



## Part B – Form LA10

# Purchase or Lease State Land Application

## *Land Act 1994*


### Requirements

1. This application is to purchase or lease State land.
2. Please read the respective [Purchasing state land](#) or [Leasing state land](#) guides, which includes application restrictions.
3. Payment of the prescribed Application fee (per title reference) is required for an application to purchase state land.
4. Payment of the prescribed Application fee is required for an application to lease state land.
5. A refund of application fees will not be given. (Details of fees are available on the [Department of Resources](#) website or contact your nearest [business centre](#) or call 13 QGOV 13 74 68).
6. Part A online form: [Contact and land details](#) or Part A – [Contact and land details \(PDF\)](#) must be completed and submitted with your application.
7. Any additional information to support the application.
8. For your application to be processed, all parts of this application form must be completed and accurately, otherwise your application may be returned to you to complete or refused.

### Important information

9. You are **strongly encouraged** to arrange a pre-lodgement meeting with us before you apply to ensure you have the information you need to apply correctly. You can do this by contacting your nearest business centre.
10. Before applying to Department of Resources for a lease over a reserve an applicant should first apply to the trustee of the reserve for a trustee lease or trustee permit.
11. For a lease over a National Park or a State Forest you must apply to [Parks and forests](#) within Department of Environment and Science.
12. Refer to Department of Resources Guideline – SLM/2018/4386 - [Land allocation and specific requirements](#) available on the [Department of Resources website](#) at <<https://www.resources.qld.gov.au/home/about-us/policies>>.
13. Your application will be assessed against requirements under the [Land Act 1994](#) <<https://www.legislation.qld.gov.au/>> to determine the most appropriate use and tenure and whether the land may be offered with or without competition.
14. Your application cannot be considered if the area is already held by another person.
15. If you wish to purchase your existing Land Act lease you will need to apply using:  
**Part B – Form LA01: [Conversion of a Lease Application form](#).**
16. **If your lease is over a reserve, National Park or State Forest you will not be able to apply for conversion or purchase.**
17. A trustee lease or trustee permit is the preferred tenure for secondary uses on reserves. Contact the trustee of the reserve to discuss these options prior to submitting an application to lease a reserve. An application to lease a reserve is not required if the reserve trustee authorises the use of the reserve by a trustee lease or trustee permit.

18. If your application to purchase or lease State land is successful you may be required to provide a plan of survey at your expense, and if -
- the most appropriate tenure is freehold, you will be required to pay a purchase price (market value) plus GST if applicable.
  - the most appropriate tenure is a lease, you will be required to pay an annual rental, including GST where applicable.
19. Information on this form, and any attachments, is being collected to process and assess your application under section 120A of the [Land Act 1994](#). If required, we may need to consult with third parties such as relevant local or state agencies and adjoining property owners. Details provided to third parties will generally be limited to type of application, area applied for and intended use. Your personal information will not otherwise be disclosed unless authorised or required by law.
20. Please note that we may wish to contact you to seek your views on our service, to advise you of any legislative changes that might affect you or to seek your participation in surveys or programs relevant to your application type. Any participation will be voluntary and you may email [stateland@resources.qld.gov.au](mailto:stateland@resources.qld.gov.au) if you do not wish for the department to contact you.
21. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
22. For further privacy information click [Privacy](#) or go to <[www.resources.qld.gov.au/home/legal/privacy](http://www.resources.qld.gov.au/home/legal/privacy)>.

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|----------------------------|------------------------------|--|
| <b>Office<br/>Use Only</b> | <b>Purchasing state land</b> | <br>9 311662 204950   |
|                            | <b>Leasing state land</b>    | <br>9 311662 185259 |

1. The application is for:

- |  |                |
|--|----------------|
| <input type="checkbox"/> Purchase of unallocated State land  | <b>go to 5</b> |
| <input type="checkbox"/> Lease of unallocated State land (including land below high water mark)  | <b>go to 2</b> |
| <input type="checkbox"/> Lease of Reserve land   | <b>go to 3</b> |
| <input type="checkbox"/> Purchase of Reserve land  | <b>go to 3</b> |
| <input type="checkbox"/> Lease an area of State Forest (If land has been surrendered by the applicant and has been reserved as State Forest)     | <b>go to 4</b> |
| <input type="checkbox"/> Lease an area of a National Park (If land has been surrendered by the applicant and has been reserved as National Park) | <b>go to 4</b> |

A State Forest as defined under the [Forestry Act 1959](https://www.legislation.qld.gov.au/) <https://www.legislation.qld.gov.au/> and National Park as defined under the [Nature Conservation Act 1992](#).

2. Is all or part of the area for below high water mark?

- |                              |                |
|------------------------------|----------------|
| <input type="checkbox"/> Yes | <b>go to 5</b> |
| <input type="checkbox"/> No  | <b>go to 5</b> |

3. Do you have the agreement of the trustee of the reserve to lease or purchase the land?

- |                              |                |
|------------------------------|----------------|
| <input type="checkbox"/> Yes | <b>go to 5</b> |
| <input type="checkbox"/> No  | <b>go to 5</b> |

If Yes:

- A trustee lease or trustee permit is the preferred tenure for secondary uses on reserves instead of a lease over a reserve. If your application is for a lease over a reserve or purchase of a reserve (or part), a signed [Part C Form LA30 – Statement in relation to an application under the Land Act 1994](#) over State land from the trustee of the reserve will need to accompany this application.

If No, you should first apply to the trustee of the reserve for a trustee lease/trustee permit or its views to your proposal to purchase the reserve land.

4. Has the statement of reasons been prepared as to why an area of State forest or National Park is required?

- |                              |   |
|------------------------------|---|
| <input type="checkbox"/> Yes | <b>go to 5</b>                          |
| <input type="checkbox"/> No  | <b>Application cannot be considered</b> |

**5. Have you made a previous application for purchase or lease of this land?**

|                              |                |
|------------------------------|----------------|
| <input type="checkbox"/> Yes | <b>go to 6</b> |
| <input type="checkbox"/> No  | <b>go to 9</b> |

**6. Was this application refused?**

|                              |                |
|------------------------------|----------------|
| <input type="checkbox"/> Yes | <b>go to 7</b> |
| <input type="checkbox"/> No  | <b>go to 7</b> |

**7. Have there been any change in circumstances from the previous application, which may lead to this application being accepted for further consideration?**

|                              |                |
|------------------------------|----------------|
| <input type="checkbox"/> Yes | <b>go to 8</b> |
| <input type="checkbox"/> No  | <b>go to 9</b> |

**Note:** Your application may be refused if circumstances have not changed.

**8. Provide of the change in circumstances from the previous application. **go to 9****  
(If there is insufficient space, please lodge as an attachment)

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**9. If the land currently being used, provide details of the current use of land e.g. grazing. **go to 10****  
(If there is insufficient space, please lodge as an attachment)

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**10. Do you hold land adjoining the area applied for?**

|                              |                 |
|------------------------------|-----------------|
| <input type="checkbox"/> Yes | <b>go to 11</b> |
| <input type="checkbox"/> No  | <b>go to 12</b> |

**11. Enter details of your adjoining land**

| Schedule 2<br>Schedule of adjoining land |                 |
|--|-----------------|
| Lot/Plan                                 | Title Reference |
|  |                 |
|  |                 |
|  |                 |

**go to 12**

The details of the land can be found on a current copy of the Title or on your rates notice. To check this you can purchase a title search by calling **(07) 3497 3479**, visiting the [Titles Queensland website](https://www.titlesqld.com.au/) <https://www.titlesqld.com.au/> (and select 'Searches').

If insufficient space, please add additional description as an attachment.

**12. List below ALL existing improvements on the current leased land e.g. fencing, dams, buildings etc.**

**go to 13**

(If there is insufficient space, please lodge as an attachment)

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A property sketch and/or aerial photo overlay of the improvements should also be attached to the application.

**13. Which of the following do you believe supports your application:**

- You are the adjoining registered owner or lessee, and you would consider it unfair or inequitable to sell or lease the land to anyone else . **go to 14**
- You held a significant interest in the land before it became unallocated State land. **go to 14**
- There is no dedicated access and the only practical access is through our adjoining land. **go to 14**
- Land is required for public infrastructure/public purpose. **go to 14**
- It is not appropriate for the land to be offered for purchase or lease on the open market. **go to 14**
- None of the above **go to 14**

A purchase of unallocated state land may be granted without competition if the Minister decides the land.

1. is no needed for a public purpose.
2. the intended use is the most appropriate use of the land.
3. one or more of the priority criteria under section 123 of the [Land Act 1994](#) apply.
4. is needed by a constructing authority for a public purpose.

**14. Provide details of the proposed use including (if applicable) details of the public purpose and/or public infrastructure to be constructed on the land.**

**go to 15**

(If there is insufficient space, please lodge as an attachment)

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15. Provide details to support your application including (if applicable) details of the reason you believe it's not appropriate for the land to be offered on the open market). go to 16

(If there is insufficient space, please lodge as an attachment)

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16. Provide details of any additional information to support the application. (optional) go to 17

(If there is insufficient space, please lodge as an attachment)

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## Attachments

The following will need to be lodged with your application for it to be processed. If all this information is not submitted, your application will be returned or refused.

17. Tick the box to confirm the attachments for part of the application:

- Application Fee
- Part A online form – Contact and Land details or Part A – Contact and land details PDF
- [Part C – Form LA30](#) – Statement in relation to an application under the *Land Act 1994*, required if application is for a lease over a reserve or purchase of a reserve (or part)
- Property sketch and/or aerial photo overlay, if applicable
- Evidence of pre-lodgement discussions with the department, if applicable.
- Provide details of the reason you believe it's not appropriate for the land to be offered on the open market or details of the public infrastructure to be constructed on the land, if applicable.
- Statement of reasons of leasing an area of State Forest or National Park, if applicable

It is recommended that any attached plans, sketches or maps be of A4 or A3-size. Your application will not be considered as having been properly made, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

## Declaration

I certify that I have read the information, which forms part of this application and the information I have provided is true and accurate.

Signature of applicant (or their legal practitioner)

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|  |

Date:        /        /

If applicant, section 142 of the [Land Act 1994](#) states a person is eligible to apply for, buy or hold land under the *Land Act 1994* if the person is an adult, that is, 18 years of age or over. If the practitioner of the applicant is signing as the applicant then the legal practitioner's full name must be printed immediately below the signature.