



FILE ANALYSIS SHEET

Project Date

File

Property

Address

Registered proprietors	RPD	Approx req	Surveyed req	Total area	Title ref
Hardwick Pty Ltd ACN 009 952 667	3 on SP105994	1.983 ha		85.9879 ha	50301280
Hardwick Pty Ltd ACN 009 952 667	3 on SP105994	9.064 ha		85.9879 ha	50301280

Expenditure WBS

Resumption plans Folio

NIR letter Folio

Agreement for taking Folio

Taking of land notice Folio

Hardship approval

Hardship approval no. Folio

Valuation request

Survey request

Title correction

Survey complete Folio

Survey plan no.

Surveyed area

Amending TOLN Folio

TC commenced

Plan registered

Current position

Assessment (most recent)

Valuer

Assessment amount Folio

Valuation date

RECORDS: Please file and away

SIGNED

DATE

Compensation

Claim submitted? YES

Claim date 22/01/2020 Claim amount \$4,062,753.00 Folio

Maximum claim amount \$4,062,753.00

Is claimant as per title? Yes No

Encumbrances:

Interest name	Interest type	Mortgage / Instrument reference
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Is section 19(1)(c) completed correctly? Yes No

If the owner is a lessor, what is the state of the lessees' claim?

[Empty text box for lessor claim details]

Advance

Has an advance been requested? Yes X No

Has an advance been paid? Yes X No

Folio

Payment date	Payment amount
02/03/2020	\$365,000.00
02/03/2020	\$970,000.00

Is the property an investment property? Yes No

If yes, is owner to sign statutory declaration (SOJ04)? Yes No

Title search

Most recent title search attached.

Released under RTIA

Basis of offer and Financial Endorsement/s:

- OFFER An **ADVANCE** offer
- A **FULL AND FINAL** offer
- An **EARLY ACQUISITION** offer

is this an offer for a business claim Yes No
 If yes, does the value of the business incl personal property - Yes No
 (if yes, encl Consent of Chargee docs if applic)

IN THE AMOUNT OF:-

Compensation Land	\$805,000
Compensation Other	\$ 600 <i>cl 11</i>
Disturbance	\$1,087,598 <i>9/10/16</i>
Interest	\$ 600 <i>cl 11</i>
Total	\$1,892,598 <i>9/10/16</i>
GST	\$
Total incl GST (if applicable)	\$
ADOPT	\$
Less advance (if applicable)	\$1,335,000
Balance	\$557,598 <i>cl 11</i>
	600 <i>9/10/16</i>

Incorporating standard clauses numbered as per the offer guidelines (Write "nil" if not applicable)

<input type="checkbox"/> S-OC01	<input type="checkbox"/> S-OC02	<input type="checkbox"/> S-OC03	<input type="checkbox"/> S-OC04	<input type="checkbox"/> S-OC05	<input type="checkbox"/> S-OC06	<input type="checkbox"/> S-OC07
<input type="checkbox"/> S-OC08	<input type="checkbox"/> S-OC09	<input type="checkbox"/> S-OC10	<input type="checkbox"/> S-OC11	<input type="checkbox"/> S-OC11A	<input type="checkbox"/> S-OC11B	<input type="checkbox"/> S-
<input type="checkbox"/> S-OC11D	<input type="checkbox"/> S-OC11E	<input type="checkbox"/> S-OC11F	<input type="checkbox"/> S-OC11G	<input type="checkbox"/> S-OC11H	<input type="checkbox"/> S-OC11I	<input type="checkbox"/> S-OC11J
<input type="checkbox"/> S-OC11K	<input type="checkbox"/> S-OC11L	<input type="checkbox"/> S-OC11M	<input type="checkbox"/> S-OC11N	<input type="checkbox"/> S-OC11O	<input type="checkbox"/> S-OC12	<input type="checkbox"/> S-OC13
<input type="checkbox"/> S-OC14	<input type="checkbox"/> S-OC15	<input type="checkbox"/> S-OC16	<input type="checkbox"/> S-OC17	<input type="checkbox"/> S-OC18	<input type="checkbox"/> S-OC24	<input type="checkbox"/>

Special clauses to be included as follows:

Advance Letter, subject to a financial approval.

Limited Access clauses to be included:

If more space is required, please turn over – indicate if more here

GST code

Date: 10/10/2020
 Name: Craig Heslehurst
 Sign:
 Property Officer

Endorsement is given

- Offer an advance and pay on acceptance
- Offer and pay on acceptance
- Accept offer to settle and pay
- Accept offer to settle and submit for financial endorsement
- Other:

Date: 14/10/2020
 Name: *Donna Brunello*
 Sign:
 Area Manager

- Approved to pay advance as recommended
- Approved to settle and pay as recommended
- Approved to submit for ED endorsement

Date: 14/10/2020
 Name: Donna Brunello
 Sign:
 Director (Property Acquisitions & Disposals)

- Approved to pay advance as recommended
- Approved to settle and pay as recommended
- Approved to submit for Ministerial/Executive endorsement

Date: 14/10/2020
 Name: Brad Chandler
 Sign:
 Executive Director (Strategic Property Management)

Background

This property is impacted by a part resumption for the Cairns Southern Access Corridor Project - Stage 3: Edmonton to Gordonvale which is within the Cairns District. These works are necessary to improve vehicle safety.

At the date of gazettal, the resumed land and sheds were used as part of a cane farming operation. The resumed land is located on the Bruce Highway, Edmonton.

1 March 2019 - A Taking of Land Notice was published in the Government Gazette resuming part of Lot 3 on SP105994. The resumed land has an area of 11.047ha. The parent property has an area of 85.9879ha.

4 April 2019 - of Knight Frank Cairns was requested to assess compensation.

2 August 2019 - Knight Frank advise by way of a compensation report that they assessed compensation, for the part take of about 11.047ha at \$970,000.

12 August 2019 - Offer letter sent to Claimant via Solicitor advising assessment of compensation

21 January 2020 - Site inspection with Quantity Surveyor

22 January 2020 - Claim for Compensation received, via Solicitor, in the amount of \$4,062,753. With a request for an advance.

5 March 2020 - Payment of Advance made.

2 September 2020 - Request for a second advance received.

7 October 2020 -

Discussions about compensation are on going

Please see attached spreadsheet for estimate of Professional and other costs.

Recommend.

Please provide your approval to offer a second advance against compensation of 557,598 to the owners of Lot 3 SP105994, on Bruce Highway at Edmonton, for the taking of about 11.047ha. Plus disturbance items.

Land	\$805,000	(NB: Land valuation reduced from \$970,000 to \$805,000 to exclude the added value of farm sheds of \$165,000 as assessed by TMR's valuer, as disturbance now includes costs to re-establish sheds)
Professional costs and other costs -	\$1,087,598	
Less Advance previously made	\$1,335,000	
Total	\$557,598	

Special Clauses Continued

71892R Bruce Highway, Edmonton		Zoned Rural	Part Take			
Issues	Sheds Impacted	Initial	Claim	Assessment for Advance 1	Assessment for Advance 2	
Land & Bldgs -		\$970,000	\$1,296,750.00	\$970,000.00	\$805,000.00	
Legal		\$20,000	\$48,162.03	\$20,000.00	\$20,000.00	
Searches/		\$10,000		\$10,000.00	\$10,000.00	
Valuation		\$7,000		\$7,000.00	\$7,000.00	
Town Planning			\$1,600.00	\$1,600.00	\$1,600.00	
Surveyor		\$150,000		\$250,000.00	\$58,028.00	
Relocation			\$534,729.70			
Removal & Storage			\$61,613.60	\$30,000.00		
Service Relocation			\$1,841,208.60		\$990,970.00	
Shed Compound			\$69,187.08			
Shed Fittings & Fixtures			\$125,389.00			
Shed Yard			\$423,147.12			
Farm			\$197,470.00	\$15,000.00		
Project Management			\$3,595.98			
Airfares						
Business Claim		\$30,000		\$20,000.00		
Business Losses		\$10,000		\$10,000.00		
Accountant						
Total Disturbance Items		\$227,000	\$3,306,003.12	\$363,600.00	\$1,087,598.00	
		TOTAL	\$1,197,000	\$4,602,753.12	\$1,333,600.00	\$1,892,598.00
		Adopt	\$1,200,000		\$1,335,000	\$1,892,598.00

Released Under RTI DTMR

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Project

Date

File

Property

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Compensation

Claim submitted? YES

Claim date 22/01/2020 Claim amount \$4,062,753.00 Folio

Maximum claim amount \$4,062,753.00

Is claimant as per title? Yes No

Encumbrances:

Interest name	Interest type	Mortgage / instrument reference
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Is section 19(1)(c) completed correctly? Yes No

If the owner is a lessor, what is the state of the lessees' claim?

Advance

Has an advance been requested? Yes X No

Has an advance been paid? Yes X No

Folio

Payment date	Payment amount
02/03/2020	\$805,000.00
02/03/2020	\$530,000.00
21/10/2020	\$557,600.00

Is the property an investment property? Yes No

If yes, is owner to sign statutory declaration (SOJ04)? Yes No

Title search

Most recent title search attached.

Released under the Access to Information Act / Révisé en vertu de la Loi sur l'accès à l'information

Basis of offer and Financial Endorsement/s:

- OFFER An **ADVANCE** offer
- A **FULL AND FINAL** offer
- An **EARLY ACQUISITION** offer

Is this an offer for a business claim Yes No
If yes, does the value of the business incl personal property - Yes No
 (if yes, encl Consent of Chargee docs if applic)

IN THE AMOUNT OF:-

Compensation Land	\$805,000
Compensation Other	\$1 282 038
Disturbance	\$37 000
Interest <input type="text"/> to <input type="text"/>	\$
Total	\$2,124,038
GST	\$
Total incl GST (if applicable)	\$
ADOPT	\$2 124 000
Less advance (if applicable)	\$1,892,600
Balance	\$231,400

Incorporating **standard clauses** numbered as per the offer guidelines (Write "nil" if not applicable)

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<input type="checkbox"/> S-OC11D	<input type="checkbox"/> S-OC11E	<input type="checkbox"/> S-OC11F	<input type="checkbox"/> S-OC11G	<input checked="" type="checkbox"/> S-OC11H	<input type="checkbox"/> S-OC11I	<input type="checkbox"/> S-OC11J
<input type="checkbox"/> S-OC11K	<input type="checkbox"/> S-OC11L	<input type="checkbox"/> S-OC11M	<input type="checkbox"/> S-OC11N	<input checked="" type="checkbox"/> S-OC11O	<input type="checkbox"/> S-OC12	<input type="checkbox"/> S-OC13
<input type="checkbox"/> S-OC14	<input type="checkbox"/> S-OC15	<input type="checkbox"/> S-OC16	<input type="checkbox"/> S-OC17	<input type="checkbox"/> S-OC18	<input type="checkbox"/> S-OC24	<input type="checkbox"/>

Special clauses to be included as follows:

Limited Access clauses to be included:

Advance Letter, subject to a financial approval.

If more space is required, please turn over – **indicate if more here**

GST code

Date: 16/12/2020

Name: Glen Dilloo

Sign:

Property Officer

Endorsement is given

- Offer an advance and pay on acceptance
- Offer and pay on acceptance
- Accept offer to settle and pay
- Accept offer to settle and submit for financial endorsement
- Other:

Date: 17 / 12 / 2020

Name: Andrew Brown

Sign:

Area Manager

- Approved to pay advance as recommended
- Approved to settle and pay as recommended
- Approved to submit for ED endorsement

Date: 21 / 12 / 2020

Name: Donna Brunello

Sign:

Director (Property Acquisitions & Disposals)

- Approved to pay advance as recommended
- Approved to settle and pay as recommended
- Approved to submit for Ministerial/Executive endorsement

Date: 21 / 12 / 2020

Name: ~~Brad Chandler~~ Craig Hough

Sign:

A / Executive Director (Strategic Property Management)

Background

This property is impacted by a part resumption for the Cairns Southern Access Corridor Project - Stage 3: Edmonton to Gordonvale which is within the Cairns District. These works are necessary to improve vehicle safety.

At the date of gazettal, the resumed land and sheds were used as part of a cane farming operation. The resumed land is located on the Bruce Highway, Edmonton.

1 March 2019 - A Taking of Land Notice was published in the Government Gazette resuming part of Lot 3 on SP105994. The resumed land has an area of 11.047ha. The parent property has an area of 85.9879ha.

4 April 2019 - (E 437724 ^{PI} [redacted]) of Knight Frank Cairns was requested to assess compensation.

2 August 2019 - Knight Frank advise by way of a compensation report that they assessed compensation, for the part take of about 11.047ha at \$970,000.

12 August 2019 - Offer letter sent to Claimant via Solicitor advising assessment of compensation

21 January 2020 - Site inspection with Quantity Surveyor

22 January 2020 - Claim for Compensation received, via Solicitor, in the amount of \$4,062,753. With a request for an advance.

5 March 2020 - Payment of Advance made \$1,335,000.

2 September 2020 - Request for a second advance received.

21 October 2020 - Payment of Second Advance made \$557,600.

20 November 2020 - UAH offer made to settle matter at \$2,121,000 excluding culverts, (culvert cost to be assessed). This offer is based on compensation for loss of land and the assessment by ^{PI} [redacted] - Quantity Surveyor. (E479692). Please note that on review there was a small error in the calculations. The offer should have been \$2,124,000 UAH subject to financial approval.

8 December 2020 - Request for a third advance received from the owner's solicitor

Discussions about compensation are on going

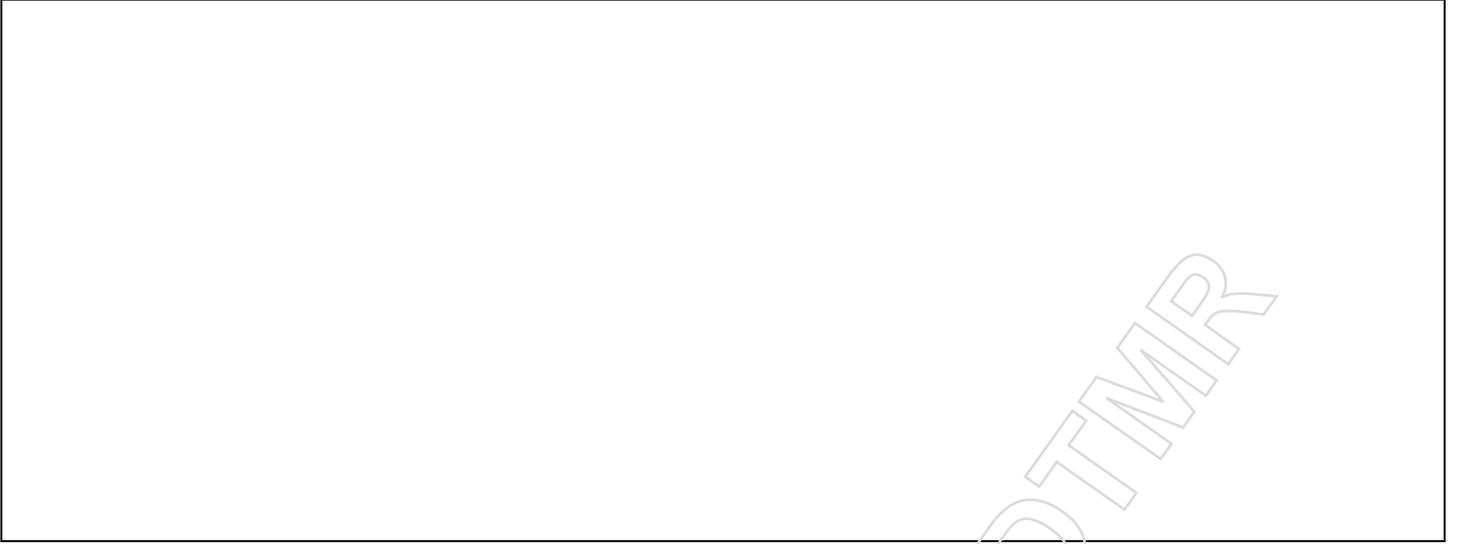
Please see attached spreadsheet for estimate of Professional and other costs.

Recommend.

Please provide your approval to offer a second advance against compensation of \$231,400 to the owners of Lot 3 SP105994, on Bruce Highway at Edmonton, for the taking of about 11.047ha. Plus disturbance items.

Land	\$ 805,000
Professional costs and other costs -	\$1,319,000
Total compensation -	\$2 124 000
Less Advances previously made	\$1,892,600
Total for 3rd advance	\$ 231,400

Special Clauses Continued



Released under RTI - DTMR

	<u>Issues</u>	Sheds Impacted	
		Claimant is registered for GST	
Land & Bldgs -			\$805,000.00
Professional Fees			
Legal			\$20,000.00
Valuation			\$10,000.00
Town Planning			\$7,000.00
Accountant			\$0.00
Total Professional Fees (Ex Farm)			\$37,000.00
Business Claim			
Relocation of farm equipment			\$101,682.80
Repositioning of Farm Machinery and Equipment on Wheels			\$640.00
Removal, Transport and Reassemble Mezzanine Floor			\$3,200.00
Chemical Storage			\$3,144.64
Relocation of Cold Room			\$5,419.70
Reposition of Yard Equipment and Stores			\$9,762.50
Electrical Network Connection			\$96,629.00
Council Temporary Water Connection			\$22,949.44
NBN and Telephone Connection			\$540.00
Development Assessment - Council drawing check fee			\$905.80
SARA Referral Application Fee			\$14,169.00
Soil Classification Reports for new sheds			\$825.00
Supply and Install of new pad			\$68,829.58
Supply and installation of 2 new sheds			\$591,598.58
Electrical Supplies for shed			\$61,785.00
Electrical sub - mains - power pole to shed			\$41,333.00
Hydraulic & Fire Services			\$50,000.00
Shed Storeroom (20ft Container)			\$4,180.00
Relocation of tank shed			\$15,000.00
Supply and Install 10kv Solar System			\$10,000.00
Relocation of Existing GPS & 900Mhz Antenna			\$3,717.85
New CCTV			\$4,000.00
Supply, Installation and Commissioning of Single Girder Crane			\$50,776.00
Supply, cart and spread gravel track road from property boundary to shed pad			\$10,000.00
Supply and install new water tanks			\$5,780.00
Supply and install new fuel tanks			\$49,863.00
Supply and install new fencing around shed compound			\$21,153.00
Replacement of headland			\$55,000.00
Mobilisation of Heavy Plant			\$1,650.00
Supply and install two new culvert crossings		N/A	
Project Manager			\$75,000.00
Surveyor Fees			\$1,600.00
Irrigation System			\$29,107.50
Total Farm Disturbance Items incl GST			\$1,410,241.39
After GST deducted			\$1,282,037.63
TOTAL compensation			\$2,124,037.63
Adopt			\$2,124,000.00
Less Advances Paid			\$1,892,600.00
Balance - Third Advance			\$231,400.00