

# CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31451413

Search Date: 16/06/2019 14:23

Title Reference: 40031873

Date Created: 08/03/2002

## DESCRIPTION OF LAND

Tenure Reference: TL 0/217057

Lease Type: TERM

LOT 103 CROWN PLAN SL5995  
Local Government: REDLAND

Area: 148.115000 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:  
COMMERCIAL/BUSINESS

## TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 01/10/1999

Expiring on 30/09/2029

## REGISTERED LESSEE

STRADBROKE AIR PTY LTD A.C.N. 074 912 048

## CONDITIONS

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- A61
- (1) The lessee must use the leased land for commercial/business purposes namely as an aircraft landing ground.
  - (2) This lease may be forfeited if not used for the purpose stated above.
  - (3) The annual rent must be paid in accordance with the Land Act 1994.
  - (4) The Parties acknowledge that GST may be payable in respect of a supply made under this lease. Where GST becomes payable in respect of a supply made under this lease, the State (lessor) may recover the GST from the lessee by increasing the consideration payable by the lessee to the State by an amount equal to that which the State is obliged to remit to the Commonwealth as GST on the supply and that amount may be recovered from the lessee as part of the money payable to the State under this lease. The State will upon request by the lessee, issue to the lessee a valid GST tax invoice in respect of any taxable supply made under this lease. (NOTE: For the purposes of this condition "GST" means the goods and services tax which results from the enactment of A New Tax System (Goods and Services Tax) Act 1999 and the related Acts which constitute the Commonwealth taxation reform (as amended from time to time)).
  - (5) The lessee must pay the cost of any required survey or re-survey of the leased land.
  - (6) The lessee must control pest plants and animals, on the leased land, in accordance with the Land Protection (Pest and Stock Route Management) Act 2002 and the Local Laws and requirements of the Redland Shire Council.
  - (7) The lessee has the responsibility for a duty of care, to take all reasonable and practicable measures to sustainably manage the leased land by conserving the physical, biological, productive and cultural values, either on the leased land or in areas affected by the management of the leased land.
  - (8) The lessee indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) against all actions, suits, proceedings, claims, demands, costs, losses, damages and expenses (Claim) arising out of or in any way connected to or resulting from the State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all referred to as the indemnified acts or omissions) save to the extent that the Claim arises as a result of any negligent act or omission of the State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
  - (9) The lessee must ensure that the use and development of the leased land conforms to the Planning Scheme, Local Laws and

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- requirements of the Redland Shire Council, binding on the lessee.
- (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
- (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
- (12) No compensation for improvements or developmental work is payable by the State at the forfeiture, surrender or expiry of the lease, but the lessee has the right to remove moveable improvements within a period of three (3) months from the forfeiture, surrender or expiry of the lease, provided all money due by the lessee to the State on any account whatsoever has been paid, or be required to remove those improvements as specified in any further condition of lease.
- (13) This lease is subject to the Land Act 1994 and all other relevant State and Commonwealth Acts.
- A68 (1) The lessee must 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.
- (2) Except as hereinafter provided the lessee must 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 Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements or a permit, licence, agreement or contract granted or made under the Forestry Act 1959.
- C343 The lessee must from the commencement of the lease and to the satisfaction of the Minister administering the Land Act and the Civil Aviation Safety Authority, maintain the airstrip, and shall at all times make the airstrip available to the operations of aircraft capable of using the airstrip, on reasonable terms and conditions.
- C345 The Minister administering the Land Act 1994 may resume the whole or any part of the leased land, provided the said Minister gives the lessee six (6) months notice. Compensation to the lessee will be for lawful improvements only, as provided for under the Land Act 1994.
- G61 The lessee of this lease is not allowed to make an application for conversion in terms of the Land Act 1994.
- L108 The lessee must not effect any further structural improvements except such as are necessary for the operation and/or storage and servicing of aircraft using the airstrip on the leased land.

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## ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Lease No. 40031873
2. SUB LEASE No 709244202 22/12/2005 at 12:41  
IAN SWINBOURNE  
ANNE SWINBOURNE JOINT TENANTS  
OF LEASE A ON SP153230  
TERM: 17/08/2005 TO 29/09/2029 OPTION NIL
3. TRANSFER No 718194492 04/08/2017 at 12:27  
SUB LEASE: 709244202  
HARVEY WALLACE-WILLIAMS
4. SUB LEASE No 712688892 26/08/2009 at 15:50  
BARRY YARROW  
OVER LEASE F ON SP211095  
TERM: 01/01/2007 TO 29/09/2029 OPTION NIL
5. SUB LEASE No 712688899 26/08/2009 at 15:50  
BARRIE SIGLEY  
OVER LEASE B ON SP211095  
TERM: 01/01/2006 TO 29/09/2029 OPTION NIL
6. SUB LEASE No 712688915 26/08/2009 at 15:51  
GOLD COAST MARINE PTY LTD A.C.N. 118 106 746  
OVER LEASE P ON SP211095  
TERM: 31/12/2008 TO 29/09/2029 OPTION NIL
7. TRANSFER No 713366955 22/07/2010 at 14:37  
SUB LEASE: 712688915  
JENNIFER KATHLEEN ROGASH  
ALWYN CHARLES ROGASH JOINT TENANTS
8. SUB LEASE No 712688927 26/08/2009 at 15:52  
STRADDIE KINGFISHER TOURS PTY LTD A.B.N. 14 371 240 049  
OVER LEASE Q ON SP211095  
TERM: 31/12/2008 TO 29/09/2029 OPTION NIL
9. SUB LEASE No 712688944 26/08/2009 at 15:53  
GEOFFREY EDWARDS  
OVER LEASE O ON SP211095  
TERM: 01/07/2006 TO 29/09/2029 OPTION NIL
10. SUB LEASE No 713908996 16/06/2011 at 15:47  
NOEL PATRICK HUMPHREYS TRUSTEE  
UNDER INSTRUMENT 713908996  
OF LEASE M ON SP211095  
TERM: 01/08/2009 TO 29/09/2019 OPTION NIL

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ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current State Tenure Search \*\*

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

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Requested By: D-ENQ PROPERTY & TITLE SEARCH