



Part B – Form LA10

Purchase or Lease State Land Application

Land Act 1994

Requirements

1. Use this application form to apply for the purchase or lease of State land.
2. Please read the respective [Purchasing state land](#) or [Leasing state land](#) guides, which includes application restrictions. The content on this page may help you decide if this application form applies to you and your needs. It will also help guide you through the application process.
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 Natural Resources and Mines, Manufacturing and Regional and Rural Development](#) 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

1. For detailed information and to ensure you complete the correct application form, we encourage you to arrange a prelodgement meeting and refer to the [Land Act 1994](#). Contact your nearest [business centre](#) to arrange a meeting.
2. Your application will be assessed against requirements under the *Land Act 1994* to determine the most appropriate tenure and whether the land may be offered to you directly
3. Your application cannot be considered if the area is already held by another person.
4. 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.

Application to lease

5. Before applying for a lease over a reserve an applicant should first apply to the reserve trustee for a trustee lease or trustee permit. 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.

6. For a lease over a National Park or a State Forest you must apply to the Department of Environment, Tourism, Science and Innovation for consent under section 38 of the *Nature Conservation Act 1992*. A copy of the consent must be provided with this application.

Application to Purchase

7. Refer to [Operational Policy – SLM/2018/4386 - Land allocation and specific requirements](#) available on the department's website at <https://www.nrmmrd.qld.gov.au/about-us/policies>.
8. **If your lease is over a reserve, National Park or State Forest you will not be able to apply to convert or purchase.**
9. 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](#).

Information and Data collection

10. 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.
11. 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 if you do not wish for the department to contact you.
12. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
13. For further privacy information click [Privacy](#) or go to <https://www.nrmmrd.qld.gov.au/legal/privacy>.

Office Use Only	Purchasing state land	 9 311662 204950
	Leasing state land	 9 311662 185259

1. The application is for:

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

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

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

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

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. For a lease over an area of State forest or National Park, the consent of the chief executive administering the *Nature Conservation Act 1992* is required. Do you have this consent?

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

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

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

6. Was this application refused?

☐

Yes

go to 7

☐

No

go to 7

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

☐

Yes

go to 8

☐

No

go to 9

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)

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)

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

☐

Yes

go to 11

☐

No

go to 12

11. Enter details of your adjoining land

Schedule 2 Schedule of adjoining land	
Lot/Plan	Title Reference

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.

go to 12

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)

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 State of Queensland or the Minister for Economic Development **go to 14**
- ☐ You are a constructing authority **go to 14**
- ☐ 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 your 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 **(application cannot proceed)**

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

1. Is to the State or the Minister for Economic Development.
2. is not needed for a public purpose and one or more of the priority criteria under section 123 of the [Land Act 1994](#) apply.
3. 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)

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) and/or details of the significant interest you held in the land **go to 16**

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

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)

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.
- ☐ Consent from the chief executive administering the *Nature Conservation Act 1992* if the lease is over 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)

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.