



Department of
Natural Resources and Mines

Author Cameron Scott
File / Ref number 2015/007012
Directorate / Unit State Land Asset Management
Phone 3330 4450

17 March 2016

49-Sch4 - Personal Information

Dear 49-Sch4 - Person

PROPOSED PERMANENT ROAD CLOSURE – PART OF BURANDA STREET ADJOINING LOT 21 ON RP11899

I refer to previous correspondence and wish to advise that subject to compliance with the offer requirements, approval will be sought for the permanent closure of an area of abt. 94.7m² being part of Buranda Street adjoining Lot 21 on RP11899 subject to the terms and conditions as set out in the attached **Agreement to Offer a Permanent Road Closure**.

The attached agreement duly signed, together with payment of required monies must be returned to the Department by close of business on **18 April 2016**, otherwise this offer lapses. Business days include those days that the Department office is normally open and excludes weekends and public holidays.

All other conditions of this offer, must be satisfied by close of business on **17 June 2016** otherwise this offer lapses.

If you believe you will be unable to comply with any of the conditions of this offer by the specified date, you should apply in writing for an extension of time. Any application for an extension of time should be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the time for which the extension is requested, including reasons for the amount of time required.

If you do not apply for an extension of time and the offer lapses a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that will include re-assessment of the land value and all conditions and requirements applicable to the dealing. This re-assessment may also result in the application being refused.

If you wish to discuss this matter please contact Cameron Scott on 3330 4450.

Office :
DNRM Brisbane
Cnr Vulture & Main St
Woolloongabba QLD 4102

Postal :
DNRM Brisbane
GPO Box 2771
Brisbane QLD 4001

Telephone : 3330 4450

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to SLAM-Brisbane@dnrm.qld.gov.au . Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

You may wish to seek your own legal advice with regard to this offer.

Please quote reference number 2015/007012 in any future correspondence.

Yours sincerely

49-Sch4 - Signature

Cameron Scott
Land Admin. Officer

EHP RTI DL Release

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Offer Account

(This is not a Tax Invoice)

Issued



Queensland
Government

Department of
Natural Resources and Mines

Payment Reference: 629925
Offer Account Date: 17/03/2016
Enquiry Reference: 2015/007012/1
Account No: 1501007012
Account Due Date: 18/04/2016

Applicant:

49-Sch4 - Personal Information

Australia

ABN No.

ACN/ARBN No.

Item Description	Quantity	Amount (\$)	Amount Due (\$)
Total Sale Price (GST Incl if applicable)	1	49-Sch4 - Business/Financial affairs	
Property Value (Taxable, GST Excl)	1		
GST on Taxable Property Value	1		
Conveyance/Stamp Duty (GST Exempt)	1		
Plan Lodgement Fee (Div 81)	1		
Total Payable at Acceptance/Settlement:			

Comment:

Payment Methods:

Payment options are cash (in person only), EFTPOS (in person at some centres only), cheque (in person or by post), BPOINT or BPay (details below).

Cheques should be made payable to 'Department of Natural Resources and Mines' and marked 'not negotiable'.

To ensure proper crediting of your account, please provide a copy of this account for cash and cheque payments and indicate whether you wish to receive a receipt.



Biller Code 928549
Ref 100000006299259



Pay on line via credit card
www.bpoint.com.au or contact your
financial institution to make this
payment directly from your cheque,
savings or credit account

BPAY or BPOINT
Transaction ID

BPay only amounts greater than \$50

BPOINT amounts between \$10 and \$100,000

If applicable a Tax Invoice will be provided on completion of this dealing.

17-Mar-2016

Agreement to Offer permanent road closure Requirements and notification of acceptance of offer

DNRM reference number: 2015/007012

OVERVIEW

Subject to compliance with the Offer Requirements as set out in this document, approval has been given for the permanent closure of the area of road, subject to the terms and conditions as set out in this document.

- For its inclusion in your adjoining freehold Lot 21 on RP11899 as shown on DWG 15/206

Your completion and return of this form together with payment of the attached account constitutes written agreement to the offer.

OFFER REQUIREMENTS

This offer will lapse unless the following requirements are lodged by the specified time, with the DNRM Brisbane Office –

1. Completion and return of this Agreement. This document should be completed by all proposed tenure holders
2. Forwarding of the sum of 49-Sch4 - Busin as detailed in the attached account. A copy of the account should be returned to the department along with your payment.
3. Lodgement of any plan required in respect of this application
4. Provide Form 18 Mortgage document
5. Complete and return the attached Form 1 Transfer (under Section 358 of the *Land Act 1994*)
6. Satisfaction of the requirements of Telstra, including written confirmation to this office that the requirements of Telstra have been met (see attached)
7. Satisfaction of the requirements of APA, including written confirmation to this office that the requirements of APA have been met (see attached)
8. Satisfaction of the requirements of Brisbane City Council, including written confirmation to this office that the requirements of Brisbane City Council have been met (see attached)

The **Agreement to Offer a permanent road closure** together with payment of the required monies listed above 49-Sch4 - Busines must be returned to the department by close of business on **18 April 2016**, otherwise this offer will lapse. All other conditions of this offer, including payment of the balance of monies, must be satisfied by close of business on **17 June 2016** otherwise this offer lapses.

If you believe you will be unable to comply with **any** of the conditions of this offer by the due date, you should apply in writing for an extension of time. Any application for extension of time is to be made **before** the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the time for which the extension of time is requested, including reasons for the amount of time required.

Great state. Great opportunity.



Note - if you do not apply for an extension of time the offer lapses, you will need to make a fresh application and pay the required application fee. If the new application is accepted, the application will be re-investigated and include re-assessment of the purchase price, all conditions and requirements applicable to the dealing. This re-investigation may also result in the application being refused.

PARTICULARS OF LAND

Tenure Type - An area of abt. 94.7m2 of road adjoining freehold Lot 21 on RP11899

Description - An area of abt. 94.7m2 of road adjoining freehold Lot 21 on RP11899 as shown on DWG 15/206.

Area - 94.7m2 as shown on DWG 15/206 **subject to possible change due to BCC requirement

Purchase price - 49-Sch4 - Business/Finand

TENANCY DETAILS

The holder of Lot 21 on RP11899 is to be recorded as:-

NAME

49-Sch4 - Personal Information

COMPANY ACN No. (where applicable)

[Redacted]

49-Sch4

Sole Tenant

49-Sch4

Joint Tenants

49-Sch4

Tenants in Common

If to be held as Tenants in Common, complete the following -

INTEREST

NAME

INTEREST	NAME

For example - 1/2 share For example - John Robert Smith If insufficient space, please attach separate page

Note - If to be held as trust land (Reserve) no need to identify Sole tenant, Joint tenants or Tenants in Common. If new tenure to be held on Trust, copy of Trust document to be lodged with offer requirements.

POSTAL ADDRESS of person or Company to whom correspondence is to be addressed

49-Sch4 - Personal Information

[Redacted]

GOODS AND SERVICES TAX (GST)

Goods and Services Tax (GST) is payable on all land transactions in accordance with *A New Tax System (Goods and Services Tax) Act 1999* unless it is an input taxed supply under Division 40 or specifically exempted from GST under Division 38 of that Act.

Where GST is payable, the annual rent payable by the lessee to the department shall be increased by the amount equal to that which the department is obliged to remit to the Deputy Commissioner of Taxation as GST on the supply.

TAX INVOICE

A tax invoice will be issued to the registered owner within 28 days of the date of the issue of the deed.

PLAN REQUIREMENTS

The department requires a plan to be prepared at your expense to satisfy the requirements of this offer and arrangements should be made with a Registered Consulting Surveyor to prepare the plan.

The plan must show the area of road to be included into Lot 21 on RP11899.

Your Registered Consulting Surveyor should contact the department's Principal Surveyor or Senior Surveyor, NRM Brisbane Office, if there are any questions or concerns in relation to any survey or plan requirements.

FOREIGN OWNERSHIP

Your attention is drawn to the requirements of the *Foreign Ownership of Land Register Act 1988* that a foreign person (as defined in that Act) or a trustee of a foreign person or a foreign trust, must lodge a Notification of Ownership Form for each interest acquired. No fee is payable and further enquiries should be directed to the Foreign Ownership of Land Registry on (07) 3227 7262.

If you are a permanent resident of Australia, and Australian Citizen or wholly owned Australian Company, there is no requirement for you to take further action in this matter.

APPROVALS AND/OR REQUIREMENTS OF THE COMMONWEALTH, STATE OR LOCAL GOVERNMENT

It should be noted that it is the responsibility of the holder of the tenure to ensure that all the necessary approvals and/or requirements of the Commonwealth, State or local government in respect of the use of the area are obtained and/or satisfied.

EHP RTI DL Release

DECLARATION

The information provided in this Agreement to Offer and any attachments is authorised under the *Land Act 1994* and is being used to process your application. The department will endeavour to maintain the confidentiality of information relating to your application. However, consideration of your application may involve consultation with other parties and if so, details of your application may be disclosed to third parties. This information will not otherwise be disclosed outside of the department unless required or authorised by law such as under the *Right to Information Act 2009*.

I/We agree, subject to compliance with the Offer Requirements, the area of road to be closed is for

- inclusion in adjoining freehold, being Lot 21 on RP11899

on terms and conditions stated in this document and the attached Conditions Report and note that this acceptance shall not be effective until I/We have complied with the Offer Requirements.

Note - If the proposed tenure issues, the details of the tenure, including the registered owner will be registered in the Land Registry which is available to the public to search.

DECLARATION BY A PERSON

Name and Signature of all applicants	In the presence of: Full Name and Signature of Witness

NOTE - This document must be signed by all persons who are nominated as the holder/s of the proposed tenure. If insufficient space please add additional information as an attachment

A.B.N No.

Dated day of Year

DECLARATION BY A CORPORATION

Executed for and on behalf of:

Corporation name

A.C.N or A.R.B.N No.

In accordance with section 127 of the *Corporations Act 2001*,

Dated day of Year

Name and Signature of authorised person/s

Note - Sole Directors simply insert name and sign as sole director. Other Companies require signature of two Directors or by a Director and Secretary. Where an attorney or other agent executes this Agreement on behalf of a company, the form of the execution must indicate the source of this authority and a certified copy of authority must be provided to the Department. A witness is only required for an attorney or other agent where the source of authority requires a witness.

**In relation to this agreement to offer, it is recommended you seek independent legal advice
END OF DOCUMENT**