PRESENT CONDITION AND WHETHER MAINTENANCE REQUIRED:
Nil
10. (A) ²²⁻¹⁵⁰ TYPES OF SOIL: Gravelly brown clay loams.

(B) AREAS USED FOR AGRICULTURE OR HORTICULTURE:

Nil

(C) NATURE OF CROP GROWN: N/A

(D) MARKET TO WHICH SENT: N/A

(E) AREAS SUITABLE FOR AGRICULTURE OR HORTICULTURE:

Nil

11. (A) AREA USED FOR GRAZING: At present nil.

(B) PARTICULARS OF IMPROVED PASTURES AND HOW ESTABLISHED:

Nil

(C) PARTICULARS OF NATURAL GRASSES, HERBAGE, EDIBLE TREES OR BUSHES:

Wire, spear and kangaroo grasses with no edible trees or bushes.

(D) STATE WHETHER COUNTRY IS FATTENING, BREEDING OR GROWING:

Breeding and growing.

12. CARRYING CAPACITY OF HOLDING, INCLUDING LAND USED OR SUITABLE FOR FODDER CROPPING AND PASTURE IMPROVEMENT:-

(A) AT COMMENCEMENT OF LEASE:

1 TO 4 HECTARES (TOTAL 1 head)

(B) IN PRESENT STATE:

1 TO 4 HECTARES (TOTAL 1 head)

(C) ECONOMICAL EXTENT TO WHICH PRESENT CAPACITY CAN BE INCREASED:

1 TO 3 HECTARES (TOTAL 2 head)

(i) HOW CAN THIS BE ACHIEVED: Tordon Trees

(ii) AT WHAT PROBABLE EXPENDITURE: \$100 per hectare.

13. (A) SPECIFY ANY NOXIOUS PLANTS OR ANIMAL PESTS:

Nil

(B) WHAT ACTION TAKEN BY LESSEE:

Constant maintenance program.

(C) EXPENDITURE INCURRED, IF ANY:

14. IMPROVEMENTS:

<i>IMPROVEMENTS</i>	<i>PRESENT VALUE</i>
Nil	
	TOTAL \$

15. (A) LOCAL AUTHORITY ZONING:

Rural "A" under the Widgee Shire Town Plan. Minimum subdivided area of 12 hectares.

(B) PRESENT USE OF LAND AND WHAT OTHER LAND IS WORKED IN CONJUNCTION:

At present the subject area is not used for grazing as it is not fenced. No other land is worked in conjunction.

(C) DOES THE LAND HAVE SPECIAL VALUE TO THE LAND WORKED IN CONJUNCTION:

No

(D) BEST USE (IF HELD IN FEE SIMPLE):

Rural residential homesite.

16. RESERVED LAND

(A) USE BY PUBLIC FOR GAZETTED PURPOSE:

N/A

(B) ANTICIPATED FUTURE USE BY PUBLIC:

N/A

17. (A) PURPOSE OF LEASE: Grazing purposes only.

(B) IF USE OF LAND RESTRICTED BY LEASE STATE NATURE OF RESTRICTION (PURPOSE, CONDITIONS OF PUBLIC USE):

Grazing purposes only.

18. BEST USE PERMITTED UNDER TERMS AND CONDITIONS OF LEASE AND PURPOSE OF LEASE:

Grazing.

19. VALUATION:

Rent per annum \$100.00.

20. **BASIS OF VALUATION:**

The subject land will carry 1 head, with seasonal natural water.

Adopt Annual Rental of \$100.00, which is the sum an experienced and bona fide person would be willing to pay.

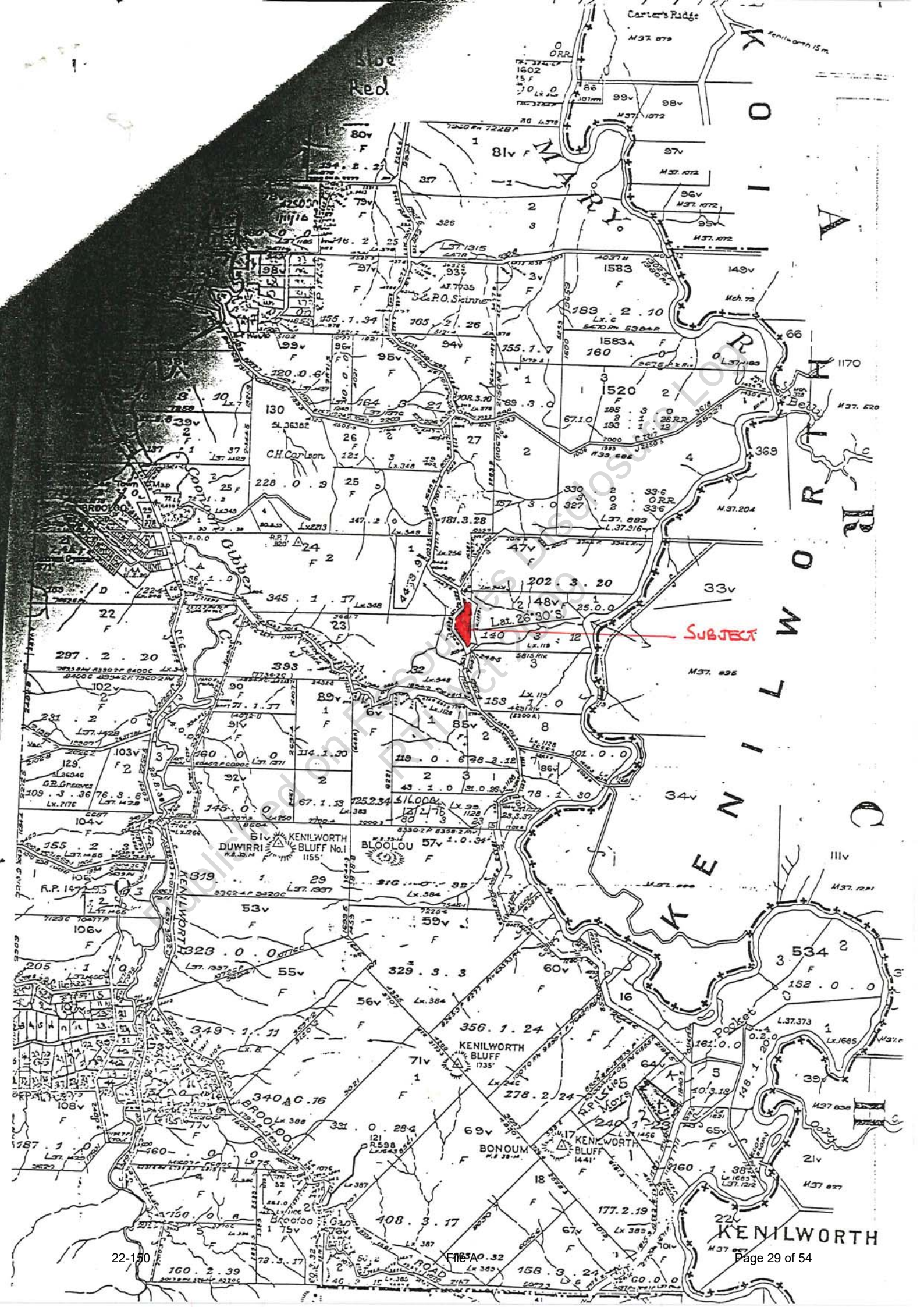
Additional Information:

Mr SKEA does not hold any adjoining land and the subject area does not appear to be used for grazing. There is no boundary fencing and the subject has roads on all sides. There are no improvements of the subject area apart from some old boundary fencing which has no added value.

If valued to its highest and best use if held in fee-simple as a Rural Home-site the subject would have an unimproved value of \$25 000. 3% of \$25 000 would show an annual rental of \$750.00.

With the conditions of the lease taken into consideration, I consider an annual rental of \$100.00 to be fair and reasonable.

END REPORT



Side Red.

SUBJECT



DEPARTMENT OF LANDS
TITLES

CHECK SEARCH STATEMENT

HEAD OFFICE: 265-269 Edward Street GPO Box 1442 Brisbane Q 4001 TEL: (07) 227 8017

PAGE 1

BRISBANE 21/08/1991 13:09

SOUTHERN REGISTRY
VOLUME: 7569 FOLIO: 180

PAID

NO UNREGISTERED DEALINGS OR ADVICES OVER THIS TITLE

Published on Resources Disclosure Log
RTI Act 2009

TOWNSVILLE: PO Box 667 4810 Tel: (077) 221 420 ROCKHAMPTON: PO Box 923 4700 Tel: (079) 319 730



NOTE!

Computerised Check Searches do not provide any evidence of Dealings lodged prior to the introduction of the Unregistered Dealings System.
The above information should be used only in conjunction with a search of the Register and is current only to the date and hour shown hereon.
Recorded Dealings are listed on Check Searches for 90 days after registration/cancellation.
This Statement is subject to Crown copyright and should not be photocopied or reproduced.

L21/47776

TO: DOUG COURTNEY SLO NAMBOUR

SUBJECT: FORFEITURE OF SPECIAL LEASE

Special Lease No. 21/47776 held by Eric Corsea Skea commencing on 27 November 1985 for a term of 20 years. Purpose being Primary Industry (Grazing)

Annual Rental \$354.00

Category – Residential or Rural Residential

The annual rental is presently paid

Sch 4, P4, s6(1) Personal Information

s6(1) personal in

Inspection carried out on 16 August 2001. Inspector advised that area does not appear to be in use. It is not used for grazing purposes, as it is not fenced. The timber appears to be in its natural state and there are no tracks onto the block from the road boundaries.

There are no encumbrances or mortgages attached to the special lease

ACTION TAKEN

The lessee was forwarded

Sch 4, P4, s6(1) Personal Information

Sch 4, P4, s6(1) Personal Information

Lessee was contacted by telephone on s6 Personal In and advised of P4 s6 Personal Inform

Sch4 P4 s6 Personal Information

A letter

Sch4 P4 s6 Personal Information


Sch4 P4 s6 Personal Information

s6 Personal In was forwarded on 28th September 2001.

SUBMISSION:

Sch4 P4 s6 Personal Information

s6 Personal In it is recommended that forfeiture of this lease now proceed.


Ann Jenkins
Administration Officer
19/7/2002


Douglas John Courtney, Senior Land Officer
as delegate of the Minister for Natural Resources & Mines
23/7/02

NATURALRESOURCESAND MINES TENUREAPPLICATIONS
 20/03/2002 15:45:04 CONFIRMATION VERIFICATION REPORT

TMR202

Reference Number: 2002/001164

Prev File Ref: SL 21/47776

Prev Title Ref: 17569180

Application Type: FORFEITURE

Service Centre: GYMPIE

Clerical Completion Date: 20 March 2002

Local Government Ref:

APPLICATION WRITER

Name: [Redacted] - Personal info

Address: [Redacted] P4, s6(1) personal infor

Date of Application: 28 September 2001

Date Application Received: 28 September 2001

Writer's Phone Number:

Writer's Reference:

INTERESTED PARTIES

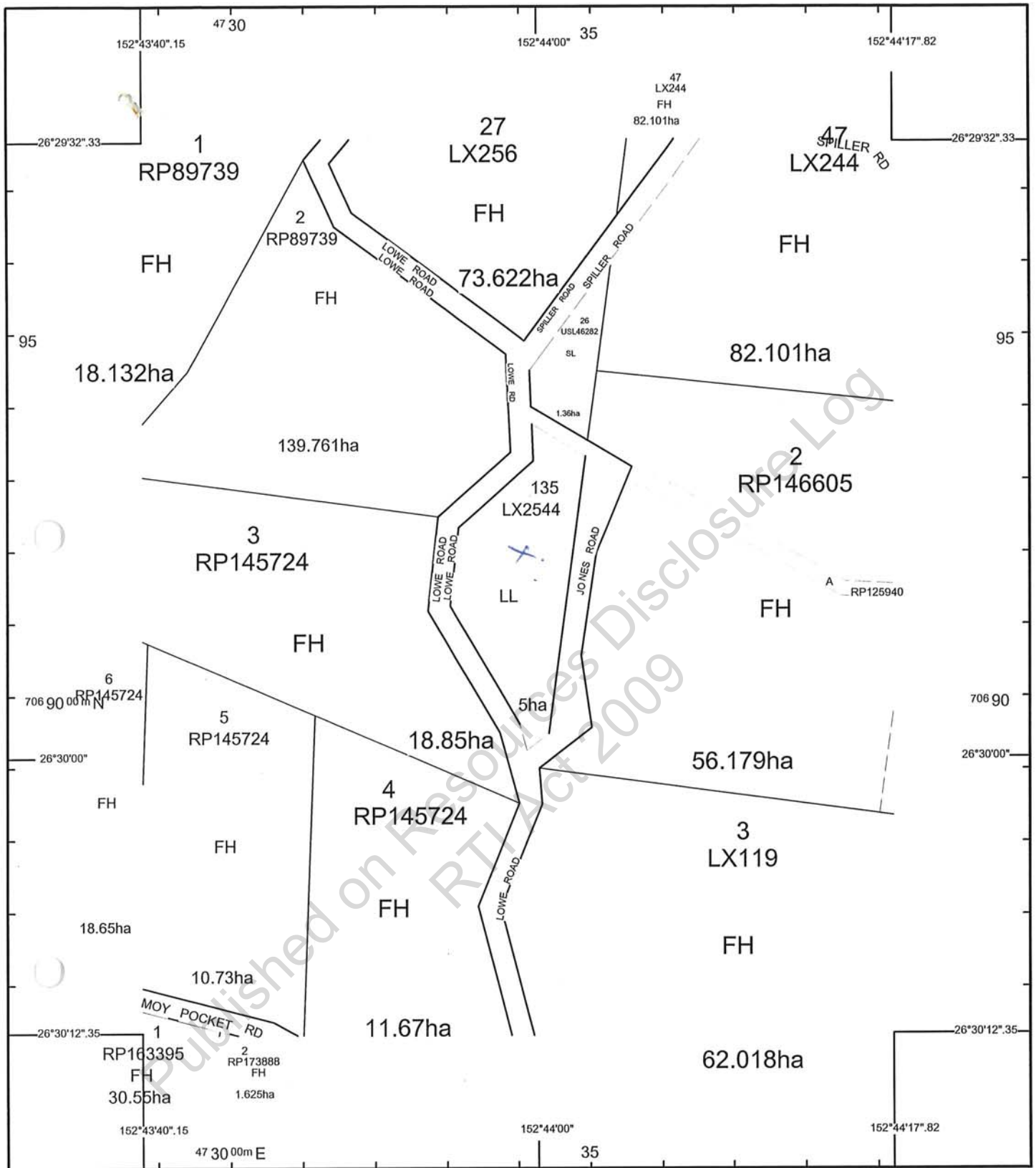
No Interested Parties

TERMINATION DETAILS

Effective Date: 30 October 2001

Reason: [Redacted] Sch4 P4 s6 Personal Information

****END OF REPORT****



STANDARD MAP NUMBER
9445-32223



BLINMAP

An External Product of the Basic Land Information Network
Based upon an extraction from the Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCALITY



SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

LEGEND

DCDB	135/LX2544
Lot/Plan	5ha
Area	LANDS LEASE
Tenure	COOLOOLA SHIRE
Local Government	MOY POCKET
Locality	BROOLOO
Parish	LENNOX
County	14/31538
Parcel/Segment	

PRINTED (dd/mm/yyyy) 20/3/2002
(Important Notice: The information hereon is NOT an OFFICIAL RECORD and its ACCURACY is NOT GUARANTEED)
DCDB 19/03/2002
For symbology see the BLIN Abbreviations Sheet.

File A



22-150



Queensland Government
Natural Resources and Mines

REGION: SOUTH EAST
DISTRICT OFFICE: GYMPIE

DATE: 20/03/2002

TENURE REF: 1 SL 21/47776

FUNDCODE: 11

TITLES REF: 17569180

LESSEE: s49 - Sch4 - Personal information

DUE DATE 01/09/2002

ASSOC A/C: N

RENTAL POSITION/CLEARANCE

CURRENT ANNUAL RATE:	\$	354.00	AS AT 30/10/2001
(Exclusive of GST)			FROM 01/07/2001
AMOUNT PENDING:	\$		(Amount due in the near future)
(Inclusive of GST)			
ACCOUNT BALANCE:	\$		(Negative balance means A/C in credit)
(Inclusive of GST)			
Sch4, P4, s6(1) personal information	\$		Sch4, P4, s6(1) personal information
TOTAL:	\$		

PAYOUT PARTICULARS

THIS IS NOT A FREEHOLDING TENURE.

I REFER TO YOUR REQUEST OF THE / / REF:
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE
LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT
TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS
TENURE LEDGER.

.....
FOR DISTRICT MANAGER
DEPT NATURAL RESOURCES AND MINES

..... / /

**** END OF REPORT ****

INTERNAL STATE TENURE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Search Date: 20/03/2002 10:50 am

Title Reference: 17569180

Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: SL 21/47776

LOT 135 CROWN PLAN LX2544
County of LENNOX Parish of BROOLOO
Local Government: COOLOOLA

Area: 5.000000 Ha. (ABOUT)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
PRIMARY INDUSTRY (GRAZING)

TERM OF LEASE

Term and day of beginning of lease

Term: 20 years commencing on 27/11/1985

Expiring on 26/11/2005

REGISTERED LESSEE

49 - Sch4 - Personal information

CONDITIONS

- C1 The right of resuming the whole or any part of the leased land at any time on giving six (6) months notice and compensating for improvements only shall be reserved to the Crown.
- C179 No compensation for improvements or developmental works shall be payable by the Crown at the expiration of the term of the lease, but the lessee shall have the right to remove movable improvements within a period of three months, provided all moneys due by the lessee to the Crown on any account whatsoever have been paid. However should the leased land revert to the Crown and be again made available for lease or purchase the former lessee shall be entitled to receive payment for the value of his improvements or developmental work in accordance with the principles set out in the said Act.

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Page 1/-

INTERNAL STATE TENURE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Search Date: 20/03/2002 10:50 am

Title Reference: 17569180

Date Created: 21/10/1995

CONDITIONS (Continued)

- C183 The lessee shall not at any time destroy any tree upon the leased land without the prior permit in writing of the Land Commissioner or contrary to any terms and conditions of such permit.
- C173 The lessee shall not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mining Act 1968) or other material upon the leased land without the permission of the Minister except under the authority of and in compliance in every respect with the requirements of a permit, license, agreement or contract granted or made under the Forestry Act 1959.
- C5 The lessee shall allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.
- K1 The lessee shall maintain the leased land free from noxious plants.
- E10 The lessee shall pay the cost of any required survey of the leased land.
- A21 The lessee shall use the leased land for grazing purposes only.
- B22 The lessee may require the annual rent for the second and each subsequent rental period of the lease to be determined by the Land Court in any case where the annual rent determined by the Minister is more than \$200.00.
- B23 In the case where a higher rate of rental than the upset rental is realized at auction and in the event of an application being approved during the first five (5) years for the sale in fee-simple of the land under Section 207 of the Land Act, the selling price will include (a) the unimproved value of the land and (b) a sum comprising the difference between the upset annual rental and the higher rate of rental realized at auction calculated over the balance of the said five (5) years.

ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

ORIGINAL LEASE IN EXISTENCE - Yes

VERSION 1

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Page 2/-

INTERNAL STATE TENURE SEARCH
NATURAL RESOURCES & MINES, QUEENSLAND

Search Date: 20/03/2002 10:50 am

Title Reference: 17569180

Date Created: 21/10/1995

** End of State Tenure Search **

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RTI Act 2009

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Page 3/3

REGION: SOUL. EAST
DISTRICT OFFICE: GYMPIE

DATE: 19/07/2002

TENURE REF: 1 SL 21/47776

FUNDCODE: 11

TITLES REF: 17569180

LESSEE: 49 - Sch4 - Personal information

DUE DATE 01/09/2002

ASSOC A/C: N

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TENURE LEDGER.

.....
FOR DISTRICT MANAGER
DEPT NATURAL RESOURCES AND MINES

..... / /

**** END OF REPORT ****

Department of Lands
Brisbane, 17th October, 1985

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An agent may bid for and on behalf of any person and any bid made by an agent shall for the purposes of this Act be deemed to be made by the person authorizing the agent to bid on his behalf.

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R.C. 43076

W. H. GLASSON
Minister for Lands, Forestry and Police

The Schedule

THE GYMPIE LAND AGENT'S DISTRICT

County of Lennox, parish of Brooloo

(Fronting Jones and Lowes Roads, about 9 kilometres south-east of Imbil)

Lot	Plan No.	Area	Upset Annual Rent	Provisional Value of Improvements
135	LX2544	About 1 ha	100	100

At SALE UPSET
s49 - Sch4 - Personal information

FOOTNOTE:

Intending purchasers are advised that cash, bank cheques or personal cheques are acceptable as payment.

PROC. BOOK - NOTENS. FWD
AS PER LIST ON R.C. 43076

[Handwritten signature]
12. 11. 85.

Gov. Gaz., 19th October, 1985, pages 669-70

Lot 135 on Plan. Cat. No. LX 2544

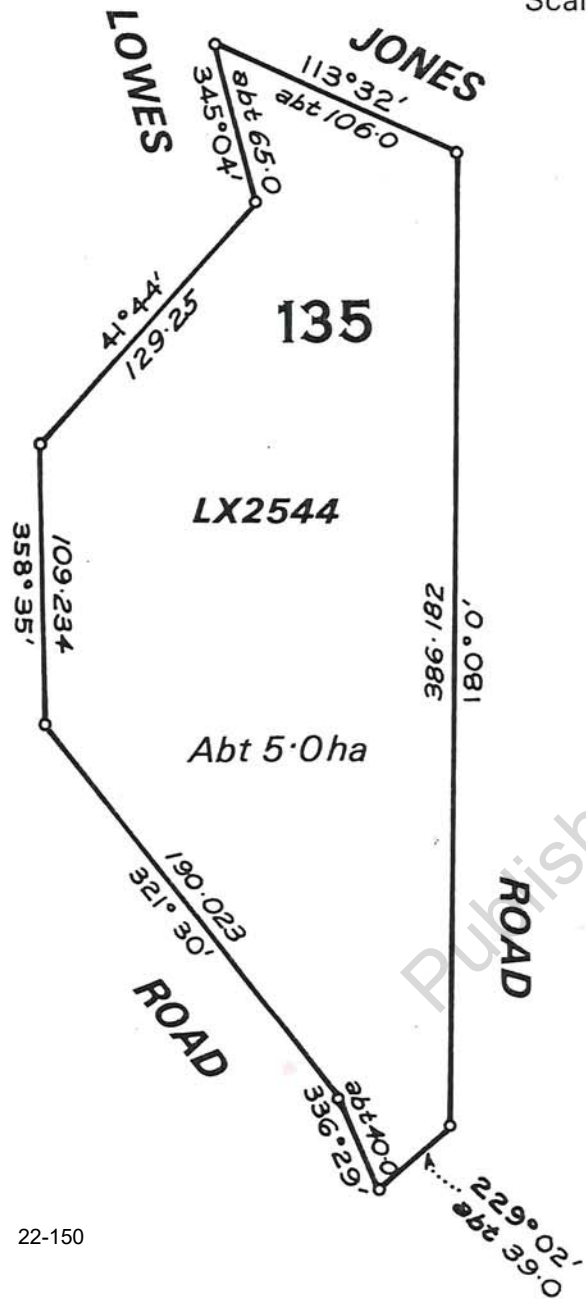
Parish of Brooloo

County of Lennox

L.A.D. of Gympie

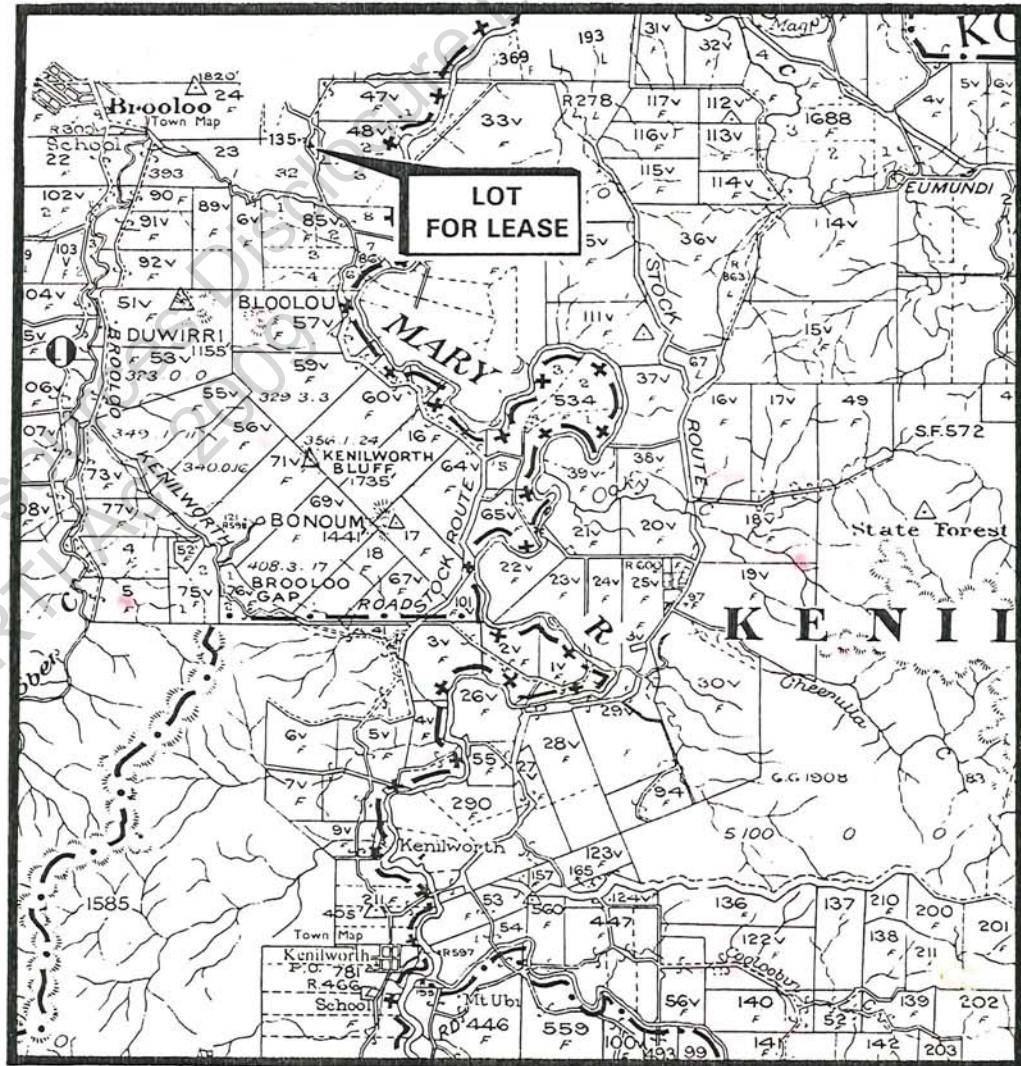
Widgee Shire City Council

Scale 1 : 3000



LOCAL SKETCH

1 : 100 000



Gympie

LAND AGENT'S DISTRICT.

PROPOSED TRANSFER OF A.P.L., A.P.F. OR S.L.

TRANSFERROR :..... s49 - Sch4 - Personal information

TRANSFeree :..... s49 - Sch4 - Personal information

Holding	Term Commenced or Term of Lease	Reassessment	Conditions (if any) and degree of compliance
PTL.			
PCL.			
PSL.			
SL. <i>21/47776</i>	<i>20 yrs from 27/11/85</i>	<i>27/11/90</i>	
APF.			
Town or Parish			

Leases held by transferee:—

Clauses in Contract contain no provisions contrary to Land Act except

Consideration:— \$ (lease improvements

QUALIFIED

May transfer as proposed be allowed if in order and lodged promptly?

It is essential that the full and correct postal address of the transferee(s) for the service of notices, be shown in the transfer documents.

The transferee(s) shall furnish under his/her/their own hand/s/its Common Seal an intimation that he/she/they is/are aware.

① that the rent to be charged for the *2nd* period of the lease commencing on *27-11-90* is due for reassessment by the Land Court and, if the rent is increased, payment of any arrears arising therefrom will be sought from the registered lessee at the time of adjustment of the rent following the Court's determination.

② of the conditions attached to the lease as set out in the relative Instrument of Lease.

Your attention is drawn to the requirement of the Foreign Ownership of Land Register Act 1988-89 in which a Notification of Ownership form must be completed for each interest acquired. Further enquiries should be directed to the Foreign Ownership Registry, Phone (07) 224 8939.

In view of the integration of Registrations Branch within Titles Division of the Department of Lands as from 23 July 1990, it is necessary that in addition to the requirements set out above the following be produced when lodging the relative documentation in the Division of Titles, Anzac Square Building, Adelaide Street, Brisbane:-

- (1) the attached copy of this letter bearing the seal of the Registrar of Dealings (or other authorised officer); and
- (2) a written advice from this Department's Finance Branch, Corporate Services (07 224 7359) stating that payment of rent is made to due date ie no arrears at time of lodgement.

FUTURE APPLICATIONS FOR CONSENT TO TRANSFER

Following receipt of legal opinion the Minister will consider applications for consent by the lessee/vendor or his authorised agent only. Where a purchaser seeks consent he must produce evidence that the vendor has authorised him to seek such consent.

Approved
T. B. O'Brien

DEPUTY DIRECTOR AND REGISTRAR OF DEALINGS
 DIVISION OF RECORDINGS
 AND REGISTRATIONS

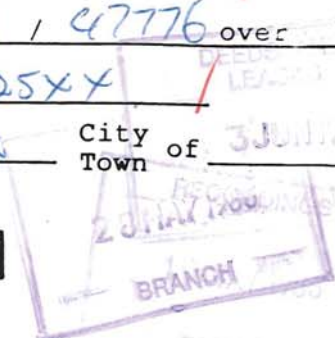
26/11/90

3
1 L/A

OFFICE USE ONLY		
X	L/A	
	DEH	
	DMC	
	DT (HEM)	
	DPI (FOR)	
	DPI (WRC)	
	DPI (CSCP)	

SUBJECT: Recording of SL No 21 / 47776 over
Lot 135 on plan LX 25XY
Parish Breo Leo County LENnox City of 30 JUL 1986
Town _____

See History Sheet next hereunder



1. DIVISION OF RECORDING & REGISTRATIONS

(a) Recordings (7)
Certificate to Teachers No. F 5312 by: J. M. R. R. R. R. Completed Date: 21.5.86

Checked by _____
S/C Recordings: _____ Date: _____

(b) Recordings (1) - Improvements (if any) N/A

(c) Deeds and Leases - To requisition lease
TRANSITION TO D.M.S. 2/1/86
LEASE CARD NOTED 5-6-86

For use by _____ () to dispose of lease - sent: L/A Date: 10-7-86
Deeds/Leases _____ () to note lease bracket file
when Lease _____ re date of issue - completed by: _____ Date: _____
Issued _____ () to note register sheet -
re date of signature - completed by: _____ Date: _____
D/LS action complete

2. DIVISION OF TENURE MANAGEMENT AND MAINTENANCE

(a) To note reserve
(b) To note re conditions Applied 11/7/86



3. LAND AGENT, BRISBANE

To advise Local Authority and Valuer-General

4. DIVISION OF ADMINISTRATION - (INQUIRY - GROUND FLOOR)

To note 17/7/86

5. DIVISION OF FIELD SERVICES - (ADMINISTRATION)

To note 15.8.86

6. DEVELOPMENT DIVISION

To note _____

7. DIVISION OF FINANCE (STAMPING)

NO ACTION NECESSARY

B.F. 29.7.86

AWAY

B.F. 29.7.86



Land Administration Commission,
Department of Lands,

Brisbane, 19.....

MEMORANDUM

To the Land Agent,

GYMPIE QLD 4570

I forward for delivery the Leases of the undermentioned Holdings.

As it is not desirable that a Lease should be issued whilst there are any outstanding charges on the land, you will ascertain by a careful examination of your registers that dues have been paid before delivering any Lease.

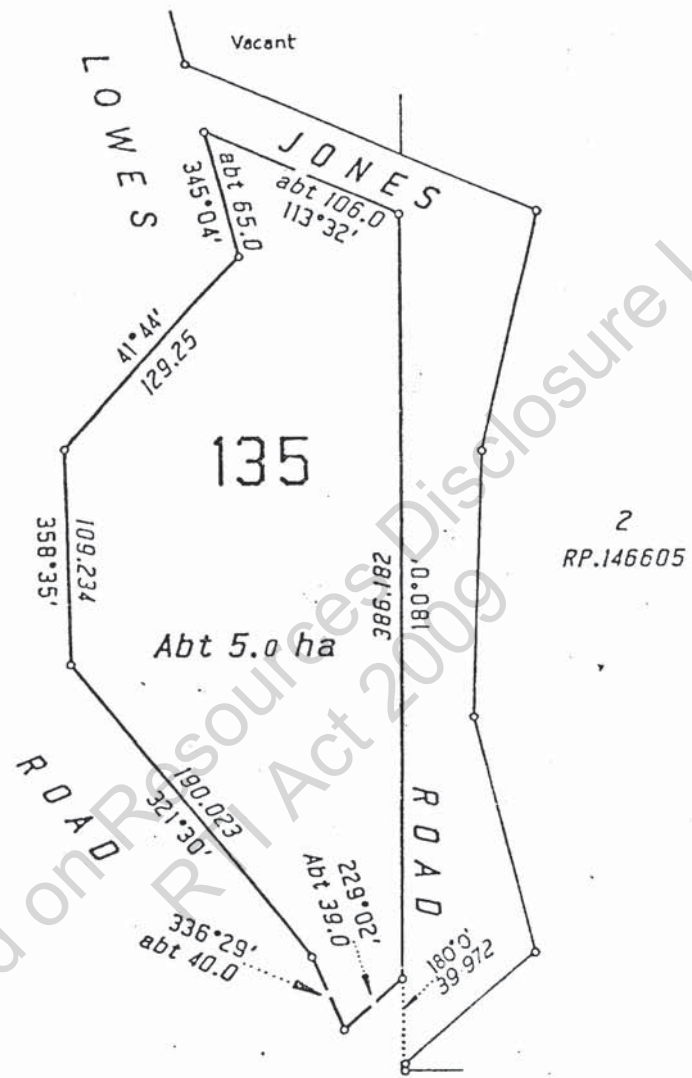
.....
Secretary.

Herewith

No.	TENURE	LESSEE
21/47776	S.L.	CHRISTINA BREYER-PURCELL Please note new lease description(s). <i>Dissection complete</i> <i>J</i>

Lds. 275.

10228—F402/83—Govt. Printer, Qld



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 Act 2009

SPRING FIELD		LAND AGENTS DISTRICT		GYMPIE		LOCAL AUTHORITY		WIDGEE S.D.					
ED FROM: Lx.256, Lx.348, Lx.1319		PLAN OF				TOWN							
		Lot 135				PARISH BROOLLOO							
		SCALE 1: 2500				County LENNOX							
CHIEF EXAMINER: [Signature] hereby certify that this plan has been examined and found to conform with the provisions of the Act. 19 JUN 1985		MERIDIAN C.A.M. vide Plan Lx.256				AUTHORITY R.C. 43076		CHECKED P.M.S. 11.12.84		DRAWN BY E.M.B. 21.11.85		MAP NO. 9444-41	
		PLAN				PLAN							

SPECIAL LEASE No. 21/ 47776
 LAND AGENT'S DISTRICT Gympie
 COUNCIL Widegea Shire

LESSEE: s49 - Sch4 - Personal information

ADDRESS: Sch4 P4 s6 Personal Information

TERM: 20 YEARS FROM 27/11/85 EXPIRING: 26/11/2005
 DESCRIPTION: LOT 135 ON PLAN LX 2544
 TOWN: PARISH: LENNOX COUNTY: BROOLOO
 GAZ. NOTN.: 17/10/85 SECTION: 198 (1)(a) OLD TENURE:
 DATE OF SALE: 27/11/85 REF. SALE FILE: RC 43076
 DATE OF PURCHASE: 27/11/85 PURPOSE: PRIMARY INDUSTRY (GRAZING)

Area	From	To	Annual Rent	LEASE FEE PAID
<u>ADT Sha</u>	<u>27/11/85</u>	<u>26/11/90</u>	<u>\$400.00</u>	<u>\$ 23.00</u>
PROVISIONAL/DECLARED VALUE OF IMPROVEMENTS			1ST 5 YEARS	PROPOSAL NO.
\$ <u>NIL</u>			UPSET: \$ <u>400</u>	<u>—</u>

IMPROVEMENT CONDITION:

REAPPRAISEMENT: 5 YEARS FROM 27/11/90 YEARS FROM 1 1
5 YEARS FROM 27/11/95 YEARS FROM 1 1
5 YEARS FROM 27/11/2000 YEARS FROM 1 1

NOTED:—EXPIRY BOOK: SNR. ASSESSOR BOOK GAZETTE:

INDEX AND LEDGER CARD AND CHECKED BY:

HISTORICAL RECORD PREPARED BY REC 5 NM 3/3/86 S/C RECORDINGS DATE

ADVICES TO:—LAND AGENT AND LESSEE 19 MAY 1986

- B/C
- B/C
- B/C

AUTHORISED BY
EX MINUTE
DATED



Land Administration Commission

Department of Lands
Land Administration Building,
130-148 George Street, Brisbane

Address mail to:
The Secretary, P.O. Box 168,
BRISBANE NORTH QUAY, Q. 4000
Telex: Q LANDS AA41412. DX 229 Bris.

49 - Sch4 - Personal information
Sch4, P4, s6(1) personal information

Enquiries to: Miss Cuffe
Telephone (07) 224 5837
Your Ref:
Our Ref.: SL 21/47776
Date: 27 1988

Dear Sir/Madam,

I desire to inform you that approval has been obtained for the issue of a new Special Lease in the Widgee Shire and the Gympie Land Agent's District as follows:-

Section : 193(1)(a) of the Land Act 1962-1985.

Special Lease No. : 21/47776

Lessee : s49 - Sch4 - Personal information

Description: : Lot 135 on Plan LX2544 Parish: Lennox

County: Brooloo Town:

Area : abt 5 ha

Term : twenty (20) years from 27.11.1985

Annual Rent : \$400.00(1st 5 yrs)

Rental Period : five (5) years.

Action is proceeding towards preparation and issue of the Instrument of Lease and you will be further advised.

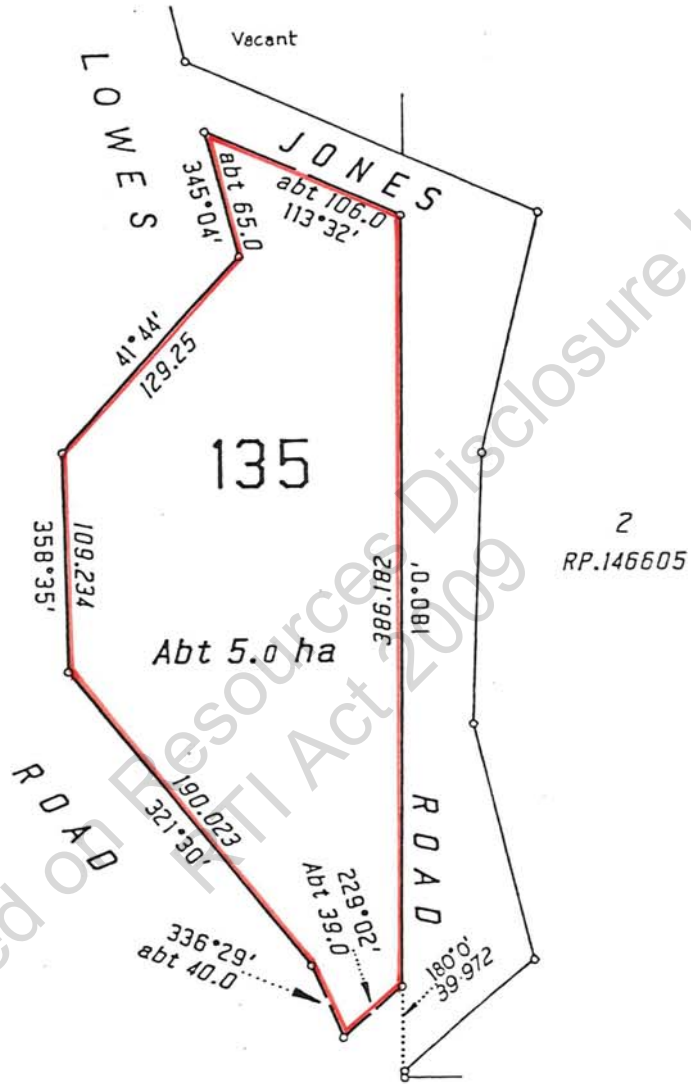
B/c The Land Agent,
GYMPIE QLD 4570

Yours faithfully,

For your information. Please note your records and inform the Local Authority and Valuer General accordingly. Old Tenure Ref: RL 43076

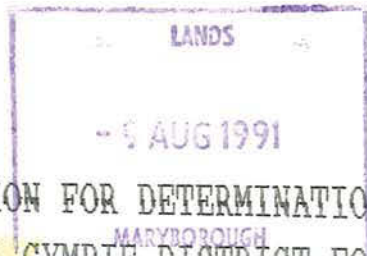
Secretary. *W*

Secretary.



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MINING FIELD		LAND AGENTS DISTRICT		GYMPIE		LOCAL AUTHORITY		WIDGEE S.C.	
EMPILED FROM		PLAN OF		Lot 135		TOWN		BROOLLOO	
Lx.256, Lx.348, Lx.1319		REDUCED		SCALE 1: 2500		PARISH		Lennox	
CHIEF EXAMINER		AUTHORITY		CHECKED		REGISTERED		CHARTED	
I.D. JAN 1955		R.C. 43076		P.H.S. 11.12.84		J.S. 14.1.85		E.M.B. 3.1.85	
22-150		MERIDIAN		C.A.M. vide Plan Lx.256		MAP NO.		9444-41	
		PLAN		Lx.2544		PLAN		LX2544	



RURAL LAND

REPORT AND VALUATION FOR DETERMINATION OF RENT OF SPECIAL LEASE NO. 21/47776 GYMPIE DISTRICT FOR THE SECOND PERIOD OF THE TERM OF THE LEASE COMMENCING 27 NOVEMBER 1990

VALUATION AND RECOMMENDATION

THIS VALUATION HAS BEEN FURNISHED IN PURSUANCE OF THE LAND ACT 1962-1990. PRESENT ANNUAL RENT \$400.00

PROPOSED RENT FOR THE 2ND PERIOD COMMENCING 27 NOVEMBER 1990 IS \$100.00 PER ANNUM

NAME: CI HURMAN DESIGNATION: VALUER DIVISION II SIGNATURE: [Signature] DATE: 5-8-91

RECOMMENDED RENT FOR THE LEASE \$100.00

NAME: NJ CRONIN ACTING LAND COMMISSIONER SIGNATURE: [Signature] DATE: 7.8.91

DETERMINATION BY MINISTER:

The annual rent is determined at \$ Delegate of the Minister

Date.....

Records Noted _____ Lessee & Land Agent Advised _____ Recordings & Ledgers Advised as per Schedule No. _____

- 1. DESCRIPTION: Lot 135 on Plan LX2544 PARISH: Brooloo AREA: About 5 hectares. 2. (A) RESERVE NO.: N/A GAZETTED PURPOSE: N/A (B) TERM OF LEASE 20 YEARS FROM 27 November 1985 3. DATE OF INSPECTION: 26 June 1991 MAP REFERENCE NO.: 9444-41 4. NAME OF LESSEE, WITH ADDRESS TO WHICH NOTICES ARE TO BE SENT:

s49 - Sch4 - Personal information

22-150 PO Box (1) person, P4, s6(1) personal inform

COPY

5. *AVERAGE RAINFALL 901 MILLIMETRES AT Monsildale*

6. *DISTANCE AND DIRECTION FROM:*

- (A) *NEAREST TOWN:* 9 kilometres north-west to Imbil
- (B) *NEAREST MAJOR CENTRE:* 41 kilometres north to Gympie
- (C) *NEAREST RAILHEAD:* 9 kilometres north-west to Imbil
- (D) *OTHER FACILITIES:* 5 kilometres west to Brooloo

7. *DESCRIPTION OF ROAD ACCESS WITH LENGTHS OF VARIOUS TYPES. STATE IF ALL WEATHER:*

The subject area is situated approximately 9km south-east of Imbil. 4 kilometres bitumen and 5 kilometres formed gravel.

8. *WATER SUPPLY:*

(A) *NATURAL SUPPLY:*

Seasonal natural water in creeks in the south of block.

(B) *ARTIFICIAL SUPPLY:* Nil

(C) *WHETHER SUPPLY IS SUFFICIENT:*

Supply is sufficient for the present use.

(D) *WHETHER OTHER COUNTRY IS WATERED THEREBY:* Nil

(E) *WHETHER SPECIAL FACILITIES EXIST FOR OBTAINING WATER WHERE SUPPLY IS NOT SUFFICIENT:* Nil

9. (A) *CHARACTER AND TYPES OF COUNTRY IN NATURAL STATE: (EXPRESS TYPES AS "ABOUT HECTARES (.....%)" AS COMPONENT PARTS OF THE WHOLE AREA).*

About 1 hectare (25%) easy sloping forest. About 4 hectares (75%) moderate to steep sloping forest. NLIB, Grey Gum. Yellow Stringybark.

(B) *AREAS RINGBARKED OR OTHERWISE DEVELOPED LAND AT COMMENCEMENT OF LEASE.*

Nil

(C) *TIMBER TREATMENT UNDER PRESENT LEASE, TYPE OF TREATMENT, DATE EFFECTED, PRESENT CONDITION AND WHETHER MAINTENANCE REQUIRED:*

Nil

10. (A) ²²⁻¹⁵⁰ *TYPES OF SOIL:* Gravelly brown clay loams.



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Y

(B) AREAS USED FOR AGRICULTURE OR HORTICULTURE:

Nil

(C) NATURE OF CROP GROWN: N/A

(D) MARKET TO WHICH SENT: N/A

(E) AREAS SUITABLE FOR AGRICULTURE OR HORTICULTURE:

Nil

11. (A) AREA USED FOR GRAZING: At present nil.

(B) PARTICULARS OF IMPROVED PASTURES AND HOW ESTABLISHED:

Nil

(C) PARTICULARS OF NATURAL GRASSES, HERBAGE, EDIBLE TREES OR BUSHES:

Wire, spear and kangaroo grasses with no edible trees or bushes.

(D) STATE WHETHER COUNTRY IS FATTENING, BREEDING OR GROWING:

Breeding and growing.

12. CARRYING CAPACITY OF HOLDING, INCLUDING LAND USED OR SUITABLE FOR FODDER CROPPING AND PASTURE IMPROVEMENT:-

(A) AT COMMENCEMENT OF LEASE:

1 TO 4 HECTARES (TOTAL 1 head)

(B) IN PRESENT STATE:

1 TO 4 HECTARES (TOTAL 1 head)

(C) ECONOMICAL EXTENT TO WHICH PRESENT CAPACITY CAN BE INCREASED:

1 TO 3 HECTARES (TOTAL 2 head)

(i) HOW CAN THIS BE ACHIEVED: Tordon Trees

(ii) AT WHAT PROBABLE EXPENDITURE: \$100 per hectare.

13. (A) SPECIFY ANY NOXIOUS PLANTS OR ANIMAL PESTS:

Nil

(B) WHAT ACTION TAKEN BY LESSEE:

Constant maintenance program.

(C) EXPENDITURE INCURRED, IF ANY:

22-150 No records sighted.



14. IMPROVEMENTS:

IMPROVEMENTS	PRESENT VALUE
Nil	
	TOTAL \$

15. (A) LOCAL AUTHORITY ZONING:

Rural "A" under the Widgee Shire Town Plan. Minimum subdivided area of 12 hectares.

(B) PRESENT USE OF LAND AND WHAT OTHER LAND IS WORKED IN CONJUNCTION:

At present the subject area is not used for grazing as it is not fenced. No other land is worked in conjunction.

(C) DOES THE LAND HAVE SPECIAL VALUE TO THE LAND WORKED IN CONJUNCTION:

No

(D) BEST USE (IF HELD IN FEE SIMPLE):

Rural residential homesite.

16. RESERVED LAND

(A) USE BY PUBLIC FOR GAZETTED PURPOSE:

N/A

(B) ANTICIPATED FUTURE USE BY PUBLIC:

N/A

17. (A) PURPOSE OF LEASE: Grazing purposes only.

(B) IF USE OF LAND RESTRICTED BY LEASE STATE NATURE OF RESTRICTION (PURPOSE, CONDITIONS OF PUBLIC USE):

Grazing purposes only.

18. BEST USE PERMITTED UNDER TERMS AND CONDITIONS OF LEASE AND PURPOSE OF LEASE:

Grazing.

19. VALUATION:

Rent per annum \$100.00.

COPY



20. BASIS OF VALUATION:

The subject land will carry 1 head, with seasonal natural water.

Adopt Annual Rental of \$100.00, which is the sum an experienced and bona fide person would be willing to pay.

Additional Information:

Mr SKEA does not hold any adjoining land and the subject area does not appear to be used for grazing. There is no boundary fencing and the subject has roads on all sides. There are no improvements of the subject area apart from some old boundary fencing which has no added value.

If valued to its highest and best use if held in fee-simple as a Rural Home-site the subject would have an unimproved value of \$25 000. 3% of \$25 000 would show an annual rental of \$750.00.

With the conditions of the lease taken into consideration, I consider an annual rental of \$100.00 to be fair and reasonable.

END REPORT

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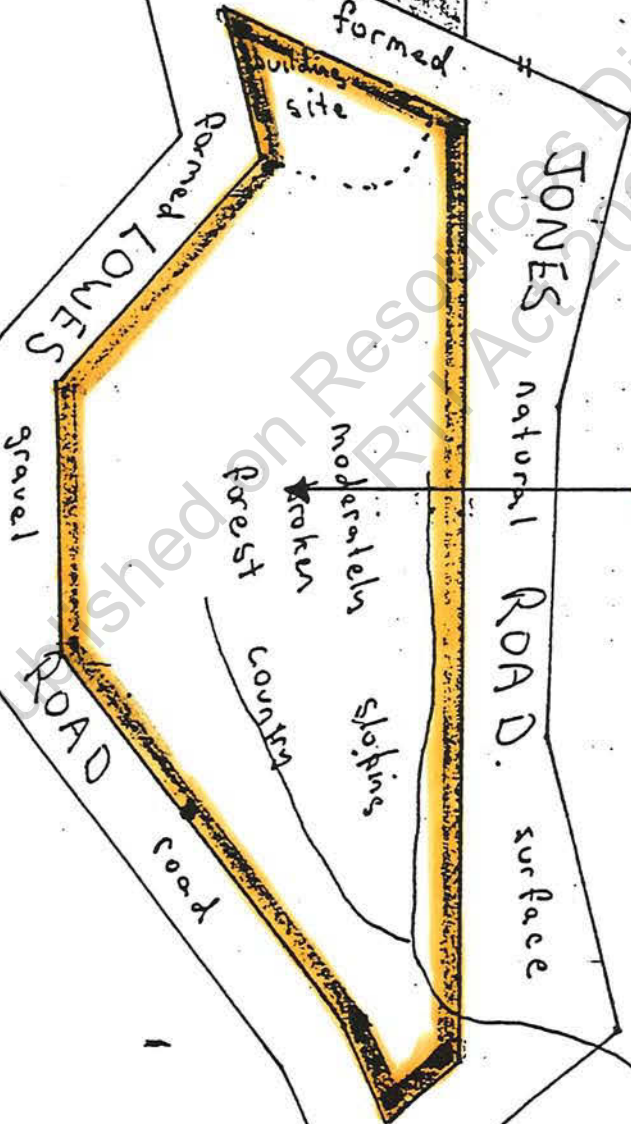
Deed Land Office
27 AUG. 1991
— GYMPIE —

27
P4 s6 Personal Inform

47V
P4 P4 s6 Personal Inform

Lot 2
RP 146605
Sch4 P4 s6 Personal Information

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