

# Standard pre-requisites for consent to transfer or sublease in the Northern Territory

Under section 68 of the Pastoral Land Act 1992, consent to transfer or sublease a term or perpetual pastoral lease requires the consent of the Minister for Environment. A written application by the lessee is required encompassing all matters contained in this document.

Applications are processed by the Department of Environment, Parks and Water Security (DEPWS).

Please address the application as follows:

Minister for Environment  
c/- Department of Environment, Parks and Water Security  
Pastoral Lease Administration  
PO Box 496  
Palmerston NT 0831

The application will take approximately two weeks to process provided that all the information requested in the checklists below is supplied.

It is strongly recommended that any prospective purchaser of a pastoral lease inspects the property on the ground, prior to entering into a contract to purchase.

The transfer or sub-lease of a pastoral lease upon receiving consent under section 68 of the Pastoral Land Act 1992 is to be registered with the Land Titles Office within 14 days of settlement.

There is provision under section 68(2) of the Pastoral Land Act 1992 that applications for consent to transfer may be referred to the Pastoral Land Board for consideration and recommendation. However, it is anticipated that such referrals will not be normal practice, and will only occur where advice that is specific to the role and functions of the Pastoral Land Board is required.

Inquiries may be made directly to the Pastoral Lease Administration, DEPWS located on the 3rd Floor, Goyder Building, Palmerston. Contact number (08) 8999 4474 or email [rangelands@nt.gov.au](mailto:rangelands@nt.gov.au).

The Department of Industry, Tourism and Trade should be contacted regarding the process involved with transfer, moving, changing or cancelling a livestock brand. Phone 08 8999 2033 or visit <https://nt.gov.au/industry/agriculture/livestock/brand-and-identify-livestock/transfer-move-change-cancel-brand> .

Please refer to checklists on the following page for information required with an application.

Vendor checklist	
<input type="checkbox"/>	Prescribed Application Fee Paid – please contact the Pastoral Lease Administration Branch on (08) 8999 4754 to confirm the fee schedule.
<input type="checkbox"/>	Original contract signed by both parties.
<input type="checkbox"/>	Purchase price provided with a price breakdown of: <ul style="list-style-type: none"> <li>a) land</li> <li>b) stock</li> <li>c) brands</li> <li>d) plant and equipment</li> </ul>
<input type="checkbox"/>	Where a purchase involves two or more leases a price breakdown is required in relation to each lease.
<input type="checkbox"/>	Return the Pastoral Land Monitoring File within 14 days of the application (please note a \$200 fee applies for a replacement file or return of a damaged file).
<input type="checkbox"/>	All outstanding rent must be paid. (Under section 68(4) of the Pastoral Land Act 1992, the Minister shall not consent to the transfer of a pastoral lease until all lease rental and any other outstanding amounts to the Territory under the lease are paid in full).

Purchaser checklist	
<input type="checkbox"/>	Intending purchaser's name or company name; ie the full name, ACN and the way in which interests are to be held if there is more than one purchaser.
<input type="checkbox"/>	An Australian Securities and Investments Commission (ASIC) Company Search Extract including a list of shareholders or details of the ultimate holding company if applicable.
<input type="checkbox"/>	A copy of the Deed of Trust (if a Trust is involved in the purchase).
<input type="checkbox"/>	Intending purchaser's contact details are required for Departmental use. Pastoral Lease holders are required to indicate whether or not their contact details can be shared with third parties. This can be indicated on the attached form and returned to the Department.
<input type="checkbox"/>	Advice as to whether the purchaser is an Australian or foreign citizen or company. If the purchaser is a foreign citizen or company, approval of the Foreign Investment Review Board is required prior to consent to transfer: <p>The Executive Member Foreign Investment Review Board c/- The Treasury, Langton Crescent PARKS ACT 2600 Website <a href="http://www.firb.gov.au">www.firb.gov.au</a> Telephone (02) 6263 3795</p>
<input type="checkbox"/>	Details of any other beneficial interests that the intending purchaser has in other Northern Territory pastoral lands. (The maximum holding permissible under the Pastoral Land Act 1992 is 13,000km <sup>2</sup> which can only be exceeded with the approval of the Minister for Environment).
<input type="checkbox"/>	Purchaser's signed acknowledgement that the purchaser is aware of all lease covenants, conditions and reservations and an undertaking to comply with them and maintain all improvements necessary for sustainable pastoral production on the land.
<input type="checkbox"/>	Details of the intending purchaser's related background experience in the pastoral industry in Australia and where relevant, that of the intended Property Manager.
<input type="checkbox"/>	Details of any developments or intended alternative uses that are proposed that are non-pastoral, e.g. tourism, horticulture or agricultural products used for off-lease consumption.

**\*\*Applications will not be considered until all the information and processes listed above are complete\*\***

## Lessee contact details

Pastoral Lease Number PL/PPL		Station Name	
Lessee Company Name			
Lessee Contact Name			
Postal Address			
Telephone			
Mobile			
Email			

## Station contact details (if different from above)

Station Manager Name	
Station Postal Address	
Station Telephone	
Station Manager Mobile	
Station Email	

The Department may be approached by individuals seeking contact information for a pastoral property, to enable relevant information to be shared with pastoralists such as notifications about mineral exploration, fossicking or mail outs by other government agencies.

Tick here if you **do not** wish to have your contact details supplied to other Northern Territory Government agencies such as the Department of Industry, Tourism and Trade.

Tick here if you **do not** wish to have your contact details supplied to mineral or energy companies, fossickers or other third parties. Please note that any request for contact details will forwarded to you by the Pastoral Lease Administration Branch for direct reply.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_