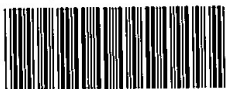


83-723

DUPLICATE

VOL: S 7662 FOL: 29



17662029



QUEENSLAND

VOL. 7662 FOL. 29

06

Perpetual.....SUBURBAN.....Lease No. 2841  
(Non-Competitive Lease)Perpetual.....S U B U R B A N.....Lease under  
the Land Act 1962-1983

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:

Whereas,

ERNEST JUNCTION PTY. LTD.

in Our State of Queensland, in pursuance of the provisions of Section 210 of the Land Act 1962-1983 (hereinafter referred to as "the said Act"), is now entitled to a lease in Perpetuity of the Land described in the First Schedule endorsed on these presents: NOW KNOW YE that in consideration of the premises, and of the payment previous to the issue hereof of the prescribed deposit, survey fee, and value of the improvements,

and in further consideration of the rental hereby reserved, WE, in pursuance of the said Act, DO HEREBY, for Us, Our Heirs and Successors, DEMISE AND LEASE unto the said ERNEST JUNCTION PTY. LTD.

(hereinafter with its successors in title designated "the Lessee"), and its lawful Assigns, all that parcel of land described in the First Schedule hereto, for Secondary Industry (Ernest Junction Industrial Estate) purposes

To HOLD the same unto the Lessee and its lawful Assigns, in Perpetuity, from the First day of April in the year One thousand nine hundred and eighty-three with, under, and subject to the terms, conditions, provisions, exceptions, reservations, provisoes, penalties and forfeitures hereinafter particularly mentioned, and under and subject to the conditions and provisions in the said Act contained, and all other provisions of the said Act therein referred to, or any Amendment or Amendments of such provisions hereafter to be passed, or any Regulations made or which may hereafter be made under the said Act relating

to Perpetual Suburban Leases: YIELDING AND PAYING unto Us, Our Heirs and Successors, subject to the provisions of the said Act, on or before the First day of April in each and every year, such yearly rent or sum as determined or prescribed, such payments to be made at the Office in Brisbane of the Department of Lands, or at any District Land Office, in Our State of Queensland, or at such other place as may from time to time be appointed by the Governor of Our said State in Council: It is HEREBY expressly agreed and declared that this Lease is to be read and construed as if all the provisions of the said Act and Regulations, at any time in

force, relating to Perpetual Suburban Leases were inserted in this Lease as covenants and conditions thereof: AND it is also declared and agreed and these presents are upon the express condition that the lease hereby granted shall be subject to the conditions set forth in the Second Schedule hereto: AND it is hereby further declared and agreed that if the Lessee makes default in payment of the rent hereby reserved, or any part thereof, at the times and in the manner herein prescribed, or fail to observe or perform the terms, covenants, and conditions herein contained or referred to, or any of them, then, and in such case, this Lease shall be liable to be forfeited, and for such purpose the provisions of the said Act and Regulations, at any time in force, shall be applicable as if this

DUTY STAMP

[Form 17]

762-29

Lease were the Perpetual Lease of a Selection thereunder: PROVIDED always and WE DO HEREBY reserve unto Us, Our Heirs and Successors, all Gold and Minerals (the term "Minerals" to have the same meaning as in the Mining Act 1968-1982) on and below the surface of the said Land, and all Mines of Gold and Minerals on and below the surface of the said Land: AND WE DO HEREBY ALSO RESERVE unto Us, Our Heirs and Successors, and to such persons as shall from time to time be duly authorised by Us in that behalf, the free right and privilege of access, including ingress, egress, and regress, into, upon, over, and out of the said Land, for the purpose of searching for or working Gold and Minerals, or any of them, or Mines of Gold and Minerals or any of them, in any part of the said Land: AND WE DO HEREBY ALSO RESERVE unto Us, Our Heirs and Successors, all Petroleum (the term "Petroleum" to have the same meaning as in the Petroleum Act 1923-1982), on or below the surface of the said Land: AND also all rights of access for the purpose of searching for and for the operations of obtaining Petroleum in any part of the said Land: AND ALSO 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: AND WE DO FURTHER RESERVE the right of any person duly authorised in that behalf by the Governor of Our said State in Council at all times to go upon the said Land, or any part thereof, for any purpose whatsoever, or to make any survey, inspection, or examination of the same.

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

*Knight Commander of the Royal Victorian Order*



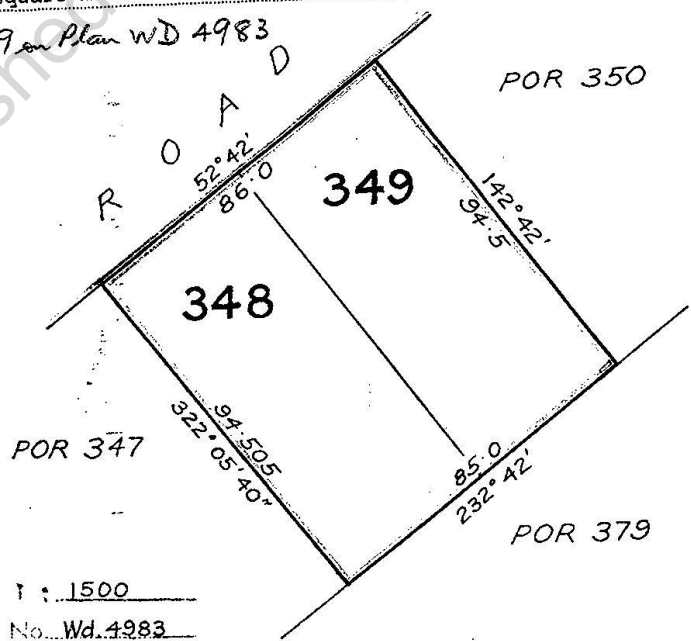
WITNESS Our Trusty and Well-beloved His Excellency Commodore Sir JAMES MAXWELL RAMSAY, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Commander of the Most Excellent Order of the British Empire, upon whom has been conferred the Decoration of the Distinguished Service Cross, and Commodore in the Royal Australian Navy (Retired), Governor in and over the State of Queensland and its Dependencies in the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this Twenty-third day of June, in the Thirty-second year of Our Reign and in the year of Our Lord One thousand nine hundred and eighty-three.

sch4p4(6) Personal information

FIRST SCHEDULE

Perpetual SUBURBAN Lease No. 2841 NCL  
County Ward Parish Nerang Town   
portions Three hundred and forty-eight and Three hundred and forty-nine  
Area 8080 square metres.

*Lots 348 & 349 on Plan WD 4983*



TOTAL LEASE AREA  
8080 m<sup>2</sup>

Scale 1 : 1500  
Plan No. Wd. 4983

7662-29

**SECOND SCHEDULE**  
**(Conditions)**

The Lessee shall maintain an approved industry on the leased land to the satisfaction of the Minister for Commerce and Industry.

The Lessee shall, within nine (9) years from the date of commencement of the lease and to the satisfaction of and at a rate satisfactory to the Minister for Lands, Forestry and Police and the Minister for Commerce and Industry, construct factory buildings of not less than 2 000 square metres and expend a capital outlay of not less than \$250 000.00 on buildings and plant on the leased land.

The Lessee shall submit for the approval of the Minister for Commerce and Industry, before any construction work is commenced, plans of all buildings proposed to be erected on the leased land from time to time.

The Lessee shall fill and/or grade the leased land to levels determined by the Council of the City of the Gold Coast, any material excavated to be dumped or spread within the leased area save that any surplus excavated material may not be disposed of other than as directed or agreed by the Minister for Lands, Forestry and Police.

The Lessee shall carry out and thereafter maintain a scheme of landscaping and beautification of the leased land to the satisfaction of the Minister for Lands, Forestry and Police and the Minister for Commerce and Industry, and shall, within the first six (6) months from the date of commencement of the lease or such extended time as may be agreed upon, submit for approval of the Minister for Commerce and Industry plans and a programme of works for such landscaping and beautification.

The Lessee shall, to the satisfaction of the Council of the City of the Gold Coast provide adequate off-street parking facilities on the leased land to cater for both employees' and visitors' motor vehicles.

Published on Resources  
RTI Act 2009

762-29

## Transfers, Mortgages, Etc., Registered

Mortgage No. 1992830 from Ennes  
Junction Pty. Ltd. to COMM  
TRADING BANK OF sch4p4(6)  
securing advances as therein set forth  
Registered 11 FEB 1993  
Sch. 284

This lease is deemed to be a lease of the within  
land for a term of 20 years from 1-10-86  
a covenant entitling the lease to a Deed of  
simple in terms of Section 193 of Land Act, 1962-1986.  
Purchasing Price of Land: \$170 600-00

sch4p4(6) Personal information

for Se

IN terms of Regulation 41A (1) of  
the Land Regulations, the description  
of the Land comprised in the within  
lease is amended to lot 5398+349  
on plan WD 4983

sch4p4(6) Personal information

Registrar of Dealings.

SUBLEASE to PLASTER CASTINGS  
PTY LIMITED  
From 14 JUN 1989 to 13 JUN 1992  
SUBLEASE No. K562018K  
PRODUCED 28 FEB 1991  
REGISTERED -5 MAR 1991  
REGISTRAR OF DEEDS

Memorandum of Mortgage to Natwest  
Australia Bank Limited  
No. L 370798P  
PRODUCED 11 FEB 1993  
REGISTERED -5 APR 1993  
sch4p4(6) Personal information

ADVANCE BANK AUSTRALIA LIMITED  
are MORTGAGEE under MORTGAGE No. L370798P  
TRANSFER NO. 18579628  
PRODUCED 25 FEB 1994  
REGISTERED 21 MAR 1994  
REGISTRAR OF TITLES

SUBLEASE to GLASS PHOENIX PTY LTD  
OVER PART OF THE WITHIN HOLDING  
From 1 DEC 1993 to 30 NOV 1996  
SUBLEASE No. 700233682  
PRODUCED 19 SEP 1994  
REGISTERED -8 DEC 1994  
sch4p4(6) Personal information

Ernest Junction Pty Ltd.,  
sch4p4( 6) Personal information  
PARADISE POINT. Q. 4216

Recordings 2

224 2278

NCL 06/2841

14th October, 1986.

Dear Sir,

Re: Land Act 1962-1986  
Conversion of tenure

In accordance with the Notice of Election lodged by you, I have to inform you that the lease of your Perpetual Suburban Lease No. 2841, is now deemed a new lease for a term of twenty (20) years from 1st October, 1986, and subject to a covenant entitling you to a Deed of Grant in fee-simple.

The purchasing price of the land is \$170,600.00.

Section 194 of the Land Act 1962 - 1986 provides that the lessee shall pay a deposit of one twentieth of the purchasing price and the balance thereof in twenty (20) equal annual instalments.

In the case of your holding, the instalment payable on each year during the term of twenty (20) years will be \$8,103.50.

Yours faithfully,

sch4p4( 6) Personal information

B/C The Director,  
Department of Industry Development,  
BRISBANE. Q.

Secretary.

sch4p4( 6) Personal information

For your information.

Your Ref: 26.3.1215 EO:DH:NT

sch4p4( 6) Personal information

Secretary.sch4p4( 6)

DEPT. OF LANDS

SL 43879

75432 11 NOV 82 PP

BRISBANE

DEPARTMENT OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT

M.I.M.

BUILDING

160 ANN

STREET

BRISBANE

All communications  
to be addressed to  
THE DIRECTOR  
BOX 183  
POST OFFICE  
BRISBANE NORTH QUAY  
QUEENSLAND 4000  
AUSTRALIA



CABLE: QUINDUS

TELEPHONE 227 7111

TELEX 41745

REF 26.3.1215

12 NOV 1982

10th November, 1982

The Secretary,  
Land Administration Commission,  
BRISBANE, Q. 4000

Dear Sir,

Re: Special Lease No. 43879  
Portions 348 & 349, Parish of Nerang  
Ernest Junction Industrial Estate  
Lessee: Ernest Junction Pty. Ltd.

I refer to my letter of 30th April, 1982 advising that  
this Department offers no objection to the conversion  
of the above Special Lease to perpetual lease tenure.

Would you kindly advise the present position with  
respect to this matter.

Yours faithfully,

sch4p4( 6) Personal information



GS

sch4p4( 6) Persona

The Director,  
Department of Industry Development,  
BRISBANE. Q. 4000.

224 6239

NCL 2841

12th November, 1985.

Dear Sir,

Re: Perpetual Suburban Lease No.  
2841 (N.C.L.) over Portions  
348 and 349, Parish of Nerang  
Conversion of tenure

I have to inform you that application has been made by  
the lessee for conversion of tenure of the abovementioned lease  
to a freeholding tenure pursuant to the provisions of the Land Act.

This Department's records show that the lease is  
within the Ernest Junction Industrial Estate.

Should the lessee elect to convert the lease to a freeholding  
tenure the views of your Department will be sought at the appropriate  
time as to whether the lessee is entitled to the issue of a Deed of  
Grant in terms of Section 196 of the Land Act.

Yours faithfully,

Secretary

sch4p4( 6)

Land Commissioner's  
Section

1 APR 1986

sch4p4( 6) Personal info

Land Commissioner's  
Section

16 JUN 1986

sch4p4( 6) I

sch4p4( 6) Personal

MANAGEMENT & MAINTENANCE

2 B/4 TMD(2) 30/6/86 as mka  
(not end'd)

SL 43879  
~~2300 Sub. 9~~ No. 4

All communications  
to be addressed to  
THE DIRECTOR  
BOX 183  
POST OFFICE  
BRISBANE NOR  
QUEENSLAND  
AUSTRALIA



DEPARTMENT OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT

M.I.M. BUILDING 160 ANN STREET BRISBANE

CABLE: QINDUS

TELEPHONE 227 7111

TELEX 41745

~~DEPT. OF LANDS~~

20417 271

sch4p4(6) Per

April, 1981

REF 26.3.1215

Dear Sir,

sch4p4(6) Personal info

Ernest Junction Pty. Ltd. of P.O. Box 300, Southport, recently submitted an application to this Department for the lease of a parcel of land within the Ernest Junction Industrial Estate.

The Department's recommendation that the project be accommodated on Portions 348 and 349, Parish of Nerang, comprising 3988 m<sup>2</sup> and 4092 m<sup>2</sup> respectively, indicated on the attached plan, has now been approved.

In terms of the arrangements between our Departments, it would be appreciated if you would proceed with the completion of the necessary formalities to grant Ernest Junction Pty. Ltd. a Special Lease for a period of thirty (30) years over these particular allotments on the terms and conditions contained in the schedule attached hereto.

Furthermore, the company has lodged for our examination, plans covering the initial phase of development and landscaping and beautification proposals. The structure will comprise 1323 m<sup>2</sup>.

I would advise that the drawings comply with our various requirements and the company has been informed accordingly.

The sites are presently Vacant Crown Land and no improvements are situated thereon.

Yours faithfully,

sch4p4(6) Personal information

[Redacted signature block]

~~DISCOVER~~

1. RECORDS (a) Please register  
(b) .. make new file  
B. 2300 Sub. 9

2. B/C DEPT. OF MAPPING AND SURVEYING  
For noting & 5 copies of plan please  
1 Noting & Senior Clerk,  
5 Lthos Openings Section,  
herewith Land Administration Commission, 27.4.81.  
BRISBANE, Q. 4000  
sch4p4(6) 12.5.81 sch4p4(6) Personal info

Wd 4983

DEPARTMENT OF  
MAPPING & SURVEYING

8 MAY 1981

OFFICE OF THE  
SURVEYOR-GENERAL



DEPT. OF LANDS

22848 -4 MAY 82

BRISBANE PD

SL 43879

MAY 4 - 1982

All communications  
to be addressed to  
THE DIRECTOR  
BOX 183  
POST OFFICE  
BRISBANE NORTH QUAY  
QUEENSLAND 4000  
AUSTRALIA



DEPARTMENT OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT

M.I.M. BUILDING • 160 ANN STREET • BRISBANE

CABLE: QUINDUS

TELEPHONE 227 7111

TELEX 41745

REF 26.3.1215



30th April, 1982

The Secretary,  
Land Administration Commission,  
BRISBANE.

Dear Sir,

Re: Special Lease No. 43879

sch4p4( 6) Personal information

B/C

- (1) Please note as instruction
- (2) *for Mr H. Mangan to note*
- (3) *for inspection etc.*

sch4p4( 6) Personal information

sch4p4( 6) Person

11 MAY 1982

Ernest Junction Pty. Ltd. the lessee of Portions 348 and 349, Parish of Nerang within the Ernest Junction Industrial Estate has submitted an application to this Department for conversion of the abovementioned lease to perpetual lease tenure.

The matter has been examined and I would advise that the Department offers no objection to the conversion of Special Lease No. 43879 to perpetual lease tenure incorporating terms and conditions as per the attached schedule.

Yours faithfully,

sch4p4( 6) Personal information

*for* Director.

*B/c Land Commissioner,  
Brisbane*

*Please furnish your report  
and recommendation in name  
of a perpetual lease under  
Section 210 of Land Act*

sch4p4( 6) Person

sch4p4( 6) Person

sch4p4( 6) Person

J. J. Hodges

or Clerk Openings Branch

11 MAY 1982

19 OCT 1985

NCL 2841

Ref NCL 2841

DEPT. OF LANDS

sch4p4(6) Personal information

59729

17 OCT 85

Paradise Point.

4216

16 October 1985

BRISBANE

The Secretary,  
Land Administration Commission,  
P O Box 168  
Brisbane North Quay.  
QUEENSLAND 4000



Dear Sir,

*Address re parking conditions*

Please find enclosed a letter from the Gold Coast City Council granting dispensation for bitumen in the car park.

We have also pointed out that any further extensions to the landscaping area would have to be removed to allow Stage two to be built. It is our intention to build in early 1986. Council is aware of these plans and is happy with our programs.

We have had discussions with The Department of Industry Development and they are satisfied with our development and the fulfillment of lease requirements, to the stage that they are agreeable to let us apply to your department for Freeholding of these portions.

Should you require any further information please ring me on (075) 572925.

I remain,  
Yours faithfully,

sch4p4(6) Personal information

sch4p4(6) Personal

For ERNEST JUNCTION PIL.

In view of Company's desire to extend their premises in early '86, further action in compliance with the conditions of lease should now await the completion of the new development.

- ① Cancel Bup TMD (2) 24/11/85
- ② Bup TMD (2) 30/6/86 (new Dev. Report)

sch4p4(6) Personal

TMD(2) 28/10/85 B. L. MADDEN

NCL. 2841

sch4p4

25 OCT 1985

Ref NCL 06-2841

sch4p4( 6) Personal information

Paradise Point.  
4216  
16 October 1985

DEPT. OF LANDS

61218

24 OCT. 85

See/E

BRISBANE

sch4p4( 6) Personal information

The Secretary,  
Land Administration Commission,  
P O Box 168  
Brisbane North Quay,  
QUEENSLAND 4000

Dear Sir,

Our company would like your department to grant us Freehold tenure of blocks 348 and 349 Parish of Nerang Perpetual Suburban Lease Number 0612841.

We have fulfilled all the requirements of this lease and have asked the Department of Industry Development to forward to you their file on this matter.

I enclose a cheque for \$24.00 which I believe is required.

Hoping you can assist us in this matter.

I remain,  
Yours faithfully,

sch4p4( 6) Personal informa

For ERNEST JUNCTION PIL.



Ernest Junction Pty Ltd.

Portions 348 & 349, parish of Nerang

Rel date 23/10/85.

Jo H/C  
+ DLD

~~\*Town~~  
**Notice by Lessee of Perpetual \*Suburban Lease that he Elects to**  
~~\*Country~~  
**Proceed with his Application to have the Lease Deemed a Lease for a**  
**Term of Years, Including a Covenant Entitling him to a Deed of Grant**  
**in fee-simple.**

To the Secretary, Land Administration Commission,  
 BRISBANE.

I, ERNEST JUNCTION PTY. LTD.

† Insert address.

of †, being the lessee of  
 the holding herein described, in respect of which the unimproved value has been determined,  
 do hereby give you notice that I elect to proceed with my application to have the lease  
 deemed a Lease for a term of years, including a Covenant entitling me to a Deed of Grant  
 in fee-simple,

\* Strike out tenure and  
 date not applicable.

‡ Strike out clause not  
 applicable.

\* 1st January, 19 86,  
 ‡ I desire the term of years to commence on \* 1st October, 19 86,  
 ‡ I desire to pay the full price to freehold the land immediately  
 at the discounted rate

in accordance with the provisions of the Land Act 1962-19 86 . The relative instrument  
 of lease is forwarded herewith for the necessary endorsement.

I herewith lodge the sum of

, being the amount now required to enable the necessary action to  
 proceed.

#### PARTICULARS OF HOLDING

No. of Perpetual ~~\*Town~~ \*Suburban Lease: 2841 (N.C.L.)  
~~\*Country~~

County: WARD

Parish: NERANG

Town:

Allotment:

Section:

Portion: 348 and 349

Area: 8080 sq. metres

Dated at

this 29

day of September, 19 86

sch4p4( 6) Personal information

: of Lessee)

sch4p4( 6) Personal information

sch4p4( 6) Personal information

Witness

M/M No. 199283

A, sch4p4( 6) Personal information

he

sch4p4( 6) Personal information

La

Paid District Office..... Receipt No..... Date.....

OFFICE  
COPY

-60CT\*86WLAND-2 H 009369 CHEQUE 6085.00

REFERENCE  
PLEASE QUOTE

*WCL 06/2841*

Land Agent's District

*Invest Junction*  
-60CT\*86WLAND-2 H 009369 CHEQUE 6085.00

Ref..... Prop. No..... Date.....

### Land Administration Commission

Telephone as below

P.O. Box 168, Brisbane North Quay, Q. 4000

Code *40 OCT* *conveyance from 28 APRIL*

*Deposit*

|                   |                  |
|-------------------|------------------|
| Annual Rent       | <i># 6085-00</i> |
| Arrears           |                  |
| Penalty           |                  |
| Survey Fee        |                  |
| Arrears           |                  |
| Penalty           |                  |
| Registration Fee  |                  |
| Conveyance Duty   |                  |
| Deed Fee          |                  |
| Assurance         |                  |
| Fund Fee          |                  |
| Search Fee        |                  |
| Application Fee   |                  |
| Lease/License Fee |                  |

OFFICE  
COPY

23 OCT '85 0000 11 000827 CHEQUE 24.00

OUR REFERENCE  
PLEASE QUOTE

NCL 2841

Land Agent's District

ERNEST JUNCTION P/L

sch4p4(6) Personal information

PARADISE POINT. Q 4216

YOUR REFERENCE

Land Administration Commission

Telephone

P.O. Box 168, Brisbane North Quay, Q. 4000

Prop. No. .... Date .....

Code 22

APPLICATION FOR CONVEYANCE

ADVAL FEU \$ 24.00

IMPORTANT

Please forward both copies of  
this notice together with your  
payment to the Accountant -  
Department of Lands, Box 168,  
North Quay, Brisbane 4000

\$ 24.00

## SURRENDER

**K**NOW ALL MEN BY THESE PRESENTS, that Ernest Junction Pty Ltd  
Special Lease No. 43879 being the lessee of

County of: Ward  
Parish of: Nerang  
Portion No: 348 and 349  
Area: 8080 m<sup>2</sup>

DEPT. OF LANDS

11126 25FEB83

BRISBANE

do hereby surrender and transfer to Her Sovereign Majesty Queen Elizabeth the Second, all its right, title and interest in and to the lease and to the land contained in such lease on and from 31st March, 1983, for the purpose of being granted a Perpetual Lease thereover to commence on and from 1st April, 1983.

Published on Resources Disclosure  
RTI Act 2009

In witness whereof have hereunto set hand at Broadbeach  
this 11th day of February

Signed sch4p4(6) Personal information

in my presence—

Charles Lane J.P. J.P.

Ernest Junction Pty Ltd  
sch4p4(6) Personal inform

DIRECTOR.



sch4p4(6) Personal information

For mortgagee's

# HISTORICAL STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35885562

Search Date: 22/12/2020 10:06

Title Reference: 17662029

Date Created: 25/01/1996

**This State Tenure Has Been Fully Cancelled.**

**Refer to Image for Additional Information**

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

**\*\* End of Historical State Tenure Search \*\***

Information provided under section 34 Land Title Act (1994) or  
section 281 Land Act (1994)

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Requested By: External Supervisor

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RTI Act 2009