

Queensland



SPECIAL FREEHOLDING OF LEASES ACT 1991

**Reprinted as in force on 1 October 1992
(Act not amended up to this date)**

Reprint No. 1

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the Office of the Queensland Parliamentary Counsel
Warning—This reprint is not an authorised copy**

Information about this reprint

This Act is reprinted as at 1 October 1992. The opportunity has been taken, under section 7 of the *Reprints Act 1992*, to do the following—

- omit the enacting words as permitted by section 7(1)(a) of that Act;
- use expressions consistent with current legislative drafting practice as permitted by section 29 of that Act;
- use aspects of format and printing style consistent with current legislative drafting practice as permitted by section 35 of that Act;
- use the numbering and renumbering of provisions and references permitted by section 43 of that Act.

Also see Endnotes for—

- **details about when provisions commenced; and**
- **any provisions that have not commenced and are not incorporated in the reprint.**

Queensland



SPECIAL FREEHOLDING OF LEASES ACT 1991

TABLE OF PROVISIONS

Section		Page
1	Short title	3
2	Commencement	3
3	Definitions	3
4	Application of Act	4
5	Application to freehold	5
6	Application of Mining Titles Freeholding Act	6
7	Application of other Acts	6
8	References to Minister and officers	6
9	Delegation	6
10	Regulations	7

ENDNOTES

1	Index to Endnotes	8
2	Date to which amendments incorporated	8
3	List of legislation	8
4	Table of renumbered provisions	8

SPECIAL FREEHOLDING OF LEASES ACT 1991

[reprinted as in force on 1 October 1992²]

An Act to standardise the freeholding under the *Mining Titles Freeholding Act 1980* of certain leases under the *Land Act 1962*, the *State Housing Act 1945* and the *Miners' Homestead Leases Act 1913*

Short title

1. This Act may be cited as the *Special Freeholding of Leases Act 1991*³⁻⁴.

Commencement

2. This Act commences on a day to be fixed by proclamation.

Definitions

3. In this Act—

“**Commission**” has the meaning given by section 4 of the *State Housing Act 1945*;

“**Director-General**” means the person appointed as Director-General of the department administered by the Minister administering the *Land Act 1962*;

“**lease**” means a lease referred to in section 4;

“**lessee**” means a registered lessee of a lease referred to in section 4;

“relevant authority” means—

- (a) in the case of a lease mentioned in section 4(1)(a)—the Commission; or
- (b) in the case of a lease mentioned in section 4(1)(b)—the Director-General.

Application of Act

4.(1) This Act applies to—

- (a) a perpetual town lease or a perpetual suburban lease that may be converted under section 4 of the *State Housing (Freeholding of Land) Act 1957*; and
- (b) a perpetual town lease (non-competitive lease), a perpetual suburban lease (non-competitive lease), a perpetual country lease (non-competitive lease) and a special lease under the *Land Act 1962*;

if the lease—

- (c) existed before 25 March 1991; and
- (d) is in an area referred to in subsections (2), (2A) and (2B); and
- (e) is registered in the name of a person referred to in subsection (3); and
- (f) is used for residential purposes; and
- (g) does not exceed 4047 m².

(2) A lease referred to in subsection (1) is to be in an area delineated on plan numbers M469, M471, M472, M473, M474, M475 and M476 in the Department of Lands.

(2A) These areas are generally in the vicinity of Mount Isa, Cloncurry, Charters Towers, Collinsville, Scottville, Mount Morgan and Gympie.

(2B) Other areas may be prescribed.

(3) A lease is to be registered in the name of—

- (a) an individual; or
- (b) a person who, or who is trustee for an organisation that, uses the

land to house Aboriginal people within the meaning of the *Aboriginal Land Act 1991* or Torres Strait Islanders within the meaning of the *Torres Strait Islander Land Act 1991*.

(4) An area is not to be prescribed for the purposes of subsection (2B) unless—

- (a) the leasehold tenure in the area is predominantly miner's homesteads within the meaning of the *Miners' Homestead Leases Act 1913*; and
- (b) it contains leases—
 - (i) granted under the *State Housing Act 1945* or the *Land Act 1962* before 25 March 1991; and
 - (ii) held in the name of a person mentioned in subsection (3); and
 - (iii) used for residential purposes; and
- (c) in the opinion of the Governor in Council, it is substantially reliant, or has been substantially reliant, on the mining industry.

Application to freehold

5.(1) A lessee of a lease to which this Act applies may apply to the relevant authority to have the lease taken to be a lease for a term of years subject to a covenant entitling the lessee to a deed of grant in fee simple.

(2) If the application is granted, the lease is to start on a day determined by the relevant authority.

(3) No fees are payable on an application under this section.

(4) An application under this section may only be made within 2 years from—

- (a) the commencement of this section; or
- (b) in the case of an area prescribed under section 4(2B)—the day the area is prescribed.

Application of Mining Titles Freeholding Act

6. Parts 1 and 3 of the *Mining Titles Freeholding Act 1980* apply to an application to freehold a lease as if it were a miner's homestead perpetual

Application of Mining Titles Freeholding Act

6. Parts 1 and 3 of the *Mining Titles Freeholding Act 1980* apply to an application to freehold a lease as if it were a miner's homestead perpetual lease under that Act, except where inconsistent with this Act.

Application of other Acts

7. The *Land Act 1962* and the *State Housing (Freeholding of Land) Act 1957* apply to—

- (a) the time and place of payment of rent or instalments; and
- (b) forfeiture for non-payment of rent or instalments; and
- (c) registration of dealings; and
- (d) preservation of encumbrances on issue of deed of grant.

References to Minister and officers

8.(1) For the purposes of this Act a reference to the “Minister” in the *Mining Titles Freeholding Act 1980* is taken to be a reference to—

- (a) in the case of a lease mentioned in section 4(1)(a)—the Minister administering the *State Housing (Freeholding of Land) Act 1957*; and
- (b) in the case of a lease mentioned in section 4(1)(b)—the Minister administering the *Land Act 1962*.

(2) A reference to the “registrar of miners’ homesteads” in the *Mining Titles Freeholding Act 1980* is taken to be a reference to the relevant authority.

Delegation

9.(1) A Minister may delegate all or any of the Minister’s powers under this Act to any officer of the department.

(2) The Commission may delegate all or any of its powers under this Act to any officer of the department administered by the Minister administering the *State Housing Act 1945*.

(3) The Director-General may delegate all or any of the Director-General's powers under this Act to any officer of the department administered by the Minister administering the *Land Act 1962*.

Regulations

10. The Governor in Council may make regulations, not inconsistent with this Act, with respect to any matter that—

- (a) is required or permitted to be prescribed by this Act; or
- (b) is necessary or convenient to be prescribed for carrying out or giving effect to this Act.

ENDNOTES

1 Index to Endnotes

	Page
2 Date to which amendments incorporated	8
3 List of legislation	8
4 Table of renumbered provisions	8

2 Date to which amendments incorporated

This is the day mentioned in section 5(c) of the *Reprints Act 1992*. However, no amendments have commenced operation before that day. Future amendments of the *Special Freeholding of Leases Act 1991* may be made in accordance with this reprint because of section 49 of the *Reprints Act 1992*.

3 List of legislation

Special Freeholding of Leases Act 1991 No. 64

date of assent 17 October 1991

ss 1–2 commenced on date of assent

remaining provisions commenced 31 December 1991 (1991 SL No. 225)

4 Table of renumbered provisions

TABLE OF RENUMBERED PROVISIONS under section 43 of *Reprints Act 1992*

Original	Renumbered as
4(2) (2nd sentence)	4(2A)
4(2) (3rd sentence)	4(2B)