

# Special leases



Research Guide to Special leases records at  
Queensland State Archives

Special Leases were granted under the provisions of the *Land Act 1910–1962* for a period not exceeding thirty years. Purposes for which Special Leases were granted included: any business, any manufacturing, any residential use and any racecourse or recreational use. Terms and conditions were at the discretion of the granting authority.

The following lists Special Lease categories:

- accommodation houses
- bird sanctuaries
- boatsheds
- bores
- brewery sites
- brickyards
- butter factories
- cheese factories
- churches
- crushing machines
- cultivation paddocks
- ferry approaches
- fishing stations
- forges
- hotel sites
- horse paddocks
- jetties
- kiosks
- lime kilns
- machine sites
- manure depots
- market gardens
- meatworks
- mill sites
- mission stations
- oysters
- pearl shelling stations
- poultry farms
- quarries
- rice mills
- rice paddocks
- saw mills
- shearing sheds
- shipbuilding yards
- slaughter yards
- slips
- tramways
- wharf sites
- wells
- wool scours

## Lands Department

### **Chronological Register of Special Leases Arranged According to Month of Expiry.**

01/01/1921- 31/12/1928

Series ID [S13824](#)

### **Index to Non Current Lessees**

1/8/1885 - 31/12/1993

Series ID [S14000](#)

This index records persons who have held some form of Crown leasehold such as selection, occupation licence, pastoral lease, special lease, non-competitive lease, road lease, perpetual lease, from the Land Act, 1884.

### **Informal Lease Files**

1/1/1905 - 17/4/2003

Series ID [S17937](#)

Access: 30 years

Most leases have been indexed by name of lessee in Series 14000, Index to Non-Current Lessees. Record the IL number and search for the lease by number. For payment of rent details and a summary history of the land, search the Series ID S13825, Registers of Informal Leases.

### **Miners Homestead Lease Files**

23/9/1871 - 2/12/1998

Series ID [S35](#)

Access: 30 years

Files and lease documents for Crown land leased on mineral fields. Also included are Special Perpetual Mining Purpose Lease Weipa files issued 1968 - 1994 under Clause 27 of the Australian Aluminium Corporation Pty Limited Agreement Act, 1951 and deemed to be Miners' Homestead Leases under the state Acts 1913-1957.

### **Non-Competitive Lease Files**

Circa 1/1/1882– 26/11/2012

Series ID [S17964](#)

Access: 30 years

Files for the administration of non-competitive leases

### **Register Sheets for Leases on Crown Lands - Development Leases**

7/2/1963 - 27/1/1966

Series ID [S9576](#)

Register sheets record the development lease number, name and address of the lessee, term of the lease with commencing and expiry dates, Land Agent District, property description, purpose of lease, reference to sale file, Executive Minute number, date, area in acres, rental particulars, conditions of lease.

### **Register Sheets for Leases on Crown Lands - Harbour Board Special Lease**

1/10/1942 - 30/9/1962

Series ID [S9572](#)

Register sheets record the Harbour Board special lease number, name and address of lessee, term of lease with commencing and expiry dates, Land Agent District, property description, purchase date, reference to sale file, rental particulars and description of lease. Leases were administered under Harbour Board Acts. There is only one lease in this series relating to a wharf on the Brisbane River.

### **Register Sheets for Leases on Crown Lands - Special Lease Purchase Freehold**

Circa 1/1/1969 - Circa 31/12/1981

Series ID [S9564](#)

Register sheets record special lease purchase freehold number, name and address of lessee/ purchaser, due date of first instalment, term of demise, land agent's district with real property description, name of shire council district, old tenure reference, lease issue date, Executive minute number and date, area quantity in acres, roods and perches, purchasing price, deposit and instalment, dealings such as mortgage, transfer, surrender, sublease, easement, transmission and deed history.

### **Registers of Special Leases**

20/03/1868 – circa 30/12/1981

Series ID [S14016](#)

The provisions for special leases changed over time; leases remain in one unbroken series, numbered sequentially across the state. These registers are a summary of the administration of the files in Series 18005 Special Lease Files. Registers may include: number of lease application, date application received, name of applicant, term, locality, purpose, description of land, area, conditions, schedule of rent, record of correspondence, details of forfeiture, cancellation, surrender, transfer or mortgage.

### **Sales of Crown Land and Special Leases**

19/12/1859 - Circa 31/12/1962

Series ID [S14026](#)

This series record the sale of Crown land at auction, and after 1897, the sale of special leases by auction. Arrangement is alphabetical by place of sale, then chronological within each year. Search our online index for Registers of lands sold for names, dates, places of sale and descriptions of land.

### **Seabed Lease Files**

12/7/1973– 22/9/2004

Series ID [S20301](#)

Access: 30 years

Leases granted for the development of commercial facilities on sites below the tidal high water mark in the Gold Coast region

### **Special Lease Files**

Circa 1/1/1860 - circa 1/5/2013

Series ID [S18005](#)

Arrangement is numerically by special lease number. Some registers in Series 14016 Registers of Special Leases are self indexing. Some lessees are indexed in Series ID S14000, Index to Non Current Lessees. If an SL number is located on a map, search for the number in this series. Up to the 1870s, special leases are of historical value for reports on vegetation, fish, fauna, and Aboriginal land use patterns.

### **Special Lease Files, Theodore District**

01/01/1909 – 31/12/1994

Series ID [S18006](#)

Access: 30 years

This series created by the Lands Department is special lease files in the District of Theodore. Special leases were granted under the provisions of the Land Act 1910-1962, for a period not exceeding thirty years. The special leases relate mainly to commercial land use.

### **Special Lease Purchase Freehold Files**

2/2/1911 - 1/5/2013

Series ID [S18007](#)

Access: 30 years

Arrangement is numerically by file number. Search Series ID S14000, Index to Non Current Lessees for the special lease file number: generally files are listed by name of individuals or company. Special leases were granted under the provisions of the Land Act 1910-1962, for a period not exceeding thirty years. This series of special leases were converted to purchase freehold when conditions involving land improvement were fulfilled. Only special leases of land, not set aside or reserved for any public purpose, could be converted to purchase freehold.

### **Term Lease Files**

29/6/1966–23/11/2009

Series ID [S20346](#)

Access: 30 years

Term lease files relating to state land tenure issued for a term of years. The following tenure types under the Land Act 1962, have been continued as term leases under the Land Act 1994, namely the pastoral holding, pastoral development holding, preferential pastoral holding, stud holding, special lease, and the development lease.

## Land Agent, Bowen

### **Registers of Land Open for Selection**

6/8/1908 - 10/12/1991

Series ID [S18486](#)

Access: 30 years

This register of land open for sale and selection was kept by the Land Agent, Bowen. Sales included estate in fee simple, free holding title, special lease, perpetual lease, pastoral lease, occupation license.

Land Agent, Charters Towers

### **Registers of Lands Open for Selection and Sale**

9/6/1911 - 22/12/1979

Series ID [S13513](#)

This series records details of crown land open for selection and sale in the Charters Towers District. Sales included estate in fee simple, free holding title, special lease, perpetual lease, pastoral lease, occupation license. Volumes in this series were also known as Proclamation Books.

## Land Agent, Cooktown

### **Files re Informal and Special Leases**

Circa 01/01/1888 – circa 31/12/1941

Series ID [S13515](#)

## Land Agent, Ingham

### **Register of Lands Open for Selection and Sale**

16/3/1898 - 21/5/1988

Series ID [S18602](#)

Access: 30 years

Chronological by date of notification. Sales included estate in fee simple, special lease and occupation license. Some departmental correspondence is loosely contained within the registers. Volumes in this series were also known as Proclamation Books.

## Land Agent, Innisfail

### **Registers of Land Open for Sale and Selection**

21/10/1909 - 10/1/1974

Series ID [S18721](#)

This series records details of Crown land open for selection and sale in the Innisfail District. Sales included estate in fee simple, free holding title, special lease, perpetual lease, pastoral lease, occupation license. Volumes in this series were also known as Proclamation Books.

### Land Agent, Mackay

#### **Register of Land Open for Sale and Selection**

3/8/1970 - 1/10/1999

Series ID [S18485](#)

Access: 30 years

Chronological by date of sale. Land open for sale, special lease and occupation license in the Mackay district.

### Land Agent, Townsville

#### **Registers of Lands Open for Selection and Sale**

6/3/1898 - 1/4/1994

Series ID [S18601](#)

This series comprises registers of Crown land open for selection and sale in the Townsville District maintained by the Lands Agent, Townsville. Sales included estate in fee simple, special lease and occupation license.

#### **Registers of Lands Open for Selection and Sale**

1/7/1915 - 22/3/1969

Series ID [S18603](#)

This series comprises registers of crown land open for selection and sale in the Ayr District. Within the Land Agent's District of Townsville, there was a land office in Ayr with an Acting Land Agent from 1914 until 1940. Sales included estate in fee simple, special lease and occupation license.

### Land Court

#### **Special Lease Files**

1/1/1976 - 31/12/1999

Series ID [S19007](#)

Numerical by file (lease) number. Special Leases, granted under the Land Acts, 1994 and other Acts are leases of land for a fixed term for special purposes including manufacturing, industrial, residential, business or recreation. Leases were granted to clubs, caravan and other parks, co-operatives, and companies. They contain appeals against decisions regarding valuations and determinations of rents, and including conversions of tenure heard in Queensland Land Courts.



### Prisons Department

#### **Special Leases Map - Prison Reserve**

30/6/1920

Series ID [S17615](#)

This series consists of a Brisbane Survey Office map of special leases available for workers in sugar mills, plantations or farms, with portions in the Parish of Grafton, County of Nares, Cairns Land Agent District. Local sketch 2 miles to an inch, 15 chains to an inch. The map includes a prison reserve pencilled in on 30 Jun 1920.

### Survey Office

#### **Queensland Showing Land Tenure - State Maps Q.2 Series**

Circa 1/1/1971 - Circa 31/12/1984

Series ID [S2174](#)

This series shows land tenure for the whole of Queensland. A reference to symbols includes those for pastoral district and holdings boundaries, agricultural, grazing and prickly-pear selections, settlement farm leases, national parks, state forests, special leases, freehold and reserved land.

#### **Register of Plans**

Circa 1/1/1939 - Circa 31/12/1955

Series ID [S10216](#)

This register which is divided into Land Agents' districts provides the following information: Land Agent District, reference number, allotment or portion number, town or parish, plan number and date of sale. The reference number is for in-letters, special leases and occupation licence, and may assist with finding various Lands Department records.



### Queensland 20 Chain Maps

Circa 1/1/1927 - Circa 31/12/1975

Series ID [S17656](#)

This series of cadastral maps depicts topographic features, reserves, roads and tramways and property boundaries. It includes real property descriptions such as subdivision, section and lot numbers for freehold and leasehold land, with lessee names and types of leases. Lease types include Agricultural Farms (AF) and Grazing Farms (GF), Grazing Homesteads (GH), Grazing Homestead Freeholding Leases (GHFL), Prickly Pear Selections (PPS), Prickly Pear Development Selections (PPDS), Perpetual Lease Selections (PLS) and Perpetual Leases (PL), Auction Perpetual Leases (APL), Auction Purchase Freehold (APF), Miners Homestead Leases (MHL) and Miners Homestead Perpetual Leases (MHPL), Non Competitive Leases (NCL) and Special Non Competitive Leases (SNCL), Special Lease Purchase Freehold (SLPF) and Permit to Occupy numbers.

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