



Perpetual leases

landholders responsibilities

What is a perpetual lease?

A perpetual lease is an ongoing tenure issued by NRW over state land in accordance with the *Land Act 1994*.

What is the landholder responsible for?

A landholder of a perpetual lease is responsible for complying with the following:

Purpose

Perpetual leases are issued for a specific purpose, e.g. agricultural or commercial. The lease must only be used for the purpose for which it was originally issued.

The issue of a lease does not automatically imply it can be used for the purpose issued i.e. other authorities' approval may be required.

Conditions of Lease

All perpetual leases are subject to various conditions that landholder's must comply with.

Statutory requirements

All perpetual leases are subject to various statutory requirements:

- Duty of care—requires the landholder to maintain the land in good condition, e.g. implementation of good land management practices or preventing land degradation / contamination.
- Tree clearing—is not permitted, unless a tree clearing permit has been issued by NRW.
- Quarry material and forest, mineral and petroleum products on and below the surface are to be reserved in accordance with *Forestry Act 1959*, *Mineral Resources Act 1989* and the *Petroleum Act 1923*.

Rent

When a perpetual lease is issued by NRW, the landholder is required to pay an annual rent to NRW (usually due 1 September each year).

The rent is based on the unimproved value of the land, multiplied by the rental category percentage rate assigned to the permit, however a minimum rental applies (as prescribed in the *Land Regulation 1995*).

The unimproved value is assessed annually, therefore the rent can vary from year to year. The rental calculation does not apply to a lease with a set rent. Penalty interest is charged for late payments.

What further actions can happen with a perpetual lease?

Lease conversion application may be made and the same landholder may be offered a new freeholding lease or deed of grant. The decision will be based on considerations as specified in the *Land Act* and provided the leaseholder has complied with the condition, purpose and statutory requirements.

Transfer (sale)—subject to NRW's consent, perpetual leases may be transferred to another person qualified to hold the lease.

Sublease—subject to NRW's consent, perpetual leases may be subleased if the proposed purpose and conditions is consistent with the original lease.

For approval to transfer or sublease, an application must be lodged with NRW.

Cancellation

NRW can cancel a lease after giving reasonable notice if a leaseholder:

- breaches a condition or the purpose of a lease
- fails to comply with statutory requirements
- fails to pay rent by the due date.



Voluntary lease surrender

Perpetual leases may be voluntarily surrendered to the State, provided rents have been paid in full. The landholder must notify NRW at least one year prior to surrendering the lease. The original lease document must also be lodged with NRW.

Other fees

Landholders are advised to contact their local council about any additional fees relating to perpetual leases.

More information

For more information, contact the nearest NRW office or see the NRW website at www.nrw.qld.gov.au.