ANNEXURE No. 10.

Terms and Conditions of Proposed Special Lease under Subsection 1 of Section 179 of "The Land Acts, 1910 to 19 61"

Lessee : sch4p4(6) Personal information

Term : To be thirty years from 1st February, 1961

Rent : To be paid yearly in advance and for the first period of ten years to be at the rate of sch4p4(6) Personal information per annum

Re-appraisement : The rent for the two remaining periods of ten years each shall be determined by the Land Court.

Locality of Land : Portion 37, Parish of Currigee, County of Ward.

Area : About 2 roods.

Land Agent's District : Brisbane

Purpose : Manufacturing, Industrial, Residential or Business.

Resumption : 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 to be reserved to the Crown.

Improvements : No compensation for improvements to be payable at the expiration of the lease, but the lessee to have the right to remove them, within a period of three months, provided all moneys due by the lessee to the Crown on any account whatsoever have been paid.

Timber, &c. : The lessee shall not destroy by ringbarking or otherwise or interfere with any tree or timber upon the leased land or interfere with any other forest products or quarry material (including any stone, gravel, sand, rock, clay, which is not a mineral within the meaning of "The Mining Acts, 1898 to 1955" and guano), or other material upon the leased land, without the consent of the Minister first had and obtained. The right of disposing of such timber or other forest products, or quarry material, or other material shall be unrestrictedly reserved to the Crown and the lessee shall allow any person authorised under "The Forestry Act of 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.

Survey : Any required survey to be made at the expense of the lessee.

Noxious Plants : The lessee shall maintain the leased land free from noxious plants.

MINUTE PREPAR Personal i
9 JUN 1961
RESERVES

AUTHORISED BY EX. MINUTE No. 2110 Dated 15-6-61 Vide SL 25564

Published on Resources Disclosure Log RTI Act 2009

COPY.

I.L.2590

10th October, 1961.

Sir,

With reference to your letter of the 4th September, 1961, enclosing rental payment for sch4p4(6) Personal information Informal Lease No. 2590, and requesting the Department to forward details of the new Special Lease, I desire to inform you that Executive approval has been obtained for the issue to p4(6) Personal inform of a new Special Lease (No. 25574) over the area of about 2 roods now described as portion 37, parish of Currigee, which was surrendered from the Informal Lease for a term of thirty years at the annual rental of 4(6) Personal inform for the first period of ten years of the new lease.

The instrument of lease is being prepared and will be forwarded t o the Land Agent for delivery in due course.

Informal lease No. 2590 will remain in the name of 4p4(6) Personal informa unless disposed of by him or until the tenancy is terminated in any way.

Yours faithfully,

B/c The Land Agent,
BRISBANE.
For your information.

(Sgd.) T.P. Brazier.
for SECRETARY.

(Sgd.) T.B. Brazier.
for SECRETARY.

sch4p4(6) Personal information
Solicitor,
P.O. Box 20,
SOUTHPORT.

Published on Resources Dispatch Online
RTI Act 2009

18th June, 1962.

DEPT OF PUBLIC LANDS
26690 12JUL62
BRISBANE

The Secretary,
Land Administration Commission,
Department of Public Lands,
BRISBANE.

Dear Sir,

RE: sch4p4(6) Personal information

Stradbroke Island.

I shall be pleased if you will forward to my Solicitor, sch4p4(6) Personal information Solicitor, Southport, the Special Lease No. 25574, Brisbane District, in my name, which I understand you have been holding for me, and accept his receipt as a sufficient receipt therefor.

Yours faithfully,

sch4p4(6) Personal information

sch4p4(6) Personal information

Gympie

Published on Resources Disclosure Log
RTI Act 2009

DEPT OF PUBLIC LANDS
02884 25 JAN 61

I.L. 2590

sch4p4(6) Personal information

SOLICITOR
REGISTERED TAX AGENT
&
COMMISSIONER FOR AFFIDAVITS
FOR NEW SOUTH WALES
AND
VICTORIA

26 JAN 1961 — M.A.H.

AGENTS:
BRISBANE: TULLY & WILSON
SYDNEY: GILL, OXLADE & BROAD
MELBOURNE: ABBOTT, STILLMAN & WILSON

PHONES:
OFFICE SOUTHPORT 2 1507
PRIVATE SOUTHPORT 2 2478

P.O. BOX 20 SOUTHPORT

~~NERANG STREET~~
~~SOUTHPORT~~ (QUEENSLAND)
now No. 6 Leonard Street, Southport.

BRISBANE

Re rights for sch4p4(6) Personal inf.
(Per Currigee)

20th January, 19 61.

OPENINGS
27 JAN 1961

The Secretary,
Land Administration Commission,
Department of Public Lands,
BRISBANE

Dear Sir,

RE: Informal Lease No. 2590
sch4p4(6) Personal information - I.L. 2590.

Referring to your letter of the 8th November last, I enclose herewith my cheque for sch4p4(6) Personal inform

I understand from sch4p4(6) Personal informa that everything is otherwise in order.

Yours faithfully,

sch4p4(6) Personal information

encl.

sch4p4(6) Personal information

Rec. No. 8194 Exch. 6
RECEIVED 2-12-6
23 J

sch4p4(6) Personal informa

sch4p4(6) Personal information

Published on Resources Disclosure Log
RTI Act 2009

S.L. 25574

Brisbane LAND AGENT'S DISTRICT:

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

TRANSFERROR : sch4p4(6) Personal information TRANSFEREE : Qualified and approved purchaser.

sch4p4(6) Personal information

Holding	Term Commenced or Term of Lease	Reassessment	Conditions (if any) and degree of compliance
PTL.			
PCL.			
PSL.			
SL. 25574	30 yrs. from	--	ok
APF.	1.2.1961		
RL.			
Town or Parish Currigee			

Leases held by transferee :—

Clauses in Contract contain no provisions contrary to Land Acts except

Consideration :— £ No advice lease improvements)

QUALIFIED

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

May 4p4(6) Personal informa be informed Special Lease No. 25574 is capable of being transferred to a qualified and approved purchaser.

Upon receipt of advice as to the full name of ~~xx~~ the prospective purchaser you will be advised if a transfer to such purchaser will be allowed.

(6) Personal infor (6) Personal info

7/12/65

p4(6) Personal inform

(6) Personal info

Published on Resources Disclosure Log RTI Act 2009

LAND AGENT'S DISTRICT OF BRISBANE

DEPT OF PUBLIC LANDS
39499 20SEP60
BRIS.
BRISBANE

District Land Office. Brisbane, 20th September, 1960 195

SUBJECT :

Re: Informal Lease No. 2590

I.L 2590
L 255774

The Secretary, Land Administration ~~Board~~, Brisbane.
Comm.

Re Matts Rel to more Secure Lease sch4p4(6) Personal information
Report as requested Re Improvements &c

MEMO:

With reference to Chairman's direction of today for a report regarding representations made on behalf of sch4p4(6) Personal information for a more secure tenure of the lan is improvements are erected, I have to report as follows:

The improvements made by the lessee were valued by Land Ranger at 6) Personal inf and particulars are given in his report of 25 and location sketch- see my B/C memo of 24.2.59.

I now recommend the following:-

(1) That 4(6) Personal inform be now granted a Speci e over an area of about 2 roods (shown edged blue on Ranger's sketch) for a term of thirty years at a rental of Personal per annum for the first period 10 years, subject to usual conditions.

(2) That rental of Informal Lease No. 2590 remain at ersona per annum after excision of th roposed Special Lease of 2 roods.

(3) That in the event of an agreement being negotiated with the 4p4(6) Personal informa sch4p4(6) Personal information consideratio of the balance of the area edged red in Ranger's sketch with a view to permitting continuation of 4p4(6) Personal informat tenancy over this area of abo 5½ s.

Basis: No suitable basis but as area is isolated and only access is by boat - a high rental could not be justified and in view of this the recommended rentals are considered fair and reasonable.

sch4p4(6) Personal information

ioner.

Published on Resources Disclosure Log RTI Act 2009

S L. 25574

BRISBANE LAND AGENT'S DISTRICT.

SUBJECT: Application for conversion.

Phone 31-1656 X10.

sch4p4(6) Personal information (Wilson Hart & Co) phoned and asked the present position in regard to the conversion application.

After discussion with the Land Commissioner I informed h4p4(6) Personal informati that it may be some considerable time before an Inspector visits the Island depending on the amount of work there to justify the hiring of transport.

I informed him that sch4p4(6) Personal information (Land Commissioner) advised that, if p4(6) Personal informa had private transport, he would be prepared to make an Inspector available at a convenien time.

p4(6) Personal informa said that he or p4(6) Personal informa would contact sch4p4(6) Personal information in the matter.

4(6) Personal infor

Reserves.
3/4/70

sch4p4(6) Personal information

- 9 APR 1970

Published on Resource Disclosure Log RTI Act 2009

3rd July 1969

TO:

The Minister for Lands,
Executive Building,
George Street,
BRISBANE. 4000.

I, sch4p4(6) Personal information
sch4p4(6) Personal information Brisbane being the lessee of Special Lease No. 25574 being Portion 37 in the County of Ward Parish of Currigee comprising land not reserved and set apart for any public purpose and considering that I have reasonably improved such land hereby apply pursuant to Section 207 of the "Land Act 1962-1968" to be allowed to purchase such land.

I enclose a copy of a valuation made in March 1968 by sch4p4(6) Personal information in connection with 6) Personal in
4(6) Personal inform estate. The valuation deals with Special Lease No. 25574 and also Informal Lease No. 2590. All of the improvements mentioned in the copy valuation are situated on Special Lease No. 25574.

Between Special Lease No. 25574 and the Broad Water is a strip of land set aside as a recreational reserve. Thus the lessee of Special Lease No. 25574 has access to the Broad Water and along this recreational reserve to the only road in the area which traverses the island from the Broad Water to the South Pacific Ocean.

Published on Resources Disclosure Log RTI Act 2009

... sch4p4(6) Personal information

S.L.25574

26th July, 1962.

[redacted]

Sir,

I enclose the instrument of lease of [redacted] Special Lease No. 25574 being portion 37, parish of Currigee. Please acknowledge receipt of the document.

A copy of my letter of the 10th October, 1961, is enclosed.

Yours faithfully,

[redacted]

for Secretary.

B/c The Land Agent,
BRISBANE.
The lease was signed
2.11.61.

[redacted]

for Secretary.
26.7.62.

[redacted]

[redacted]

[redacted]

27 JUL 1962

[redacted]
Solicitor,
P.O. Box 20,
SOUTHPORT.

Published on Resources Disclosure Log
RTI Act 2009

S.L. 25574

563

sch4p4(6) Personal infor

Herlihy

1st March, 1966.

Dear Sir,

Re: Special Lease 25574.

sch4p4(6) Personal informat to sch4p4(6) Personal information

sch4p4(6) Personal in

Proposed transfer.

With reference to previous correspondence in connection with the above matter, I have to inform you that transfer as proposed will be allowed if in order and lodged promptly.

The transferees shall furnish an intimation they are aware of all the conditions attached to the Special Lease.

You are advised to consult a Solicitor or the local representative of the Public Curator in the matter of preparation stamping and lodgment of the necessary transfer documents.

Yours faithfully,

B/C The Land Commissioner,
BRISBANE.
For your information.

sch4p4(6) Personal information

Secretary.
1.3.66

sch4p4(6) Personal information

Secretary. sch4p4(6) Personal in

sch4p4(6) Personal information

sch4p4(6) Personal information

C/- Post Office
Laborador,
SOUTHPORT.

BRING
REGISTRA

Published on Resources Disclosure Log
FOI Act 2009

DEPT OF PUBLIC LANDS
3746 - 8 JUL 69
BRISBANE
SECTION
RESERVES
SECTION
9 JUL 1969

FLOWER & HART

SOLICITORS

UNION TRUSTEE CHAMBERS
398-400 QUEEN STREET
BRISBANE, 4000

BOX 219 G.P.O. BRISBANE, 4001

CABLE AND TELEGRAM ADDRESS
FLOWER, BRISBANE

ELIZABETH HAMILTON HART
WILLIAM HAMILTON HART
NOTARY PUBLIC
MAXWELL ROY LOCKHART
WILLIAM HAMILTON HART, JNR.
ARTHUR DESMOND HOFFMANN
MICHAEL JOHN DOUGLAS MEADOWS

TELEPHONES
MISS HART - - - - 2 8276
MR. HART - - - - 31 1650
MR. LOCKHART - 21 2351
OTHER PARTNERS AND GENERAL OFFICE 31 1656, 31 1657, 31 1658, 31 1659

YOUR REF:

OUR REF: sch4p4(6) Personal information

7th July 19 69

The Minister for Lands,
Executive Building,
George Street,
BRISBANE. 4000

Sir,

sch4p4(6) Personal information - Special Lease re applic to purchas
No. 25574

We enclose herewith an application by p4(6) Personal informa together with its enclosure.

We act for p4(6) Personal informa in connection with ication and reques u communicate with 4p4(6) Personal informa through us.

NOTINGS
2726
17 JUL 1969
SECTION

B/c Survey Office
Please supply a locality who. Is the land served with dedicated access? No
Lotho Lorentth

(6) Personal infor

9 JUL 1969

We have the honour to be,
Sir,
Your obedient servants,

(6) Personal in

sch4p4(6) Personal information

29-8-69

sch4p4(6) Personal information

Regarding the question of access - this lease has a frontage to R.640 which is and ungazetted Recreation Reserve and xxxxxxxxxx which, consequently, is vacant Crown land.

See Res. 10225

Published on Resources Disclosure Log
RTI Act 2009

S.L. 25574

563

(6) Personal info

Herlihy

1st March, 1966.

Dear Sir,

Re: Special Lease 25574.

sch4p4(6) Personal information ck Chay d in

Proposed transfer.

With reference to previous correspondence in connection with the above matter, I have to inform you that transfer as proposed will be allowed if in order and lodged promptly.

The transferees shall furnish an intimation they are aware of all the conditions attached to the Special Lease.

You are advised to consult a Solicitor or the local representative of the Public Curator in the matter of preparation stamping and lodgment of the necessary transfer documents.

Yours faithfully,

B/C The Land Commissioner,
BRISBANE.
For your information.

sch4p4(6) Personal information

Secretary.

sch4p4(6) Personal information

1.3.66

sch4p4(6) Personal information

C/- Post Office
Laborador,
SOUTHPORT.

Personal

sch4p4(6) Personal information

BRING

REGISTRA

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FOI Act 2009

RESERVES
19 JUL 1962
SECTION

DEPT OF PUBLIC LANDS
26690 12JUL62
BRISBANE

12 JUL 1962

[redacted]

25574

[redacted]

P.O. BOX 20 SOUTHPORT

SOLICITOR
REGISTERED TAX AGENT
&
COMMISSIONER FOR AFFIDAVITS
FOR NEW SOUTH WALES
AND
VICTORIA

AGENTS:
BRISBANE: TULLY & WILSON
SYDNEY: GILL, OXLADE & BROAD
MELBOURNE: ABBOTT, STILLMAN & WILSON

PHONES:
OFFICE SOUTHPORT 2 1507
PRIVATE SOUTHPORT 2 2478

NO. 6 LEONARD STREET
SOUTHPORT (QUEENSLAND)

M.A.H.

OPENINGS
18 JUL 1962

9th July 1962

The Secretary,
Land Administration Commission,
Department of Public Lands,
BRISBANE.

Dear Sir,

RE: Special Lease No. 25574.
[redacted]
Stradbroke Island.

I enclose here ity, and shall be pleased if you will forward me [redacted] lease as soon as convenient.

You will remember he previously had a sort of an application licence, and you wrote to him or to me stating that he could still look after the remainder of the land covered by that licence until such time as you require it.

I was wondering if you could also let me have a copy of that letter.

Yours faithfully,

[redacted]

ENCL.

[redacted]

[redacted]

LAND AGENT, BRISBANE. 18 JUL 1962

Published on Resources Disclosure Log RTI Act 2009

I.L. 2590.

[redacted]

, 10th October, 1961.

Sir,

With reference to your letter of the 5th September, 1961, enclosing rental payment for [redacted] Informal Lease No.2590, and requesting the Department to forward details of the new Special Lease, I desire to inform you that Executive approval has been obtained for the issue to [redacted] of a new Special Lease (No.2594) over the area of about 2 roods now described as portion 37, parish of Currigee, which was surrendered from the Informal Lease for a term of thirty years at the annual rental of £1.0s.0d. for the first period of ten years of the new lease.

The instrument of lease is being prepared and will be forwarded to the Land Agent for delivery in due course.

Informal Lease No.2590 will remain in the name of [redacted] unless disposed of by him or until the tenancy is terminated in any way.

Yours faithfully,

[redacted]

for Secretary.

The Land Agent,
BRISBANE.

For your information.

[redacted]

for Secretary.
10.10.61

[redacted]

This Action Complete

Survey Office

[redacted]
Solicitor,
P.O. Box 20,
SOUTHPORT.

LEASE TO LAND AGENT

AWAY
22 NOV 1961

10 OCT 1961

Published on Resources Disclosure Log
RTI Act 2009

S.L.25574

8519

(6) Personal infor

JONES

10th September, 1969.

Gentlemen,

Re: Special Lease No.25574

sch4p4(6) Personal information

I acknowledge receipt of your letter dated 7th July, 1969, forwarding the application by the abovenamed for conversion of tenure of Special Lease No.25574 to freehold.

This matter has been referred to the District Land Commissioner for investigation and report and you will be further informed in due course.

In the meantime, please arrange for payment of the sum of $2.00 being the prescribed application fee.

B/C The Land Commissioner,
BRISBANE.

Please furnish a report and recommendation for conversion of tenure in terms of Section 207. The lessee has furnished a copy of a valuation of the land and improvements and this is held on Head Office file.

Yours faithfully,

sch4p4(6) Personal information

Secretary.
10.9.1969.

sch4p4(6) Personal information

Secretary.

(6) Personal infor

) Personal in

6) Personal infor

(6) Personal infor

Messrs. Flower & Hart,
Solicitors,
G.P.O. Box 219,
BRISBANE. Q. 4001

16 SEP 1969

16 SEP 1969

12 SEP 1969

Published on Resources Disclosure Log RTI Act 2009

sch4p4(6) Personal information

ch4p4(6) Personal informatio

REVENUE
25 OCT 1960
BRANCH

20th October, 1960.

Sir,

Referring to your Informal Lease No. 2590 over portion 6, parish of Currigee, I have to inform you that it has been approved that, upon surrender by you of the area of about 2 roods from the Informal Lease as illustrated on the enclosed form of surrender, Executive Authority will be sought to grant you a Special Lease under Section 179(1) of the Land Acts over such surrendered area on the terms and conditions set out in the accompanying form.

To enable this action to proceed you are requested to complete the form of surrender and return it to this office together with the Letter of Authority from this Department dated the 16th September, 1955, and the sum of £2.12.6. to cover the first year's rent of £2 and stamp duty of 12/6 on the proposed Special Lease.

PAID 23

6) Personal inf

sch4p4(6) Personal information

The Land Commissioner,
BRISBANE.
emo of the 20th ultimo.

Yours faithfully,

(6) Personal info

6) Personal info

or Secretary.

for Secretary.

20.10.60.

04(6) Personal inform

PROPOSAL No. 60-438
CONTROL No. 18B
LEDGER SHEET PREPARED

sch4p4(6) Personal information

c/- Post Office,
Labrador,
SOUTHPORT.

Published on Resources Dispatch Log
RTI Act 2009

S.L. 25574

8519

4p4(6) Personal informa

Jones

20th October, 1970.

Gentlemen,

Re: Special Lease No. 25574 over
portion 37, parish of Currigee.
sch4p4(6) Personal information

I refer to previous correspondence concerning your application on behalf of the abovenamed for conversion of tenure of the above Special Lease to freehold.

Your attention is drawn to Section 207 of the Land Act which requires that before conversion of tenure of a Special Lease may be allowed it must be established that the land comprised therein is not required for any public purpose, in addition to its being reasonably improved.

The land comprised in Special Lease No. 25574 may be required for public purposes and in the circumstances the application for conversion of tenure cannot be approved.

Yours faithfully,

sch4p4(6) Personal information

Secretary

AWAY

Messrs. Flower & Hart,
Solicitors,
G.P.O. Box 219,
BRISBANE. 4001.

(6) Personal infor

RESERVES
20 OCT 1970

Published on Resources Disclosure Log RTI Act 2009

I.L. 2590

22nd December, 1960.

Sir,

With reference to my letter to you of the 20th October last, I have to inform you that, although the completed partial surrender of your Informal Lease No. 2590 and the relative Document of A Authority have been lodged here by your Solicitor, sch4p4(6) Personal information action towards issue of e csed Special Lease over the surrendered area of about 2 roods cannot proceed until payment of the first year's rent and stamp duty thereon of p4(6) Personal inform is paid.

Your early payment of the amount will be awaited.

Yours faithfully,

) Personal in

h4p4(6) Personal informatio

Secretary.

6) Personal int

sch4p4(6) Personal information

ffice,
Labrador,
SOUTHPORT.

Personal

4(6) Personal infor

4p4(6) Personal informa

22/2/61

92/2/60

Published on Resources Disclosure Log
RTI Act 2009

Public

26th September, 1960.

sch4p4(6) Personal information

OPENINGS
18 OCT 1960

C.C.Carey, Esq., M.L.A.,
Parliament House,
BRISBANE.

Dear Mr.Carey,

With reference to your representations on behalf of 4p4(6) Personal informat of c/- Post Office, Labrador, Southport, who seeks to acquire a Special Lease over part of his Informal Lease No. 2590 on South Stradbroke Island, I desire to inform you that, upon surrender by him of an area of about 2 roods from his Informal Lease, Executive Authority will be sought to grant him a Special Lease thereover under Section 179(1) of the Land Acts for a term of thirty years at an annual rent of £1 for the first period of ten years.

p4(6) Personal inform will be advised of the Department's requirements to give effect to this decision.

Yours faithfully,

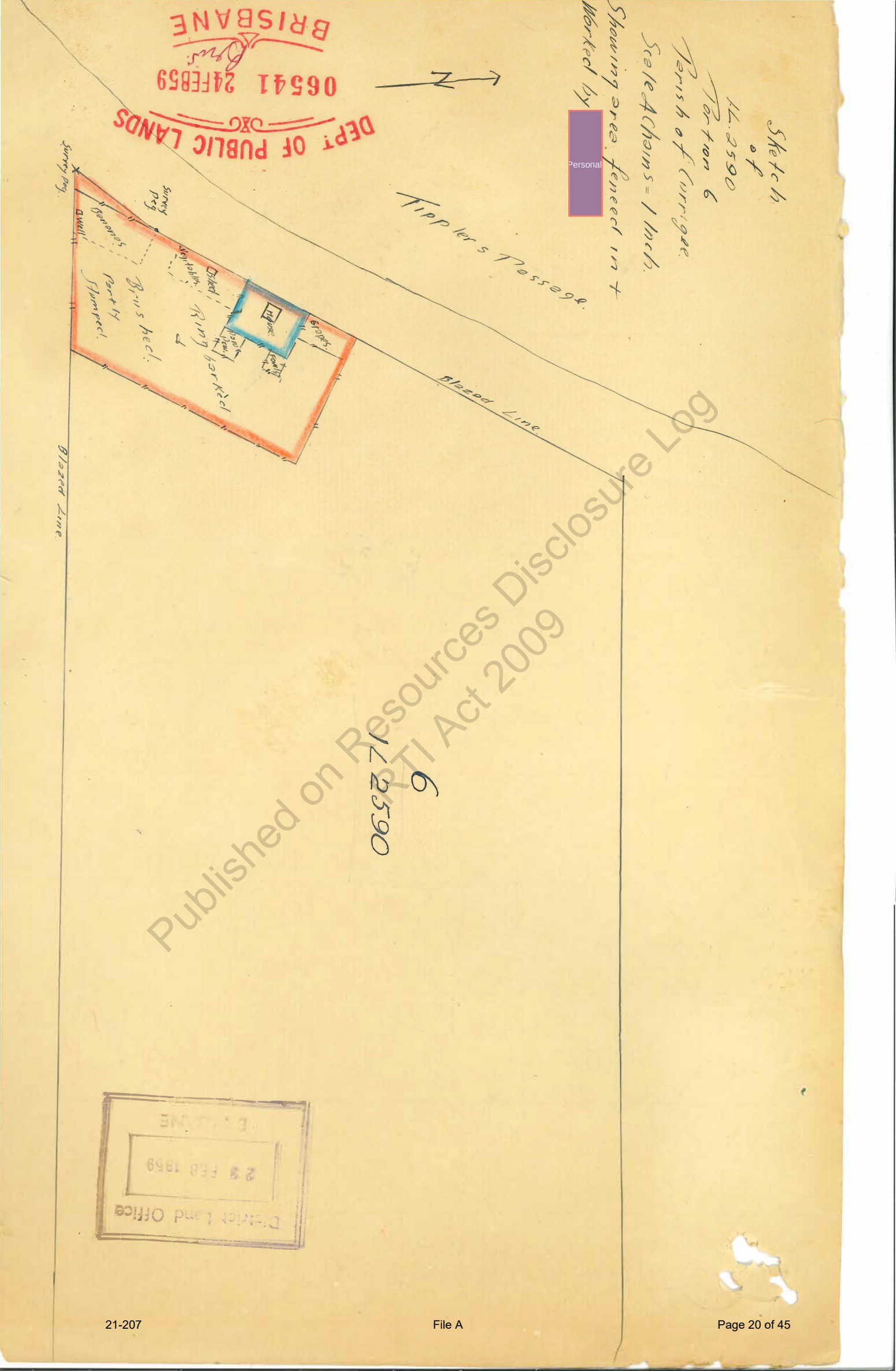
sch4p4(6) Personal information

(A.R.Fletcher)
Minister for Public Lands and Irrigation.

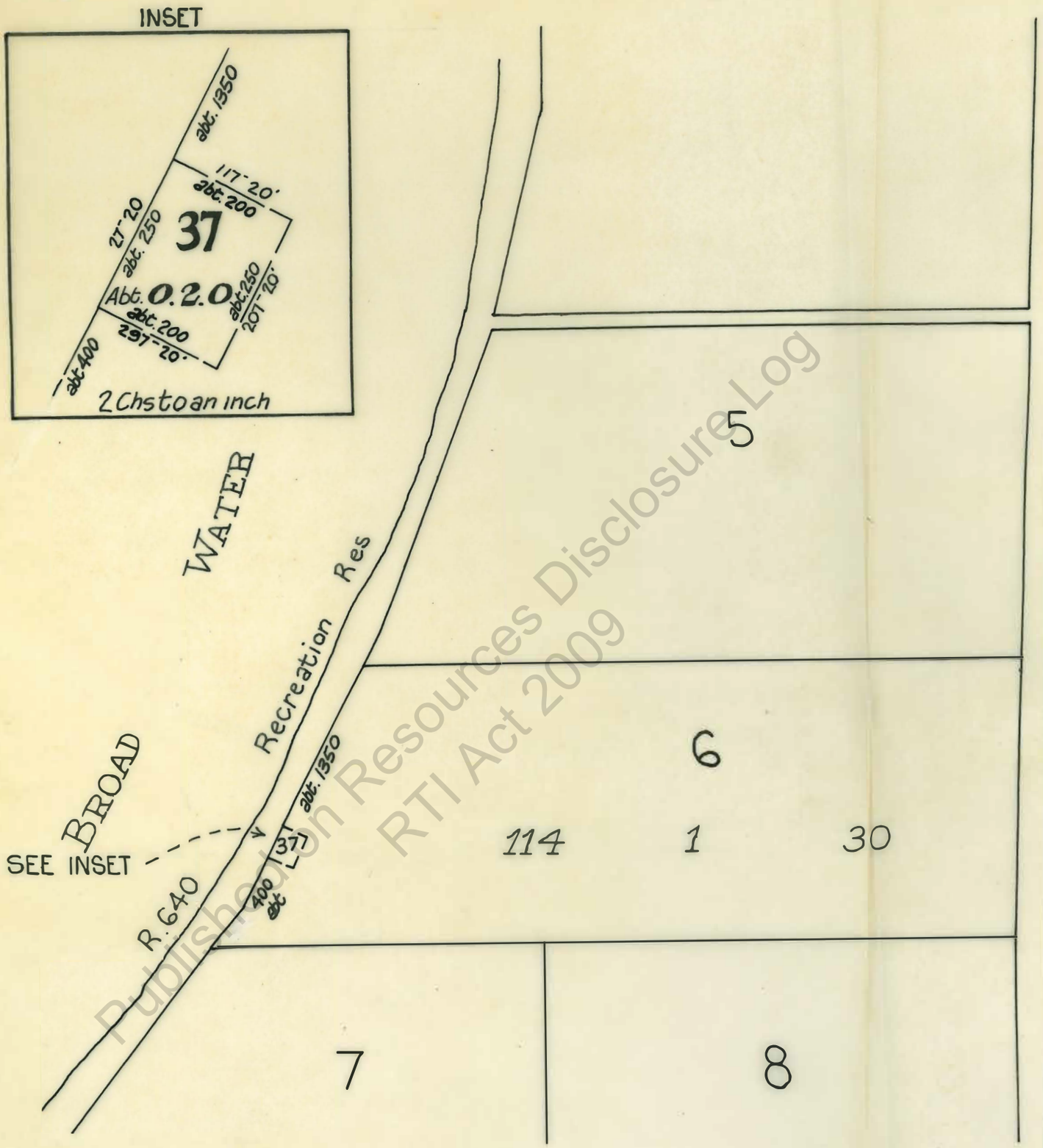
The Land Commissioner,
BRISBANE.
your information.

Secretary.
6.60.

Published on Resources Disclosure Log
RTI Act 2009



BRISBANE
06541 24FEB59
DEPT OF PUBLIC LANDS
District Land Office
28 FEB 1959
Published on Resources Disclosure Log
RTI Act 2009



Publication Resources Disclosure Log
RTI Act 2009

County of Ward Parish of CURRIGEE

Shire of Albert Land Agent's District of BRISBANE

Scale 10 Chains to an inch. File A Plan Wd. 1476

I.L. 2590

12th September, 1960.

Memo:

Referring to your B/c memo of the 24th February, 1959 regarding an application by [redacted] for a more secure tenure over his Informal Lease No. 2590 on South Stradbroke Island, please advise the present position regarding [redacted] improvements when a field officer is next in the locality.

[redacted]
Secretary.

(1) [redacted] 28/9/60

28/10/60

(2) [redacted] 12/9/60

The Land Commissioner,
BRISBANE.

Published on Resources Disclosure Log
RTI Act 2009

I.L. 2590.

District Lands Office,

Brisbane 23rd February 1959.

sch4p4(6) Personal information

Memo:-

I.L. 2590, Portion 6, Parish of Currigee, area 114 acres 3 roods 30 perches.
Licencee. sch4p4(6) Personal information

Date of Inspection 11/2/1959.
Date of Instructions: 10/7/1958.

Subject: Re. granting licencee a suitable area as a Special Lease.

Situation.
On South Stradbroke Island with a frontage to Tipplers Passage and the main Ocean Beach. Access by boat only.

Description.
Gently undulating sandy coastal forest country, timbered with gum, box, Bloodwood, cypress Pine wattle, titree. Grassed with blady,wire and couch grasses.

Noxious Plants.
Some patches of groundsel.

Improvements.

sch4p4(6) Personal information

Improvements are owned by the licencee sch4p4(6) Personal information

4p4(6) Personal informat was granted an Informal Lease over portion 6 Parish of Currigee on the

h4p4(6) Personal informati was informed by this Department on 27/7/1955 that when he has erect consideration will be given in granting him a Special Lease over a suitable area.

sch4p4(6) Personal information

The question of granting 4(6) Personal inform a tenure over any part of portion 6 now hinges on the proposed develop outh Stradbroke Island by the provision of a traffic bridge.

I consider that (6) Personal inform should be granted a Special Lease for a period of 5 years only over the ch he at present has fenced in and is cultivating.

If development of South Stradbroke Island takes place consideration then could

Over.....

OPENINGS 24 FEB 1959
District Land Office 23 FEB 1959 BRISBANE
DEPT OF PUBLIC LANDS QLD
06541 24FEB59 Brus.
BRISBANE
Published on Resources Disclosure Log RTI Act 2009

be given to granting [redacted] a tenure over a building allotment, when the 5 year Special Lease expires.

Recommendation.

I recommend that [redacted] be granted a Special Lease over an area of about 6 acres as shown [redacted] ed red on attached sketch for a period of 5 years at an annual rental of [redacted] with the condition that no improvements other than clearing and cultivation be effected on the leased land.

Basis of Valuation.

I h[redacted] no suitable basis for comparison but I consider that an annual rental of [redacted] for this area of land which has on [redacted] reasonable.

[redacted]

DEPT OF PUBLIC LANDS

[redacted] Ranger.

The Land Commissioner,

BRISBANE.

06541 24FEB59 Bris

BRISBANE

District Land Office

B/C Secretary,
Land Administration Board.

Your memo of 10.7.57 states that on the 27th July, 1955, [redacted] was informed that when he erected his house on portion 6, parish of Currigee, the question of granting him a Special Lease over a suitable area will be favourably considered.

[redacted] has now erected a house and has developed as a [redacted] an area of about 6 acres in the portion.

Reference to Batch 1598 shows that the whole of portion 6 has been included in the area of about 2800 acres proposed for leasing to the [redacted] and that on 1st December, 1958, Cabinet decided that the [redacted] be advised that it may proceed to negotiate an agreement with the Hon. the Minister on the basis of the proposal submitted on November, 10, 1958, and subsequent correspondence dated 19th, 21st, and 27th idem.

Apparently the promise made to [redacted] was overlooked when the [redacted] negotiations were entered into.

I now recommend as follows:-

(1) That [redacted] be now granted a Special lease over an area of about 2 roods (shown edged blue on Ranger's sketch) for a term of thirty years at a rental of [redacted] per annum for the first period of 10 years, subject to usual conditions.

(2) That rental of Informal Lease No. 2590 remain at [redacted] per annum after excision of the proposed Special Lease of 2 roods.

(3) That in the event of an agreement being negotiated with the [redacted] consideration be given to exclusion of the balance of the area edged red in Ranger's sketch with a view to permitting continuation of [redacted] tenancy over this area of about 5½ acres.

[redacted]

Land Commissioner.

24. 2. 59

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QUEENSLAND
TO WIT

I, [redacted] Brisbane in the State of Queensland Water Treatment Specialist do solemnly and sincerely declare as follows:-

1. I this declarant and [redacted] Brisbane in the State of Queensland but late of [redacted] in the said State were at the time of the [redacted] and still are the registered lessees as joint tenants of Special Lease No. 25574 Brisbane District being Portion 37 containing about 2 roods in the County of Ward Parish of Currigee and Informal Lease No. 2590 being Portion 6 containing 114 acres 3 roods 30 perches in the County of Ward Parish of Currigee

[redacted]

4. The said lands are not liable to any existing claims or encumbrances within my knowledge.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the "Oaths Act of 1867 to 1960".

SIGNED AND DECLARED)
d declarant [redacted])
[redacted] at)
ate of Queensland)
this twenty-sixth day)
of November 1968)
befo [redacted])

[redacted]

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REASSESSMENT OF RENT

Special Lease No 25574 Brisbane District

Lessee: sch4p4(6) Personal information

C/- Messrs Flower & Hart, Solicitors
G.P.O. Box 219, Brisbane, 4001

Locality: Portion 37. Parish of Currigee

Area: About 2 roods

Term: 30 years. from 1. 2. 1961.

Purpose: Manufacturing, Industrial, Residential or Business.

Rent: [redacted] per annum for 1st period of 10 years.

Capital Value Recommended: sch4p4(6) Personal information

Rent recommended for 2nd period of 10 years: sch4p4(6) Personal information per annum as from 1. 2. 1971

Report and valuation by: Govt. Land Commissioner sch4p4(6) Personal information

Basis. APF. 6723 Brisbane

Date of Sale 17. 2. 70.

Vendor - Purchaser.
sch4p4(6) Personal information

sch4p4(6) Personal information 9.7.71

6) Personal inf

VALUATION APPROVED

sch4p4(6) Personal information

TO LAND COURT
17 AUG 1971

AWAY
17 AUG 1971

Personal

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REQUIRED IN DUPLICATE.

S.L. 25574

Report and Valuation for determination of Rent of SPECIAL Lease for the SECOND period of the Term of Lease.

District	Brisbane		No. of Lease		S.L. 25574
Allotment		Section		Town	
Portion	37	Parish	Currigee	Area	2 roods

Name of Lessee (with address) sch4p4(6) Personal informati
c/- Flower & Hart,
Solicitors,
G.P.O. Box 219,
Brisbane. 4001

Date of Inspection 9.7.71

Purpose for which land is used (Residential, Business or otherwise.) Residential.

Other potential usage, if any -

Description of land comprised in lease The allotment is a level sandy allotment separated from the Broadwater by an esplanade and with views of the Broadwater.

State whether available—(a) electric power No (b) gas No

(c) water reticulation No (d) sewerage No

Distance from—(a) churches No church on Island. (b) school No school on island.

(c) public transport (state type) Nil.

Class of road construction to the land No constructed roads on island.

Locality attractions or advantages and general remarks The allotment is on South Stradbroke Island in an area known as "Tipplers Passage". The allotment is only accessible by boat. There is no daily or weekly service to the island.

Particulars of Improvements with present value Dwelling approx. 4(6) Personal inform

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I, sch4p4(6) Personal information

HEREBY CERTIFY that I have inspected the land described as Special Lease No. 25574 Brisbane District, and I have also made inquiry concerning its character and capabilities, and have written this report whilst the facts were fresh in my mind. I declare that they are given to the best of my judgment and ability. In pursuance of Section 38 of the Land Act 1962–1971, I do hereby state that in my opinion the fair rental value of Special Lease No. 25574, Brisbane District for the second period of the term of the lease commencing 1.2.71 is (6) Personal infor being a sum equal to 3 per cent. of the unimproved capital value (ip4(6) Personal informa) of the land as if it were held in fee simple at the date abovementioned.

Place: Brisbane.

Date: 12.7.71

sch4p4(6) Personal information

Designation of Inspecting Officer Assistant Land Commissioner.

Lds. 115A.

REQUIRED IN DUPLICATE.

S.L. 25574

Report and Valuation for determination of Rent of SPECIAL Lease for the SECOND period of the Term of Lease.

District: Brisbane — No. of Lease: S.L. 25574

Allotment — Section — Town

Portion: 37 — Parish: Currigee — Area: 2 roods

Name of Lessee (with address): sch4p4(6) Personal informati
c/- Flower & Hart,
Solicitors,
G.P.O. Box 219,
Brisbane. 4001

Date of Inspection: 9.7.71

Purpose for which land is used (Residential, Business or otherwise.): Residential.

Other potential usage, if any: -

Description of land comprised in lease: The allotment is a level sandy allotment separated from the Broadwater by an esplanade and with views of the Broadwater.

State whether available—(a) electric power: No (b) gas: No

(c) water reticulation: No (d) sewerage: No

Distance from—(a) churches: No church on Island. (b) school: No school on island.

(c) public transport (state type): Nil.

Class of road construction to the land: No constructed roads on island.

Locality attractions or advantages and general remarks: The allotment is on South Stradbroke Island in an area known as "Tipplers Passage". The allotment is only accessible by boat. There is no daily or weekly service to the island.

Particulars of Improvements with present value: Dwelling approx. sch4p4(6) Personal inform

Published on Resources Disclosure Log
RTI Act 2009

I, sch4p4(6) Personal information

HEREBY CERTIFY that I have inspected the land described as Special Lease No. 25574 Brisbane District, and I have also made inquiry concerning its character and capabilities, and have written this report whilst the facts were fresh in my mind. I declare that they are given to the best of my judgment and ability. In pursuance of Section 38 of the Land Act 1962–1971, I do hereby state that in my opinion the fair rental value of Special Lease No. 25574, Brisbane District for the second sch4p4(6) Personal inform period of the term of the lease commencing 1.2.71 is 5 being a sum equal to 5 per cent. of the unimproved capital value (sch4p4(6) Personal informatio) of the land as if it were held in fee simple at the date abovementioned.

Place: Brisbane.

Date: 12.7.71

sch4p4(6) Personal information

Designation of Inspecting Officer: Assistant Land Commissioner.

Lds. 115A.

REQUIRED IN DUPLICATE.

S.L. 25574

Report and Valuation for determination of Rent of SPECIAL Lease for the SECOND period of the Term of Lease.

District Brisbane — No. of Lease S.L. 25574

Allotment — Section — Town

Portion 37 — Parish Currigee — Area 2 roods

Name of Lessee (with address) sch4p4(6) Personal informati
c/- Flower & Hart,
Solicitors,
G.P.O. Box 219,
Brisbane. 4001

Date of Inspection 9.7.71

Purpose for which land is used (Residential, Business or otherwise.) Residential.

Other potential usage, if any -

Description of land comprised in lease The allotment is a level sandy allotment separated from the Broadwater by an esplanade and with views of the Broadwater.

State whether available—(a) electric power No (b) gas No

(c) water reticulation No (d) sewerage No

Distance from—(a) churches No church on Island. (b) school No school on island.

(c) public transport (state type) Nil.

Class of road construction to the land No constructed roads on island.

Locality attractions or advantages and general remarks The allotment is on South Stradbroke Island in an area known as "Tipplers Passage". The allotment is only accessible by boat. There is no daily or weekly service to the island.

Particulars of Improvements with present value Dwelling approx. (6) Personal info

sch4p4(6) Personal information

I, sch4p4(6) Personal information

HEREBY CERTIFY that I have inspected the land described as Special Lease No. 25574 Brisbane District, and I have also made inquiry concerning its character and capabilities, and have written this report whilst the facts were fresh in my mind. I declare that they are given to the best of my judgment and ability. In pursuance of Section 38 of the Land Act 1962–1971, I do hereby state that in my opinion the fair rental value of Special Lease No. 25574, Brisbane District for the second period of the term of the lease commencing 1.2.71 is sch4p4(6) Personal inform being a sum equal to 5 per cent. of the unimproved capital value (sch4p4(6) Personal inform) of the land as if it were held in fee simple at the date abovementioned.

Place: Brisbane.

Date: 12.7.71

sch4p4(6) Personal information

Designation of Inspecting Officer Assistant Land Commissioner.

Published on Resources Disclosure Log
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Lds. 115A.

BASIS OF VALUATION FOR DETERMINATION OF RENT AND CONVERSION OF TENURE

	Subject Holding	Basic Property	Basic Property
1. Tenure and Number or Name with District	S.L. 25574 Brisbane	A.P.F. 6723 Brisbane	
Allotment		15	
Section		4	
Town	37	Currigee	
Portion			
Parish	Currigee	Currigee	
Area	2 roods.	33.4 pers.	
2. (a) Situation of subject in relation to basic	The basic allotment is situated approx. 5 miles southerly of the subject.		
(b) Usage	Residential.	Residential.	
(c) Zoning	Not applicable.	Not applicable.	
(d) Comparison of subject and basic			
(i) state concisely reasons why subject is inferior or superior to Basics	<u>Situation:</u> The subject would be slightly inferior in situation in that it is further removed from the amenities of the mainland. <u>Access:</u> Similar. Both allotments are on the Island and have access only by boat. <u>Land:</u> The subject is superior in land in that it has a complete water frontage that cannot be built out. The basic is on the crest of an area of pumped up sand. The subject area is 2 roods compared with 33.4 pers. of the basic. Overall similar in access, subject superior in land but inferior in situation.		
3. Estimated carrying capacity .. (Rate and Total)			
Present	Not applicable.	Not applicable.	
Potential			
4. State whether available			
(a) electric power	No	No	
(b) gas	No	No	
(c) water reticulation ..	No	No	
(d) sewerage	No	No	
5. Distance from			
(a) churches	On mainland.	On mainland.	
(b) school	On mainland.	On mainland.	
(c) public transport (state type)	Nil.	Nil.	

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Release

	Subject Holding		Basic Property		Basic Property	
6. Situation Access and road type	Access boat only.		Access boat only.			
7. Sale data of subject and/or basic Date of sale Vendor Purchaser			17.2.70 [redacted]			
	Official	Parties	Official	Parties	Official	Parties
Land/Lease			[redacted]			
Improvements						
Stock						
Other items						
TOTAL						
Land/Lease per acre (on official apportionment)						
Sheep/Beast area Basis (on official apportionment)						
Note: Omit 7 if sales are not used as basic data.						
8. Recommended unimproved capital value or rent	C.V. Rent [redacted]		† Present capital value or rent † Period or relevant Date † When determined		† Present capital value or rent † Period or relevant Date † When determined	

9. Any comment or additional information

The basic sale is the sale of an A.P.F. 6723 and at the date of sale had a payout figure of [redacted]

[redacted]
Assistant Land Commissioner
Land Inspector

Date 12.7.71

Endorsed [redacted]
Commissioner

Date [redacted] 15/7/71

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RTI Act 2009

† To be completed only when Land Court determinations are used as basics.

Govt. Printer, Brisbane.

BASIS OF VALUATION FOR DETERMINATION OF RENT AND CONVERSION OF TENURE

	Subject Holding	Basic Property	Basic Property
1. Tenure and Number or Name with District	S.L. 25574 Brisbane	A.P.F. 6723 Brisbane	
Allotment		15	
Section		4	
Town	37	Currigee	
Portion			
Parish	Currigee	Currigee	
Area	2 roods.	33.4 pers.	
2. (a) Situation of subject in relation to basic	The basic allotment is situated approx. 5 miles southerly of the subject.		
(b) Usage	Residential.	Residential.	
(c) Zoning	Not applicable.	Not applicable.	
(d) Comparison of subject and basic			
(i) state concisely reasons why subject is inferior or superior to Basics	<u>Situation:</u> The subject would be slightly inferior in situation in that it is further removed from the amenities of the mainland. <u>Access:</u> Similar. Both allotments are on the Island and have access only by boat. <u>Land:</u> The subject is superior in land in that it has a complete water frontage that cannot be built out. The basic is on the crest of an area of pumped up sand. The subject area is 2 roods compared with 33.4 pers. of the basic. Overall similar in access, subject superior in land but inferior in situation.		
3. Estimated carrying capacity (Rate and Total)			
Present	Not applicable.	Not applicable.	
Potential			
4. State whether available			
(a) electric power	No	No	
(b) gas	No	No	
(c) water reticulation	No	No	
(d) sewerage	No	No	
5. Distance from			
(a) churches	On mainland.	On mainland.	
(b) school	On mainland.	On mainland.	
(c) public transport (state type)	Nil.	Nil.	

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RTI Act 2009

Release

	Subject Holding		Basic Property		Basic Property	
6. Situation Access and road type	Access boat only.		Access boat only.			
7. Sale data of subject and/or basic						
Date of sale			17.2.70			
Vendor			sch4p4(6) Personal inform			
Purchaser						
	Official	Parties	Official	Parties	Official	Parties
Land/Lease			sch4p4(6) Personal information			
Improvements						
Stock						
Other items						
TOTAL						
Land/Lease per acre (on official apportionment)						
Sheep/Beast area Basis (on official apportionment) ..						
Note: Omit 7 if sales are not used as basic data.						
8. Recommended unimproved capital value or rent	C.V. Rent sch4p4(6) Personal infor		† Present capital value or rent † Period or relevant Date † When determined		† Present capital value or rent † Period or relevant Date † When determined	

9. Any comment or additional information

The basic sale is the sale of an A.P.F. 6723 and at the date of sale had a payout figure of sch4p4(6) Personal inform

sch4p4(6) Personal information

Assistant Land Commissioner
Land Inspector

Date 12.7.71

Endor sch4p4(6) Personal information

Land Commissioner

D sch4p4(6) Personal informa 15/7/71

Published on Resources Disclosure Log RTI Act 2009

† To be completed only when Land Court determinations are used as basics.

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BASIS OF VALUATION FOR DETERMINATION OF RENT AND CONVERSION OF TENURE

	Subject Holding	Basic Property	Basic Property
1. Tenure and Number or Name with District	S.L. 25574 Brisbane	A.P.F. 6723 Brisbane	
Allotment		15	
Section		4	
Town	37	Currigee	
Portion			
Parish	Currigee	Currigee	
Area	2 roods.	33.4 pers.	
2. (a) Situation of subject in relation to basic	The basic allotment is situated approx. 5 miles southerly of the subject.		
(b) Usage	Residential.	Residential.	
(c) Zoning	Not applicable.	Not applicable.	
(d) Comparison of subject and basic (i) state concisely reasons why subject is inferior or superior to Basics	<u>Situation:</u> The subject would be slightly inferior in situation in that it is further removed from the amenities of the mainland. <u>Access:</u> Similar. Both allotments are on the Island and have access only by boat. <u>Land:</u> The subject is superior in land in that it has a complete water frontage that cannot be built out. The basic is on the crest of an area of pumped up sand. The subject area is 2 roods compared with 33.4 pers. of the basic. Overall similar in access, subject superior in land but inferior in situation.		
3. Estimated carrying capacity (Rate and Total) Present Potential	Not applicable.	Not applicable.	
4. State whether available (a) electric power	No	No	
(b) gas	No	No	
(c) water reticulation	No	No	
(d) sewerage	No	No	
5. Distance from (a) churches	On mainland.	On mainland.	
(b) school	On mainland.	On mainland.	
(c) public transport (state type)	Nil.	Nil.	

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	Subject Holding		Basic Property		Basic Property	
6. Situation Access and road type	Access boat only.		Access boat only.			
7. Sale data of subject and/or basic						
Date of sale			17.2.70			
Vendor			sch4p4(6) Personal informa			
Purchaser						
	Official	Parties	Official	Parties	Official	Parties
Land/Lease			sch4p4(6) Personal information			
Improvements						
Stock						
Other items						
TOTAL						
Land/Lease per acre (on official apportionment)						
Sheep/Beast area Basis (on official apportionment) ..						
Note: Omit 7 if sales are not used as basic data.						
8. Recommended unimproved capital value or rent	C.V. Rent sch4p4(6) Personal inf		† Present capital value or rent † Period or relevant Date † When determined		† Present capital value or rent † Period or relevant Date † When determined	

9. Any comment or additional information

The basic sale is the sale of an A.P.F. 6723 and at the date of sale had a payout figure of sch4p4(6) Personal inform

sch4p4(6) Personal information

Assistant Land Commissioner
~~Land Inspector~~

Date 12.7.71

Endors sch4p4(6) Personal information

Commissioner

Da sch4p4(6) Personal informati 15/7/71

† To be completed only when Land Court determinations are used as basics.

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Govt. Printer, Brisbane.(X)

Brisbane

Manufacturing, industrial, residential or business

Part of portion 6, parish of Currigee

About 2 roods

first

ten £2 4(6) Personal inform

30

Rent for the second and third periods of 10 years each to be determined by the Land Court.

SL 25576

SL 25555

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Noxious plants: The lessee shall maintain the leased land free from noxious plants.

Survey: The lessee shall pay the cost of any required survey.

S.L. 25574

BRISBANE LAND AGENT'S DISTRICT.

SUBJECT: Portion 37 Parish of Currigee - Application for conversion of tenure

ON SOUTH STRADBROKE ISLAND

RESERVES
19 OCT 1970
SECTION

This Special Lease comprises an area of about 2 roods on the western side of South Stradbroke Island, overlooking Tipplers Passage; the term of the lease is thirty years from 1.2.61

The Land Commissioner has reported that improvements on the land consist of a 10 square fibro dwelling with ir , valued at 4(6) Personal infor He values the land at (6) Personal infor

The Inspector mentioned that the Albert Shire Council considers the whole of the Island should be a Recreation Reserve (In a letter 70/40037 Myrs, on B.1598 the Council asked that all unalienated land on the Island be proclaimed a National Park and that any development on alienated land should be complementary to the purposes of National Park.)

Gold Coast City Council

The Inspector also referred to an approval dated 27.6.66 on Res. 10225 Sub A (now S.L. 30712, file herewith) to insert, in any new Special Leases, special conditions requiring that the public shall have the right of free and unrestricted access to from and across the leased land at all times and also that the provisions of section 207 shall not apply. The subject lease is not subject to such conditions.

It n the case of Special Lease 18922 sch4p4(6) Personal information , over portion 7, which is situated to the south of the subject land, the inspecting officer stated that that area (i.e. portion 7) would create a good demand for residential allotments. The same could be said of portion 6 and the subject land.

The Land Commissioner considers that the subject land has not been reasonably improved having regard to its unimproved value but it has been reasonably improved having regard to the purpose for which it is used and recommends that conversion be refused.

It appears that conversion of tenure of none of the Special Leases on South Stradbroke Island should be allowed - until, at least, the question of dealing with the Island as a whole has been decided - as such conversion would not be in the best public interest.

SUBMITTED.

Draw Solicitors attention to Section 207 of the Act. Say that before conversion of tenure of a Special Lease may be allowed it must be estabilised that the land comprised therein is not required for any public purpose, in addition to its being reasonably improved.

The land comprised in S.L. 25574 may be required for public purposes and in the circumstances the application for conversion of tenure cannot be approved.

Personal

Approved
[illegible]

Govt. Printer, Brisbane.(X)

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RTI Act 2009

S.L. 25574

District Land Office,

BRISBANE.

10th September, 1970

QUEENSLAND

Registered No.
In any further Correspondence on this subject the above No. should be quoted
P.O. Box
Telephone

DEPT OF PUBLIC LANDS
50465 16SEP70 Bris
BRISBANE

17 SEP 1970 RESERVES

5 OCT 1970 SECTION

24 SEP 1970 RESERVES SECTION

18 SEP 1970 RESERVES SECTION

9 OCT 1970 SECTION

The Land Commissioner,
BRISBANE.

MEMO:

Re: Application for conversion of tenure
S.L. 25574 portion 37, parish of Currigee.
Applicant 4p4(6) Personal informa c/c's report

With reference to your instruction dated 10.9.1969 relative to an application for conversion of tenure of S.L. 25574, portion 37, parish of Currigee, I wish to advise that I inspected the subject area 3.9.1970 and submit the following report.

Situation: The subject area is situated on the western side of South Stradbroke Island and in an area known as Tipplers Passage.

Access: Access to the area is by boat only and the lease fronts against Recreation Reserve 640 (H.O. Res. 10225).

Land: Level sandy forest country with an outlook over Tipplers Passage.

Improvements: Dwelling, fibro with iron roof, approx. 10 squares @ Personal i per square 4(6) Personal inform
Sheds, fencing - not ed.

Remarks: The Albert Shire Council considers the whole of the Island should be a Recreation Reserve. Whilst it is admitted that the subject area is set back some 2.5 chain from high water mark, it is considered that if approved for conversion of tenure, a precedence may well be established and pressure brought to bear on the Department for conversion of tenure of the areas slightly to the north that are used by the Tourist Trade Vessels. The leases to the north at present being portions 35, 36, 38, 39, 40, 45 and 47 all have frontage to the Broadwater. By a Commission approval (vide submission 24.10.69) any of the above leases before further dealing must be set back at least 1½ chains from high water mark (RC.31442).

Gold Coast City Council Ref. letter 22/7/70 B.1598

now SL 30712

By approval 27.6.1966 Res. 10225 Sub. A. the following conditions are to be inserted in renewal of leases.

.../2.

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(1) The public shall have the right of free and unrestricted access to, from and across the leased land at all times.

(2) Section 207 of the Land Act not to apply to within land.

Having regard to sales of Crown land, town of Currigee in November, 1967 where prices reflected from $650 to $3150 for allotments 1 rood and less, it is considered that a fair and reasonable capital value of the subject area having an area of about 2 roods is 6) Personal inf

It is considered that the subject area has not been reasonably improved having regard to its unimproved value but it has been reasonably improved for the purpose for which it is used (i.e. seaside cottage). Having regard to all factors mainly the request by the Albert Shire Council that the whole of the island be gazetted a Reserve for Recreation, that the approval for conversion may create a precedence and that the area is not considered to be reasonably improved having regard to its unimproved value, it is recommended that conversion of tenure be refused.

sch4p4(6) Personal information

Assistant Land Commissioner.

DEPT OF PUBLIC LANDS
50465 16SEP79
BRISBANE

B/C SECRETARY, L.A COMMN.

sch4p4(6) Personal information

15/9/79

h4p4(6) Personal informat

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10

RESERVES
23 JUN 1961
SECTION

Special Lease Number SL 25574

Land Agent's District Brisbane

Lessee sch4p4(6) Personal information

Address c/- Post Office. Labrador. Southport.

Term 30 Years from 1.2.61 Expiring 31.1.91

Allotment — Section — Town —

Portion 37 Parish Currigee County Ward

Gaz. Notn. N.C Date of purchase — Purpose Mfg. etc.

Reappraisement 1.2.71. 10 years Section 179(1)

1.2.81 10 years Old tenure Part of SL 2590

OPENINGS
6 JUL 1961

Ref. Sale file —

Council ~~City of Gold Coast~~ Albert Shire.

AREA A.	R.	P.	FROM	ANNUAL RENT	SURVEY FEE	IMPTS.
Abt -	2.	0	1.2.61	£1.0.0 (1st 10 yrs)	-	-

6) Personal inf

Expiry & Reapp Books Noted

Prop. 60/438

~~INDEX~~ Ledger Card and Historical Record prepared.

L/A + V/G. advised.

1. Certificate for Revenue

CERTIFICATE K 1370
16 JUN 1961

6) Personal inf

2. Records. To make new S/h file

4p4(6) Personal informa

2/6/61

B/c Survey Office to note.

Inquiry " " " 6) Personal info 17/6/61

~~Variations~~ " " "

~~Develop't~~ " " "

Appl'ns " " " 20/7/61

6) Personal info

Lessee owns improvements

Improvements Action Complete

B/c. Surveyor-General

Please prepare Lease

19.9.61

Wed. 1476

P. M.

12/1 STAMP DUTY PAID 231.61

REC. No. 8194.

DRAWN 13-11-61

DEEDS SECTION
676
11 OCT 1961

B. C. Lands
Lease
25 OCT 1961

6) Personal info

Personal

HEREWITH LEASE IN DUP
DULY STAMPED

Lds. 110.

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RTI Act 2009

"The Succession and Probate Duties Acts. 1892 to 1963"

K

FLOWER & HART, Solicitors,
398-400 Queen Street, Brisbane

CERTIFICATE OF PAYMENT OF DUTY UNDER SECTIONS 43 AND 43A.

~~To the Registrar of Titles,~~ ~~The Local Deputy Registrar of Titles,~~ The Under Secretary for Lands,
~~Brisbane,~~ or ~~Rockhampton (or Townsville).~~ or Brisbane.

(1) Predecessor.
(2) Successor.
(3) " Certificates of Title." " Deeds of Grant," " Bills of Mortgage," " Leases," and how many.

It is hereby certified that all duty payable upon the death of (1) Nina Chay late of Stradbroke Island via Jacobs Well in the State of ~~of~~ Queensland
in respect of the Succession of (2) Richard Beck Chay of 14 Ison Street, Morningside, Brisbane in the State ~~of~~ of Queensland
(Estate No. 4028 /1968), to the Property comprised in the (3) leases (2)
particularised in the Schedule hereto, has been counted for and paid to me.

sch4p4(6) Personal information

Commissioner of Stamp Duties.

THE SCHEDULE REFERRED TO.

State here whether Certificate of Title, Deed of Grant, Bill of Mortgage, Lease, and give Registered No.	Present Registered Owner, Mortgagee, or Lessee.	Area. A. R. P.	County.	Parish.	Town.	Description of Land.	No. of Certificate or Grant.	Vol.	Folio.	Value. $ .c.
Special Lease No. 25574	sch4p4(6) Personal information	about 2 roods	Ward	Currigee	-	Portion 37	Special Lease No. 25574 Brisbane District			Land Improvements
Informal Lease No. 2590		114 3 30	Ward	Currigee	-	Portion 6	Informal Lease No. 2590			$
										$

sch4p4(6) Personal information

sch4p4(6) Personal information

Stamp Duties Office
29 NOV 1968
— BRISBANE —

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S.D.9.

Flower and Hart

IN RE TRANSFER

Tenure No. and District: S.L.25574

Transferror: sch4p4(6) Personal information

Transferee: sch4p4(6) Personal information

Area: acres: About 2 roods: 0 perches:

Stamp Duty: ✓

Registration Fee: ✓

Lease: ✓

Rent and other Dues: paid to 31.12.66 - 579 ✓

Date of Transfer: 13.5.1966

Register No. of Sublease:

Area Sublet:

Date of Sublease:

Term of Sublease:

Produced: 14.6.1966

REVENUE 8 JUL 1966 BRANCH REGN.CH 13 JAN 1969 SECTION

OPENINGS JUL 1966

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Card.	Hereby	acres	roods	perches.
Area and No. of Selns. held by Transferee				

Register

(6) Personal infor

21. 6. 66

REGISTER, LEASES & CARDS NOTED
L.A., S.G., LD. CT., PRIMARY INDUS., INFORMED

4(6) Personal inform

28 JUN 1966

Lease to Solrs

LEASES REGISTRATION SECTION'S ACTION COMPLETE 6) Personal int 6/7/66

DEVELOPMENT 13 JUL 1966

1 ~~Revenue~~ to note Ens 7/7/66

2 Inquiry " " sch4p4(6) Personal information 7/7/66

3 Develop't " " 6) Personal info 13/7/66

4. Cancel Blup 1.9.1966. ✓

AWAY 1966

Lds. 223.
Govt. Printer, Brisbane.

"THE LAND ACT OF 1962"

Transfer of a Special Lease

JUN--8-66 79912 ●● H S/D— 950***0.50

I, sch4p4(6) Personal information

of sch4p4(6) Personal information being the Lessee of the holding

her

Land Agent's District: Brisbane

Register No. Special Lease: 25574

County: Ward

Parish: Currigee

Portion: 37

Area: about 2 roods

No. 423570
Received in the Department of Public Lands, Brisbane, this 14th day of June 1966 at 12.30 o'clock

And now held by me as a Special Lease under the provisions of "The Land Act of 1962", in consideration of the sum of sch4p4(6) Personal info (made up of £ sch4p4(6) Personal information lease, and £ sch4p4(6) Personal information for improvements) th sch4p4(6) Personal information both o sch4p4(6) Personal information um I do hereby acknowledge, hereby trans sch4p4(6) Personal information sch4p4(6) Personal informat as joint t

er with all the rights and privileges of the holder of the said lease under the laws and regulations in force for the time being.

Dated at sch4p4(6) Personal information this 2nd day o 19 .

sch4p4(6) Personal information

(Signature of Transferror)

Witness sch4p4(6) Personal information

* State Christian Names and Surname in full.

LAND TENURES BRANCH
Flower & Hart 12.30
14 JUN 1966
Regn. Fee Paid
Lease ✓
sch4p4(6) Personal information

Memorandum of mortgages, sub-leases, charges, or other encumbrances.

Nil

DECLARATION BY TRANSFEREE

I, sch4p4(6) Personal information both of Brisb

her

are
am a† sch4p4(6) Personal information subject of Her Majesty ✓

and ~~am~~ over f age.

Signed this 9th day of May 19 66.

sch4p4(6) Personal information

Witnes sch4p4(6) Personal information

(Signature of Declarant)

† Insert "Natural Born" or "Naturalized".

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VALUATION OF REAL AND PERSONAL ESTATE OF [redacted]

[redacted]

PROPERTY IS DESCRIBED AS FOLLOWS:-

Special Lease No. 25574.

Held in the names of [redacted] joint tenants. Terms of lease 30 years from 1st February, 1961 at a yearly rental of [redacted] per year for the first 10 years and is situated at Currigee on Stradbrook Island.

Land is described as Portion 37, County of Ward, Parish of Currigee, containing an area of approx. 2 roods. Unimproved (V.G.) value is [redacted]

Also Informal Lease No. 2590, being portion 6, Parish of Currigee, area 114 acres 1 rood 30 perches. Unimproved (V.G.) Value [redacted]

Informal Lease dated 1st September, 1955. Rental [redacted] per annum payable in advance. Can surrender on 3 months notice by either party, no compensation payable by the Crown Lessees have the right to remove any improvements.

LAND.

Leases Special Lease No. 25574 and informal lease No. 2590. I value the two leases at the amount of. ... ... [redacted]

[redacted]

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C.H. HORTON.
APPROVED VALUER.

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