

Special lease records



DR3390 - State Sawmill, Pikedale, 1920

Research Guide to special lease records at
Queensland State Archives

Queensland State Archives (QSA) is the official repository for Queensland Government records selected for permanent retention because of their continuing value. The archived public records are from state government departments, state courts, local government authorities and statutory authorities. The records are in our facility at [Runcorn, Brisbane](#), and open records are available for viewing in the Reading Room, free-of-charge.

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 for business, manufacturing, residential use and racecourse or other recreational use. Terms and conditions were at the discretion of the granting authority.

The main finding aid for records held at QSA is the [Queensland State Archives' online catalogue](#) (known as ArchivesSearch).

The following citation abbreviations are used throughout our catalogue:

- ITM – QSA Item (describes the item)
- PR – Physical Representation (generally the original or microfilm copy)
- DR – Digital Representation (for a digital image)
- S – (for series of records)
- A – Agency ID (for the creating or responsible agency).

Aboriginal and Torres Strait Islander readers are advised that our catalogue contains images, names and voices of people who have died.

The Special Lease categories include:

- 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

[S13824](#)

Index to Non Current Lessees

1/8/1885 - 31/12/1993

[S14000](#)

This card index is used to find land files including pastoral holdings (run files), [S14031](#). The cards are arranged alphabetically and record persons who held some form of Crown leasehold such as pastoral lease, land selection, occupation licence, special lease, non-competitive lease, road lease, or perpetual lease under the *Land Act of 1884* and subsequent legislation.

S14000 microfilms are digitised and available on Reading Room computers in *Finding Aids in Search Procedures* folder. For a quick reference listing of the specific Items in this series with microfilm numbers, refer to PDF file titled *Card index of non-current lessees, S14000 – M/F numbers*.

This card index is partially indexed by QSA and available online:

[Registers of Lessees of Agricultural and Grazing Farms 1885-1908 \[LAN/P518 Index\]](#)

Informal Lease Files

1/1/1905 - 17/4/2003

[S17937](#)

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 S13825, Registers of Informal Leases.

Miners Homestead Lease Files

23/9/1871 - 2/12/1998

[S35](#)

These are 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

[S17964](#)

Register Sheets for Leases on Crown Lands - Development Leases

7/2/1963 - 27/1/1966

[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

[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.

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

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

[S9564](#)

Register sheets record the 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

[S14016](#)

The provisions for special leases changed over time. These registers are a summary of the administration of the files in Series 18005 Special Lease Files. Registers may include number and date application received, name of applicant, term, locality, purpose, description of land, conditions, schedule of rent, record of correspondence, details of forfeiture, cancellation, surrender, and transfer or mortgage.

Sales of Crown Land and Special Leases

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

[S14026](#)

This series records the sale of Crown land at auction and, after 1897, the sale of special leases by auction; arranged alphabetically by place of sale, then chronologically. Try searching our [online land indexes](#).

Seabed Lease Files

12/7/1973– 22/9/2004

[S20301](#)

Leases granted for developing commercial facilities on sites below tidal high-water mark near the Gold Coast.

Special Lease Files

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

[S18005](#)

Arrangement is numerical by special lease number. Some registers in Series 14016 Registers of Special Leases are self-indexing. Lessees are indexed in [S14000, Index to Non Current Lessees](#). If an SL number is on a map, search for the number in S18005. Up to the 1870s, special leases are historically valuable for land use patterns of Aboriginals and Torres Strait Islander peoples, and tracing vegetation, fish and fauna.

S14000 microfilms are digitised and available on Reading Room computers in *Finding Aids in Search Procedures* folder. For a quick reference listing of the specific Items in this series with microfilm numbers, refer to PDF file titled *Card index of non-current lessees, S14000 – M/F numbers*.

Special Lease Files, Theodore District

Circa 1/1/1909 – 31/12/1994

[S18006](#)

This series created by the Lands Department is of 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

[S18007](#)

Arrangement is numerical by file number. Search *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. Special leases in this series were converted to purchase freehold when conditions, including improvements, were fulfilled. Only special leases of land not set aside or reserved for any public purpose could be converted to purchase freehold.

S14000 microfilms are digitised and available on Reading Room computers in *Finding Aids in Search Procedures* folder. For a quick reference listing of the specific Items in this series with microfilm numbers, refer to PDF file titled *Card index of non-current lessees, S14000 – M/F numbers*.

Term Lease Files

29/6/1966–23/11/2009

[S20346](#)

Term lease files are for 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

[S18486](#)

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, and occupation license.

Land Agent, Charters Towers

Registers of Lands Open for Selection and Sale

9/6/1911 - 22/12/1979

[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, and occupation license. Volumes in this series were also known as Proclamation Books.

Land Agent, Cooktown

Files re Informal and Special Leases

Circa 1/1/1888 – 31/12/1941

[S13515](#)

Land Agent, Ingham

Register of Lands Open for Selection and Sale

16/3/1898 - 21/5/1988

[S18602](#)

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

[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, and 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

[S18485](#)

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

[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

[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 (case and appeal files)

1/1/1976 - 31/12/1999

[S19007](#)

Arranged numerically by file (lease) number. Leases were granted to clubs, caravan and other parks, co-operatives, and companies. The files contain appeals against decisions regarding valuations and determinations of rents, and conversions of tenure heard in Queensland Land Courts.

Prisons Department

Special Leases Map - Prison Reserve

30/6/1920

[S17615](#)

The map includes a prison reserve in the Cairns Land Agent District, the Parish of Grafton, County of Nares.

Survey Office

Queensland Showing Land Tenure - State Maps Q.2 Series

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

[S2174](#)

A reference to symbols includes those for pastoral district/ holdings boundaries, agricultural, grazing, prickly-pear selections, settlement farm leases, national parks, state forests, Special Leases, freehold, and reserves.

Register of Plans

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

[S10216](#)

This register is divided into Land Agents' districts. Contents include 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 licences and may assist with finding various Lands Department records.

Moreton District 40 Chain Maps - AG2 Series

Circa 1/1/1885- 31/12/1932

This series of cadastral maps and related and subsequent series of maps depict topographic features, reserves, roads and tramways, and property boundaries. Also included are Real Property descriptions such as subdivision, section and lot numbers for freehold and leasehold land, lessee names, and types of leases. Lease types include Agricultural Farms (AF), 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), Special Non Competitive Leases (SNCL), Special Lease Purchase Freehold (SLPF) and Permit to Occupy numbers. You may also consider searching Queensland 20 Chain Maps, circa 1/1/1927 - circa 31/12/1975, [S17656](#).

For more information about other useful series of maps, refer to our [Research guide to maps](#), and our search procedure available in the Reading Room.

Need more information?

Check our online catalogue [ArchivesSearch](#).
Phone us on (07) 3037 6777 or you can [email](#) an archivist.