## **FILE ANALYSIS SHEET**



DATE

File 495/09303		Bruce Highway (Innisfail - Cairns)					
·查尔尔·克尔·							7 Chapailth
<u>Property</u>	•		:				
Address 71892R Brue	ce Highway Edn	nonton	Qld 4869				
Registered proprietors	ŝ		RPD	Approximal S	urveyed!/ieg-	Total area	Tille rei
Hardwick Pty Ltd ACN	009 952 667		on SP105994	1.983 ha		85.9879 ha	50301280 50301280
Hardwick Pty Ltd ACN	009 952 667	3	on SP105994	9.064 ha		85.9879 ha	100301280
Expenditure WBS	52-00383276.C	.DE.1			<u> </u>		
Resumption plans	R203-920(B)					Folio	
NIR letter	28/09/2018	Folio	P399390-PDM	Title correction			
Agreement for taking		Folio		Survey complete	-	Folio	
Taking of land notice	01/03/2019	Folio	P419053-PDM	Survey plan no.			
Hardship approval		u estadora Patriografica	ntant Aren an Takee gan anagan sa merapapa	Surveyed area			
Hardship approval no.		Folio		Amending TOLN	08/05/2020	1 (a 2/ 4 (data data )	
Valuation request	03/04/2019			TC commenced			
Survey request	10/07/2019			Plan registered			
<u>Assessment</u> (mos	st recent)			Current position			
Valuer Knight Frank	Cairns Pty Ltd			2	·· ···································	ay - Jan S	and the second s
Assessment amount	\$970,000.00	Folio			• ···· • • • • •		and the second s
Valuation date	01/03/2019						

RECORDS: Please file and away SIGNED

Compensation	
Claim submitted? YES	
Claim date 22/01/2020 Claim amount \$4,062,753.	00 Folio
Maximum claim amount \$4,062,753.00	
Is claimant as per title? Yes No	
Encumbrances: Interest name	Interest type Mortgage / hastrument reference
Is section 19(1)(c) completed correctly? Yes No	Advance
If the owner is a lessor, what is the state of the lessees' claim?	Has an advance been requested? Yes X No No
	Has an advance been paid?  Yes X No Folio
	Payment amount   02/03/2020   \$365,000.00
	02/03/2020 \$970,000.00
Is the property an investment property? Yes No	
If yes, is owner to sign statutory Yes No No declaration (SOJ04)?	<b>5</b> )~
$(\bigcirc)$	
Title search	
Most recent title search attached.	
907	

Basis	of offer a	nd Financial E	ndorsement/s	•						]
OFFER	OFFER An ADVANCE offer					IN THE AMOUNT OF:- Compensation Land				\$805,000
	A FULL AND FINAL offer					Compensation Other \$				
☐ An EARLY ACQUISITION offer						rest	Lucania		to	\$ 600 CW \$1,892,598 9/10
Is this an offer for a business claim Yes ⊠ No ☐  If yes, does the value of the business incl personal  Total incl GST (if applicable)							\$ \$			
	(if yes, encl	Yes 🔀 No 🗌 Consent of Chargee do	cs if applic)		}	OPT s adva	nce (if a	ıp <del>pli</del>	cable)	\$ \$1,335,000
Incorpor	ating stand	ard clauses numb	ered as per the o	offer guideli	_	ance Write "ni	il" if not a	appli	cable)	\$557 , 598 , col
	S-OC01 S-OC08	☐ S-OC02 ☐ S-OC09	☐ S-OC03	S-oc			C05 C11A	) [	] S-OC06	□ S-OC07
	S-OC11D S-OC11K	S-OC11E S-OC11L	□ S-OC11F □ S-OC11M		11G	S-C	C11H C11O		S-OC11I S-OC12	☐ S-OC11J ☐ S-OC13
£	G-OC14	S-OC15	S-OC16	S-oc	17		0C18 d Acces	ss cl	S-OC24  auses to be incl	uded:
Adv	rance Letter,	subject to a finani	al approval.							1 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
ŀ	space is rec	uired, please turn o	over – <i>indicate il</i>	f more her	e 🗆		-	Nan	e: (≀⊃ /10/202 ne: Craig Heslel	
								Sigr	Property C	Officer
	ement is gi						<del></del>			
		lvance and pay on pay on acceptance	acceptance							
	•	er to settle and pay	(O)							ļ
	•	er to settle and sub	$\bigcirc$ $/$	ndorsemer	nt					
	Other:	(2)						Dat		<del></del>
			//					Nar		2//3/2
	Sign: PI									
$\boxtimes$	Approved	to pay advance as	recommended					Dat		/2020
	Approved to settle and pay as recommended								ne: Donna Brun	ello
	Approved	to submit for ED er	ndorsement				Directo		रु <sup>PI</sup> operty Acquisiti	ons & Disposals)
	Approved	to pay advance as	recommended					Dat	e: 14 / 10 /	/ 2020
	Approved	to settle and pay a	s recommended		1			Nar	ne: Brad Chand	ler /
	Approved	to submit for Minist	erial/Executive e	ndorsemen		Eugent'	P.:	Sig	n  <sup>-1</sup> Stratagia Desert	ti Managamant)
1						Executi	ve ulrec	or (	otrategic Proper	ty Management)

### Background

This property is impacted by a part resumption for the Cairns Southern Access Corridor Project - Stage 3: Edmonton to Gordonvale which is within the Cairns District. These works are necessary to improve vehicle safety.
At the date of gazettal, the resumed land and sheds were used as part of a cane farming operation. The resumed land is located on the Bruce Highway, Edmonton.
1 March 2019 - A Taking of Land Notice was published in the Government Gazette resuming part of Lot 3 on SP105994. The resumed land has an area of 11.047ha. The parent property has an area of 85.9879ha.
4 April 2019 Pl of Knight Frank Cairns was requested to assess compensation.
2 August 2019 - Knight Frank advise by way of a compensation report that they assessed compensation, for the part take of about 11.047ha at \$970,000.
12 August 2019 - Offer letter sent to Claimant via Solicitor advising assessment of compensation
21 January 2020 - Site inspection with Quantity Surveyor
22 January 2020 - Claim for Compensation received, via Solicitor, in the amount of \$4,062,753. With a request for an advance.
5 March 2020 - Payment of Advance made.
2 September 2020 - Request for a second advance received.
7 October 2020 -
Discussions about compensation are on going
Please see attached spreadsheet for estimate of Professional and other costs.
Recommend.  Please provide your approval to offer a second advance against compensation of 557,598 to the owners of Lot 3 SP105994, on Bruce Highway at Edmonton, for the taking of about 11.047ha. Plus disturbance items.
Land Professional costs and other costs - Less Advance previously made  \$805,000 (NB: Land valuation reduced from \$970,000 to \$805,000 to exclude the added value of farm sheds of \$165,000 as assessed by TMR's valuer, as disturbance now includes costs to re-establish sheds)
Total \$557,598

### **Special Clauses Continued**

71892R Bruce Highway, Edmonton	Zoned Rural	Part Take	Andreas and the contract of		
	Issues Sheds Impacted	, a manufacture of the second			
		initial	Claim	Assessment for Advance 1	Assessment for Adv
			100 - N		
Land & Bidgs -	The state of the s	\$970,000	\$1,296,750.00	\$970,000.00	\$805,000.00
	· international community of the communi	COMMANDED TO THE PARTY OF THE P	A AMERICA AMERICA A		
Legal	operations to reference to a consideration of the constitution of	\$20,000	\$48,162.03	\$20,000.00	\$20,000.00
Searches/	and the same of th	man , transfer and the same and		\$10,000.00	\$10,000.00
Valuation	and the same of th	\$10,000		\$7,000.00	\$7,000.00
Town Planning		\$7,000	\$1,600.00	\$1,600,00	\$1,600.00
Surveyor	- management - management - management - management	\$150,000	21,000.00	\$250,000.00	\$58,028.00
Relocation	anna v	VVU,UG1 6			
Tables and the same and the sam	understand marketing marketing	consider a communication of	\$534,729.70		
Removal & Storage	Commence of the Commence of th		\$61,613,60	\$30,000.00	
Service Relocation	Assesses and assesses a second		\$1,841,208.60		\$990,970.00
Shed Compound			\$69,187.08		
Shed Fittings & Fixtures	an experience and the second section of the secti	attender	\$125,289 00	An and a second	
Shed Yard	and the second s	· · · · · · · · · · · · · · · · · · ·	\$423,147.13		
Farm		The second secon	\$197,470.00	\$15,000.00	
Project Management	manus de la companya del companya de la companya de la companya del companya de la companya de l	and the second s	\$3,595.98		
Airfares					
Business Claim	and the state of t	\$30,000		\$20,000.00	
Business Losses		\$10,000		\$10,000.00	,
Accountant	Annual Communication Communica				
Total Disturbance Items		\$227,000	\$3,306,003.12	\$363,600.00	\$1,087,598.00
					:
	TOTA	AL \$1,197,000	\$4,602,753.12	\$1,333,600.00	\$1,892,598.00
Among the state of	Adop	\$1,200.000		\$1,335,000	\$1,892,598.00
	30.500				

# **FILE ANALYSIS SHEET**



Project	Bruce High				Date	15 Decen	nber 2020			
File	495/09303	495/09303								
Propert	<u>Property</u>									
Address	Address 71892R Bruce Highway Edmonton Qld 4869									
	ed proprietor			RPD	Approx req	Surveyed re		otal area	Title ref	
		N 009 952 667 N 009 952 667		3 on SP105994 3 on SP105994	1.983 ha 9.064 ha			5.9879 ha 5.9879 ha	50301280 50301280	
Expenditu	ıre WBS	52-00383276.C	DE.1				<u> </u>	]		
Resumpti	on plans	R203-920(B)			$\triangle$			Folio		
NIR letter		28/09/2018	Folio	P399390-PDM	Title correctio	o <u>n</u>				
Agreeme	nt for taking		Folio		Survey comple	te		Folio		
Taking of	land notice	01/03/2019	Folio	P419053-PDM	Survey plan no	).		]		
Hardship	approval				Surveyed area					
Hardship	approval no.		Folio		Amending TOL	N 08/05/2	020	Folio		
Valuation	request	03/04/2019			TC commence	d		]		
Survey re	quest	10/07/2019			Plan registered	ı				
Assess	ment (mo:	st recent)			Current position					
Valuer	Knight Frank	Cairns Pty Ltd		5>						
Assessm	ent amount	\$805,000.00	Folio							
Valuation	date	01/03/2019								
		(10)	7							

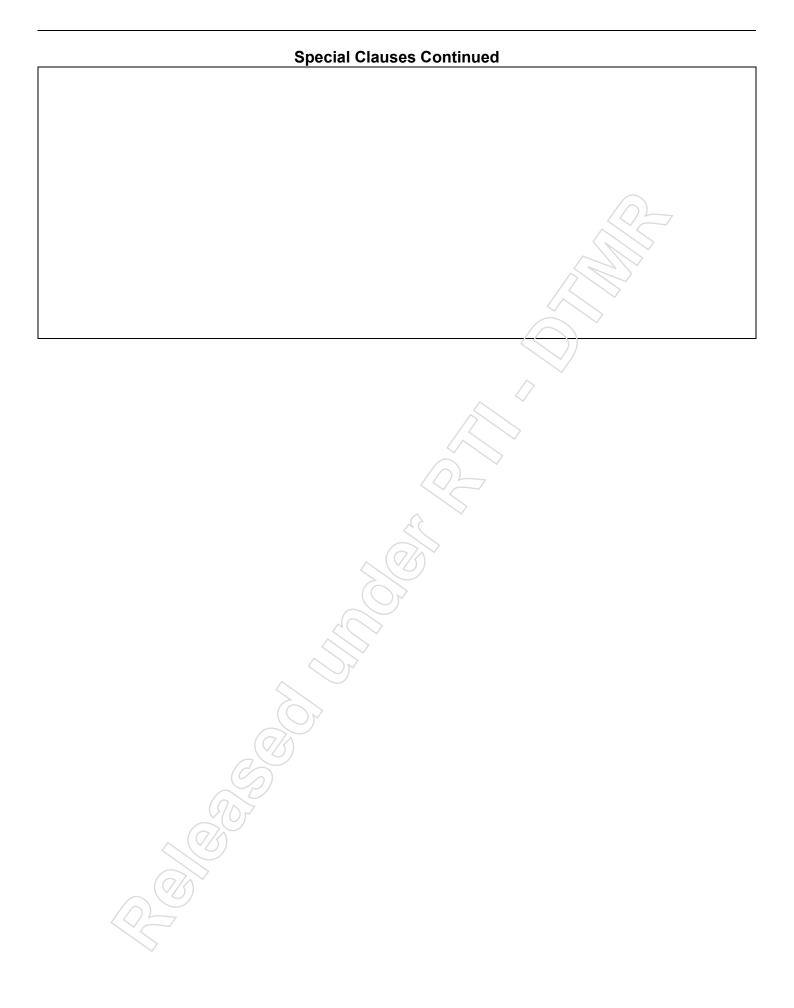
Compensation	
Claim submitted? YES	
Claim date 22/01/2020 Claim amount \$4,062,753	.00 Folio
Maximum claim amount \$4,062,753.00	
Is claimant as per title? Yes No	
Encumbrances:	
Interest name	Interest type   Mortgage / instrument reference
Is section 19(1)(c) completed correctly? Yes No	Advance
If the owner is a lessor, what is the state of the lessees' claim?	Has an advance been requested? Yes X No
	Has an advance been paid?
	Folio
	Payment date Payment amount
	02/03/2020 \$805,000.00
	02/03/2020 \$530,000.00
	21/10/2020 \$557,600.00
Is the property an investment property? Yes No	
If yes, is owner to sign statutory Yes No declaration (SOJ04)?	
<u>Title search</u>	
Most recent title search attached.	

Basis of offer and	Financial Endorsement/s	:					
OFFER 🖂	An <b>ADVANCE</b> offer	IN THE AMOUNT OF:-					
OTTER	All ADVAIGE offer		Compensation Land				\$805,000
	A FULL AND FINAL offer		Comp	pensation Oth	er		\$1 282 038
			Distu	rbance			\$37 000
П	An EARLY ACQUISITION	offer	Intere	est	to		\$
_			Total				\$2,124,038
Is this an offer	for a business claim Yes 🗵 No 🛭		GST				\$
	e value of the business incl perso	onal	Total	incl GST (if ap	oplicab	e <i>j</i>	\$
(if yes, encl Cons	☑ No ☐ ent of Chargee docs if applic)		ADO	, ,	1/2		\$2 124 000
			Less	advance (if a	pplica	ble)	\$1,892,600
			Balar	. /		,	\$231,400
Incorporating standard	<b>clauses</b> numbered as per the o	ffer quidelir	J		annlica	hle)	<b>4</b> 231,100
			` _				
	S-OC02 S-OC03	☐ S-OC0		S-OC05		S-OC06	□ S-OC07
	S-OC09 S-OC10 S-OC11F	☐ S-OC1		S-OC11A S-OC11H		S-OC11B S-OC11I	□ S- □ S-OC11J
	S-OC11L S-OC11M	S-0C1		S-00110		S-OC111 S-OC12	S-OC13
	S-OC15	S-OC1		S-0C18		S-OC24	
Special clauses to be in	ncluded as follows:		<u> </u>	imited Acces	ss clau	ses to be in	cluded:
Advance Letter, sub	ject to a financial approval.			<u> </u>			
If more space is required	d, please turn over – <i>indicate if</i>	more here			Date:	16/12/2020	
GST code P5					Name:	Glen Dillo	pγ
					SignPl		
						Property	Officer
Endorsement is given						<u> </u>	
	ce and pay on acceptance						
	(())						
☐ Offer and pay o	$(O/\Lambda)$						
Accept offer to							
	settle and submit for financial er	idorsement	1	Г	Data	47/40	/0000
Other:	(707				Date:	17/ 12 Andrew Br	/2020
	10/1		_		Sign:		OWII
					- 13	Area Ma	nager
	y advance as recommended			_	Date:		2 / 2020
	ttie and pay as recommended					Donna Bru	nello
Approved to sul	bmit for ED endorsement			D: (	Sign (		(i 0 Di 1 )
				Directo	r (Prop	erty Acquisi	tions & Disposals)
Approved to pa	y advance as recommended				Date:	21 / 12	2 / 2020
	ttle and pay as recommended						<del>dler</del> Craig Hough
	bmit for Ministerial/Executive en	dorsement			Sign:	l I	5 - 3
						ategic Prope	erty Management)

### Background

	art resumption for the Cairns Southern Access Corridor Project - Stage 3: Edmonton to Cairns District. These works are necessary to improve vehicle safety.
At the date of gazettal, the resun located on the Bruce Highway, I	ned land and sheds were used as part of a cane farming operation. The resumed land is Edmonton.
	nd Notice was published in the Government Gazette resuming part of Let 3 on as an area of 11.047ha. The parent property has an area of 85.9879ha.
4 April 2019 - (E 437724 Pl	of Knight Frank Cairns was requested to assess compensation.
2 August 2019 - Knight Frank ac take of about 11.047ha at \$970,0	dvise by way of a compensation report that they assessed compensation, for the part 000.
12 August 2019 - Offer letter ser	nt to Claimant via Solicitor advising assessment of compensation
21 January 2020 - Site inspection	n with Quantity Surveyor
22 January 2020 - Claim for Coradvance.	mpensation received, via Solicitor, in the amount of \$4,062,753. With a request for an
5 March 2020 - Payment of Adv	ance made \$1,335,000.
2 September 2020 - Request for	a second advance received.
21 October 2020 - Payment of S	econd Advance made \$557,600.
This offer is based on compensa	made to settle matter at \$2,121,000 excluding culverts, (culvert cost to be assessed). tion for loss of land and the assessment by Pl
8 December 2020 - Request for a	a third advance received from the owner's solicitor
Discussions about compensation	are on going
Please see attached spreadsheet	for estimate of Professional and other costs.
	offer a second advance against compensation of \$231,400 to the owners of Lot 3 t Edmonton, for the taking of about 11.047ha. Plus disturbance items.
Land Professional costs	\$ 805,000
and other costs	\$1,319,000
Total compensation - Less Advances	\$2 124 000
previously made	\$1,892,600
Total for 3rd advance	\$ 231,400

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Assessment for Advance 3  71892R Bruce Highway, Edmonton	oned Ru	ral	Part Take
	<u>Issues</u>	Sheds Impacted	CCT
Land & Bldgs -		Claimant is registered for	\$805,000.00
Professional Fees			
Legal		\$20,000.00	
Valuation		\$10,000.00	
Town Planning Accountant		\$7,000.00 \$0.00	
Total Professional Fees (Ex Farm)		ψ0.00	\$37,000.00
Business Claim			
Relocation of farm equipment		\$101,682.80	
Repositioning of Farm Machinery and Equipment on Wheels		\$640.00	
Removal, Transport and Reassemble Mezzanine Floor		\$3,200.00	
Chemical Storage		\$3,144.64	
Relocation of Cold Room		\$5,419.70	
Reposition of Yard Equipment and Stores		\$9,762.50	
Electrical Network Connection		\$96,629.00	
Council Temporary Water Connection		\$22,949.44	
NBN and Telephone Connection		\$540.00	
Development Assessment - Council drawing check fee		\$905.80	$\nearrow$
SARA Referal Application Fee		\$14,169.00	<u> </u>
Soil Classification Reports for new sheds		\$825.00	
Supply and Install of new pad		\$68,829.58	
Supply and installation of 2 new sheds		\$591,598,58	_
Electrical Supplies for shed		\$61,785.00	7
Electrical sub - mains - power pole to shed		\$41,333.00	
Hydraulic & Fire Services		\$50,000.00	
Shed Storeroom (20ft Container)		\$4,180.00	
Relocation of tank shed		\$15,000.00	
		Or	
Supply and Install 10kv Solar System		\$10,000.00	
Relocation of Existing GPS & 900Mhz Antenna		\$3,717.85	
New CCTV	<	\$4,000.00	
Supply, Installation and Commissioning of Single Girder Crar	ne	\$50,776.00	
		>	
Supply, cart and spread gravel track road from property bour	ndary to s	hed pad \$10,000.00	
Supply and install new water tanks		\$5,780.00	
Supply and install new fuel tanks		\$49,863.00	
Supply and install new fencing around shed compond		\$21,153.00	
Replacement of headland		\$55,000.00	
Mobilisation of Heavy Plant		\$1,650.00	
Supply and install two new culvert crossings		N/A	
Project Manager		\$75,000.00	
Surveyor Fees		\$1,600.00	
Irrigation System		\$29,107.50	
Total Farm Disturbance Items incl GST			\$1,410,241.39
After GST deducted			\$1,282,037.63
TOTAL compensation			\$2,124,037.63
Adopt			\$2,124,000.00
Less Advances Paid			\$1,892,600.00
Balance - Third Advance			\$231,400.00