

NORTHERN TERRITORY OF AUSTRALIA

PASTORAL LAND BILL 1991

TABLE OF PROVISIONS

Section

PRELIMINARY 1

1. Short title
2. Commencement
3. Interpretation

PART 2 - OBJECTS AND DUTIES

4. Objects
5. Duty of Minister and Board
6. General duty of pastoral lessees

PART 3 - ADMINISTRATION

Division 1 - General

7. Fees
8. Pastoral districts
9. Power to enter pastoral land
10. Delegation by Minister

Division 2 - Pastoral Land Board

11. Establishment of Board
12. Composition of Board
13. Qualification for membership of Board
14. Period of appointment
15. Alternate members
16. Chairman
17. Resignation of members
18. Dismissal of members
19. Acting Chairman
20. Disclosure of interest
21. Meetings of Board
22. Confidentiality
23. Protection of members
24. Delegation by Board
25. Consultation and inquiries
26. Representation and inquiries
27. Protection of legal practitioners,
witnesses, &c.
28. Rules of evidence

*Division 3 - Functions and
Powers of Board*

29. Functions of Board
30. Powers of Board

PART 4 - LEASES OF PASTORAL LAND

Division 1 - General

- 31. Leases for pastoral purposes
- 32. Notice of lands available
- 33. Purchase price
- 34. Maximum holding, &c., of pastoral land
- 35. Enforcement of restrictions on holdings
- 36. Failure to execute lease
- 37. Costs of survey, &c.
- 38. Conditions of pastoral leases
- 39. Conditions relating to land management
- 40. Breach of conditions
- 41. Breaches to be referred to Board
- 42. Remedial action on pastoral lease
- 43. Minister may review conditions of lease
- 44. Variation of lease provisions
- 45. Opinion of Board to be sought
- 46. Minister may grant a moratorium
- 47. Noting variation of lease
- 48. Term of pastoral lease
- 49. Extension of term of pastoral lease
- 50. Continuation in occupation on expiration of term of pastoral lease.
- 51. Payment of value of improvements to outgoing pastoral lessee
- 52. Deductions from amount payable for improvements
- 53. Forfeiture of mortgaged pastoral lease

Division 2 - Rent

- 54. Application of Valuation of Land Act
- 55. Rent
- 56. Payment of rent
- 57. Penalty for late payment
- 58. Release of lessee in case of hardship
- 59. Recovery of rent

*Division 3 - Surrender, Subdivision,
Consolidation, Conversion,
Transfer, &c.*

- 60. Surrender of leases - general
- 61. Surrender of lease for subdivision, &c.
- 62. Surrender of term pastoral lease in exchange for perpetual pastoral lease
- 63. Applications under section 62 involving subdivision
- 64. Surrender of leases and grant of consolidated lease
- 65. Pastoral leases of uneconomic areas
- 66. Agreement for exchange of part of pastoral lease
- 67. Consent to transfer, &c., of lease, &c.
- 68. Application for consent to transfer, &c., of leases, &c.

- 69. Position of mortgagee
- 70. Subleases for Aboriginal communities
- 71. Abandonment of pastoral lease
- 72. Vacation of land

PART 5 - PASTORAL LAND MONITORING

- 73. Feral animal control
- 74. Reference areas
- 75. Remedial plans
- 76. Lessee not responsible for rectification of certain damage, &c.

PART 6 - ACCESS TO PASTORAL LAND

- 77. Interpretation
- 78. Access to waterways
- 79. Public access not to be obstructed
- 80. Access to features of public interest
- 81. Temporary closure of access
- 82. Closure for rehabilitation, &c., purposes
- 83. Licensing of persons for certain purposes
- 84. Pastoralists' liability limited

PART 7 - NON PASTORAL USE OF PASTORAL LAND

- 85. Application for permission
- 86. Assessment of application
- 87. Decision of Board
- 88. Permission is personal to applicant
- 89. Board may require pastoral lessee to provide details of use
- 90. Board may declare use of land not to be pastoral

PART 8 - ABORIGINAL COMMUNITY LIVING AREAS

Division 1 - Interpretation

- 91. Definitions

Division 2 - Community Living Areas Tribunal

- 92. Continuation of Tribunal
- 93. Term of office
- 94. Resignation of members
- 95. Termination of appointment
- 96. Consideration of application where member ceases to hold office
- 97. Functions and powers of Tribunal
- 98. Absence of submission of party

Division 3 - Community Living Areas

- 99. Land Council may act for Aborigine
- 100. Application for grant of living area

- 101. Form of application
- 102. Service on lessee
- 103. Minister to consider application
- 104. Tribunal to consider application referred by Minister
- 105. Meeting of Tribunal and procedure
- 106. Tribunal may require compulsory conference
- 107. Recommendation, &c., to Minister after agreement
- 108. Recommendation, &c., to Minister in other cases
- 109. Discretion of Minister in relation to recommendations

*Division 4 - Formation of Association
and Acquisition of Land*

- 110. Formation of association and acquisition of land

Division 5 - Miscellaneous

- 111. Appeal to Supreme Court
- 112. Access to certain areas of Aboriginal land
- 113. Resumption of abandoned Aboriginal community living areas

PART 9 - APPEALS AND REVIEW

Division 1 - Pastoral Land Appeal Tribunal

- 114. Establishment of Appeal Tribunal
- 115. Determination of questions
- 116. Powers and procedures of Appeal Tribunal
- 117. Compulsory conferences

*Division 2 - Right of Appeal
to Appeal Tribunal*

- 118. Appeal against certain decisions
- 119. Operation of certain decisions pending appeal

PART 10 - OBJECTIONS RELATING TO
VALUE OF IMPROVEMENTS

- 120. Objections
- 121. Applications for review
- 122. Powers of Land and Valuation Review Tribunal
- 123. Validity of re-appraisements, &c.

PART 11 - MISCELLANEOUS

- 124. Certain debts a charge on pastoral land
- 125. Service of notices, &c.
- 126. Onus of proof
- 127. Compensation and liability
- 128. Regulations

PART 12 - SAVINGS AND TRANSITIONAL

- 129. Term pastoral leases to continue
- 130. Certain leases to be or become perpetual
pastoral leases
- 131. Land containing Territory improvements may
be excised
- 132. Certain interests preserved
- 133. Right to continue to use land for non
pastoral purposes
- 134. Aboriginal community living areas

SCHEDULE



NORTHERN TERRITORY OF AUSTRALIA

A BILL for AN ACT

to make provision for the conversion and granting of title to pastoral land and the administration, management and conservation of pastoral land, and for related purposes

BE it enacted by the Legislative Assembly of the Northern Territory of Australia, with the assent as provided by the *Northern Territory (Self-Government) Act 1978* of the Commonwealth, as follows:

PART 1 - PRELIMINARY

1. SHORT TITLE

This Act may be cited as the *Pastoral Land Act 1991*.

2. COMMENCEMENT

This Act shall come into operation on a date to be fixed by the Administrator by notice in the *Gazette*.

3. INTERPRETATION

(1) In this Act, unless the contrary intention appears -

"Aborigine" means a person who is a member of the Aboriginal race of Australia;

"Appeal Tribunal" means the Pastoral Land Appeal Tribunal established by section 114(1);

"approved" means approved by the Minister;

"Board" means the Pastoral Land Board established by section 11 or, in relation to a power or function delegated under section 24 to a member or members of the Board, that member or those members;

Pastoral Land

"Chairman", in relation to the Board, means the Chairman appointed under section 16 and includes a person appointed under section 19(1) to act as the Chairman while the person is so acting;

"condition", in relation to a pastoral lease, includes a covenant and a term and, in relation to land, means the state of the land;

"Crown land" means all lands of the Territory, including the bed of the sea within territorial limits, but does not include reserved or dedicated land;

"de facto partner" means -

- (a) in relation to a man, a woman who is living with the man as his wife on a bona fide domestic basis although not married to him; and
- (b) in relation to a woman, a man who is living with the woman as her husband on a bona fide domestic basis although not married to her;

"degradation", in relation to land, means a decline in the condition of the natural resources of the land, including the capacity of the land to sustain pastoral productivity, resulting directly or indirectly from human activities on or affecting the land;

"District" means a pastoral district into which the Territory is divided under section 8;

"feral animal" means an animal of a kind introduced into Australia since 1787 that is living in a wild state;

"homestead", in relation to land the subject of a pastoral lease, means a building or group of buildings and other facilities of a substantial nature built for residential, administrative and management purposes and used for those purposes in connection with the legitimate pastoral use of the land;

"improved pasture", in relation to pastoral land, means a variety of plant not native to the District in which the pastoral land is situated that is sown and cultivated for consumption by grazing animals or for soil conservation or improvement purposes;

"improvements" has the same meaning as it has in the *Valuation of Land Act*;

Pastoral Land

"Land and Valuation Review Tribunal" means the Land and Valuation Review Tribunal established by the *Valuation of Land Act*;

"lessee" includes the person to whom a lease passes, whether by transfer or devolution and a person permitted, in pursuance of an arrangement under section 50, to hold over land that was the subject of a former pastoral lease after the expiration of the term of the lease;

"pastoral land" means land the subject of a pastoral lease;

"pastoral lease" means a lease granted over Crown land for pastoral purposes and includes a pastoral homestead lease and land which, in pursuance of an arrangement under section 50, is held over by the former lessee after the expiration of the term of a pastoral lease;

"pastoral lessee" means a lessee under a pastoral lease;

"pastoral purposes" means the pasturing of stock for sustainable commercial use of the land on which they are pastured or agricultural or other non-dominant uses essential to, carried out in conjunction with, or inseparable from, the pastoral enterprise, including the production of agricultural products for use in stock feeding and pastoral based tourist activities such as farm holidays, but does not include a use which, under section 90, is declared by the Board not to be a use for pastoral purposes;

"rehabilitate", in relation to land, means to bring the land back as near as practicable to the condition it was in before its degradation, having particular regard to its capacity to carry stock and its level of soil stability or, where there is a remedial plan in force in respect of the land, the action required to comply with the remedial plan or as otherwise directed by the Board;

"remedial plan" means a plan prepared by a pastoral lessee at the direction of the Board (or under section 75(6) by the Board) that details the proposed management of pastoral land over a specified period (or the time taken to rectify a problem) to prevent, arrest or minimise degradation of the pastoral land or to rehabilitate the land;

"rent" means annual rental;

Pastoral Land

"stock" means a species of animal permitted by or under this Act or the terms of a pastoral lease to be pastured on pastoral land as part of the pastoral enterprise under the lease;

"Surveyor-General" means the person appointed or acting as the Surveyor-General for the Northern Territory under the *Licensed Surveyors Act*;

"unimproved value" means unimproved capital value within the meaning of the *Valuation of Land Act*;

"Valuer-General" means the person appointed as the Valuer-General for the Northern Territory under the *Valuation of Land Act*.

(2) In this Act, a reference to a lease as -

- (a) granted in perpetuity, means that the term of the lease continues indefinitely; and
- (b) perpetual, means that the lease is granted in perpetuity.

PART 2 - OBJECTS AND DUTIES

4. OBJECTS

The objects of this Act are -

- (a) to provide a form of tenure of Crown land that facilitates the sustainable use of land for pastoral purposes and the economic viability of the pastoral industry;
- (b) to provide for -
 - (i) the monitoring of the condition of pastoral land so as to assess the presence or absence of degradation or other damage;
 - (ii) the prevention or minimisation of degradation of or other damage to the land and its indigenous plant and animal life; and
 - (iii) the rehabilitation of the land in cases of degradation or other damage;
- (c) to recognise the right of Aborigines to follow traditional pursuits on pastoral land; and
- (d) to provide reasonable access for the public to and through pastoral land to waters and places of public interest.

Pastoral Land

5. DUTY OF MINISTER AND BOARD

The Minister and the Board, in administering this Act and in exercising a power or performing a function in relation to pastoral land, shall act consistently with, and seek to further, the objects of this Act.

6. GENERAL DUTY OF PASTORAL LESSEES

It is the duty of a pastoral lessee, throughout the term of a pastoral lease -

- (a) to carry out the pastoral enterprise under the lease so as to prevent degradation of the land;
- (b) to participate to a reasonable extent in the monitoring of the environmental and sustained productive health of the land; and
- (c) within the limits of the lessee's financial resources and available technical knowledge, to improve the condition of the land.

PART 3 - ADMINISTRATION

Division 1 - General

7. FEES

The Minister may, by notice in the *Gazette*, prescribe the fees to be charged in connection with matters under this Act.

8. PASTORAL DISTRICTS

The Minister may, by notice in the *Gazette*, after considering the recommendations, if any, of the Board, divide the Territory into such pastoral districts, and for such purposes, as the Minister thinks fit, and assign a name to each such district.

9. POWER TO ENTER PASTORAL LAND

(1) The Minister or a member of the Board, or a person authorised in writing by the Minister or the Board, may at any time, after giving reasonable notice to the owner, occupier or person apparently in charge of the land, enter on pastoral land (other than a homestead on the land, unless with the permission of the lessee) for the purpose of giving effect to, or carrying out a function or exercising a power under, this Act.

Pastoral Land

(2) A person authorised by the Minister or the Board for the purposes of subsection (1) shall, on demand, show a copy of his or her written authority to the owner, occupier or person apparently in charge of the pastoral land.

10. DELEGATION BY MINISTER

(1) The Minister may, by instrument in writing, delegate to a person any of the Minister's powers and functions under this Act, other than this power of delegation.

(2) A power or function delegated under this section, when exercised or performed by the delegate, shall, for the purpose of this Act, be deemed to have been exercised or performed by the Minister.

(3) A delegation under this section does not prevent the exercise of a power or the performance of a function by the Minister.

Division 2 - Pastoral Land Board

11. ESTABLISHMENT OF BOARD

There is established by this Act a Board by the name of the Pastoral Land Board.

12. COMPOSITION OF BOARD

(1) The Board shall consist of 5 members appointed by the Minister.

(2) An appointment under subsection (1) shall be notified in the *Gazette* as soon as practicable after it is made.

(3) The exercise of a power or the performance of a function of the Board is not affected by reason only of there being a vacancy in the membership of the Board.

13. QUALIFICATION FOR MEMBERSHIP OF BOARD

In appointing members of the Board the Minister shall ensure that -

- (a) 2 persons who have experience as pastoralists are included; and
- (b) as far as practicable, the members collectively have expertise or experience that, in the opinion of the Minister, is relevant to their role as members.

Pastoral Land

14. PERIOD OF APPOINTMENT

Subject to this Act, a member of the Board holds office until the expiration of such period, not exceeding 4 years, as is specified in the instrument of appointment, but is eligible for re-appointment.

15. ALTERNATE MEMBERS

(1) The Minister may, either concurrently with the appointment of a member to the Board or at a later time, appoint a person to act as the alternate of a member (other than the Chairman) while the member is prevented by illness, absence, the operation of section 20 or other cause considered sufficient by the Chairman, from performing the member's duties of office.

(2) An alternate member appointed under subsection (1) holds office during the period the member for which he or she is appointed alternate holds office or for such shorter period as is specified by the Minister in the instrument of appointment.

(3) The Minister shall not appoint an alternate member under subsection (1) unless the person would be qualified in his or her own right to be appointed as a member.

16. CHAIRMAN

(1) The Minister shall appoint a person who is or is to be a member of the Board to be its Chairman.

(2) The Chairman shall, subject to the directions of the Board, administer the affairs of the Board.

(3) The Chairman -

(a) may be paid such salary, allowances and expenses; and

(b) holds office on such terms and conditions,

as the Administrator determines.

17. RESIGNATION OF MEMBERS

(1) A member of the Board may resign office by writing signed by him or her and delivered to the Minister.

(2) A resignation under subsection (1) is not effective until accepted by the Minister.

Pastoral Land

18. DISMISSAL OF MEMBERS

(1) The Minister may terminate the appointment of a member of the Board for inability, inefficiency, misbehaviour or physical or mental incapacity.

(2) If a member -

(a) is absent, except by leave of the Board, from 3 consecutive meetings of the Board; or

(b) becomes bankrupt, applies to take the benefit of a law for the relief of bankrupt or insolvent debtors, compounds with his or her creditors or makes an assignment of his or her remuneration for their benefit,

the Minister shall terminate the appointment of the member.

19. ACTING CHAIRMAN

(1) Where the Chairman of the Board is or is expected to be absent from duty or from the Territory, the Minister may appoint a member of the Board to act as the Chairman during the absence.

(2) The validity of a decision of the Board shall not be questioned in any proceedings on a ground arising from the fact that the occasion for the appointment of a member purporting to be appointed under subsection (1) had not arisen or that an appointment under subsection (1) had ceased to have effect.

20. DISCLOSURE OF INTEREST

(1) A member of the Board who has or has had a direct or indirect proprietary or other pecuniary interest in a matter being considered or about to be considered by the Board shall, as soon as possible after the relevant facts have come to the member's knowledge, disclose the nature of his or her interest at a meeting of the Board.

(2) A disclosure under subsection (1) shall be recorded in the minutes of the Board and the member -

(a) shall not, while he or she has that interest, (otherwise than as a member of, and in common with the other members of, an incorporated company consisting of not less than 25 persons and of which he or she is not a director), take part after the disclosure in any deliberation or decision of the Board; and

(b) shall be disregarded for the purpose of constituting a quorum of the Board,

Pastoral Land

in relation to the matter.

21. MEETINGS OF BOARD

(1) The Chairman shall call such meetings of the Board as are necessary for the exercise of its powers and the performance of its functions.

(2) The Minister may, at any time, direct the Chairman to convene a meeting of the Board and the Chairman shall convene a meeting in accordance with the direction.

(3) At a meeting of the Board -

(a) four members of the Board (or 3 in relation to the consideration of any matter where the disregarding of a member because of section 20(2)(b) would otherwise cause a quorum to be lost) constitutes a quorum;

(b) the Chairman, if present, shall preside but in the absence of the Chairman (including a member appointed under section 19 to act as the Chairman) the members present shall elect one of their number to act as Chairman and that person may exercise the powers and shall perform the functions of the Chairman for the meeting;

(c) questions arising shall be determined by a majority of the votes of the members present and voting and in the event of an equality of votes the Chairman or other member presiding at the meeting shall have, in addition to his or her deliberative vote, a casting vote; and

(d) subject to this Act, the Chairman or other member presiding at the meeting shall determine the procedure to be followed at or in connection with the meeting.

(4) The Board shall cause records of its meetings to be kept.

(5) The Minister may request, and shall be provided with, a copy of the minutes of a meeting of the Board.

22. CONFIDENTIALITY

A member of the Board shall not disclose information obtained in the course of his or her duties as a member unless the disclosure is made in the course of those duties.

Penalty: \$5,000 or imprisonment for 6 months.

Pastoral Land

23. PROTECTION OF MEMBERS

No action or proceeding, civil or criminal, shall lie or be continued against the Chairman or other member of the Board for or in respect of an act or thing done in good faith by the Board or that person in the exercise or performance, or purported exercise or performance, of a power or function under this Act.

24. DELEGATION BY BOARD

(1) Subject to subsection (4), the Board may, by resolution, delegate to such persons, or committees of its members, as it thinks fit any of its powers and functions under this Act, other than this power of delegation.

(2) A power or function delegated under this section, when exercised or performed by the delegates shall, for the purpose of this Act, be deemed to have been exercised or performed by the Board.

(3) A delegation under this section does not prevent the performance of a function or the exercise of a power by the Board or the supervision by the Board of its performance or exercise by the delegate.

(4) The Minister may give to the Board written guidelines as to the number of members who shall jointly as a committee perform a function or exercise a power of the Board, or as to the functions or powers that should not be delegated except to members of the Board, and when such guidelines have been given the Board shall not delegate the function or power except in accordance with the guidelines.

25. CONSULTATION AND INQUIRIES

The Board may, in exercising its powers and performing its functions under this Act, consult with such persons, associations, institutions and bodies, and make such inquiries, as it thinks fit.

26. REPRESENTATION AND INQUIRIES

(1) Where the Board is considering an application for a pastoral lease, it shall give to the applicant an opportunity of appearing before it and of calling evidence, examining witnesses and addressing the Board.

(2) A person or body appearing before the Board in pursuance of subsection (1) may be represented by a legal practitioner or agent, and the legal practitioner or agent may examine witnesses and address the Board on behalf of the person or body on whose behalf he or she appears.

Pastoral Land

27. PROTECTION OF LEGAL PRACTITIONERS, WITNESSES, &c.

(1) A legal practitioner or agent appearing before the Board has the same protection and immunity as a barrister has in appearing for a party in proceedings in the Supreme Court.

(2) A witness summoned to attend or appearing before the Board has the same protection as a witness in proceedings in the Supreme Court.

28. RULES OF EVIDENCE

The Board is not bound by rules of evidence but may inform itself in such manner as it thinks fit.

Division 3 - Functions and Powers of Board

29. FUNCTIONS OF BOARD

The functions of the Board are -

- (a) to report regularly to, and as directed by, the Minister on the condition of pastoral land;
- (b) to consider applications for the subdivision or consolidation of pastoral land and make recommendations to the Minister in relation to them;
- (c) to plan, establish, operate and maintain systems for monitoring the condition and use of pastoral land on a regional or other basis;
- (d) to assess the suitability of proposed new pastoral leases over vacant Crown land;
- (e) to direct the preparation, and monitor the implementation, of remedial plans;
- (f) to monitor, supervise or cause to be carried out work in relation to the rectification of degradation or other damage to pastoral land;
- (g) to monitor the numbers and effect of stock and feral and other animals on pastoral land;
- (h) to monitor and administer the conditions to which pastoral leases are subject;
- (j) to make recommendations to the Minister on any matter relating to the administration of this Act;

Pastoral Land

- (k) hear and determine all questions, and consider and make recommendations on all matters, referred to it by the Minister; and
- (m) such other functions as are imposed on it by or under this or any other Act or as directed by the Minister.

30. POWERS OF BOARD

(1) Subject to this Act, the Board has power to do all things that are necessary or convenient to be done for or in connection with or incidental to the performance of its functions and the exercise of its powers.

(2) For the purposes of performing its pastoral monitoring functions, the members of the Board, and persons authorised in writing for that purpose by the Board, may, after giving reasonable notice to the pastoral lessee of their intention to do so -

- (a) enter on pastoral land to assess the condition of the land and identify, establish and operate monitoring points and reference areas; and
- (b) inspect recorded land data kept by the pastoral lessee in accordance with the requirements of or under this Act.

(3) Without limiting the generality of subsection (1), the Board may, for the purposes of performing its functions or exercising its powers, including powers conferred on it elsewhere in this Act, act as agent for the Territory.

PART 4 - LEASES OF PASTORAL LAND

Division 1 - General

31. LEASES FOR PASTORAL PURPOSES

(1) The Minister may, in the name of the Territory, by instrument in an approved form, grant a lease of Crown land for pastoral purposes.

(2) Without limiting the generality of subsection (1), where a person has a right to be granted a lease of Crown land, the Minister may, in his or her discretion and in an approved form, lodge with the Registrar-General details of the means by which the right arose.

(3) On the lodgement of the details referred to in subsection (2), the Registrar-General shall, under the *Real Property Act*, create a folio of the Register and shall issue a certificate as to title in relation to the land.

Pastoral Land

(4) Notwithstanding that a lease of Crown land has not been signed by the lessee or the lessor, a folio of the Register created, and a certificate as to title issued, in relation to the land by the Registrar-General shall be deemed to be a lease.

(5) Without limiting the generality of subsection (1), the Minister may determine to whom a pastoral lease may be granted by inviting applications, auctioning the right to the grant, inviting tenders for the right or otherwise selling or disposing of the right.

(6) The Minister shall cause notice of the disposal of the right to the grant of a pastoral lease to be published in the *Gazette* within 28 days after it is given, where it is given otherwise than -

- (a) by sale by auction or tender; or
- (b) under or in pursuance of Division 3.

32. NOTICE OF LANDS AVAILABLE.

(1) Where the Minister proposes to sell or otherwise dispose of a right to the grant of a pastoral lease by auction, tender or as the result of the invitation of applications, he or she shall give notice of -

- (a) in the case of a sale of the right by auction - the date, time and place at which the auction will be conducted;
- (b) in the case of a sale of the right by tender or the sale or disposal as the result of the invitation of applications - the closing date for the submission of tenders or applications, and the place where they must be submitted;
- (c) a general description of the land; and
- (d) the place at which details of the land may be obtained.

(2) Subject to subsection (4), a notice under subsection (1) shall be published in the *Gazette*, and by such other means, if any, as the Minister thinks fit, not earlier than 3 months or later than 28 days before the tenders or applications are to close or the sale is to take place.

(3) Where the Minister proposes to include in a pastoral lease a provision by virtue of which the lessee may acquire or claim a right to another lease, the notice under subsection (1) shall include a reference to the right.

Pastoral Land

(4) Where a notice under subsection (1)(b) specifies a date as the closing date for the submission of tenders or applications, the Minister may, before the closing date, by notice in the *Gazette*, specify a later date as the closing date for the submission of the tenders or applications and the later date so specified shall be the closing date accordingly.

(5) A tender for the purchase of the right to the grant of a pastoral lease may indicate the date until which the offer to purchase remains open but, notwithstanding that such a date is indicated, the offer may be withdrawn at any time before it is accepted.

(6) The Minister is not bound to accept the highest, or any, tender for the purchase of the right to the grant of a pastoral lease offered for sale in pursuance of this section.

(7) The Minister may withdraw an offer of the right to the grant of a pastoral lease at any time before a person obtains the right.

33. PURCHASE PRICE

(1) The Minister may determine that a purchase price is payable for the right to the grant of a pastoral lease, with or without improvements, and, where the Minister does so, he or she shall fix the purchase price or the reserve price, or determine the manner in which the purchase price shall be fixed, and may determine the amount or the percentage of the purchase price or reserve price that shall be paid by a successful purchaser on entering into a contract for the purchase of the right.

(2) For the purposes of subsection (1), the Minister may require the Valuer-General to make a valuation of a proposed pastoral lease.

34. MAXIMUM HOLDING, &c., OF PASTORAL LAND

(1) Unless the Minister is of the opinion that it would be in the best interest of the Territory, or the land or interest in the land is held as the result of the consent of the Minister given under section 38A(1B) of the *Crown Lands Act* as in force at the time it was given, a person shall not -

- (a) hold, either alone or together with an associate, pastoral land that exceeds in aggregate an area of 13,000 square kilometres;
- (b) have a direct or indirect beneficial interest, either alone or together with an associate, in pastoral land that exceeds in aggregate an area of 13,000 square kilometres;

Pastoral Land

- (c) hold, either alone or together with an associate and, at the same time, have a direct or indirect beneficial interest either alone or together with an associate in, pastoral land the total area of which lands exceeds in aggregate 13,000 square kilometres; or
 - (d) hold, either alone or together with an associate, or have a direct or indirect beneficial interest either alone or together with an associate in, pastoral land, that in either case or together at the same time is worked in association with other pastoral land, whether as one station or otherwise, the total area of which lands exceeds 13,000 square kilometres.
- (2) For the purposes of this section -
- (a) a person whose holding of pastoral land or a direct or indirect beneficial interest in pastoral land comprises land or an interest in land held jointly or in common with one or more other persons (not being an associate or associates), shall be deemed to hold or have a beneficial interest (as the case may be) in an area of the land that bears the same proportion to the total area the subject of the joint or common holding or interest as the share of the person bears to the totality of the holding or interest;
 - (b) a direct beneficial interest in pastoral land shall include a vested equitable interest in the ownership of any leasehold or under-leasehold estate in respect of pastoral land, however that interest may arise, whether as beneficiary under or pursuant to a trust, whether expressed, implied or constructive, or as purchaser under an uncompleted contract for sale, and accordingly may include units in a unit trust estate;
 - (c) an indirect beneficial interest in pastoral land includes, where a company holds the pastoral land or has itself a direct beneficial interest in the pastoral land, the holding of a controlling power or interest in relation to the company, such controlling power or interest comprising -
 - (i) the ability or capacity to control or procure the composition of the board of directors of the company;

Pastoral Land

- (ii) the ability or capacity to cast or control, or procure the casting of, not less than 50% of the maximum number of votes that may be cast at a general meeting of the corporation; or
 - (iii) the holding of legal title to, or of a beneficial interest, direct or indirect, whether by medium of interposed corporations and/or trusts or otherwise, in, not less than 50% of the shares in the corporation carrying voting rights in respect of any one or more subject matters capable of resolution at a general meeting of the company;
- (d) an indirect interest in pastoral land also includes, where a trustee or any one of 2 or more trustees of a trust estate, having a discretion as to the disposition of income or corpus of the trust estate, holds the pastoral land or an interest in the pastoral land for and on behalf of the trust estate -
- (i) in the case of a trustee being a corporation, the holding of a controlling power or interest in relation to the corporation of any one or more of the kinds referred to in paragraph (c); and
 - (ii) in the case of a trustee being a natural person, the holding of an ability or capacity to control, or procure the removal of, the trustee or the appointment of additional trustees or the exercise of the discretion as to the disposition of income or corpus of the trust estate;
- (e) a mortgagee under a mortgage of pastoral land shall not be taken to hold or to have a beneficial interest in the pastoral land unless and until -
- (i) the mortgagee is and has been in possession of the land for more than 2 years; or
 - (ii) the mortgage has been foreclosed by order of a court or otherwise; and
- (f) an associate of a person means -
- (i) a parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the person,

Pastoral Land

or a spouse or de facto partner or former spouse or de facto partner of the person or of any of the persons listed in this subparagraph;

- (ii) a trustee of a trust estate, where the person or an associate referred to in subparagraph (i) of the person benefits or is capable of benefiting under the trust or under a subtrust in relation thereto;
- (iii) a partner of the person, or a person who was within the preceding 2 years a partner of the person;
- (iv) a company where -
 - (A) the company is, or the majority of its directors are, accustomed or under an obligation or arrangement, whether formal or informal, to act in accordance with the directions, instructions or wishes of the person or of an associate referred to in subparagraph (i), of the person; or
 - (B) the person is, the persons who are associates of that person by virtue of subparagraphs (i), (ii) and (iii) are, or the person and the persons who are associates of the person by virtue of those subparagraphs are, in a position to cast, or control, or procure the casting of, 50% or more of the maximum number of votes that might be cast at a general meeting of the company;
- (v) in the case of the person being a corporation -
 - (A) a director or secretary of the corporation, or an associate referred to in subparagraph (i), of a director or secretary of the corporation;
 - (B) a corporation that is a related body corporate to the first-mentioned corporation within the meaning of the Corporations Law; or
 - (C) a director or secretary of such a related body corporate, or an associate referred to in subparagraph (i), of a director or secretary of such a related body corporate; or

Pastoral Land

(vi) also, in the case of the person being a corporation ("the first corporation"), another corporation ("the second corporation"), where -

- (A) the ability or capacity to control or procure the composition of the board of directors of the second corporation is held by not less than 50% of the persons comprising or having the ability or capacity to control or procure the composition of the board of directors of the first corporation;
- (B) the ability or capacity to cast or control or procure the casting of not less than 50% of the maximum number of votes that may be cast at a general meeting of the second corporation is held by persons having the ability or capacity to control or procure the control of not less than 50% of the maximum number of votes that may be cast at a general meeting of the first corporation; or
- (C) the holding of legal title to, or of a beneficial interest, direct or indirect, whether by medium of interposed corporations and/or trusts or otherwise in, not less than 50% of the shares in the second corporation carrying voting rights in respect of one or more subject matters capable of resolution at a general meeting of the second corporation, is held by persons holding legal title to, or a beneficial interest, direct or indirect, whether by medium of interposed corporations and/or trusts or otherwise in, not less than 50% of the shares in the first corporation carrying voting rights of the same kind.

(3) For the purposes of this section "corporation" has the same meaning as in the Corporations Law.

35. ENFORCEMENT OF RESTRICTIONS ON HOLDINGS

(1) The Minister may, at any time, by notice in writing to a person, whether or not the person is a resident of the Territory, require the person to make, and cause to be delivered to the Minister, within such time as is specified in the notice, a statutory declaration setting out particulars of -

Pastoral Land

- (a) an area of pastoral land the person holds or in which the person has a direct or indirect beneficial interest within the meaning of section 38;
 - (b) the time and circumstances under which the person acquired the land or interest;
 - (c) the identity and place of residence or business of an associate within the meaning of section 34(1) in relation to the land and the time and circumstances under which the association was established;
 - (d) the identity and place of residence or business of all persons for whom the person specified in the notice holds pastoral land as trustee or nominee; and
 - (e) such other information as the Minister requires for the purpose of ascertaining if a person, whether or not the person requested to make the statutory declaration, is or has been in contravention of section 34(1).
- (2) The notice need not identify particular pastoral land or the lessee of pastoral land.
- (3) In the case of a notice addressed to a corporation, the statutory declaration shall be completed by its secretary or by one of its directors.
- (4) A person shall not refuse or fail to comply with the requirements of a notice given to the person under subsection (1).
- Penalty: \$50,000 and \$1,000 for each day during which the offence continues.
- (5) In connection with an application to transfer pastoral land, the Minister may, by notice in writing to the applicant transferee ("the applicant"), whether or not the applicant is a resident of the Territory, require the applicant to make, and cause to be delivered to the Minister, within such time as is specified in the notice, a statutory declaration setting out such of the particulars referred to in subsection (1) as the Minister requires in relation to the applicant, in order to satisfy the Minister that, on the purchase of the pastoral land the subject of the application, the applicant or another person would not contravene section 34(1).
- (6) The Minister shall not consider the application for transfer until the applicant has complied with a notice, if any, under subsection (5).

Pastoral Land

(7) Where the Minister has reasonable grounds to believe that a contravention of section 34(1) has occurred, and for the purpose of forming that belief the Minister may take into account the failure of a person to comply with a notice given under subsection (1), the Minister may give notice of intention to the lessee of the pastoral land in relation to which the suspected contravention has occurred, to forfeit the lease or any other pastoral lease of the lessee, and the notice shall specify the grounds and a period of time (being not less than 28 days) within which representations and submissions (including in relation to the divesting of interests) may be made to the Minister.

(8) Where the Minister gives a notice under subsection (7), the Minister may in his or her discretion, and at any time, give a copy of the notice to any other person considered by the Minister to have an interest in the pastoral land.

(9) Within the time specified in the notice, the lessee and any other person claiming to have an interest in the pastoral land the subject of the lease may make representations and submissions to the Minister, in writing or in such other manner as the Minister agrees or requires.

(10) As soon as practicable after the expiration of the time specified in the notice under subsection (7), or within such further time as the Minister requires to consider representations or submissions made to the Minister pursuant to that subsection, the Minister shall decide whether or not to forfeit the lease specified in the notice, and in the case of a decision to forfeit, shall give not less than 28 days notice of his or her intention to the lessee and to such other persons as in the Minister's discretion the Minister thinks fit, and shall, subject to section 53, by notice in the *Gazette*, forfeit the lease.

(11) Notwithstanding that a contravention of section 34(1) has occurred, the Minister shall not forfeit a lease if he or she is of the opinion that, in the circumstances of the case, it is in the public interest of the Territory that forfeiture should not occur.

(12) The Minister shall state in the notice of forfeiture the contravention of section 34(1) that has occurred.

(13) A notice of intention to forfeit, and a forfeiture, may be given and effected, as the case may be, in respect of the whole or part only of the pastoral land the subject of a lease.

Pastoral Land

(14) A notice under this section shall be served personally or by post and, if served by post, shall be addressed, in the case of an individual, to the individual's last known address for any purpose in the Territory, and in the case of a corporation, in accordance with the Corporations Law.

(15) An amount equal to the reasonable costs incurred by or on behalf of the Minister in investigating a matter leading to an action resulting in the forfeiture of land under this section is a debt due and payable to the Territory by the person against whom the action is taken.

36. FAILURE TO EXECUTE LEASE

Where a person is offered the right to the grant of a pastoral lease but fails, within such time as the Minister allows, to execute the lease or to pay an amount that is due and payable in respect of the lease, the Minister may, by notice in writing to the person, revoke the agreement for the lease and retain all or part of the money that the person has already paid in respect of the lease.

37. COSTS OF SURVEY, &c.

The Minister may require a person to whom a pastoral lease is granted to pay an amount towards the costs of -

- (a) surveying the land the subject of the lease; and
- (b) preparation and registration of the grant,

and, where the Minister does so, he or she may fix the amount or determine the manner in which the amount shall be fixed.

38. CONDITIONS OF PASTORAL LEASES

(1) Without limiting the power of the Minister to impose such other conditions as he or she thinks fit on the granting of a pastoral lease, a pastoral lease shall be granted subject to the following conditions and reservations:

- (a) a reservation of a right of entry and inspection;

(a reservation of a right of entry and inspection shall be read as a reservation of a right in favour of the Minister or a member of the Board, or a person authorised in writing by the Minister or the Board, at all reasonable times and in a reasonable manner, to enter on the leased land or any part of it (other than a homestead) and to inspect the leased lands and any improvements, stock and pasture on the land);

Pastoral Land

- (b) a reservation of all minerals in or on the land;
(a reservation of minerals shall be read as a reservation to the Territory of all minerals and extractive minerals, within the meaning of the *Mining Act*, and all petroleum, within the meaning of the *Petroleum Act*);
- (c) that the lessee will pay the rent in accordance with this Act;
- (d) that the lessee will, subject to this Act, use the land only for pastoral purposes;
- (e) that the lessee, having paid all rent due and payable by him or her, may at any time, in the prescribed manner, surrender the lease;
- (f) that the lease (except a perpetual pastoral lease) shall be liable to forfeiture if the rent or any part of that rent is unpaid for 12 months or more;
- (g) that the lease (except a perpetual pastoral lease) shall, subject to this Act, be liable to forfeiture for non-compliance by the lessee with a condition of the lease;
- (h) that the lessee will not clear any pastoral land except with and in accordance with the written consent of the Board or guidelines, if any, published by the Board;
- (j) that the lessee will comply with the requirements of or under all laws of the Territory relating to the use and maintenance of the land the subject of the lease;
- (k) a reservation of all timber;
(a reservation of all timber shall be read as including all timber trees and all trees producing bark, resin or valuable substances, together with the right to authorise a person to enter on the land and to cut or fell any timber or timber trees, or trees producing bark, resin or valuable substances and to take away any timber, wood, bark, resin or such valuable substances, and to do all things necessary or convenient for those purposes);

Pastoral Land

- (m) that the lessee will not without the consent of the Minister take any timber trees or parts of trees or stone, sand or gravel on the leased land except for use on or in connection with the land;
- (n) a reservation in favour of the Aboriginal inhabitants of the Territory.

(2) In a pastoral lease, a reservation in favour of the Aboriginal inhabitants of the Territory shall be read as a reservation permitting those Aborigines -

- (a) who ordinarily reside on the leased land;
- (b) who ordinarily reside on an area of land that at any time after 1 January 1979 was within the boundaries of the land that then comprised the leased land and which area of land has since that date been excised from the leased land as a living area or part of a living area for those Aborigines; or
- (c) who, by Aboriginal tradition, are entitled to use or occupy the leased land,

subject to subsection (3) -

- (d) to enter and be on the leased land;
- (e) to take and use the water from the natural waters and springs on the leased land; and
- (f) subject to any other law in force in the Territory -
 - (i) to take or kill for food or for ceremonial purposes animals *ferae naturae*; and
 - (ii) to take for food or for ceremonial purposes vegetable matter growing naturally,on the leased land,

but not permitting -

- (g) the Aborigines referred to in paragraph (a) to erect or use a structure on the leased land that would serve as a permanent shelter for human occupation, other than at the place on the leased land where they ordinarily reside; or
- (h) the Aborigines referred to in paragraph (b) or (c) to erect or use such a structure on the leased land.

Pastoral Land

(3) Subject to subsection (4), a reservation in a pastoral lease in favour of the Aboriginal inhabitants of the Territory does not apply to a part of the leased land within 2 kilometres of a homestead.

(4) Where an Aborigine was, or a group of Aborigines were, at the commencement of the *Aboriginal Land Ordinance* 1978, residing within 2 kilometres of a homestead and was or were entitled to use educational, medical or other facilities provided for his, her or their use within that area, the Aborigine or group of Aborigines may reside within 2 kilometres of the homestead and use the educational, medical and other facilities provided for him, her or them until the Aborigine or group of Aborigines ceases to reside permanently within 2 kilometres of the homestead or until adequate facilities of a similar nature are provided on another site, whether or not on the leased land, being a site suitable to the Aborigine or group of Aborigines.

(5) Where a pastoral lease contains a reservation in favour of the Aboriginal inhabitants of the Territory, a person shall not, without just cause, interfere with the full and free exercise, by the persons thereby entitled, of the rights reserved to them.

Penalty: \$5,000.

(6) For the purposes of subsection (5), "just cause" includes reasonable acts taken by or on behalf of a lessee or another person having an interest in the lease to ensure the proper management of the lease for the purposes for which it was granted.

39. CONDITIONS RELATING TO LAND MANAGEMENT

In addition to the conditions specified in section 38 or elsewhere in this Act, a pastoral lease is subject to the condition that the lessee will -

- (a) use the land only for pastoral purposes and will not (as part of the commercial enterprise under the lease) stock the land other than as permitted by or under this Act;
- (b) take all reasonable measures to conserve and protect features of environmental, cultural, heritage or ecological significance;
- (c) prepare a remedial plan, as directed by the Board and undertake such action as is required in the plan;

Pastoral Land

- (d) allow the establishment of pastoral land monitoring sites and access to those sites for maintenance of pastoral land monitoring and control points, as required by the Board;
- (e) allow fencing of reference areas declared under section 74(1) and access to those areas and fences for maintenance purposes; and
- (f) maintain in good repair all improvements necessary for sustainable pastoral production on the land.

40. BREACH OF CONDITIONS

(1) Where the Minister is satisfied that a pastoral lessee has failed to comply with a condition of his or her pastoral lease, the Minister may give notice in writing of the breach to the lessee and require the lessee to furnish to the Minister, within the time specified in the notice, an explanation of why the lessee has not complied with the condition.

(2) If the Minister, after considering an explanation furnished as required under subsection (1), is satisfied with the explanation, the Minister may, by notice in writing to the pastoral lessee, waive the breach and may direct that the condition be complied with within such time as is specified in the notice.

(3) If -

- (a) an explanation is not furnished as required under subsection (1);
- (b) the Minister is not satisfied with the explanation furnished; or
- (c) the pastoral lessee fails to comply with the condition within the time specified under subsection (2),

the Minister may, subject to sections 41 and 53, in the Minister's discretion -

- (d) by notice in writing to the lessee, direct that the condition be complied with within such time as the Minister specifies in the notice; or
- (e) except in the case of a perpetual pastoral lease, if the Minister is satisfied that the non-compliance has been wilful and that the lessee has made no real effort to comply with the condition, by notice in the *Gazette*, forfeit the lease.

Pastoral Land

(4) Where a pastoral lessee fails to comply with a notice under subsection (3)(d) within the time specified in the notice, the Minister may subject to section 53, except in the case of a perpetual pastoral lease, by notice in the *Gazette*, forfeit the lease.

(5) A pastoral lessee who fails to comply with a notice under subsection (3)(d) within the time specified in the notice is guilty of an offence.

Penalty: \$10,000 and \$500 for each day during which the offence continues.

(6) Proceedings for an offence against this section shall not be instituted except with the consent in writing of the Minister or the Minister's delegate.

41. BREACHES TO BE REFERRED TO BOARD

(1) Before -

- (a) forfeiting a lease under section 40(3)(e) or (4); or
- (b) consenting under section 40(6) to the instituting of proceedings against a pastoral lessee for an offence against section 40(5),

the Minister shall, unless the Board has already considered the matter and recommended the forfeiture or instituting of proceedings, refer the matter to the Board.

(2) Where a matter is referred under subsection (1) to the Board, the Board shall investigate the circumstances connected with the failure to comply with the condition of the lease and shall report to the Minister as to whether, in its opinion -

- (a) the pastoral lessee could reasonably have complied with the condition; or
- (b) circumstances beyond the control of the lessee prevented him or her from complying with the condition,

and shall recommend whether or not, in its opinion, the lease should be forfeited or proceedings instituted.

42. REMEDIAL ACTION ON PASTORAL LEASE

(1) Where, in the opinion of the Minister, the lessee of a pastoral lease -

Pastoral Land

- (a) has failed or neglected to observe or perform any of his or her obligations, expressed or implied, under this Act or the relevant lease document (including under a remedial plan or a notice under section 40(3)(d)); or
- (b) has failed to manage the leased land in such a way as to prevent or minimise degradation of the land,

and the failure or neglect is or causes, or may be or cause, in the opinion of the Minister, a danger to life or to property in the locality of the leased land or degradation of the land, the Minister may cause such action to be taken in respect of the land or property as the Minister thinks necessary to eliminate the danger or rehabilitate the land.

(2) Where the Minister causes action to be taken under subsection (1), an amount equal to the value of the work undertaken and expenses incurred in relation to the work shall be a debt due and payable by the pastoral lessee to the Territory.

(3) Notwithstanding subsections (1) and (2), a pastoral lessee may be prosecuted for an offence against this or any other Act in respect of the failure or neglect.

43. MINISTER MAY REVIEW CONDITIONS OF LEASE

(1) The Minister may, not earlier than 10 years after the granting of a pastoral lease and not earlier than 10 years after he or she last reviewed the reservations in, or the conditions or provisions of, the lease, or at any time when the term of the lease is extended in pursuance of section 49, review the reservations in, or conditions or provisions of, the lease and, subject to subsection (2), vary those reservations, conditions or provisions as the Minister thinks fit.

(2) The Minister shall not, under subsection (1), vary a reservation, condition or provision of a lease unless the Minister has given to the lessee not less than 60 days notice of the Minister's intention to do so and has considered the submissions relating to the proposed variations, if any, made by the lessee within that time.

44. VARIATION OF LEASE PROVISIONS

Notwithstanding section 43(1), the Minister may, in his or her discretion, on application in writing by the pastoral lessee, vary a reservation in, or condition or provision of, a pastoral lease.

Pastoral Land

45. OPINION OF BOARD TO BE SOUGHT

Before varying under section 43 or 44 a reservation in, or condition or provision of, a pastoral lease the Minister may refer the matter to the Board for its consideration and shall take into account all recommendations the Board makes in relation to it.

46. MINISTER MAY GRANT A MORATORIUM

The Minister may, on the recommendation of the Board, vary a reservation in, or condition or provision of, a pastoral lease for the purpose of allowing a moratorium.

47. NOTING VARIATION OF LEASE

A variation of a reservation in, or a condition or provision of, a pastoral lease does not have effect until notice in writing of the variation, in a form approved and signed by the Minister, is produced to the Registrar-General.

48. TERM OF PASTORAL LEASE

(1) The term of a pastoral lease granted under this Act shall be -

- (a) in perpetuity; or
- (b) subject to section 49, for such period, not exceeding 25 years, as the Minister thinks fit.

(2) A pastoral lease, other than a perpetual pastoral lease, which was granted before the commencement of this Act -

- (a) shall, unless sooner determined under this Act, continue until the expiration of the term of the lease, whether the term is specified in the lease or by an Act under which the lease was granted or saved; and
- (b) may be the subject of an application referred to in section 49.

49. EXTENSION OF TERM OF PASTORAL LEASE

(1) A pastoral lessee may at any time before the commencement of the last 2 years of the term of his or her pastoral lease apply to the Minister for an extension of the term of the pastoral lease.

(2) The Minister may, in the Minister's absolute discretion, by notice in writing to the pastoral lessee, extend the term of the pastoral lease or advise the pastoral lessee that the application has been refused.

Pastoral Land

(3) The term of a pastoral lease shall not be extended under this section for a period greater than 25 years from the date on which it would otherwise expire.

50. CONTINUATION IN OCCUPATION ON EXPIRATION OF TERM OF PASTORAL LEASE.

(1) The Minister may make such arrangements as the Minister thinks fit in relation to the holding over by a former pastoral lessee of the land comprised in the former pastoral lease on the expiration of its term.

(2) A person holding over in pursuance of an arrangement under subsection (1) shall keep all improvements on the land in good order and condition to the satisfaction of the Minister.

51. PAYMENT OF VALUE OF IMPROVEMENTS TO OUTGOING PASTORAL LESSEE

Subject to this Act, on the determination (as the result of the expiration of its term or otherwise) of a pastoral lease, the former pastoral lessee is entitled to be paid an amount equal to the value, as at the date of the determination of the lease, of all improvements on the land comprised in the former lease, as determined by the Minister and as soon as practicable after the determination of the lease the Minister shall give to the former lessee written notice of the Minister's determination of that value.

52. DEDUCTIONS FROM AMOUNT PAYABLE FOR IMPROVEMENTS

The Minister shall deduct from the amount payable under section 51 all amounts due and payable to the Territory (including under section 42, 59 and 75) by the outgoing former pastoral lessee under the lease.

53. FORFEITURE OF MORTGAGED PASTORAL LEASE

(1) Where a pastoral lease is subject to a mortgage given for valuable consideration and registered under the *Real Property Act*, the Minister shall not cause notice of the forfeiture of the lease to be published in the *Gazette* in pursuance of section 35(10) or 40(3) or (4) until after the expiration of a period of 28 days after the Minister has given to the mortgagee notice of the Minister's intention to do so.

(2) The Minister shall give a copy of the notice under subsection (1) to the pastoral lessee, and thereafter the lessee ceases, except with the consent in writing of the Minister, to be entitled to exercise any of the rights or powers conferred by the lease.

Pastoral Land

(3) If, during the period of 28 days after receipt of a notice under subsection (1), or within such further time as the Minister allows, a mortgagee advises the Minister that the mortgagee wishes to exercise the mortgagee's power of sale, the Minister shall allow the mortgagee 6 months, or such further time as, in the opinion of the Minister, is reasonable, to exercise it.

(4) Where the Minister allows a mortgagee time to exercise a power of sale, the Minister shall advise the mortgagee of the extent to which the Minister is prepared to vary the conditions of the pastoral lease (other than those relating to land monitoring and land care) and, where the Minister does so, he or she shall, if the lease is transferred following a sale, so vary those conditions.

(5) Where a mortgagee exercises the mortgagee's power of sale of a pastoral lease after receipt of a notice under subsection (1) in relation to the lease -

- (a) the total of all amounts due and payable to the Territory by the lessee in relation to the lease up to and including the date of the sale is a debt due and payable to the Territory out of the proceeds of the sale, having priority before all debts secured by mortgage;
- (b) the balance of the proceeds of the sale, after payment of all debts and expenses payable out of those proceeds, are payable -
 - (i) as to any amount not exceeding the unimproved value of the lease - to the Territory; and
 - (ii) as to any amount in excess of the unimproved value - to the lessee; and
- (c) on the transfer of the lease following the sale, the transferee holds the lease, as varied in pursuance of subsection (4), as though the action leading up to the forfeiture of the lease had not been commenced.

Division 2 - Rent

54. APPLICATION OF VALUATION OF LAND ACT

(1) The *Valuation of Land Act* applies to and in relation to a pastoral lease as if the leased land were ratable land within the meaning of that Act and the Minister were the rating authority in respect of the land.

(2) Section 10(1) of the *Valuation of Land Act*, in its application to pastoral land by virtue of subsection (1), shall be construed so that the period of 3 years there referred to is the period of 3 years after the date of commencement of this Act.

Pastoral Land

55. RENT

(1) Subject to subsections (3) and (4) but notwithstanding anything in the lease document, the rent payable in respect of a pastoral lease for a financial year is the percentage of the unimproved value of the leased land determined by the Valuer-General under the *Valuation of Land Act*, declared by the Minister in accordance with this section in respect of the District in which the land is situated.

(2) The Minister may, before 30 June in a financial year, by notice in the *Gazette*, declare the percentage of the unimproved value of pastoral land in a District to be the rent payable for pastoral leases in the District for the next following financial year.

(3) If by 30 June in a financial year the Minister has not declared a percentage in respect of a District in accordance with subsection (2), the rent payable for a pastoral lease in the District in respect of the next following financial year is an amount equal to the rent payable for the lease in respect of the financial year ending on that date.

(4) Notwithstanding the *Valuation of Land Act*, in determining the unimproved value of pastoral land the Valuer-General shall disregard any existing or potential use of the land that is inconsistent with the use of the land for pastoral purposes.

56. PAYMENT OF RENT

(1) The Minister shall, as soon as practicable after declaring the rate of rent under section 55 (or, if a rate is not declared for a financial year, as soon as practicable after the previous 30 June) send by post to each pastoral lessee a notice showing -

- (a) the amount of rent due in respect of the financial year;
- (b) the amount payable in respect of each quarter of the financial year; and
- (c) such other information as is prescribed.

(2) Subject to section 58, a pastoral lessee shall pay the rent due and payable in respect of the relevant quarter for his or her pastoral lease -

- (a) in respect of the first quarter of the financial year - within 40 days after the date of the notice under subsection (1); and

Pastoral Land

- (b) in respect of each subsequent quarter - within 28 days after the commencement of the quarter.

57. PENALTY FOR LATE PAYMENT

(1) If rent is not paid in respect of a pastoral lease within the time specified in section 56(2), interest shall accrue on the amount of rent from time to time outstanding at the rate of 1% above the Commonwealth Bank of Australia standard overdraft rate on the first working day after it first became in arrears and on the first working day after each subsequent 1 October, 1 January, 1 April and 1 July, as the case may be, with corresponding quarterly rests.

(2) The amount of penalty accrued under subsection (1) shall be added to and be deemed to be part of the rent outstanding for the purposes of calculating a future penalty and recovery of the penalty, and for the purposes of section 60.

58. RELEASE OF LESSEE IN CASE OF HARDSHIP

Where it is shown to the satisfaction of the Minister that the payment of the full amount of rent under a pastoral lease will result in the pastoral lessee suffering serious hardship, the Minister may remit or postpone the whole or a portion of the rent for such period, and on such conditions, as the Minister thinks fit.

59. RECOVERY OF RENT

All rent payable to the Territory under this Act or under a pastoral lease granted under or continued in effect by this Act is recoverable by the Minister as a debt due to the Territory.

Division 3 - Surrender, Subdivision, Consolidation, Conversion, Transfer, &c.

60. SURRENDER OF LEASES - GENERAL

A pastoral lessee may, at any time, surrender his or her pastoral lease or, with the consent of the Minister, any part of the land the subject of the lease, on payment of all rent due in respect of the lease.

61. SURRENDER OF LEASE FOR SUBDIVISION, &c.

(1) A pastoral lessee may apply to the Minister for approval to subdivide the land the subject of his or her pastoral lease into 2 or more pastoral leases.

Pastoral Land

- (2) An application under subsection (1) -
 - (a) shall be in writing; and
 - (b) shall be accompanied by a plan showing the manner in which it is proposed to subdivide the land.
- (3) On receiving an application under subsection (1), the Minister shall refer it to the Board for consideration and recommendation.
- (4) The Board shall consider the application and, in particular, shall consider -
 - (a) whether it is desirable that the pastoral lease be subdivided;
 - (b) whether the resultant parts of the proposed subdivision are capable, individually, of supporting sustainable commercial pastoral enterprises;
 - (c) whether the proposed lines of subdivision should be varied;
 - (d) the appropriate terms of the leases for the proposed subdivided portions;
 - (e) what special conditions should be imposed on the leases of the proposed subdivided portions; and
 - (f) such other matters as it thinks fit.
- (5) The Board may make such recommendations to the Minister as it thinks fit in relation to an application under this section.
- (6) The Minister may, after considering the recommendations of the Board -
 - (a) approve the application as submitted by the pastoral lessee or as varied by the Minister; or
 - (b) refuse the application.
- (7) The Minister shall, by notice in writing, notify the applicant pastoral lessee of the Minister's decision and, if the Minister has approved the application or the application as varied by the Minister, the Minister shall specify in the notice -
 - (a) the reservations, conditions and provisions to be included in each lease of the land if it is subdivided; and

Pastoral Land

- (b) in respect of each of the portions into which the land is to be subdivided -
 - (i) the purchase price, if any, for the lease;
 - (ii) the lease grant charges, if any, for the lease;
 - (iii) the fees and deposits to be paid by the lessee in respect of the grant of the lease; and
 - (iv) the rent that will be payable for the ensuing financial year, apportioned in respect of each portion, unless they are sooner separately valued under the *Valuation of Land Act* for the purposes of Division 2 and/or the relevant percentage is next declared under section 55.
- (8) The pastoral lessee may, if he or she -
 - (a) has paid all rent under the lease in respect of the current financial year;
 - (b) accepts the reservations, conditions and provisions specified in the notice under subsection (7); and
 - (c) has paid the purchase prices, lease grant charges, fees and deposits specified in the notice,

surrender his or her pastoral lease and shall be granted a new pastoral lease for each of the subdivided portions of the land.

- (9) A surrender of a pastoral lease -
 - (a) shall be made within 3 months after the date of the notice of the approval of the subdivision; and
 - (b) has effect on the date of commencement of the new leases.
- (10) A new pastoral lease granted under this section shall -
 - (a) preserve the lessee's rights, if any, in respect of improvements on land the subject of the new lease; and

Pastoral Land

- (b) in addition to the matters provided for elsewhere in this Act, contain the reservations, conditions and provisions which are specified in the notice under subsection (7).

62. SURRENDER OF TERM PASTORAL LEASE IN EXCHANGE FOR PERPETUAL PASTORAL LEASE

(1) The lessee under a pastoral lease, other than a perpetual pastoral lease, may, at any time during the currency of the lease, apply in writing to the Minister to surrender the lease in exchange for a perpetual pastoral lease of the whole or a specified part of the land the subject of the existing lease.

(2) On receiving an application under subsection (1), the Minister shall refer it to the Board for consideration and recommendation.

(3) The Board shall consider the application and, in particular -

- (a) the total area of pastoral land held by the applicant lessee; and
- (b) whether the applicant has complied with the conditions and provisions of or to which the existing lease is subject,

and, if the Board is satisfied that the applicant lessee has generally managed or is likely to manage the term pastoral lease in accordance with his or her duty under section 6, it shall recommend to the Minister that a perpetual pastoral lease of the whole or a specified part of the land included in the existing lease be granted to the applicant.

(4) The Board may, in making its recommendation under subsection (3), recommend to the Minister that the Minister include in the proposed perpetual lease a specified area of land that -

- (a) does not constitute an economic area and is suitable for occupation by the applicant lessee;
- (b) has been used exclusively by the applicant in conjunction with the pastoral lease to be surrendered; and
- (c) is wholly or partially bounded by, or has at some earlier date been excised from, the land the subject of the pastoral lease to be surrendered.

Pastoral Land

(5) On receiving a recommendation from the Board under subsection (3) the Minister may, by notice in writing to the applicant lessee, advise the applicant of -

- (a) the description of the land in respect of which the Minister is prepared to grant a perpetual pastoral lease;
- (b) the fee, if any, that has been fixed under subsection (7) in respect of the application;
- (c) the amount of rent payable for the proposed lease until the land is revalued under the *Valuation of Land Act* for the purposes of Division 2 and/or the relevant percentage is next declared under section 55; and
- (d) the reservations, conditions and provisions that the proposed lease will contain.

(6) An applicant lessee may, at any time within 3 months after the date on which the notice under subsection (5) is served on him or her, or within such further time as the Minister allows, in writing addressed to the Minister, indicate his or her willingness to accept the proposed perpetual pastoral lease on the conditions specified in the notice.

(7) The Minister may, in his or her discretion, fix a fee in respect of each application under subsection (1).

(8) Where an applicant lessee has indicated to the Minister the applicant's willingness to accept a proposed perpetual pastoral lease, the Minister shall, on the applicant surrendering the existing lease and paying the fee, if any, fixed under subsection (7), grant to the applicant a perpetual pastoral lease according to the particulars contained in the notice under subsection (5) which shall commence immediately on the surrender of the existing lease.

(9) A pastoral lease granted under subsection (8) shall preserve the lessee's rights in respect of improvements on land included in the surrendered lease which is the subject of the perpetual pastoral lease.

63. APPLICATIONS UNDER SECTION 62 INVOLVING SUBDIVISION

Where an application under section 62 proposes that part only of the land comprising an existing pastoral lease be granted as a perpetual pastoral lease, the Minister shall treat the application as both an application under that section and under section 61 and the

Pastoral Land

Board shall consider the application referred to it and make its recommendations to the Minister, and the Minister may exercise his or her powers in such order as the Minister thinks fit, accordingly.

64. SURRENDER OF LEASES AND GRANT OF CONSOLIDATED LEASE

(1) Where a person is the lessee of land under a pastoral lease and is also the lessee, under another pastoral lease, of land that adjoins the first mentioned land, the person may apply to the Minister for the grant to him or her of a single pastoral lease of all the land the subject of the first mentioned lease together with the land the subject of the other lease.

(2) An application under subsection (1) -

(a) shall be in writing; and

(b) shall be accompanied by a plan showing the land that the applicant wishes to be included under the new pastoral lease.

(3) On receiving an application under subsection (1), the Minister may refer it to the Board for consideration and recommendation.

(4) The Board shall consider an application referred to it under subsection (3) and make such recommendations to the Minister as it thinks fit.

(5) The Minister shall, after considering the recommendations of the Board -

(a) approve the application; or

(b) refuse the application.

(6) The Minister shall, by notice in writing, notify the applicant lessee of the Minister's decision and, if the Minister approves the application, shall specify in the notice -

(a) the reservations, conditions and provisions that the new lease will contain;

(b) the purchase price, if any, for the new lease;

(c) the lease grant charges, if any, for the new lease;

(d) the fees and deposit payable in respect of the grant of the new lease; and

Pastoral Land

- (e) the amount of rent payable for the new lease (which shall be the aggregate of that payable in respect of the separate leases) until the relevant land is revalued under the *Valuation of Land Act* for the purposes of Division 2 and/or the relevant percentage is next declared under section 55.
- (7) The applicant lessee may, if he or she -
 - (a) has paid all rent due under each of the leases of the respective lands that are to be included in the new lease;
 - (b) accepts the reservations, conditions and provisions specified; and
 - (c) has paid the purchase price, lease grant charges, fees and deposits specified in the notice under subsection (6),

surrender each of the pastoral leases, and shall be granted a new pastoral lease for all the lands the subject of the leases so surrendered.

- (8) A surrender of a pastoral lease -
 - (a) shall be made within 3 months after the date of the notice of the approval of the application; and
 - (b) shall have effect from the date of commencement of the new lease.
- (9) A new pastoral lease granted under this section shall -
 - (a) preserve the lessee's rights, if any, in respect of improvements on land the subject of the new lease;
 - (b) be for such period (or in perpetuity) as the Minister thinks fit; and
 - (c) in addition to the matters provided for elsewhere in this Act, contain the reservations, conditions and provisions specified in the notice under subsection (5).

65. PASTORAL LEASES OF UNECONOMIC AREAS

(1) Where, in the opinion of the Minister, an area of land does not constitute an economic area and is suitable only for occupation as part of an adjoining pastoral lease, the Minister shall, in writing, advise the lessees of adjoining pastoral land that the area is available for lease and invite them to apply for a lease of the land.

Pastoral Land

(2) Where 2 or more applications are received in response to an invitation under subsection (1), the Minister shall refer the applications to the Board and request it to make a recommendation as to how the land should be dealt with.

(3) Where the recommendation of the Board is that the grant of a lease of all or part of the area of land be offered to an applicant, or an applicant is the only applicant for the lease of the land, the Minister may, by notice in writing to the applicant, offer the grant of the lease to the applicant on such terms and conditions as the Minister thinks fit.

(4) Where a pastoral lessee to whom an offer under subsection (3) is made accepts the Minister's offer, the Minister shall grant the pastoral lessee a lease of the land which shall be added to the land the subject of the existing adjoining pastoral lease in accordance with this section.

(5) Where the Minister grants a lease of land in pursuance of subsection (4), the Minister shall cause to be lodged with the Registrar-General a memorandum, in the form of an instrument under the *Real Property Act*, describing -

- (a) the land to be added to the existing adjoining pastoral lease; and
- (b) any variations of the reservations, conditions and other provisions of the existing adjoining pastoral lease agreed to by the Minister and the lessee.

(6) On the lodging of a memorandum under subsection (5), the Registrar-General shall register the memorandum and, on the endorsement of the details of the memorandum on the existing adjoining pastoral lease, the lease shall extend over the area of the land to be added to the pastoral lease, subject to such reservations, conditions and other provisions as are set out in the memorandum.

(7) Where land the subject of the existing adjoining pastoral lease to which an area of land is to be added pursuant to this section is mortgaged or otherwise encumbered, the mortgage or encumbrance shall, subject to the consent of the mortgagee or encumbrancee, which consent shall not be unreasonably withheld, extend over the area of the land to be added, subject to such reservations, conditions and other provisions as are set out in the memorandum referred to in subsection (5) that relates to the pastoral lease.

Pastoral Land

(8) In this section "economic area" means such area of land as the Minister considers to be sufficient to support a sustainable commercial pastoral enterprise.

66. AGREEMENT FOR EXCHANGE OF PART OF PASTORAL LEASE

(1) A pastoral lessee may apply in writing to the Minister for permission to surrender a part of his or her pastoral lease in respect of part of the land the subject of the lease, being a part of the land that adjoins a part of the land included in another pastoral lease.

(2) An application under subsection (1) shall be accompanied by -

- (a) a plan showing the land included in the part of the lease to be surrendered and the land comprised in the adjoining pastoral lease;
- (b) a written statement of the other lessee that he or she desires, and is prepared to accept, for inclusion in his or her pastoral lease, the land included in the part of the lease to be surrendered; and
- (c) reasons in writing why the surrender and inclusion are desired.

(3) Subject to subsection (4), the Minister may grant permission or refuse permission for a surrender under this section of a part of a lease.

(4) The Minister shall refuse permission if the area of the part of the land sought to be surrendered exceeds 8% of the total area of the land the subject of the lease.

(5) The Minister shall give to the applicant and to the lessee of the adjoining pastoral lease notice in writing of the Minister's decision under this section.

(6) Where the Minister grants permission under this section, the notice under subsection (5) shall specify the variations of the reservations, conditions and other provisions of the existing leases the Minister will require and the amount of rent, if any, payable for the pastoral lease in respect of the remainder of the current financial year and the ensuing financial year, apportioned to the percentage of the land to remain the subject of the lease, unless, in relation to the ensuing financial year, the land is sooner revalued under the *Valuation of Land Act* for the purposes of Division 2 and/or the relevant percentage is next declared under section 55.

Pastoral Land

(7) If, within 60 days after receiving a notice given under subsection (5), the applicant pastoral lessee and the lessee of the adjoining pastoral lease inform the Minister in writing of their acceptance of the variations of the reservations, conditions and other provisions specified in the notice, the Minister shall, by notice in writing to them, grant permission for the surrender and inclusion subject to those variations.

(8) On the surrender under this section of a part of the land the subject of a pastoral lease, the Minister shall cause to be lodged with the Registrar-General a memorandum, in the form of an instrument under the *Real Property Act*, describing -

- (a) the part of the land to be excised from the pastoral lease and added to the adjoining pastoral lease; and
- (b) any variations of the reservations, conditions and other provisions of the leases and specified in the notice given under subsection (5).

(9) On the lodging of a memorandum under subsection (8), the Registrar-General shall register the memorandum and, on the endorsement of the details of the memorandum on each lease -

- (a) in the case of the pastoral lease to which the land is to be added - the lease shall extend over the area of land to be added, subject to such reservations, conditions and other provisions as are set out in the memorandum; and
- (b) in the case of the lease from which the land is to be excised - the lease shall cease to have force or effect over or in relation to the area of land to be excised.

(10) Where there is in existence a mortgage or encumbrance over a lease referred to in subsection (9), the mortgage or encumbrance shall, subject to the consent of the mortgagee or encumbrancee, which consent shall not be unreasonably withheld -

- (a) in the case of the lease to which the land is to be subject - on and from the endorsement on the lease document of the details of the memorandum referred to in that subsection which relates to the lease, extend over the area of land to be added, subject to such reservations, conditions and other provisions as are set out in the memorandum; and

Pastoral Land

- (b) in the case of the lease to which the land is to cease to be subject - cease to have force or effect over or in relation to the area of land to be excised.

67. CONSENT TO TRANSFER, &c., OF LEASE, &c.

Except as provided by this Act, a pastoral lessee shall not, without the consent of the Minister -

- (a) transfer a pastoral lease or a sublease of land the subject of a pastoral lease;
- (b) sub-let the land the subject of a pastoral lease; or
- (c) otherwise part with possession of the land or part of the land the subject of his or her pastoral lease,

and compliance with this section is a condition of the lease.

68. APPLICATION FOR CONSENT TO TRANSFER, &c., OF LEASES, &c.

(1) An application for consent to transfer a pastoral lease or a sublease of land the subject of a partial lease, or to sub-let the land the subject of a pastoral lease, shall be made in writing by the lessee to the Minister.

(2) On receiving an application under subsection (1) the Minister may refer it to the Board for consideration and recommendation and the Board shall report to the Minister within 30 days after the application is referred to it.

(3) The Minister shall, after considering the recommendations of the Board, but subject to subsections (4) and (5), by notice in writing to the lessee or sublessee (or as the case may be), consent or refuse to consent to the transfer of the pastoral lease or sublease or the sub-letting of the land.

(5) The Minister shall not consent to the transfer of a pastoral lease until all instalments of the purchase price for the grant of the lease, and all rent and other moneys due and payable to the Territory in respect of the lease, have been paid.

(6) The Minister shall not consent to a sub-letting of land the subject of a pastoral lease unless it is a condition of the agreement to sub-let that the land will be used only for pastoral purposes or for the purposes of the Territory.

Pastoral Land

69. POSITION OF MORTGAGEE

(1) Where pastoral land has been mortgaged and the mortgagee enters into possession of the land, the mortgagee may, unless the lease is sooner forfeited, remain in possession for the unexpired period of the lease and while in possession is subject to the conditions of the lease as if the mortgagee were the lessee under the lease.

(2) The fact that the mortgagee or some person by the mortgagee's authority occupies or uses a part of the mortgaged land is prima facie evidence that the mortgagee has entered into possession of the land under the mortgage.

70. SUBLEASES FOR ABORIGINAL COMMUNITIES

(1) Notwithstanding section 38(1)(d) and 68(6), a pastoral lessee may, with the consent of the Minister, sub-let part of the land the subject of his or her pastoral lease for Aboriginal community living purposes to an incorporated body set up for the management of the Aboriginal community by which the area subleased is or is to be used.

(2) For the purposes of this section "Aboriginal community living purposes" include residential, educational and medical purposes, the keeping of livestock and poultry and the growing of fruit and vegetables for use by the Aborigines in the community.

(3) Where the Territory erects improvements on an area the subject of a pastoral lease sub-let for Aboriginal community living purposes, it may, within 3 months after the expiration or sooner determination of the sublease, remove the improvements (including fixtures so erected by the Territory) without liability for compensation to the pastoral lessee.

71. ABANDONMENT OF PASTORAL LEASE

(1) The abandonment of a perpetual pastoral lease shall be deemed to be a breach of a condition of the lease and section 40 applies to and in relation to the lease, and the lease may be forfeited under that section, notwithstanding the exceptions expressed in section 40(3)(e) and (4).

(2) For the purposes of subsection (1), a perpetual pastoral lease is abandoned when the rent for the lease has not been paid for 2 years and during that period there is, in the opinion of the Minister, no discernible effective day to day management or occupation for pastoral purposes of the leased land by the lessee.

Pastoral Land

72. VACATION OF LAND

(1) Where the lessee or former lessee of pastoral land vacates the land leaving behind property, the Minister may, by notice in writing, require him or her to remove the property within the period specified in the notice.

(2) If the lessee or former lessee does not comply with a notice under subsection (1) within the specified period, the Minister may remove and dispose of the property.

(3) Costs incurred by the Minister in removing and disposing of property under subsection (2) that are not covered by the proceeds, if any, of the sale of the property may be recovered as a debt due and payable to the Territory from the person to whom the notice under subsection (1) was given.

(4) Surplus proceeds of the sale of the property shall be paid to the lessee or former lessee.

PART 5 - PASTORAL LAND MONITORING

73. FERAL ANIMAL CONTROL

(1) The Board may, by notice in writing, direct a pastoral lessee to control declared feral animals on his or her pastoral lease by culling, fencing or other means as directed by the Board.

(2) For the purposes of subsection (1), the Board may, by notice in the *Gazette*, declare a feral animal in relation to the District or part of the District in which the leased land is situated.

74. REFERENCE AREAS

(1) The Board may, by notice in the *Gazette*, declare a specified area of pastoral land to be a reference area for the purposes of evaluating the effect that the grazing of stock has on the pastoral land on which it is located.

(2) The Board shall not make a declaration under subsection (1) unless it has given to the lessee not less than 28 days notice of its intention to do so and has considered the submissions, if any, made by the lessee within that time relating to the proposed declaration.

(3) A reference area -

(a) shall not exceed one square kilometre in size;
and

Pastoral Land

- (b) will, where necessary, be fenced by the Minister.

(4) Subject to any agreement to the contrary between the lessee and the Minister, a pastoral lessee is not obliged to maintain a reference area or its fences.

(5) The lessee of pastoral land on which there is a declared reference area shall not -

- (a) if the area is fenced, allow stock within the reference area; or
- (b) in any case do anything on or near the reference area that degrades or damages, or is likely to degrade or damage, the reference area or the fences.

Penalty: \$50,000.

(6) A pastoral lessee shall, as soon as possible after becoming aware of it, advise the Board of any damage to the fence around a reference area.

Penalty: \$1,000.

75. REMEDIAL PLANS

(1) If the Board is of the opinion that pastoral land has been degraded or otherwise damaged, or is likely to suffer degradation or other damage, and that in order to prevent, arrest or minimise degradation of or other damage to the land, or to rehabilitate the land, it is necessary that action under this section be taken, it may, by notice in writing to the pastoral lessee, require the lessee to submit to the Board -

- (a) a remedial plan detailing the proposed management of the pastoral land over a specified period; or

- (b) a revised remedial plan,

in accordance with the notice.

(2) The Board shall not, in exercising its powers under subsection (1), act capriciously or vexatiously.

(3) A remedial plan shall contain such information as the Board requires.

- (4) The Board may -

- (a) approve, by endorsement, a remedial plan or revised remedial plan;

Pastoral Land

(b) refer the plan back to the lessee for modification; or

(c) reject the plan and -

(i) by notice in writing, require the lessee to submit a fresh plan; or

(ii) itself prepare (or revise, as the case may be) a remedial plan.

(5) Where the Board prepares or revises a remedial plan in pursuance of subsection (4)(c)(ii), the cost of it so doing is a debt due and payable by the lessee to the Territory.

(6) If a lessee fails to comply with a notice under subsection (1) or (4), the Board may prepare a remedial plan or revised remedial plan in respect of the pastoral land and the cost of it so doing is a debt due and payable by the lessee to the Territory.

(7) A remedial plan or revised remedial plan prepared by the Board in pursuance of subsection (4)(c)(ii) or (6) shall be taken to be an approved remedial plan for the pastoral land to which it relates.

(8) The Board may, by endorsement, approve a remedial plan voluntarily submitted to it by a lessee.

(9) An approved remedial plan may, with the approval of the Board, be varied by the lessee.

(10) If a lessee fails, without reasonable excuse -

(a) to comply with a notice under subsection (1) or (4); or

(b) to implement an approved remedial plan,

the failure constitutes a breach of the conditions of the pastoral lease.

(11) The Board shall cause a copy of each approved remedial plan, and each such plan as varied under subsection (9), to be lodged with the Registrar-General.

(12) Each approved remedial plan lodged with the Registrar-General shall be registered on the title records kept by the Registrar-General.

(13) A remedial plan registered as referred to in subsection (12) is binding on successors in title to the land.

Pastoral Land

76. LESSEE NOT RESPONSIBLE FOR RECTIFICATION OF CERTAIN DAMAGE, &c.

(1) Notwithstanding anything in this Act, a pastoral lessee is not responsible for the expense of rehabilitating or restoring land the subject of his or her pastoral lease to the extent that the degradation or other damage was or is beyond his or her reasonable control (and was not or is not caused or aggravated by his or her activity) and, subject to subsection (2), neither is the lessee's failure to take action in relation to the degradation or other damage, as required by a remedial plan, a breach of a condition of his or her pastoral lease.

(2) The Territory may enter into an arrangement with a pastoral lessee for the payment of the costs of rectifying any damage or deterioration referred to in subsection (1) and when such an arrangement is entered into that rectification becomes an obligation of the pastoral lessee under the remedial plan.

PART 6 - ACCESS TO PASTORAL LAND

77. INTERPRETATION

For the purposes of this Part, camping is temporary if it is for a period not exceeding 2 weeks or, if a longer or shorter period is prescribed in respect of a particular area, the period so prescribed in relation to camping in that area.

78. ACCESS TO WATERWAYS

(1) Subject to this Part, a person has, without the specific permission of the pastoral lessee, a right to be on -

- (a) perennial natural water (including the sea) on or surrounded by (or, in the case of the sea or a stream or waters forming the boundary of pastoral land, bordered by) pastoral land; or
- (b) land within the prescribed distance of those waters.

(2) Subject to this Part, where a pastoral lessee, within 12 months after the commencement of this Act, by notice in a newspaper circulating in the area in which his or her pastoral land is situated, nominates a reasonably practicable route across land the subject of his or her lease from a public road to water referred to in subsection (1), advises the Board in writing of the route so nominated and indicates on the land by reasonable signs or other means (such as by grading the surface of an access road or track), access to the water may be obtained by members of the public, without the specific permission of the pastoral lessee, only by that route.

Pastoral Land

(3) Where a pastoral lessee has not under subsection (2) nominated a route, or has nominated a route that the Board considers is not practicable for the purposes of this Part, the Board may, in the same manner, nominate such a route as the route, or an alternative route, for public access to the water, and members of the public may use the route accordingly.

(4) A route shall not, by reason only of being nominated or indicated pursuant to subsection (2) or (3) or being used by members of the public as a consequence, become a public road.

(5) Subject to this Part, a person may camp temporarily on land within the prescribed distance of water referred to in subsection (1).

(6) This section does not give a person the right to camp -

- (a) within a radius of 2 kilometres of a homestead or other residential premises on pastoral land;
- (b) within a radius of 500 metres of a dam or other constructed stock watering point on pastoral land; or
- (c) within 500 metres of every usual point of access for stock or wildlife to natural water.

(7) In this section "prescribed distance" means 50 metres or where, under subsection (8), some other distance is prescribed in relation to particular waters or water at a place, that other distance in relation to those waters or that place.

(8) The Board may, by notice in the *Gazette*, prescribe a distance for the purposes of subsection (8).

79. PUBLIC ACCESS NOT TO BE OBSTRUCTED

(1) A person shall not, without lawful authority, place an obstruction across a route nominated or indicated pursuant to section 78(2) or (3) or a route for the passage of travelling stock.

Penalty: \$5000.

(2) If pastoral land over which an access route referred to in subsection (1) is established is fenced, the pastoral lessee shall -

- (a) provide a gate or other means of access at the point of intersection; and

Pastoral Land

(b) subject to section 81, keep the gate unlocked.

Penalty: \$5000.

80. ACCESS TO FEATURES OF PUBLIC INTEREST

(1) The Minister may, by notice in the *Gazette* declare an area of pastoral land to be or contain a feature of public interest and in the same or a subsequent notice in the *Gazette* nominate a route by which members of the public may gain access across pastoral land to the area.

(2) Sections 78 and 79, with the necessary changes, apply to and in relation to an area declared under subsection (1) as if the feature that it contains were perennial water referred to in section 78 and the area were land within the prescribed distance of that water.

81. TEMPORARY CLOSURE OF ACCESS

(1) A pastoral lessee may, for reasons associated with the reasonable management of his or her pastoral lease, after advising the Board of his or her intention to do so, by notice in a newspaper circulating in the part of the Territory in which the pastoral land is situated and by reasonable indication on or in the vicinity of the land to which the notice refers, close from access under section 78 or 80 any land or water on which members of the public would otherwise have the right to be and any access route to that land or water, but so that such land, water or access route is not closed by the lessee for more than 2 weeks in a year, except with the approval in writing of the Board.

(2) The Board may direct a pastoral lessee to revoke or amend a notice under this section in such manner as it thinks fit to ensure that the public has reasonable use of and access to the land or water without unduly interfering with the operations of the pastoral enterprise and the pastoral lessee shall, as soon as practicable, comply with the direction.

Penalty: \$5000.

82. CLOSURE FOR REHABILITATION, &c., PURPOSES

(1) A pastoral lessee may apply to the Board for permission to close or close from access under section 78 or 80, or permit the use or such access subject to conditions, any land to which members of the public would otherwise have the use or access, on the grounds that the land, or adjoining water or pastoral land, is being or is likely to be degraded because of the use or access or that the use or access, or proposed use or access, is interfering with or will interfere with the reasonable conduct of the pastoral lessee's enterprise.

Pastoral Land

(2) The Board may, in its absolute discretion, whether or not as a result of an application under subsection (1), by notice in the *Gazette* and in a newspaper circulating in the area in which the land is situated, declare that members of the public do not have a right, without the specific permission of the pastoral lessee, to use or have access to land specified in the notice, either absolutely or during such period as is specified in the notice, or shall use the land or have the access only subject to such conditions as are specified or referred to in the notice and, accordingly, the right ceases to exist or exists only subject to those conditions.

(3) A person who contravenes or fails to comply with a declaration under subsection (2) or a condition imposed under that subsection is guilty of an offence.

Penalty: \$500.

83. LICENSING OF PERSONS FOR CERTAIN PURPOSES

(1) Subject to subsection (2), the Minister may, on behalf of the Territory, licence a person to go onto pastoral land, whether the pastoral lease was granted before or after the commencement of this Act, and to take from the land -

- (a) live or dead timber or wood;
- (b) stone, shell, sand, gravel, clay, or earth, not being or supposed to be metalliferous;
- (c) salt;
- (d) seaweed;
- (e) bark; or
- (f) any other substance or article,

reserved to, or otherwise the property of, the Territory.

(2) A person licensed under this section is not entitled to exercise the right after the expiration of 12 months from the date on which he or she was first licensed, except with and in accordance with the written permission of the Minister.

84. PASTORALISTS' LIABILITY LIMITED

The liability of a lessee or occupier of pastoral land for injury to a person, or damage to the property of a person, on that land or perennial natural waters on the land in pursuance of the person's right under this Part (including under section 83) shall not exceed that of an occupier of land to a trespasser.

Pastoral Land

PART 7 - NON PASTORAL USE OF PASTORAL LAND

85. APPLICATION FOR PERMISSION

(1) A pastoral lessee who wishes to use all or any part of the land the subject of his or her lease for a purpose that is not a pastoral purpose may, in such form as the Board requires, apply to the Board for permission to do so.

(2) Before considering an application under subsection (1) the Board may request from the applicant such additional information relating to the proposed use as it thinks fit and may defer its consideration until the information is provided.

86. ASSESSMENT OF APPLICATION

(1) In considering an application under section 85(1) the Board shall -

- (a) take into account current government policy known to it in relation to the type of use proposed; and
- (b) consider the likely effect of the proposed use on the environment and the pastoral enterprise of the lessee,

and may consider or take into account such other matters as it thinks fit.

(2) For the purposes of subsection (1)(a) the Minister may issue guidelines to the Board.

87. DECISION OF BOARD

(1) After considering an application under section 85(1) the Board may, in its discretion, give its written permission for the use of the land by the pastoral lessee for a purpose that is not a pastoral purpose and, subject to subsection (2) and section 4(d) and Part 6, but notwithstanding anything else in this Act or a provision of the relevant lease document, the lessee may use the land accordingly.

(2) Permission under subsection (1) may be granted for such period, not exceeding 5 years, and subject to such conditions (including as to the payment of an annual fee, if any, prescribed under section 7 by the Minister) as the Board thinks fit and specifies or provides for in the permission document.

Pastoral Land

88. PERMISSION IS PERSONAL TO APPLICANT

Permission of the Board under section 87(1) is personal to the pastoral lessee to whom it is given and -

- (a) is not a condition of the lease or transferable with the lease; and
- (b) notwithstanding the period for which it is given, shall cease to have effect when the person to whom it is given ceases to be the lessee of the relevant land.

89. BOARD MAY REQUIRE PASTORAL LESSEE TO PROVIDE DETAILS OF USES

(1) The Board may require a pastoral lessee to provide to it such details, and within such time, as it requires in relation to activities being carried out on land the subject of his or her pastoral lease and the lessee shall provide the details accordingly.

(2) If in the opinion of the Board (whether or not formed as a result of details provided under subsection (1)) an activity being carried out on pastoral land is not a pastoral purpose it may, by notice in writing to the pastoral lessee, require the lessee, within 30 days -

- (a) to apply to the Minister to surrender the part of the pastoral lease on which the activity is being carried out in exchange for a separate lease for that purpose; or
- (b) to apply under section 85 for the permission of the Board to carry out the activity.

90. BOARD MAY DECLARE USE OF LAND NOT TO BE PASTORAL USE

The Board may, at any time, by notice in the *Gazette*, declare a use of land described in the notice not to be a use for pastoral purposes.

PART 8 - ABORIGINAL COMMUNITY LIVING AREAS

Division 1 - Interpretation

91. DEFINITIONS

In this Part, unless the contrary intention appears -

"applicant", in relation to an application, means -

- (a) an Aborigine -

Pastoral Land

- (i) who at any time since 1 January 1968 was ordinarily resident on land which, at any time since that date, was comprised in the pastoral lease to which the application relates or which, together with land that comprises the pastoral lease, was comprised in another pastoral lease; or
- (ii) who otherwise has an historical residential association with the pastoral lease the subject of the application,

and who can demonstrate a present need for a community living area for himself or herself; or

- (b) where the lessee of the relevant pastoral lease has consented in writing to the application being made, any other Aborigine;

"application" means an application under section 100;

"Chairman" means the Chairman of the Tribunal;

"party", in relation to an application, means the applicant or the lessee of the pastoral lease to which the application relates;

"relevant Land Council" means the Land Council established under the *Aboriginal Land Rights (Northern Territory) Act 1976* of the Commonwealth for the area of the Territory in which the land the subject of an application or grant, or to which an agreement under section 116 relates, is situated;

"relevant pastoral organization", in relation to an application, means the organisation referred to in section 92(3) and approved by the Minister or, where more than one organisation is approved, the organisation so approved as representing the interests of pastoralists in that part of the Territory in which the land the subject of the application or grant is situated;

"Tribunal" means the Community Living Areas Tribunal continued in existence by section 92.

Pastoral Land

Division 2 - Community Living Areas Tribunal

92. CONTINUATION OF TRIBUNAL

(1) The Tribunal established by the *Crown Lands Act* as in force before the commencement of this Act continues in existence under this Act as if established by this Division.

(2) Subject to section 112(3), the Tribunal shall consist of -

(a) a person who has been enrolled as a legal practitioner of the High Court or of the Supreme Court of a State or Territory of the Commonwealth for not less than 10 years who is practising as a legal practitioner in the Territory, nominated by the Chief Justice and appointed by the Minister, who shall be the Chairman of the Tribunal; and

(b) subject to subsection (5), 2 other members appointed by the Minister -

(i) one of whom shall be appointed from a panel of 3 persons nominated by the relevant Land Council; and

(ii) one of whom shall be appointed from a panel of 3 persons nominated by the relevant pastoral organisation.

(3) The Minister shall, by notice in the *Gazette*, approve an organisation that, in the Minister's opinion, represents the interests of pastoralists in the Territory or a particular part of the Territory, for the purpose of nominating in pursuance of section 104 the panel for the purposes of subsection (2)(b)(ii).

(4) A nomination of a panel for the purposes of subsection (2)(b) shall be in writing addressed to the Minister and shall be signed by or on behalf of the relevant Land Council or relevant pastoral organisation, as the case may be.

(5) If a relevant Land Council or relevant pastoral organisation does not, within the period of 30 days after being required under section 104 to do so, nominate a panel of 3 persons of whom one is to be appointed to the Tribunal, the Minister shall, as soon as practicable after the expiration of the period, either -

(a) appoint a person he or she thinks fit as a member in place of the member who would otherwise have been appointed from the panel nominated by the Land Council or organisation in default; or

Pastoral Land

- (b) decide not to make such an appointment, in which case the Tribunal shall be lawfully constituted without the appointment of that member.

(6) A person who has a direct personal interest in the land the subject of an application or reference for consideration by the Tribunal, or in the outcome of the Tribunal's consideration of the application or reference, shall not be nominated, or be qualified to hold office, as a member of the Tribunal in relation to that application or reference.

(7) The Tribunal is a statutory body within the meaning and for the purposes of the *Remuneration (Statutory Bodies) Act*.

93. TERM OF OFFICE

A member of the Tribunal appointed under section 92(2)(b) or (5)(a), or for the purpose of a reference under section 112(3) or under section 28A(3) of the *Lands Acquisition Act*, holds office as a member until the Tribunal makes its recommendation on the relevant application or reference to the Minister in accordance with section 107 or 113(5) or until the member sooner resigns his or her office as a member, his or her appointment is terminated or he or she acquires an interest of a kind referred to in section 92(6) but, subject to this Part, he or she is eligible to be reappointed as a member of the Tribunal.

94. RESIGNATION OF MEMBERS

A member of the Tribunal appointed under section 92(2)(b) or (5)(a), or for the purpose of a reference under section 113(3) or under section 28A(3) of the *Lands Acquisition Act* may, in writing delivered to the Minister, resign his or her office as a member.

95. TERMINATION OF APPOINTMENT

The Minister may, on the recommendation of the Chairman, terminate the appointment of a member of the Tribunal appointed under section 92(2)(b) or (5)(a), or for the purpose of a reference under section 113(3) or under section 28A(3) of the *Lands Acquisition Act* for inefficiency, misbehaviour or physical or mental incapacity or when, because of illness, absence from the Territory or any other reason the member is unable conveniently to perform the duties of his or her office.

96. CONSIDERATION OF APPLICATION WHERE MEMBER CEASES TO HOLD OFFICE

Where a member of the Tribunal, other than the Chairman, ceases to hold office by reason of his or her death, resignation, termination of appointment or, by

Pastoral Land

virtue of section 92(6), ceasing to be qualified to hold office as a member, the vacancy shall be filled in the same manner as the appointment of the vacating member unless the Chairman has advised the Minister, in writing, that, in the opinion of the Chairman, an injustice to a party is likely to arise by reason of the consideration of an application or reference being continued by the Tribunal constituted with a new member.

97. FUNCTIONS AND POWERS OF TRIBUNAL

(1) The functions of the Tribunal are -

(a) on an application being referred to it -

(i) to determine whether the applicant is entitled to make the application; and

(ii) where it is satisfied that the applicant is so entitled, -

(A) to consider the application; and

(B) to make recommendations as soon as practicable to the Minister as to whether the land the subject of the application, or any other land that is part of the pastoral lease to which the application relates in substitution for that land or part of that land, should be acquired by the Territory and granted or transferred in fee simple for the benefit of the applicant; and

(b) such other functions as are imposed on it by or under this Act.

(2) Subject to this Part, the Tribunal has such powers as are necessary to enable it to carry out its functions.

98. ABSENCE OF SUBMISSION OF PARTY

(1) Subject to subsection (2), the Tribunal may proceed to consider an application referred to it notwithstanding that it has not received written submissions from a party.

(2) The Tribunal shall not consider an application in circumstances described in subsection (1) unless it has given reasonable notice to the party of its intention to do so.

Pastoral Land

Division 3 - Community Living Areas

99. LAND COUNCIL MAY ACT FOR ABORIGINE

(1) At the request in writing of a party to an application or an Aborigine who wishes to make an application, a person (including the relevant Land Council in the case of a request by an Aborigine) may represent the party or Aborigine in relation to the application or a reference to the Tribunal.

(2) A person representing a party or Aborigine in pursuance of a request under subsection (1) shall attach a copy of the writing referred to in that subsection on first making an application or lodging a written submission with the Minister or, as the case may be, the Tribunal.

100. APPLICATION FOR GRANT OF LIVING AREA

(1) Subject to subsections (2) and (3), an applicant, on his or her own behalf or on behalf of the applicant and other Aborigines who, if they themselves had applied, would also be qualified as applicants, may apply to the Minister for the excision from the pastoral lease to which the application relates of an area of land specified in the application and the grant of an estate in fee simple in that land for the benefit of the applicant, or the applicant and those Aborigines, as a community living area.

(2) An Aborigine is not, or would not be, qualified as an applicant for the purposes of subsection (1) in respect of an area of land all or any part of which is within 2 kilometres of a homestead unless -

- (a) he or she, at the time of making the application or being included amongst those on whose behalf the application was made, as the case may be, was entitled under section 38(4) to reside within 2 kilometres of the homestead; or
- (b) not being so entitled but being a person referred to in paragraph (a)(i) of the definition of "applicant" in section 90 in relation to the pastoral lease, he or she has the written consent of the owner of the pastoral lease to make the application or to be included amongst those on whose behalf it is made.

(3) Subject to subsection (4), except as agreed between the parties, an application shall not be considered before the expiration of 6 months after the date the application was made to the Minister or before the expiration of such further period as agreed between the parties.

Pastoral Land

(4) Where, after making an application under subsection (1), an applicant has requested the lessee of a pastoral lease to negotiate for the surrender of an area of land comprised in the pastoral lease as a living area for the applicant or the applicant and other similarly qualified Aborigines and, within 3 months after the request, the lessee has failed to agree to the negotiations taking place, an application under subsection (1) shall be considered by the Minister at any time after the expiration of the period.

101. FORM OF APPLICATION

- (1) An application shall -
 - (a) be in writing;
 - (b) identify the Aborigine or Aborigines who are making the application or on whose behalf the application is made;
 - (c) state the basis on which the application is made having regard to the criteria set out in the definition of "applicant" in section 90, and have attached supporting documentary evidence for the statement;
 - (d) identify the pastoral lease to which it relates and the lessee of the pastoral lease;
 - (e) contain a reasonably accurate description of the land the subject of the application sufficient to identify its proposed boundaries together with a detailed map to sufficiently identify the land in relation to surrounding areas;
 - (f) if discussions have been held between the parties to the proposed application before the application was made, contain a summary of, and an assessment of the outcome of, the discussions; and
 - (g) if made with the agreement of the lessee of the pastoral lease to which the application relates, be accompanied by a copy of the agreement.
- (2) A copy of an application shall, as soon as practicable after it is made, be served by the applicant on -
 - (a) the other parties to the application or their agents; and

Pastoral Land

- (b) such other persons, if any, on whom the Minister requires it to be served,

and any person served pursuant to this subsection may, within the period referred to in section 100(3), make written submissions to the Minister in relation to the application.

102. SERVICE ON LESSEE

Service under section 101(2)(a) of a copy of an application on the lessee of a pastoral lease may be effected by post or by personal service on the lessee or by personal service on the manager or other person apparently in charge of, and resident on, the pastoral lease.

103. MINISTER TO CONSIDER APPLICATION

(1) Subject to this section the Minister shall, within 90 days after the expiration of the relevant period referred to in section 100(3) or (4), approve the application or refer it to the Tribunal together with any submissions received and such information, if any, as he or she thinks fit.

(2) The Minister may, by notice in writing, at any time within the period of 90 days referred to in subsection (1), require a party to an application to furnish to the Minister, in writing, such information or material (including a summary of, and an assessment of the outcome of, any discussions held between the parties to an application after the application was made) as is specified in the notice, within the time so specified.

(3) Where a notice is given under subsection (2), the period of 90 days referred to in subsection (1) shall be extended by such period -

- (a) as is specified in the notice as being the period within which a party is to comply with the Minister's requirements or within such extended period as is agreed by the applicant with the Minister; or
- (b) as is actually taken by a party to comply with the Minister's requirements under the notice,

whichever is shorter, but if a party fails to comply with the Minister's requirements within the time specified or extended under paragraph (a), the Minister shall consider the application without the information or material requested.

Pastoral Land

(4) The Minister shall, as soon as practicable after approving an application or referring it to the Tribunal, by notice in writing, advise the parties to the application and any person served with a copy of the application under section 101(2)(b) of the decision or action taken.

104. TRIBUNAL TO CONSIDER APPLICATION REFERRED BY MINISTER

The Minister shall, as soon as practicable, but not later than 28 days, after referring to the Tribunal an application and as soon as practicable after the occasion for the appointment of a member of the Tribunal arises, by notice in writing to the relevant Land Council and relevant pastoral organisation, require each to nominate a panel of 3 persons for the purpose of constituting, under section 92, the Tribunal for the purpose of considering and making recommendations to the Minister in relation to the application, and forward a copy of the notice to the Chairman.

105. MEETINGS OF TRIBUNAL AND PROCEDURE

(1) In its consideration of an application or reference under this or any other Act, the Tribunal (except as provided in subsection (7) or section 105, or in such exceptional circumstances as the Chairman allows) shall not consider any matter other than that contained in written submissions or material before it.

(2) The convening of meetings of the Tribunal and the procedures at those meetings are, subject to this Act, in the discretion of the Chairman.

(3) A person who has been advised pursuant to section 103(4) that an application has been referred to the Tribunal may make written submissions to the Tribunal in relation to the application.

(4) The Tribunal may, by notice in writing, require a party to an application referred to it to furnish to the Tribunal such information (including the answers, in writing, to questions put by the Tribunal) or material as is specified in the notice, within the time specified in the notice.

(5) The Tribunal may request a person having relevant knowledge, experience or expertise to supply, on such terms as agreed, such information or material as the Tribunal thinks will assist it in considering the application or reference before it.

Pastoral Land

(6) If the Tribunal receives submissions, information, or material pursuant to subsection (3) or, as the case may be, subsections (4) or (5), it shall supply a copy to -

- (a) where the submissions, information or material was received from a party to the application - the other party to the application; and
- (b) where the submissions, information or material was received from a person who was not a party - the parties to the application,

and the party or those parties may, within 28 days after receiving the copy, make submissions in writing to the Tribunal in relation to the submissions, information or material.

(7) For the purposes only of assisting the Tribunal in its consideration of an application, the Chairman may order a view of the land the subject of the pastoral lease to which the application relates.

(8) Notwithstanding any law in force in the Territory, after reasonable notice in writing has been given to the lessee of the pastoral lease the land the subject of which a view has been ordered under subsection (7), the Tribunal and such other persons as are specified in the notice may enter on and remain on the pastoral land, together with such vehicles and equipment as are necessary, and view the land.

106. TRIBUNAL MAY REQUIRE COMPULSORY CONFERENCE

(1) The Tribunal may, by notice in writing to the parties to an application, require them to attend a compulsory conference before the Tribunal or a person nominated by the Tribunal and at a time and place specified in the notice, to discuss the application with a view to resolving the differences of the parties in relation to it.

(2) If a party refuses or fails to attend a conference in accordance with a notice under subsection (1), the Tribunal may -

- (a) if the party is the applicant - refuse to consider the application further until the party attends such a conference; or
- (b) if the party is not the applicant - proceed to consider the application and make such recommendations as it thinks fit.

Pastoral Land

107. RECOMMENDATION, &c., TO MINISTER AFTER AGREEMENT

(1) If, after considering an application referred to it, the Tribunal is satisfied that the parties have reached agreement on all matters relevant to the application, it shall recommend to the Minister the excision from the pastoral lease of the land agreed between the parties to be excised and the granting of an estate in fee simple in the land as a community living area for the Aborigine or Aborigines for whose benefit the application was made, or any of them.

(2) When making a recommendation under subsection (1), the Tribunal shall comment on the matters referred to in section 108(1)(b)(ix), and to such other matters in subparagraphs (i) to (x) of section 108(1)(b) on which the Minister requires it to comment.

108. RECOMMENDATION, &c., TO MINISTER IN OTHER CASES

(1) If, after considering an application referred to it (other than an application considered under section 107), the Tribunal -

(a) is satisfied that -

- (i) an applicant is an eligible applicant; and
- (ii) the excision of the area of land the subject of the application, or another area in substitution for the land or part of the land, will not unreasonably reduce the economic viability of the relevant pastoral lease; and

(b) has had regard to -

- (i) the length of time during which the applicant has or had, or those Aborigines for whose benefit the application was made have, or a particular Aborigine has or had, resided on the area or another part of the pastoral lease, and the likely benefit to the applicant or those Aborigines, or any of them, of the granting of an estate in fee simple in the area as a community living area, and the acceptability to the applicant of another area in substitution for the area applied for;
- (ii) the reasonableness of the size of the area applied for, taking into account the number of people who reside or intend to reside on the community living area, and any estimates of population growth or decrease;

Pastoral Land

- (iii) the likely effect of the use of the proposed community living area on the privacy of others residing on the pastoral lease or neighbouring areas;
- (iv) the provisions, if any, that should be made for reasonable access to the area, or across the area to parts of the pastoral lease from which, if it is recommended, the area should be excised;
- (v) the need for and probable cost of providing services, including the provision of water and electricity, and reasonable access to the area, and the availability of or the potential to locate potable ground water;
- (vi) the number and size of areas already granted or sought under this Act or any other law in force in the Territory for the applicant or those Aborigines for whose benefit the application was made or any of them or on which they reside, or which are available for occupation by them;
- (vii) the number and size of areas of land claimed under a law in force in the Territory or of a State or other Territory of the Commonwealth as Aboriginal land (by whatever name called) on which the applicant or those Aborigines for whose benefit the application was made, or any of them, would be entitled to reside if the claim were successful, and the stage of proceedings reached in relation to such claims, but where the grant of land under that law is to be made on the recommendation of a person or body, the Tribunal shall only have regard to the land actually granted or in respect of which such a recommendation for grant has been made;
- (viii) the degree to which the economic viability of the pastoral lease would be affected by the excision of the area;
- (ix) whether the applicant or the Aborigines for whose benefit the application was made have adequate housing circumstances or have available to them land on which housing might be provided; and

Pastoral Land

- (x) any agreement reached between the parties to the application in relation to the issues between them,

it shall recommend to the Minister that -

- (c) there be excised from the pastoral lease the land to which the application relates or any other land that is part of the pastoral lease in substitution for that land or part of that land as an Aboriginal community living area; or
 - (d) that no such excision be made.
- (2) In making its recommendation under subsection (1) the Tribunal shall comment on the matters to which it has had regard.

(3) At the time of making its recommendation under subsection (1), the Tribunal shall send a copy of the recommendation and its comments under subsection (2) to the parties to the application.

109. DISCRETION OF MINISTER IN RELATION TO RECOMMENDATIONS

(1) The Minister shall, within 28 days after receiving it (and having regard to such matters as the Minister thinks fit but in any event having regard to the Tribunal's comment on the matters referred to in section 108(1)(b)(ix)), accept in whole or in part the recommendation made under section 107(1) or section 108(1), or reject it.

(2) As soon as practicable, but not later than 28 days, after making a decision under subsection (1), the Minister shall, by notice in writing to the parties to the application as a result of which the recommendation of the Tribunal was made and such other persons as the Minister thinks fit, advise them of the decision and his or her reasons for the decision.

Division 4 - Formation of Association and Acquisition of Land

110. FORMATION OF ASSOCIATION AND ACQUISITION OF LAND

- (1) Where the Minister -
 - (a) approves under section 103(1) an application;
 - (b) accepts a recommendation under section 107(1);
or

Pastoral Land

- (c) accepts in whole or in part a recommendation under section 108(1)(c),

the successful applicant or applicants shall, for the purposes of a grant of an estate in fee simple in the relevant land by section 46(1A) of the *Lands Acquisition Act* -

- (d) form an association of Aborigines and incorporate it under the *Associations Incorporation Act* or the *Aboriginal Councils and Associations Act 1976* of the Commonwealth; or
- (e) approve an association already incorporated under either of the Acts specified in paragraph (d), being an association which, at the time of the approval, does not hold and is not intended to hold, other land as an Aboriginal community living area under this Part,

to hold the land.

(2) The Minister shall, on being advised of the formation and incorporation of an association referred to in subsection (1)(d) or of the approval of an association referred to in subsection (1)(e), advise the minister responsible for the administration of the *Lands Acquisition Act* of that fact and of the name of the association and a description of the relevant land, and that minister shall, within 30 days after receiving the advice, commence action under that Act to acquire the relevant land (including, where necessary, an easement for reasonable access to the land), except that the pre-acquisition procedures otherwise required under Part IV of that Act to be followed shall not apply to or in relation to the acquisition.

Division 5 - Miscellaneous

111. APPEAL TO SUPREME COURT

(1) An appeal lies to the Supreme Court, in accordance with the rules of the Court, against a decision of the Minister under this Part but only on the grounds of that decision being -

- (a) made on an error of law; or
- (b) so manifestly wrong that no reasonable person could have come to the decision,

and the Minister shall be bound by the decision of the Court.

Pastoral Land

(2) In its determination of an appeal under this section the Court may confirm, modify, or reverse the decision appealed against, or any part of the decision, and may, instead of determining the appeal, direct the Minister to reconsider, either generally or in respect of specified matters, the decision to which the appeal relates.

(3) In giving a direction under subsection (3) the Court shall -

- (a) advise the Minister of its reasons for doing so; and
- (b) give the Minister such directions as it thinks fit as to his or her reconsideration of the matter,

and the Minister shall have regard to those reasons and directions.

112. ACCESS TO CERTAIN AREAS OF ABORIGINAL LAND

(1) Where there is no practical way of gaining access to an area of Aboriginal land described in Part 2 or 3 of Schedule 1 of the *Aboriginal Land Rights (Northern Territory) Act 1976* of the Commonwealth otherwise than by crossing over a pastoral lease, a person is entitled, for the purpose of gaining access to the area, to cross over the pastoral lease by -

- (a) a route that has been agreed on between each person (in this section called the "lessee") having an estate or interest in the pastoral lease and the relevant Land Council; or
- (b) if no agreement has been reached in respect of such a route - a route determined by the Tribunal.

(2) A person having a right of access to Aboriginal land referred to in subsection (1) may, in writing, apply to the Tribunal for the Tribunal to determine a route for the purposes of this section and in the application the person shall indicate the steps he or she has taken in an effort to agree on a route with the lessee of the relevant pastoral lease and the results of the effort.

(3) For the purposes of this section, the Tribunal shall be constituted by the Chairman alone who, subject to subsection (3), shall act as an arbitrator in the matter in such manner as he or she thinks fit.

Pastoral Land

(4) In making a determination under subsection (1)(b), the Tribunal shall as far as possible try to ensure that, while the route provides reasonable access to the Aboriginal land, it does not unduly interfere with a lessee's legitimate use or enjoyment of the land over which it passes.

(5) A route that may be used, by virtue of an agreement or determination under subsection (1), to gain access to an area of Aboriginal land referred to in that subsection is not to be taken to be a route on or over which the public has a right of way.

113. RESUMPTION OF ABANDONED ABORIGINAL COMMUNITY LIVING AREAS

(1) In this section, "abandoned", in relation to an Aboriginal community living area granted by section 46(1A) of the *Lands Acquisition Act*, means the case where neither the applicant nor any of the Aborigines for whose benefit the grant of land was made, or any of the members from time to time of the association to which the land was granted, have occupied the land as their principal place of residence during the 5 year period before an application is made under subsection (2).

(2) The lessee of a pastoral lease adjacent to an abandoned Aboriginal community living area may apply to the Minister to have the land comprising the abandoned community living area incorporated in his or her pastoral lease.

(3) On receipt of an application under subsection (2), the Minister shall refer it to the Tribunal for the purpose of considering the application, and the Tribunal may call for submissions in writing to be made to it -

- (a) by any person interested in the matter; and
- (b) by the relevant Land Council.

(4) In considering a reference under subsection (3), the Tribunal shall take into account -

- (a) the length of time the community living area has been abandoned;
- (b) the apparent reason for abandonment;
- (c) the number and age grouping of Aborigines, if any, eligible to live on the community living area;

Pastoral Land

- (d) the history of occupation of the community living area since it was granted to the association;
- (e) the cost and method of calculating the cost to the Territory of acquiring the community living area on just terms; and
- (f) such other matters as the Tribunal thinks relevant, including the submissions made to it under subsection (3).

(5) After considering a reference under this section, the Tribunal shall recommend a course of action to be taken by the Minister in relation to the abandoned community living area and shall give notice of its recommendations to the association to which the land was granted and to all persons who made submissions to it pursuant to subsection (3).

PART 9 - APPEALS AND REVIEW

Division 1 - Pastoral Land Appeal Tribunal

114. ESTABLISHMENT OF APPEAL TRIBUNAL

(1) The Pastoral Land Appeal Tribunal is hereby established.

(2) The Appeal Tribunal is constituted by -

- (a) the Chief Magistrate, or a Magistrate chosen by the Chief Magistrate, as the President of the Tribunal; and
- (b) 2 experts chosen by the Chief Magistrate to constitute with him or her the Appeal Tribunal for the particular appeal to be dealt with from the panel of experts established under subsection (3).

(3) The Minister shall establish, in accordance with the Regulations, a panel of experts (comprising experts in such fields as the Minister thinks fit) from which members of the Appeal Tribunal may be chosen.

(4) Section 22 applies to and in relation to a person chosen under subsection (1)(b) as a member of the Tribunal as if the person were a member of the Board.

(5) Where a person ceases to be a member of the panel through the expiration of his or her period of office, the person may continue as a member of the Appeal Tribunal for the purpose of completing part-heard proceedings.

Pastoral Land

(6) The Minister shall appoint a Registrar of the Appeal Tribunal.

115. DETERMINATION OF QUESTIONS

(1) A question of law or procedure arising before the Appeal Tribunal shall be determined by the President of the Tribunal and all other questions by unanimous or majority decision of the members.

(2) The Appeal Tribunal shall act according to equity, good conscience and the substantial merits of the case, without regard to technicalities and legal forms, and is not bound by the rules of evidence but may inform itself on any matter in such manner as it thinks fit.

116. POWERS AND PROCEDURES OF APPEAL TRIBUNAL

(1) The Appeal Tribunal may, for the purposes of proceedings before it -

- (a) by summons signed on behalf of the Tribunal by a member of the Tribunal or the Registrar, require the attendance of a person before the Tribunal or at a conference;
 - (b) by summons signed on behalf of the Tribunal by a member or the Registrar, require the production before the Tribunal of any relevant books, papers or documents;
 - (c) inspect any books, papers or documents produced before it and retain them for such reasonable period as it thinks fit and make copies of any of them or their contents;
 - (d) require a person to make an oath or affirmation to answer truly all questions put by a member, or a person appearing before the Tribunal, relating to a matter before the Tribunal; or
 - (e) require a person appearing before the Tribunal to answer a relevant question put by a member or by a person appearing before the Tribunal.
- (2) Subject to subsection (3), a person who -
- (a) has been served with a summons to appear before the Appeal Tribunal or at a conference and fails, without reasonable excuse, to attend in obedience to the summons;

Pastoral Land

- (b) has been served with a summons to produce books, papers or documents and fails, without reasonable excuse, to comply with the summons;
- (c) misbehaves before the Tribunal, wilfully insults the Tribunal or a member or interrupts the proceedings of the Tribunal; or
- (d) refuses to be sworn or to affirm, or to answer a relevant question when required to do so by the Tribunal,

is guilty of an offence.

Penalty: \$2,000.

(3) A person who appears as a witness before the Appeal Tribunal has the same protection as a witness in proceedings before the Supreme Court.

(4) The Appeal Tribunal shall not allow non-party intervention in proceedings before it.

(5) The Registrar shall give the parties to proceedings before the Appeal Tribunal reasonable notice of the time and place of the proceedings.

(6) A party is entitled to appear before the Appeal Tribunal personally or by counsel or other representative.

(7) Counsel for, or other representatives of the parties to proceedings before the Appeal Tribunal are not entitled to attend a compulsory conference.

(8) A party shall be allowed a reasonable opportunity to call or give evidence, to examine or cross-examine witnesses and to make submissions to the Appeal Tribunal.

(9) A witness shall, unless the Appeal Tribunal otherwise determines, be allowed witness fees in accordance with a prescribed scale or, if a scale has not been prescribed, with the scale applicable to civil proceedings in the Supreme Court.

(10) The Appeal Tribunal may make a determination in proceedings in the absence of a party to the proceedings if satisfied that the party was given reasonable opportunity to appear but failed to do so.

(11) The Appeal Tribunal may make orders for costs, in accordance with a prescribed scale, against -

- (a) the Minister or the Board; or
- (b) any other party to proceedings,

Pastoral Land

but an order cannot be made under paragraph (b) unless the Appeal Tribunal is satisfied that the party's conduct in relation to the proceedings was frivolous, vexatious or calculated to cause delay.

(12) At the conclusion of proceedings, the Appeal Tribunal shall furnish to the parties a written statement of the reasons for its decision.

117. COMPULSORY CONFERENCES

(1) Before the Appeal Tribunal commences to hear an appeal, the Registrar shall convene a conference between the parties to the proceedings for the purpose of attempting to resolve the matters in dispute.

(2) Where the Minister or the Board is a party to an appeal, the Minister or the Board as the case may be, may appoint a person to represent him, her or it for the purposes of this section and any consent or agreement given or made by the person is binding on the Minister or the Board.

(3) A member of the Appeal Tribunal shall preside over a conference, but the member who so presides cannot be a member of the Tribunal as constituted for the purpose of hearing the appeal.

(4) Subject to subsection (5), evidence of anything said or done in the course of a conference under this section is not admissible in proceedings before the Appeal Tribunal except by consent of all parties to the proceedings.

(5) The person presiding over a conference under this section shall report to the Appeal Tribunal on whether a settlement was reached at the conference and, if so, the terms of the settlement, and the Tribunal may, without further inquiry, make such determination or order as it thinks necessary to give effect to the settlement.

Division 2 - Right of Appeal to Appeal Tribunal

118. APPEAL AGAINST CERTAIN DECISIONS

(1) A pastoral lessee who is dissatisfied with a decision of the Board may appeal to the Appeal Tribunal against the decision.

(2) An appeal under this section shall be instituted within 3 months after notification of the decision to the pastoral lessee.

Pastoral Land

(3) On an appeal, the Appeal Tribunal shall review the decision or action the subject of the appeal and may -

- (a) confirm the decision or action;
- (b) vary or revoke the decision or action; or
- (c) substitute its own decision or action.

(4) The Appeal Tribunal shall, in determining an appeal, have regard to the objects of this Act.

119. OPERATION OF CERTAIN DECISIONS PENDING APPEAL

(1) Subject to this section, a decision against which a right of appeal lies continues to operate notwithstanding the right of appeal or the institution of appeal proceedings.

(2) The operation of a decision against which an appeal has been instituted may, on the application of the lessee, be suspended by the Appeal Tribunal pending the determination of the appeal.

PART 10 - OBJECTIONS RELATING TO VALUE OF IMPROVEMENTS

120. OBJECTIONS

(1) Where the Minister or the Valuer-General gives to a person a notice of a determination of the value of improvements on pastoral land, the person may, within the prescribed period after receiving the notice or within such extended period as the Minister or the Valuer-General, as the case may be, allows, send by post to, or lodge with, the Minister or the Valuer-General, as the case may be, at his or her office, an objection to the determination specifying the grounds of objection.

(2) For the purposes of subsection (1), the prescribed period is -

- (a) in the case of a determination for the purposes of assessing compensation - 6 months; and
- (b) in any other case - 28 days.

(3) The Minister or the Valuer-General shall, within 28 days after receiving an objection, consider the objection and may disallow it or allow it in whole or in part and shall as soon as possible give to the objector written notice of his or her decision on the objection.

Pastoral Land

121. APPLICATIONS FOR REVIEW

(1) An objector who is dissatisfied with a decision of the Minister or the Valuer-General on an objection to a determination referred to in section 120(1) may, within 28 days after receiving the notice of the decision, in writing, request the Minister or the Valuer-General, as the case may be, to refer the decision to the Land and Valuation Review Tribunal for review.

(2) As soon as possible after receiving a request under subsection (1), the Minister or the Valuer-General, shall refer the decision to the Land and Valuation Review Tribunal.

(3) On a reference under subsection (2), the objector is limited to the grounds stated in the objection.

122. POWERS OF LAND AND VALUATION REVIEW TRIBUNAL

(1) Where the Land and Valuation Review Tribunal reviews a decision of the Minister or the Valuer-General on an objection to a determination referred to in section 119(1), it has all the powers of the Minister or the Valuer-General, as the case may be, in making the determination.

(2) Sections 27 to 29 (inclusive), and section 31, of the *Valuation of Land Act* apply to and in relation to a reference to the Land and Valuation Review Tribunal under this Division and the decision of that Tribunal on that reference in like manner as they apply to and in relation to a reference to that Tribunal under that Act and the decision of the Tribunal on the last-mentioned reference.

(3) For the purposes of section 28 of the *Valuation of Land Act* in its application to a reference to the Land and Valuation Review Tribunal under this Division -

- (a) the person requesting the reference;
- (b) in the case of a reference of a decision of the Minister - the Minister; and
- (c) in the case of a reference of a decision of the Valuer-General - the Valuer-General,

are parties to the reference.

(4) When the Land and Valuation Review Tribunal gives its decision it shall, at the same time, certify the amount which, in its opinion, would be a reasonable amount

Pastoral Land

to be paid by the Minister or the Valuer-General, or by the other party to the reference, as the case may be, in respect of costs incurred by the reference to the Tribunal.

(5) An amount certified under subsection (4) is recoverable as a debt due and payable by the Minister or the Valuer-General, or by the other party to the reference, as the case may be.

123. VALIDITY OF RE-APPRAISEMENTS, &c.

The validity of a determination referred to in section 119(1) is not affected by -

- (a) a failure to give notice of the determination;
- (b) the lodging of an objection to the determination;
- (c) a failure to give notice of a decision on an objection to the determination; or
- (d) a reference to the Land and Valuation Review Tribunal of a decision on an objection to the determination.

PART 11 - MISCELLANEOUS

124. CERTAIN DEBTS A CHARGE ON PASTORAL LAND

(1) An amount due and payable under section 42, 59 or 75(6) is a first charge on the pastoral land to which they relate.

(2) In subsection (1) "amount" includes the interest, if any, accrued on the amount as prescribed.

125. SERVICE OF NOTICES, &c.

(1) Except where otherwise provided in this Act, a notice required by this Act to be given to a person may be delivered personally to the person or sent by post, addressed -

- (a) in the case of an individual - to the person's last-known place of business or residence; and
- (b) in the case of a corporation - to its registered office in the Territory or otherwise as provided by the Corporations Law.

(2) A notice under this Act or arising out of a breach of this Act or a condition of a lease under this Act may, in the case of a corporation without a registered office in the Territory, be served by affixing a copy of the notice on a conspicuous part of the land.

Pastoral Land

126. ONUS OF PROOF

In an action, suit, or proceeding under this Act -

- (a) an averment that land is Crown land, or reserved or dedicated land, or land held under lease, or occupied under licence or agreement, or that a person is authorised to take proceedings, to do an act or perform a duty, or sue for the recovery of a penalty or other money under this Act, is prima facie evidence of the fact;
- (b) if a question arises as to whether the defendant was authorised to do the act complained of, proof of that fact lies with the defendant; and
- (c) all licences, certificates, maps, plans, and copies thereof purporting to be certified as true under the hand of the Surveyor-General shall, in all matters relating to the action, suit or proceeding, be sufficient evidence without production of original records, and without the personal attendance of the Surveyor-General or proof of his or her signature.

127. COMPENSATION AND LIABILITY

Except as provided by this Act, the Territory is not liable to pay compensation to a person as a result of the operation of this Act or of the due exercise of a power, function, authority or discretion conferred by this Act unless, in a particular case, an acquisition of property within the meaning of section 50 of the *Northern Territory (Self-Government) Act 1978* of the Commonwealth, in which case the acquisition shall be on just terms.

128. REGULATIONS

(1) The Administrator may make regulations, not inconsistent with this Act, prescribing all matters -

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

and in particular -

- (c) for prescribing matters for the regulation of persons holding licences under this Act;

Pastoral Land

- (d) relating to the issuing of guidelines in respect of, and the consent of the Board for, the clearing of pastoral land;
- (e) relating to applications for the right to the grant of a pastoral lease and the publication of the results of invitations for such applications;
- (f) for prescribing records to be kept by lessees of pastoral land;
- (g) for prescribing the grounds for the determination by the Minister of licences under this Act and the manner of their determination;
- (h) for prescribing the rate and method of calculating interest payable on amounts due and payable, but unpaid, to the Territory;
- (j) for prescribing penalties not exceeding \$5,000 for offences against the Regulations;
- (k) for prescribing criteria to be applied in assessing the condition of land for the purposes of this Act and the procedures in relation to such assessments;
- (m) for prescribing standard forms to be used for the purposes of this Act; and
- (n) for prescribing standard provisions that shall be implied in leases and other instruments, short forms of provisions of leases and other instruments and definitions of words and expressions used in leases and other instruments.

PART 12 - SAVINGS AND TRANSITIONAL

129. TERM PASTORAL LEASES TO CONTINUE

A pastoral lease for a term of years, or a pastoral homestead lease, in existence immediately before the commencement of this Act shall, subject to section 130, continue in existence under this Act after the commencement as if granted under this Act for the unexpired period of its term and is subject not only to the reservations and conditions applicable to it under this Act but also to those applicable to it immediately before the commencement, to the extent that they are not inconsistent with this Act.

Pastoral Land

130. CERTAIN LEASES TO BE OR BECOME PERPETUAL PASTORAL LEASES

(1) On the commencement of this Act, all perpetual pastoral leases granted under the *Crown Lands Act* and in existence immediately before the commencement are, by virtue of this section, perpetual pastoral leases as if granted under this Act on that commencement and are subject not only to the reservations and conditions applicable to them under this Act but also to those conditions not relating to the development of the leases applicable to them immediately before the commencement, to the extent that they are not inconsistent with this Act.

(2) The Minister may, by notice in writing to the lessee of a pastoral lease specified in the Schedule, declare that the pastoral lease, on and from the date specified in the notice, shall be a perpetual pastoral lease subject to such reservations and conditions (in addition to those applicable to perpetual pastoral leases by virtue of this Act) as the Minister specifies in the notice and subject to section 131, on and from that date the pastoral lease shall for all purposes be taken to be a perpetual pastoral lease as if granted as such under this Act on that date.

(3) If the Minister does not, within the period of 12 months after the commencement of this Act, exercise his or her power under subsection (2) in relation to a pastoral lease specified in the Schedule, the pastoral lease becomes a perpetual pastoral lease on the expiration of the period as if granted as such under this Act, and is subject not only to the reservations and conditions applicable to it by virtue of this Act but also to those applicable to it immediately before the expiration of the period, to the extent that they are not inconsistent with this Act or its status as a perpetual pastoral lease.

131. LAND CONTAINING TERRITORY IMPROVEMENTS MAY BE EXCISED

(1) The Minister may, in a notice referred to in section 130(2), excise from a pastoral lease to which it relates such areas described in the notice as the Minister thinks fit that contain improvements constructed by or on behalf of the Territory, the council of a municipality within the meaning of the *Local Government Act*, the Commonwealth or a statutory authority of the Territory or the Commonwealth, and that section has the effect of converting the lease to a perpetual pastoral lease only in relation to so much of the land that was the subject of the existing lease as is not included in the excised areas described in the notice.

Pastoral Land

(2) There is reserved to the Territory in every perpetual pastoral lease resulting from a declaration under section 130(2) such interests (including easements and easements in gross) as are necessary to provide essential services and facilities, being power (including gas), water, sewerage, road or communication services and facilities across the land the subject of the lease to an area excised under subsection (1).

132. CERTAIN INTERESTS PRESERVED

Nothing in this Act derogates the legal or equitable rights of a person that existed in or in relation to land immediately before becoming the subject of a perpetual pastoral lease under this Act by virtue of section 130 (other than the rights of the Crown in right of the Territory as the lessor of the land) and those rights shall continue and may be enforced against the pastoral lessee in the same manner as they could have been enforced immediately before the land became so subject.

133. RIGHT TO CONTINUE TO USE LAND FOR NONPASTORAL PURPOSES

Where under section 40B of the *Crown Land Act* as in force immediately before the commencement of this Act there was in force a permission of the Minister to use the whole or a part of land under a pastoral lease for purposes which but for that section and permission the land could not be so used, that permission shall continue in force for a period of 12 months after that commencement, and this Act shall apply, as if it were the permission of the Board given under section 87 on that commencement for 12 months on the same terms and conditions (other than as to its duration) as applied immediately before that commencement, but the lessee may, before the expiration of that period apply to the Board under Part 7 (or, where required by the Board under section 89(2), to the Minister) for permission to use the land or part, or to surrender the part in exchange for a separate lease for that purpose, accordingly.

134. ABORIGINAL COMMUNITY LIVING AREAS

The continuation in existence of the Community Living Areas Tribunal by section 92 shall be taken to be a continuation of all appointments, the effect of things done and matters in process immediately before the commencement of this Act under Part IV of the *Crown Lands Act* as then in force, including the rights, obligations and status of applicants (and persons for whose benefit applications were made) and other parties under that Act, and Part 8 of this Act shall be construed accordingly.

Pastoral Land

SCHEDULE

Section 130

PASTORAL LEASES FOR AUTOMATIC CONVERSION
TO PERPETUAL PASTORAL LEASES

Aileron - PL641	Gorrie - PL940	Muckaty - PL856
Alcoota - PL1032	Hayfield - PL868	Mulga Park - PL889
Ambalindum - PL647	Henbury - PL600	Murranji - PL855
Amburla - PL753	Hodgson Downs - PL613	Murray Downs - PL881
Ammaroo - PL791	Horseshoe Bend - PL784	New Crown - PL777
Amungee Mungee - PL732	Humbert River - PL975	Newhaven - PL884
Andado - PL778	Idracowra - PL952	Newry - PL909
Angus Downs - PL584	Indiana - PL659	Numery - PL557
Anningie - PL622	Innesvale - PL710	Nutwood Downs - PL526
Annitowa - PL792	Inverway - PL867	Old MacDonald Downs - PL645
Arapunya - PHL3	Jindare - PL663	Palmer Valley - PL886
Argadargada - PL876	Jinka - PHL4	Robin Falls - PL928
Atula - PL691	Kalala - PL999	Robinson River - PL598
Auvergne - PL910	Kiana - PL731	Roper Valley - PL632
Ban Ban Springs - PL865	Killarney - PL979	Shenandoah - PL891
Beetaloo - PL640	Kirkimbie - PL951	Spirit Hills - PL877
Billengarra - PL759	Kurundi - PL841	Stirling - PL771
Bradshaw - PL1024	Labelle Downs - PL986	Sunday Creek - PL996
Buchanan Downs - PL937	Legune - PL679	Suplejack - PL826
Bullo River - PL811	Limbunya - PL873	Tanumbirini - PL642
Bushy Park - PL625	MacDonald Downs - PL973	Tennant Creek - PL897
Conniston - PL628	Mainoru - PL854	The Garden - PL608
Curtin Springs - PL573	Mallapunyah - PL861	Tobermorey - PL713
Delamere - PL567	Manners Creek - PL770	Todd River - PL605
Delmore Downs - PL653	Marrakai - PL746	Ucharonidge - PL827
Delny - PL661	Mary River East - PL816	Urapunga - PL657
Derry Downs - PL794	Maryfield - PL665	Victory Downs - PL609
Derwent - PL607	Maryvale - PL682	Waterloo - PL998
Dneiper - PL652	Milton Park - PL671	Welltree - PL987
Dorisvale - PL756	Mistake Creek - PL971	Wollongorang - PL870
Dungowan - PL863	Moroak - PL751	Woolner - PL793
Elsay - PL593	Mount Skinner - PL878	
Fitzroy - PL674	Mount Denison - PL862	
Glen Helen - PL671	Mount Ebenezer - PL617	
Goondooloo - PL752	Mountain Valley - PL908	

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